

All recommendations for refusal on Planning Applications will be presented to the next available meeting of the Planning Committee for consideration and decision; Councillors are not required therefore to make representations in respect of applications recommended for refusal.

These are interim arrangements pending agreement of a new Planning Scheme of Delegation.

**Ref No:** LA07/2015/0086/F

**Applicant:** G. Christie

**Site Address:** 130 Ballylone Road, Tonaghmore, Saintfield, Ballynahinch

**Proposal:** Dwelling and garage

**Recommendation:** Approval

**Ref No:** LA07/2015/0295/F

**Applicant:** N Lindsay

**Site Address:** farm yard 300M SW of 30 Killyleagh Road, Finnabrogue, Downpatrick.

**Proposal:** Extension of existing shed to provide farm office.

**Recommendation:** Approval

**Ref No:** LA07/2015/0586/F

**Applicant:** Chris Beattie

**Site Address:** 24 Tullyveery Road, Killyleagh

**Proposal:** Proposed farm diversification project comprising 3 holiday units (log cabins) and conversion of barn building to service accommodation, site works, and associated landscaping.

**Recommendation:** Approval

**Ref No:** LA07/2015/1019/O

**Applicant:** Mr D McMillan

**Site Address:** 160 metres south of 16 Drumaghlis Road

**Proposal:** Proposed replacement dwelling

**Recommendation:** Approval

**Ref No:** LA07/2015/1056/F

**Applicant:** Ardglass Development Association

**Site Address:** 9-11 Bath Street, Ardglass

**Proposal:** Retrospective change of use from Use Class A1 (Commercial/Retail) to Use Class D1 (Community Building) with Tourism Heritage located on the ground floor and a community room on the first floor.

**Recommendation:** Approval

**Ref No:** LA07/2015/1225/F

**Applicant:** Declan O'Prey

**Site Address:** 18 Kinghill Road, Cabra, Rathfriland

**Proposal:** Proposed replacement dwelling

**Recommendation:** Refusal

- The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 2015 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 it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.
- 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 Kinghill Road.
- The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

**Ref No:** LA07/2015/1251/F

**Applicant:** Mr and Mrs Jamie Hanna

**Site Address:** 30m South of No. 37 Old Road, Dundrum

**Proposal:** Proposed farm dwelling and domestic garage

**Recommendation:** Approval

**Ref No:** LA07/2015/1261/F

**Applicant:** Ballyhosset Properties Ltd

**Site Address:** Site 4 Between 69 Ballyhosset Road and 3 Holly Lane, Ballyhossett Road, Downpatrick

**Proposal:** Proposed dwelling and garage

**Recommendation:** Approval

**Ref No:** LA07/2015/1344/F

**Applicant:** C/O Agent

**Site Address:** 50m South east of 39 Drumgavlin Road, Ballynahinch

**Proposal:** Renewal of approval R/2010/0365/F for dwelling and garage on farm

**Recommendation:** Approval

**Ref No:** LA07/2015/1382/F

**Applicant:** Mr Peter Leo Colgan

**Site Address:** Site adjacent to 15 Ballymaderfy Road, Killeel, BT34 4SW

**Proposal:** New farm dwelling with garage in substitution of previous approval under application reference P/2014/0334/O

**Recommendation:** Approval

**Ref No:** LA07/2016/0022/O

**Applicant:** Mr Nixon

**Site Address:** Between 85 and 87 Old Park Road, Drumaness

**Proposal:** Dwelling and detached garage

**Recommendation:** Approval

**Ref No:** LA07/2016/0039/O

**Applicant:** Mr Paul Smith

**Site Address:** Adjacent to and north of 84 Castlewella Road, Dromara, Dromore, Co Down

**Proposal:** New farm dwelling and garage

**Recommendation:** Refusal

- The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 2015 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 development opportunities have not been disposed of from the farm holding.

