



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 9 MAY 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 2 MAY 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

09/05/2018

PLANNING (NI) ORDER 1991

APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 09/05/2018

ITEM NO	1			
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
	9	0	1	0
			Addresses	Signatures
			15	17
			Addresses	Signatures
			0	0

ITEM NO	2			
APPLIC NO	LA07/2017/0825/RM	Reserved M	DATE VALID	26/05/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Education Authority of Northern Ireland Grahambridge Road Dundonald BT16 2HS		AGENT	Resolve Planning Innovation Factory Fouthriver Business Park 385 Springfield Road Belfast BT12 7DG
LOCATION	Lands located between and accessed from Strangford Road and Quoile Road and adjacent to former Down District Council Offices at Strangford Road Downpatrick			
PROPOSAL	Post primary school, ancillary sports pitches and car parking together with all associated site works including landscaping, accesses (Strangford Road and Quoile Road) and off site road improvements (outline approval R/2009/0476/O)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

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

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ITEM NO	4				
APPLIC NO	LA07/2017/1204/O	Outline	DATE VALID	07/08/2017	
COUNCIL OPINION	REFUSAL				
APPLICANT	Mr N Davis 16 Brae Road Ballynahinch BT24 8UN		AGENT	WHW Design 9 Crossgar Road Dromara BT25 2JT	
LOCATION	Adjacent to and North West of 12 Brae Road				
PROPOSAL	Ballynahinch Site for farm dwelling				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	
			Addresses	Signatures	Addresses
			0	0	0
				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 Policies CTY1 and 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 the Strategic Planning Policy Statement 2015 (SPPS) and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would open up the opportunity for future infill development which would erode the rural character of the area and 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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ITEM NO	5			
APPLIC NO	LA07/2017/1258/O	Outline	DATE VALID	18/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Derek Jackson 18 Templeburn Road Road Crossgar BT30 9NG		AGENT	David Burgess 24 Templeburn Crossgar BT30 9NG
LOCATION	Adjacent to 18 Templeburn Road Crossgar BT30 9NG			
PROPOSAL	Farm dwelling & 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 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 access to the dwelling cannot be obtained from an existing lane.

2. The proposal is contrary to the SPPS and Policies CTY 8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create a ribbon of development along the Templeburn Road and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO	6			
APPLIC NO	LA07/2017/1326/F	Full	DATE VALID	30/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Peter Morgan 14 Kirk Lane Kilcoo Newry		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED

LOCATION 30m South of 28 Bog Road
Kilcoo
Newry

PROPOSAL Dwelling and garage on a farm

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 the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policies CTY1 and CTY10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
- 2 The proposal is contrary to 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 Bog Road.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS), PPS 2 NH6 and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is not appropriate nor sympathetic to this Area of Outstanding Natural Beauty.

ITEM NO	7			
APPLIC NO	LA07/2017/1332/O	Outline	DATE VALID	30/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Leanne Flannagan 29 Glenvarna Drive Glengormley Newtownabbey BT36 5JB		AGENT	Mr Sean Gallagher 12 Old Road Upper Clarkhill Castlewellan BT31 9BW

LOCATION Adjacent to 11 Wateresk Road
Dundrum

PROPOSAL Proposed dwelling on a farm

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

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- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and 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.
- 3 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 other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application.
- 4 The proposal is contrary to the Strategic Planning Policy Statement (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.
- 5 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with the established group of buildings on the farm.
- 6 The proposal is contrary to The Strategic Planning Policy Statement (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO	8			
APPLIC NO	LA07/2017/1478/F	Full	DATE VALID	28/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr P Bloomfield Loughinisland Downpatrick BT30 8PY	64 The Heights	AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
LOCATION	40m south 64 The Heights Loughinisland Downpatrick BT30 8PY			
PROPOSAL	Infill 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 (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along The Heights.

