



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 6 JUNE 2018

The closing date/time for requests for speaking rights and accompanying written submissions for Planning Applications listed on the agenda for the above Planning Committee Meeting is as follows:-

Wednesday 30 MAY 2018 by 5.00 pm

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

democratic.services@nmandd.org

Council Newry, Mourne and Down

Date 06/06/2018

ITEM NO	1				
APPLIC NO	LA07/2016/1564/F	Full	DATE VALID	21/11/2016	
COUNCIL OPINION	REFUSAL				
APPLICANT	Mr John McAleavey Laneway Lodge Riding Centre 6 Leitrim Road Hilltown BT34 5XS		AGENT	Blueprint Architectural 79 Chapel Road Killeavy Newry BT35 8JZ	

LOCATION

Laneway Lodge Riding Centre 6 Leitrim Road Hilltown Co. Down BT34 5XS

PROPOSAL

Proposed conversion of existing hay loft into tourist accommodation.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	1	0		0	
			Addresses	Signatures	Addresses	Signatures
			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 Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside relating to the conversion and re-use of existing buildings in the countryside for residential use in that the building to be converted is not considered to be a locally important building.

3. The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the farm business is not currently active and established. 4. The proposal is contrary to the provisions of Policy TSM5 of Planning Policy Statement 16, Tourism in that the use of the building for self-catering accommodation in the countryside does not meet with any of the identified circumstances for such a development stipulated in the policy.

ITEM NO	2			
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	Addresses Signatures
			0 0	0 0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and 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 alterative site not visually linked or sited to cluster with an established group of buildings on the farmverifiable 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.

- 4 The proposal is contrary to the Strategic Policy Statement for Northern Ireland (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 Upper Knockbarragh Road.

ITEM NO	3			
APPLIC NO	LA07/2017/0115/F	Full	DATE VALID	25/01/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down DC Civic Centre Ardglass Road Downpatrick BT30 6GQ	Downshire	AGENT	Amey Consulting 46 Cadogan Park Belfast BT9 6HH

LOCATION

Public road between 12 Irish Street 65 Irish Street and 8 John Street Downpatrick BT30 8BP

PROPOSAL

Environmental improvement scheme to include resurfacing, street lighting, car parking/loading bays and rationalizing of street furniture(Amended plans received)

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

ITEM NO	4					
APPLIC NO	LA07/2017/1030/O		Outline	DATE VALID	09/08/2017	
COUNCIL OPINION	REFUSAL					
APPLICANT	Mr Miceal Tinnelly Glenross 3 Cloughmore Road Rostrevor BT34 3TB			AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY	

LOCATION

200 metres East of No. 25 Greenpark Road Rostrevor

PROPOSAL

Site for 100 bedroom hotel & spa

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

1. The proposal is contrary to paragraph 6.16 of the Strategic Planning Policy Statement for Northern Ireland and Policy BH6 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies adjacent to Rostrevor House Demesne and in close proximity to Green Park Demesne, as identified in the Northern Ireland Register of Historic Parks, Gardens and Demesnes and it has not been demonstrated that the proposal will not harm the setting of and planned views within these areas of special interest.
2. The proposal is contrary to paragraph 6.12 of the Strategic Planning Policy Statement for Northern Ireland and Policy BH11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it has not been demonstrated that the scale of the development would not adversely affect the setting of Rostrevor House and Carpenham House which are listed under Section 80 of the Planning Act (Northern Ireland) 2011.
3. The proposal is contrary to policy CVN 3 and Designation RR 09 of the Banbridge, Newry and Mourne Area Plan 2015 in that the site is within a Local Landscape Policy Area and it has not been demonstrated that the development will not adversely affect the intrinsic environmental value and character of the designated area and particular features including Green Park, Carpenham and Our Lady of Apostles Missionary Convent.
4. The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and it has not been demonstrated that the development is of an appropriate size and scale for the locality and that it conserves features of importance to the character, appearance and heritage of the landscape.
5. The proposal is contrary to Policy TSM7 of Planning Policy Statement 16: Tourism, as it has not been demonstrated that the development will not adversely affect features of the natural or built heritage including historic parks and listed buildings.
6. Having notified the applicant under Article 4 (2) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that photomontages and wireframes indicating the visual impact of the proposal are required to allow the Council to determine the application, and having not received 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.

ITEM NO	5			
APPLIC NO	LA07/2017/1380/O	Outline	DATE VALID	11/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Robert McBriar 91 Carsonstown Road Saintfield BT24 7GD		AGENT	James Anderson 202 Belfast Road Ballynahinch BT24 8ur

LOCATION

26m west of 45 Manse Road Crossgar BT30 9LY

PROPOSAL	Dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to the 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 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.
3. The proposal is contrary to Policy 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.
4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the (building) would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.
5. The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking in that it would, if permitted, prejudice road safety due to insufficient visibility splays.