**Ref No:** LA07/2016/0203/A

**Applicant:** M G Kennedy Properties Ltd

**Site Address:** Rocksfield Development, Downpatrick Rd, Crossgar

**Proposal:** Advertising Hoarding

**Recommendation:** Consent

**Ref No:** LA07/2016/0233/F

**Applicant:** Northern Ireland Electricity

**Site Address:** 200m North of 34 Dree Hill, Finnis, Dromara

**Proposal:** 11KV overhead line to facilitate connection to wind turbine

**Recommendation:** Approval

**Ref No:** LA07/2016/0347/F

**Applicant:** Mrs Carter

**Site Address:** 49 Tannaghmore Road, Ballynahinch

**Proposal:** Renewal of planning approval R/2009/0573/F (Replacement dwelling and adaption of existing cottage to stable and storage and new garage)

**Recommendation:** Approval

**Ref No:** LA07/2016/0353/F

**Applicant:** Mr P Brennan

**Site Address:** Site 70m north of 1 Ballymagreehan Road, Castlewella

**Proposal:** Erection of dwelling on farm in substitution for approval Q/2011/0169/F

**Recommendation:** Approval

**Ref No:** LA07/2016/0444/LBC

**Applicant:** Kate Noble – National Trust

**Site Address:** Rowallane House, Crossgar Road, Saintfield

**Proposal:** Replacement of existing oil heating system with biomass boiler and associated flue

**Recommendation:** Consent

**Ref No:** LA07/2016/0495/F

**Applicant:** Kate Noble – National Trust

**Site Address:** Rowallane House, Crossgar Road, Saintfield

**Proposal:** Replacement of existing oil heating system with biomass boiler and associated flue

**Recommendation:** Approval

**Ref No:** LA07/2016/0458/F

**Applicant:** Mr Patrick Savage

**Site Address:** 60 Ballymaglave Road, Spa, Ballynahinch

**Proposal:** Change of house type for house no.1 of previous application R/2014/0408/RM

**Recommendation:** Approval

**Ref No:** LA07/2015/1021/O

**Applicant:** Mr Desmond McAuley

**Site Address:** Approx 50m south west of 15A Loughinisland Road, Downpatrick, BT30 8PT

**Proposal:** Proposed dwelling under Policy CTY10 of Planning Policy Statement 21

**Recommendation:** Refusal

- 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.
- 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 site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 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 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.
- The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) 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 Loughinisland and the surrounding countryside.

**Ref No:** LA07/2015/1389/RM

**Applicant:** Mr & Mrs Gerald Hynds

**Site Address:** Approx 200m North of Ardquan Park, Ballintogher Road, Raholp, Downpatrick

**Proposal:** Proposed dwelling and garage

**Recommendation:** Approval

**Ref No:** LA07/2016/0365/O

**Applicant:** Mr and Mrs McCluskey

**Site Address:** lands between 1 Brae Road and 212 Belfast Road, Ballynahinch

**Proposal:** 2no proposed dwelling houses

**Recommendation:** Refusal

- 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.
- The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point and is not located at a cross-roads; and the dwelling would, if permitted, visually intrude into the open countryside.
- 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 proposal would, if permitted, result in the addition of ribbon development along Brae Road and Belfast Road.
- 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 add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

**Ref No:** LA07/2016/0389/O

**Applicant:** Mrs June Ormadila

**Site Address:** Lands adjacent 39 Creevytenant Road, Ballynahinch

**Proposal:** Proposed new dwelling on a farm

**Recommendation:** Refusal

- 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 other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application.

**Ref No:** P/2014/0791/F

**Applicant Name:** Desmond Canavan

**Proposal:** Erection of dwelling and detached garage

**Site Location:** Adjacent to and South East of 28 Drumantine Hill, Jerrettspass, Newry

**Recommendation:** Refusal

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 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 and 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.

2. The proposal is contrary to 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.

**Ref No:** P/2015/0174/F

**Applicant Name:** Sandy Brae Hydro Ltd

**Proposal:** Hydro-electric scheme (circa 50kw) including modification to existing weirs, underground pipeline and turbine house

**Site Location:** Lands in the vicinity of 40 Sandy Brae, Kilkeel

**Recommendation:** Approval

**Ref No:** LA07/2015/0264/F

**Applicant Name:** Northern Ireland Housing Executive

**Site Location:** Fronting 88-91 Carlingford Park, Newry, BT34 2RJ

**Proposal:** Provision of 9no. 2.4 x 4.8m parking spaces along with extending an existing footpath

**Recommendation:** Refusal

1. Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that an amended 1:500 scale plan and separate drawing showing the proposed realignment of the existing turning head and asphalt footpath is required to allow the Council to determine this application, and having not received that 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.

