



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 11 APRIL 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 5 APRIL 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

11/04/2018

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

Council Newry, Mourne and Down

Date 11/04/2018

ITEM NO	1		
APPLIC NO	LA07/2015/0248/F	Full	DATE VALID 07/05/2015
COUNCIL OPINION	APPROVAL		
APPLICANT	Sean Fitzpatrick 163 Newcastle Road Kilkeel	AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY

LOCATION 261m North West of 36A Council Road
Kilkeel

PROPOSAL Erect 225kw wind turbine with a 40m high monopole and a 3 blade 13.5m radius rotor. Erect equipment room to serve turbine. Form hardcore access track.

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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	
	10	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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APPLICATIONS FOR PLANNING PERMISSION

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

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	4			
APPLIC NO	LA07/2016/1573/F	Full	DATE VALID	29/11/2019
COUNCIL OPINION	REFUSAL			
APPLICANT	Ronald Sloan 10 Ballyamgeough Road Kilkeel		AGENT	Pat Quinn Planning Consultant 36 Carrogs Road Burren Warrenpoint BT34 3PY
LOCATION	55m SE of No 29 Leitrim Road Kilkeel			
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 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 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 and all external structural walls are not substantially intact and the subject dwelling was previously replaced.
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 dwelling would, if permitted add to a ribbon of development and would therefore further erode the rural character of the countryside and Area of Outstanding Natural Beauty.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	5			
APPLIC NO	LA07/2017/0105/O	Outline	DATE VALID	24/01/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr D Hanratty 18 St Monnina Park Meigh Newry BT35 8SL		AGENT	Feargal Carolan 40 Larchmount Newry BT35 6TX
LOCATION	Lands 110m SE of No. 53 Ballintemple Road Killeavy			
PROPOSAL	Proposed tourist camping site consisting of 12No glamping pods, shower/toilets/ utilities building, children's play area and ancillary works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	6	1	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	6			
APPLIC NO	LA07/2017/0290/O	Outline	DATE VALID	24/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs McMurray 73 Station Road Saintfield BT24 7EN		AGENT	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS
LOCATION	110 m south of No 52 Carsonstown Road Saintfield BT24 7EB			
PROPOSAL	Single Storey 200sqm house with Outbuilding - garage and stores			
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 (SPPS) and to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years.

- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Carsonstown Road.

- 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, create a ribbon of development which would result in damage to the rural character and would therefore result in a detrimental change to the rural character of the countryside.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	7			
APPLIC NO	LA07/2017/0426/F	Full	DATE VALID	13/03/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Norman McBriar & Son 33A Main Street Saintfield BT24 7AB		AGENT	The Bowsie Partnership 3 Lower Clay Road Toye Downpatrick BT30 9PL
LOCATION	37 Saintfield Mill Saintfield			
PROPOSAL	Proposed change of use from ground floor commercial unit to funeral home			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	1	0
			Addresses	Signatures
			15	17
			Addresses	Signatures
			0	0

ITEM NO	8			
APPLIC NO	LA07/2017/0562/F	Full	DATE VALID	11/04/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	John Perry 8 Leestone Road Kilkeel		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Newry BT35 6BH
LOCATION	Approximately 320 metres North West of 21 East Council Road Magheragh Ballymartin			
PROPOSAL	Erection of dwelling and garage in substitution for dwelling approved under application P/2008/0825/RM			
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 SPPS (Strategy 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.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9			
APPLIC NO	LA07/2017/0145/F	Full	DATE VALID	16/06/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Board of Governors St Josephs High School 77 Dundalk Road Crossmaglen Newry BT35 9HP		AGENT	Hamilton Architects Hamilton House 3 Joy Street Belfast BT2 8LE
LOCATION	77 Dundalk Road Crossmaglen Newry BT35 9HP			
PROPOSAL	High School with sports facilities, open space and play areas. Access from Dundalk Road.(Additional information on lighting levels and changes to internal access)			
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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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	10			
APPLIC NO	LA07/2017/0950/F	Full	DATE VALID	19/06/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	HWM Properties LTD 19 Ballyhannon Park Portadown BT63 5SF		AGENT	WS Design 27 Acre Lane Warringstown Craigavon BT66 7SG
LOCATION	Lands adjacent to and rear of 40 Queens Park Crossgar Road Saintfield			
PROPOSAL	Housing development consisting of 2 detached and 2 semi-detached dwellings and associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is contrary to SPPS and PPS 8 policy OS1 in that it has not been demonstrated that the proposal will bring substantial community benefits that decisively outweigh the loss of the open space.
- 2 The proposed development is contrary to SPPS and Policy QD 1 of PPS 7 in that the design and layout of the proposed residential development is not based upon an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.
- 3 The proposed development is contrary to SPPS and Policy QD 1(a) of PPS 7 in that the development does not respect the surrounding context and is inappropriate in terms of layout, scale, proportions massing and appearance of the buildings, structures and landscaped and hard surfaced areas.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	11			
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 Gillnahirk 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
	15	0	1	0
			Addresses	Signatures
			0	12
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the SPPS Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case for the following reasons:

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

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

No health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm and

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

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

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	12			
APPLIC NO	LA07/2017/1394/F	Full	DATE VALID	11/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr B and Mrs A Gibney 83 Demesne Road Edendarriff Ballynahinch BT24 8NS		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
LOCATION	80m East of 89 Demesne Road Edendarriff Ballynahinch BT24 8NS			
PROPOSAL	Dwelling and garage on a farm			
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 dwelling is sited within 75m of a farm building, outside the applicants control/ownership, which has the potential to cause unacceptable public health nuisances from odour, noise and pests.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	13		
APPLIC NO	LA07/2017/1405/O	Outline	DATE VALID 15/09/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr V MacNabb 46 Ballynoe Road Downpatrick BT30 8AJ	AGENT	Fletcher Architects (NI) Ltd 25 Main Street Castlewellan BT31 9DF

LOCATION 65m South West of 7 Ballystrew Road
Downpatrick
Co Down

PROPOSAL Proposed site for infill dwelling, detached garage and associated site works

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 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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a gap site within a substantial and continuously built up frontage.
- 3 The proposal is contrary to the Strategic Planning Policy Statements (SPPS) objective to promote high standards in the siting of development, as the dwelling, if permitted, given the proximity of the site to an existing approved turbine, may be affected by noise and other disturbance.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	14			
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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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	15			
APPLIC NO	LA07/2017/1633/F	Full	DATE VALID	19/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Winnie Hoey 1 Sylyne Road Bolten-Le-Sands LAG 5AG			

AGENT Joseph Cotter 19
Ard Na Si Carrick Road
Lis Na Darar
Dundalk
Co Louth

LOCATION Lands immediately North West and opposite to No. 17 Newry Road
Crossmaglen
Newry
Co Armagh
BT35 9BN

PROPOSAL Erection of dwelling and associated site works

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

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy QD 1 (Criteria A and C) 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 and appearance of buildings; and adequate provision has not been made for private open space and landscape areas as an integral part of the development.

2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy LC1 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 the additional criteria (A &B) of Policy LC1.

3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 layout and appearance which are out of character within the surrounding area as well as its relationship with surrounding buildings and views.

4. The proposed development is unacceptable in that insufficient information has been submitted to enable the Council to make an informed decision on the proposal with regards to DFI Roads response dated the 23th Jan 2018.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	16			
APPLIC NO	LA07/2017/1668/F	Full	DATE VALID	01/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Joseph Bell 33 Cluntagh Road Crossgar Downpatrick BT30 9ET		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT
LOCATION	33 Cluntagh Road Crossgar BT30 9ET			
PROPOSAL	Conversion of stables to domestic annex to be used as granny flat			
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 provisions of SPPS and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement. The proposal is located outwith the residential curtilage of No.33 Cluntagh Road.
- 2 The proposal is contrary to the Strategic Planning Policy Statement Policy (SPPS) and Policy CTY 4 of Planning Policy Statement 21, in that the building to be converted is not considered to be a locally important building.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	17			
APPLIC NO	LA07/2017/1697/F	Full	DATE VALID	03/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr S Hughes 2 Barrawully Road Jonesborough Newry BT35 8FR		AGENT	Tony McQuade 26 St Malachys Park Camlough Newry BT35 7LG
LOCATION	90m North of 21 Barrawully Road Jonesborough Newry (previously Aghadovyle Road)			
PROPOSAL	Erection of dwelling and garage (change of house type and garage to that approved under P/2005/1285/O and P/2008/1063/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 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 CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	18			
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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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	19			
APPLIC NO	LA07/2017/1802/F	Full	DATE VALID	24/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Bridget Hasson 35 Tullymacrieve Road Mullaghbawn Newry BT35 9RE		AGENT	J Lynam RIBA Chartered Architect 11 Newry Road Mayobridge Newry BT35 9RE
LOCATION	80m North east of No 50 Malahy Conlon Park Cullaville Road Cullaville Newry			
PROPOSAL	Proposed infill dwelling and domestic garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