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ITEM NO	9			
APPLIC NO	LA07/2017/1624/O	Outline	DATE VALID	23/10/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Thomas Stevenson 10 Turloughs Hill Annalong BT34 4XD		AGENT	Design Home Plans 1 Victoria Court Ballymartin Newry BT34 4YH
LOCATION	Site 50m NW of 18 Turloughs Hill Annalong BT34 4XD and 80m NW of the dwelling which is to be replaced at 20 Turloughs Hill Annalong Co Down BT34 4XD			
PROPOSAL	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 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 proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and the proposed alternative site would have a significantly greater visual impact than the existing dwelling and would appear unduly prominent in the landscape.
2. The proposal is contrary to policy NH 6 of Planning Policy Statement 2 in that the proposal is not of an appropriate design, size and scale for the locality and the scale of the proposal is not sympathetic to the special character of the Area of Outstanding Natural Beauty.
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 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 building would, if permitted create or add to a ribbon of development and would add to a build-up of development which would erode rural character and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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ITEM NO	10			
APPLIC NO	LA07/2017/1712/F	Full	DATE VALID	09/11/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Orlock Ltd 55 Peartree Road Saintfield BT24 7JY		AGENT	Matrix Planning Consultancy SABA Park 14 Balloo Avenue Bangor BT19 7QT
LOCATION	Site adjacent and south of 1 Rowallane Close Saintfield			
PROPOSAL	Alterations to access, removal of conditions 7 & 8 (Landscaping & Buffer Planting) of planning approval R/2013/0037/F and amendments to siting of approved dwellings (Amended description and plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	18	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	11			
APPLIC NO	LA07/2017/1721/F	Full	DATE VALID	08/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Millvale Services Ltd 17 Millvale Road, Bessbrook Newry, BT35 7HN		AGENT	McAdam Stewart Aarchitects Banbridge Enterprise Centre Scarva Road Banbridge BT32 3QD
LOCATION	147m south east of 21 Millvale Road Bessbrook Newry			
PROPOSAL	Proposed parking for neighbouring Millvale Service Station			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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1. The proposal is contrary to Policy SMT 1 (Settlement Hierarchy) of the Banbridge Newry and Mourne Area Plan 2015, the statutory plan for the area, in that the site lies outside any settlement limit and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for economic development uses in the city, main towns or villages in the Council area in accordance with the sustainability objectives of the plans.
2. The proposal is contrary to Designation NY 01 (Settlement Development Limit of Newry) of the Banbridge Newry and Mourne Area Plan 2015, the statutory plan for the area, in that the site lies outside the designated settlement limit of Newry within the open countryside and no exceptional circumstances have been demonstrated to justify relaxation of the strict planning controls exercised in the countryside.
3. The proposal is contrary to paragraph 3.8 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposal conflicts with an up-to-date development plan.
4. The proposal is contrary to the 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.

ITEM NO	12			
APPLIC NO	LA07/2017/1764/F	Full	DATE VALID	20/11/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Joe Harvey 48 Liscaledt Road Crossmaglen BT35 9HX		AGENT	Karl Sherry 103 Rostrevor Road Hilltown BT34 5TZ
LOCATION	120m West of 15 Drummuckavall Road Drummuckavall Upper Crossmaglen Co Armagh BT35 9HU			
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

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

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-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 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 Drummuckavall 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 create a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside

ITEM NO	13				
APPLIC NO	LA07/2017/1826/F	Full	DATE VALID	30/11/2017	
COUNCIL OPINION	REFUSAL				
APPLICANT	Damien Reilly 46 Parkview Newtowncloughgue Newry		AGENT	Design 3 3 Cedar Grove Newry BT34 1SQ	
LOCATION	46 Parkview Newtowncloughgue Newry				
PROPOSAL	Single storey rear extension				
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 the Addendum to PPS 7, Policy EXT 1 (b) in that the proposal will unduly affect the amenity of neighbouring residence No.45 Park View, Newtowncloughgue by way of dominance.

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ITEM NO	14			
APPLIC NO	LA07/2017/1854/O	Outline	DATE VALID	06/12/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr J McIlmail 74B Lisoid Road Bright Downpatrick BT30 8AX		AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA

LOCATION Lands contained between 71 & 73 Lisoid Road
Bright
Downpatrick
BT30 8AX

PROPOSAL 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 does not respect the existing development pattern along the frontage in terms of size, scale and plot size.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings, and would, if permitted not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 4 The proposal is contrary to the Department's Planning Policy Statement 2, Natural Heritage Policy NH6 in that the proposal is not appropriate or sympathetic in siting and scale to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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ITEM NO	15			
APPLIC NO	LA07/2018/0034/F	Full	DATE VALID	28/12/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Seamus Gregory 51 Foxfield Road Crossmaglen Newry BT35 9HZ		AGENT	J A Murphy 43 New Road Silverbridge Newry BT35 9NB
LOCATION	184 Concession Road Crossmaglen Newry BT35 9JB			
PROPOSAL	2 Storey rear extension to existing dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy EXT 1 (b) of The Addendum to Planning Policy Statement 7 in that the extension would, if permitted, unduly affect the amenity of neighbouring residents by reason of loss of light, overshadowing and dominance.

ITEM NO	16			
APPLIC NO	LA07/2018/0180/F	Full	DATE VALID	29/01/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Derek and Rachel Elmore 14 Riverfields Warrenpoint BT34 3FG		AGENT	Bernard Dinsmore Chartered Architect 24a Duke Street Warrenpoint BT34 3JY
LOCATION	Directly opposite and East of No's 1 and 1a Alexander Drive Warrenpoint			
PROPOSAL	1 no. detached dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	7	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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1. The proposal is contrary to Policy OS1 of Planning Policy Statement 8: Open Space, Sport and Outdoor recreation, in that it would result in the loss of existing open space of public value.
2. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland, Policy QD1 (Criteria a, b, c, g & i) of Planning Policy Statement 7: Quality Residential Environments, Policy LC1 (Criteria a & b) of the Addendum to PPS7: Safeguarding the Character of Established Residential Areas, Planning Control Principles 1 & 2 of Planning Policy Statement 12: Housing in Settlements, and policies SP18 and DES2 of A Planning Strategy for Rural Northern Ireland, in that it would result in overdevelopment of the site and would not create a quality and sustainable residential environment.
3. 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 the development is of an inappropriate design for the locality, it fails to conserve an existing landscaped amenity area and it does not respect local architectural styles, development patterns and materials.

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Council Newry, Mourne and Down

Date 09/05/2018

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 Berkley 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.