**Ref No:** LA07/2015/0289/NMC

**Applicant:** Mr Declan Murphy

**Location:** Lands to rear of St Patrick's Park and north of Ashmore Hill Quarter Road Carrickcroppan Td Camlough Newry

**Proposal:** Proposed reduction in site no's from 19 no sites to 18 no sites within this approved housing development

**Recommendation:** Refusal

1. The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the proposed reduction in site no's from 19 no sites to 18 no sites does not constitute a non-material change

**Ref No:** LA07/2015/0300/F

**Applicant Name:** Sinead McShane

**Site Location:** 13 High Street, Newry.

**Proposal:** 2 storey extension to rear of dwelling.

**Recommendation:** Refusal

1. Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that access to the rear of this property was required to allow the Council to determine this application, and having not been granted access, the Council hereby refuses this application.

**Ref No:** LA07/2015/0481/O

**Applicant Name:** Mr V Quinn

**Proposal:** Site for dwelling on a farm

**Site Location:** 40m East of 101 Moor Road, Kilkeel

**Recommendation:** Refusal

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposed new building is not 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 the existing laneway.

3. 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, 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 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.

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, be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would not respect the traditional pattern of settlement exhibited in the area, would add to 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 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 its siting and scale is out of keeping with the special character of the Mourne AONB and it fails

to conserve features of importance to the character, appearance and heritage of the landscape.

6. The proposal is contrary to paragraphs 6.37, 6.38 and 6.42 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the development does not require a coastal location, it is not of national or regional importance and there are alternative sites available, and this area of the coast is known to be at risk from coastal erosion.

**Ref No:** LA07/2015/0509/F

**Applicant Name:** Mr and Mrs John McCaul

**Proposal:** Proposed 2 storey side extension to provide reception room to ground floor and bedroom and en-suite to first floor.

**Site Location:** 22 Woodlands, Hospital Road, Newry, Co Down

**Recommendation:** Approval

**Ref No:** LA07/2015/0526/O

**Applicant Name:** David Campbell

**Proposal:** Site for dwelling and detached garage

**Site Location:** 49m SW of No 71 Moor Road, Kilkeel

**Recommendation:** Refusal

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not a small gap in a substantial and continuously built up rural frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the creation of ribbon development along Moor Road in combination with other approved development.
3. 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 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 would rely primarily on the use of new landscaping for integration, the required ancillary works would not integrate with their surroundings, the design of the proposed building is inappropriate for the site and its locality, and 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.
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, be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing and approved buildings, would not respect the traditional



pattern of settlement exhibited in the area, would create a ribbon of development, and 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 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 Kilkeel and the surrounding countryside.
6. 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 its siting and scale is out of keeping with the special character of the Mourne AONB and the proposal does not respect local architectural styles.

**Ref No:** LA07/2015/0655/DCA

**Applicant Name:** Colm McEvoy

**Site Location:** 53 North Street, Newry

**Proposal:** Demolition of ladies and mens toilets to the rear of existing licensed premises together with the removal of some internal walls. External timber smoking hut to be removed.

**Recommendation:** Consent

**Ref No:** LA07/2015/0657/F

**Applicant Name:** Colm McEvoy

**Site Location:** 53 North Street, Newry

**Proposal:** Ground floor extensions and internal alterations to licensed premises

**Recommendation:** Approval

**Ref No:** LA07/2015/0691

**Applicant Name:** Patrick F Rooney

**Proposal:** Proposed wind turbine with hub height of 50m to generate electricity for exporting to grid

**Site Location:** 255m south west of No 34 Tullyah Road, Belleeks, Newry

**Recommendation:** Refusal

1. Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding noise impacts were 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.
2. The proposal is contrary to policy RE 1 of Planning Policy Statement 18, Renewable Energy in that the proposal would, if permitted, have an unacceptable impact on the character of the surrounding area by reason of its scale and impact on the amenity of nearby residents by reason of shadow flicker and noise.