ITEM NO	6			
APPLIC NO	LA07/2017/1773/F	Full	DATE VALID	20/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Carole Trueman 47 Tyrella Road North Tyrella Downpatrick BT30 8DF		AGENT	Tumeltu Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT

LOCATION

17 Church Street Downpatrick BT30 6EJ

PROPOSAL

Change of use to 6no.self contained dwelling units with alterations.

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 policy AMP7 of PPS3: Access, Movement and Parking, in that inadequate provision has been made for car parking and servicing arrangements
2. The proposal is contrary to policy QD1f of PPS7: Quality Residential Environments, in that inadequate provision has been made for parking.

ITEM NO	7				
APPLIC NO	LA07/2018/0042/O		Outline	DATE VALID	02/01/2018
COUNCIL OPINION	REFUSAL				
APPLICANT	Ciaran O'Higgins C/O 35 Clarmont Avenue Castlewellan BT31 9BX			AGENT	John McElroy 72 Osborne Drive Belfast BT9 6LJ

LOCATION

Adjacent to 46 Bann Road Castlewellan

PROPOSAL

Farm dwelling and 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 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 established and is currently active.

ITEM NO	8
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APPLIC NO	LA07/2018/0197/O	Outline	DATE VALID	30/01/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Martin McAvoy 1 Kennedy Drive Hilltown BT34 5UW		AGENT	Jonathan Taylor (CGDM) 27 Patrick Street Newry BT35 8EB

LOCATION

Lands 21 m to the East of No. 4 Carmeen Road Hilltown Newry BT34 5TL

PROPOSAL

Proposed 2 No new dwellings within an infill site

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 Paragraph 6.65 of 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 Paragraph 6.73 of 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 proposal would, if permitted, result in the addition of ribbon development along Carmeen Road.
3. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - a. the buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
 - b. the (buildings would, if permitted create or add to a ribbon of development);
 - c. and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

APPLIC NO	LA07/2018/0240/F	Full	DATE VALID	05/02/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Cormac McGarvey 5 Coach Road Newtownhamilton Newry BT35 0PW		AGENT	M Tumilty 16 Glenvale Road Newry BT34 2JX

LOCATION

150m North East of No. 12 Coach Road Newtownhamilton Newry BT35 0PW

PROPOSAL

Erection of dwelling and garage

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

1. The proposal is contrary to the Strategic Planning policy Statement (SPPS) 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 (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 and access to the dwelling is not obtained from an existing lane.

ITEM NO	10			
APPLIC NO	LA07/2018/0398/O	Outline	DATE VALID	05/03/2018
COUNCIL OPINION	REFUSAL			

APPLICANT

Mr Shea McNulty 5A Cons Lane
Camlough Newry BT35 7LF

AGENT

P O'Hagan and Associates Ltd 10
Trevor Hill Newry BT34 1DN

LOCATION

Lands between No.5 and No. 5A Cons Lane Newry BT35 7LF

PROPOSAL

Proposed infill gap site for a new dwelling and detached garage

REPRESENTATIONS

OBJ Letters

0

SUP Letters

0

OBJ Petitions

0

SUP Petitions

0

Addresses Signatures Addresses Signatures

0

0

0

0

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy 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 Cons Lane and is not considered to represent an exception to the policy.
3. 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 proposed site lacks long established natural boundaries 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 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 buildings and add to a ribbon of development which 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 and policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

ITEM NO	11			
APPLIC NO	LA07/2018/0408/O	Outline	DATE VALID	28/02/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	John Cranny 27 Ballyblaugh Road Newry BT34 1RR		AGENT	David Maxwell Architect 12 Ballyblaugh Road Newry BT34 1RR
LOCATION				
PROPOSAL	52m East of 17 Moneymore Road Newry BT34 1RN New replacement dwelling			

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

1. The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that
 - the building has been designed and used for agricultural purposes; and
 - there is no structure that exhibits the essential characteristics of a dwelling.
2. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the proposed building relies primarily on the use of new landscaping for integration; and therefore would not visually integrate into the surrounding landscape.
3. The proposal is contrary to the Strategic Planning Policy Statement 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 Glen and the surrounding countryside and result in urban sprawl.

ITEM NO	12			
APPLIC NO	LA07/2018/0452/F	Full	DATE VALID	20/03/2018
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne & Down District Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6GQ		AGENT	

LOCATION

PROPOSAL 120 metres east of Household Recycling Centre Bann Road Castlewellan BT31 9AA
Off site replacement changing rooms & toilet pavilion with associated works

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

ITEM NO 13
APPLIC NO LA07/2018/0395/O
COUNCIL OPINION REFUSAL
APPLICANT Mr and Mrs B Duffy
AGENT MRL Architects
DATE VALID 27/02/2018
Outline

LOCATION Field to south east of 23 Cloghinny Road Forkhill BT359RY

PROPOSAL Infill site for proposed dwelling and 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 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 Cloghinny Road and is not considered to represent an exception to the policy.

- 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.

- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.