1. The proposal is contrary to the Strategic Planning Policy Statement 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 to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a gap site in an otherwise substantial and continuously built up frontage that respects the existing development pattern, and would, if permitted, result in the addition of ribbon development along Cullalive Road.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
 - the dwelling would, if permitted add to a ribbon of development;
 - and would therefore result in a detrimental change to further erode the rural character of the countryside.
4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 Cullalive and the surrounding countryside and result in urban sprawl.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	20			
APPLIC NO	LA07/2017/1804/F	Full	DATE VALID	23/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Paddy Murphy 43 Conway Park Mullaghbawn Newry BT35 9TS		AGENT	Patrick Bradley Architects 30 Gortinure Road Maghera BT46 5PA
LOCATION	Site approximately 300m west of 11 Cranny Road Newry BT35 9XR			

PROPOSAL Change of house type (previously approved under P/2008/0396/F)

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

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 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.

PLANNING (NI) ORDER 1991

APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 21
APPLIC NO LA07/2017/1866/F Full **DATE VALID** 08/12/2017
COUNCIL OPINION REFUSAL

APPLICANT Mr and Mrs Murphy 10
Callaghans Road Silverbridge Newry
BT35 9PA

AGENT Blackgate Property Services Ltd Mourne House
41-43 Downshire
Road Newry BT34 1EE

LOCATION Approximately 35 meters North West of No. 44 Mullaghduff Road
Ballynarea
Cullyhanna
BT35 0LE

PROPOSAL Erection of dwelling and garage (change of house type and access position from that previously granted under planning application (P/2006/2029/RM) with new landscaping and associated site works).

1. The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22			
APPLIC NO	LA07/2018/0210/F	Full	DATE VALID	05/02/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Henry Noel Quinn C/O Agent	AGENT	Bernard Dinsmore Chartered Architect 24a Duke Street Warrenpoint BT34 3JY	
LOCATION	260m South East of No.4 (Brackenagh Hall) Mission Road Ballymartin Kilkeel Co Down			
PROPOSAL	Change of House Type for that approved under P/2004/1287/O and P/2007/0613/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 provisions of SPPS and Policy CTY 1 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.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23					
APPLIC NO	LA07/2018/0314/F	Full	DATE VALID	21/02/2018		
COUNCIL OPINION	APPROVAL					
APPLICANT	Newry, Mourne and Down Distric Council O'Hagan House Monaghan Row Newry BT35 8DJ		AGENT	Crossmaglen Community Centre 41 Cardinal O'Fiaich Square Crossmaglen BT35 9HQ		
LOCATION	Lands approx. 95m west of 1-6 Derrybeg Villas Newry BT35 6JN					
PROPOSAL	Public art work - full scale replica of the Bessbrook Tram					
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

PLANNING (NI) ORDER 1991

APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 24
APPLIC NO R/2014/0499/RM Reserved M **DATE VALID** 19/09/2014
COUNCIL OPINION **APPROVAL**
APPLICANT Dumore Construction c/o agent **AGENT** Gray Design Limited 5 Edward Street Newry BT35 6AN

LOCATION Lands adjacent to 8 Middle Tollymore Road And opposite 11 13 & 15 Middle Tollymore Road Newcastle

PROPOSAL Proposed housing development including alterations to existing junction on Middle Tollymore Road and Tollymore Road, 56 units in total.

(Amended site location plans received)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	146	1	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 11/04/2018

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 of the Department's Planning Policy Statement 7 (PPS 7): Quality Residential Environments, in that the applicant has failed to demonstrate that the proposal: (a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale; and (h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

3. The Proposal is Contrary to Policy LC 1 of the Departments Planning Policy Statement 7 Addendum: Safeguarding the Character of Established Residential Areas in that it has not been demonstrated that a) the proposed density is not significantly higher than that found in the established residential area; (b) the pattern of development is in keeping with the overall character and environmental quality of the established residential area.

4. The proposal is contrary to Planning Policy Statement 6 Addendum Policy ATC 2 and Policy ATC WB 35 of the Newry and Mourne Area Plan 2015, in that it has not been demonstrated that the proposal maintains or enhances the overall character of the ATC zoning and respects the built form of the area.