**Ref No:** LA07/2015/0761/F

**Applicant Name:** Damian McMahon

**Proposal:** Extension and alteration to existing terraced dwelling with improvements to access

**Site Location:** 79 Drumalane Road, Newry, Co Down, BT35 8AR

**Recommendation:** Refusal

1. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy EXT 1 (a) of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the scale, massing and design are unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
2. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy ATC 2 of the Addendum to Planning Policy Statement 6 Areas of Townscape Character in that the proposal does not maintain or enhance the overall character and does not respect the built form of the area.

**Re No:** LA07/2015/0780/F

**Applicant:** Michael McEntegart

**Location:** 6 Dundalk Road Crossmaglen

**Proposal:** Retail Unit to ground floor. 4 No Apartments to first and second floors. Renewal of Permission granted P/2010/0964/F

**Recommendation:** Approval

**Ref No:** LA07/2015/0895/F

**Applicant:** Roisin Keenan

**Proposal:** 2 storey extension to existing house and conversion of existing garage to utility room with music room above

**Location:** 34A Seaview, Warrenpoint, Newry

**Recommendation:** Approval

**Ref No:** LA07/2015/0925/F

**Applicant:** Mrs Beverly Wilson

**Proposal:** Proposed extension to store (rear extension)

**Location:** 18 Mullartown Heights, Annalong, Co. Down, BT34 4UA

**Recommendation:** Approval

**Ref No:** LA07/2015/1009/O

**Applicant Name:** Daniel McGovern

**Proposal:** Erection of dwelling on infill site

**Site Location:** 80m south of 2 Shean Road, Forkhill, Newry

**Recommendation:** Refusal

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 constitute a small gap site within an otherwise substantial and continuously built up frontage and would, if permitted, result in the creation of ribbon development along this laneway.
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 building would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and create a ribbon of development all of which would 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 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.

**Ref No:** LA07/2015/1064/F

**Applicant Name:** Mr and Mrs P Clarke

**Proposal:** Proposed new dwelling and garage

**Site Location:** 55m South West of 22A Cottage Road Newry BT35 8RS

**Recommendation:** Approval

**Ref No:** LA07/2015/1091/F

**Applicant:** Edward Magee

**Proposal:** Proposed Granny flat extension for disabled occupants

**Location:** 20 Edentrumley Road, Mayobridge, Newry, BT34 2SG

**Recommendation:** Approval

**Ref No:** LA07/2015/1145/O

**Applicant:** L and D Grant and Mallon

**Proposal:** Dwelling and garage

**Location:** Immediately south of 72 Clonallon Road, Warrenpoint, BT34 3PH

**Recommendation:** Approval

**Ref No:** LA07/2015/1215/F

**Applicant Name:** William & Samantha Ross

**Proposal:** Replacement dwelling and attached garage

**Site Location:** 90m East of 128 Tullyah Road, Whitecross, Newry

**Recommendation:** Approval

**Ref No:** LA07/2016/0152/F

**Applicant Name:** Mr Paul Whittaker and Miss Colette Lavery

**Proposal:** Replacement dwelling (change of house type)

**Site Location:** 202a Moyad Road

**Recommendation:** Approval

**Ref No:** LA07/2015/0153/F

**Applicant Name:** Mr D Hoey

**Location:** 56 Foxfield Road, Crossmaglen

**Proposal:** Conversion of outbuilding to 2 no. self-catering tourist chalets.

**Recommendation:** Approval

**Ref No:** LA07/2016/0175/F

**Applicant Name:** Dermott White

**Location:** 80metres NW of 15 Molly Road, Jonesborough, Newry

**Proposal:** Replacement dwelling and domestic garage

**Recommendation:** Refusal

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
  - there is no structure that exhibits the essential characteristics of a dwelling;
  - 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;
  - the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building;
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 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;
  - the ancillary works do not integrate with their surroundings;
  - 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.
3. The proposal is contrary to the SPPS and 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;
  - 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.

4. The proposal is contrary to Policy FLD4 of revised Planning Policy Statement 15; Planning and Flood Risk, in that the proposed culverting of the watercourse does not meet any of the exceptions to the policy.

**Ref No:** LA07/2016/0229/F

**Applicant:** Graham and Jackie Hancock

**Proposal:** Renovations and alterations to existing house and out building

**Location:** 64 Drummanmore Road, Kilkeel, BT34 4SH

**Recommendation:** Approval

**Ref No:** LA07/2016/0278/O

**Applicant Name:** Ms Maudie Cumming

**Proposal:** 8No. outdoor camping pods, amenity block and associated site works

**Site Location:** Lands immediately west of No. 158 Lower Dromore Road, Warrenpoint

**Recommendation:** Refusal

1. The proposal is contrary to Policy TSM 6 and 7 of Planning Policy Statement 16 in that the creation of a camping site at this location would not be able to successfully integrate into the landscape and would, if permitted, harm the landscape of the area by detracting from its scenic quality and amenity.
2. The proposal is contrary to Policy CTY 1 and 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.
3. 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 it proposes to intensify the use of an existing access at which visibility splays of (2.0 metres x ...60.. metres) cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
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 since adequate forward sight distance (of 60 metres) is not available, on the public road, at the proposed access in accordance with the standards contained in the Department's Development Control Advice Note 15.

**Ref No:** LA07/2016/0325/NMC

**Applicant Name:** Mrs N Carlin

**Proposal:** Proposed 2 No Units (Residential)

**Site Location:** Rear of No. 6, 6A and 8, Edward Street, Newry, BT35 6AN

**Recommendation:** Approval

**Ref No:** LA07/2016/0340/O

**Applicant Name:** Mr A Gallagher

**Proposal:** Site for dwelling and garage under CTY 8 and CTY2a

**Site Location:** 50m east of No. 31 Balmaderfy Road, Kilkeel

**Recommendation:** Refusal

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 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 Balmaderfy.Road and it does not represent an infill opportunity as there is not a continuous and substantially built up frontage without accompanying development to the rear along the road frontage.
3. The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
  - 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;
  - the cluster does not appear as a visual entity in the local landscape;
  - the cluster is not associated with a focal point or located at a cross-roads; and
  - 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.
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 further erode the rural character of the countryside.

**Ref No:** LA07/2016/0370/F

**Applicant Name:** Aidan Reel

**Proposal:** Replacement dwelling and garage

**Site Location:** 110 metres north of No. 45 Drumalt Road, Cullyhanna, Newry BT35 0QB

**Recommendation:** Approval

**Ref No:** LA07/2016/0417/F

**Applicant:** Eugene McNulty

**Proposal:** Proposed replacement dwelling and detached garage

**Location:** 70 Mayo Road, Mayobridge

**Recommendation:** Approval

**Ref No:** LA07/2016/0482/F

**Applicant Name:** Philomena Dooley

**Proposal:** Proposed extensions & alterations to existing dwelling.

**Site Location:** 12 Pine Grove, Newry, BT35 8DB

**Recommendation:** Approval

**Ref No:** LA07/2016/0504/F

**Applicant Name:** Paul McCan

**Proposal:** Existing single storey garage to be connected to existing dwelling to create a ground floor bedroom and gym extension, and extended to create storage/garage to rear.

**Site Location:** 24 Derrywilligan Road, Newry, BT35 6JU

**Recommendation:** Approval

**Ref No:** LA07/2016/0521/F

**Applicant Name:** Mr & Mrs C Murphy

**Proposal:** Proposed side/rear extension to existing dwelling

**Site Location:** 1 Bernish Crescent, Newtown Road, Newry

**Recommendation:** Approval

**Ref No:** LA07/2016/0551/F

**Applicant Name:** Mr and Mrs C. McKeown

**Proposal:** Proposed extension to dwelling.

**Site Location:** 3 Carrickcroppan Road, Camlough, Newry

**Recommendation:** Approval