

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: R/2013/0375/F
Applicant: Mrs Mary O'Prey
Site Address: Lands 40m NW of 9 Wateresk Road Dundrum
Proposal: Proposed house and garage on the farm for a family member.
Recommendation: REFUSAL

1. The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the farm business is currently active and has been established for a period of at least 6 years.

Ref No: R/2014/0460/F
Applicant: Oakley Trinity Housing Association
Site Address: Site of former Community Centre, Ballynoe Road, Downpatrick
Proposal: 6 New social housing dwellings with associated private amenity space and communal car park to serve the dwellings.
Recommendation: REFUSAL

1. The proposed development is unacceptable in that insufficient information (as requested by Planning Dept and Transport NI) has been submitted to enable the Department to fully assess the merits of this proposal.
2. The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would not create a quality residential environment, and does not respect the surrounding context in terms of its layout.

Ref No: LA07/2015/0283/F
Applicant: Lissara Presbyterian Church
Site Address: To the rear of 2 Market Street, Crossgar
Proposal: 4 apartments
Recommendation: Approval

Ref No: LA07/2015/0625/O
Applicant: Mrs M J Burgess
Site Address: Between 211 and 213 Derryboy Road, Crossgar
Proposal: One dwelling house and garage
Recommendation: REFUSAL

1. The proposal is contrary to the Strategic Planning Policy Statement for N.I (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 Derryboye Road, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.

Ref No: LA07/2015/0782/F
Applicant: Mr Victor Edgar
Site Address: 370m NE of 32 Ballykilbeg Road, Downpatrick
Proposal: Amendment to planning approval R/2011/0474/F, change in hub height from 30m to 40m
Recommendation: Approval

Ref No: LA07/2015/0997/O
Applicant: Mr & Mrs E Walsh
Site Address: Lands adj to 19a Hollybush Road Moneycarragh Dundrum
Proposal: Dwelling on a Farm
Recommendation: Approval

Ref No: LA07/2015/1160/F
Applicant: Glenoak Ltd
Site Address: Site opposite 234 Derryboy Road and adjacent 1 and 6 Laurelvale Crossgar
Proposal: Change of house type sites 6 and 7 and amendment to layout of planning application R/2014/0376/F
Recommendation: Approval

Ref No: LA07/2015/1259/F
Applicant: Mr and Mrs J Lambe
Site Address: 121 Ballynahinch Road, Crossgar
Proposal: 4 proposed P.V solar arrays and 1 existing P.V solar array (retrospective) (amended plans)
Recommendation: Approval

Ref No: LA07/2015/1295/O
Applicant: Mr & Mrs Ryan Black
Site Address: 23 Castlewellan Road, Rathfriland
Proposal: Erection of replacement dwelling and detached garage.
Recommendation: Approval

Ref No: LA07/2016/0060/LBC
Applicant: Charles Sheils Charity
Site Address: 22-31 The Sheil's Houses, Rossglass Road, Killough
Proposal: The extension and refurbishment of 9 no dwellings and the change of use of 1 no dwelling (no 24) to a common room/meeting room.
Recommendation: Consent

Ref No: LA07/2016/0096/F
Applicant: Mr and Mrs Mervyn Bingham
Site Address: 168 Carrigenagh Road, Kilkeel
Proposal: Proposed Extension to Dwelling (Single storey extension to side and rear) and Domestic Garage and Store (Amended Plan received)
Recommendation: Approval

Ref No: LA07/2016/0110/F
Applicant: Charles Sheils Charity
Site Address: 22-31 The Sheil's Houses, Rossglass Road, Killough
Proposal: The extension and refurbishment of 9 no dwellings and the change of use of 1 no dwelling (no 24) to a common room/meeting room.
Recommendation: Approval

Ref No: LA07/2016/0224/F
Applicant: Mr A Murray
Site Address: 50 Shore Road, Strangford
Proposal: Relocation of existing access/driveway to provide improved visibility splays
Recommendation: Approval

Ref No: LA07/2016/0502/NMC
Applicant: Mr & Mrs T McCartan
Site Address: 2 School Road, Clough
Proposal: Reduction of extension
Recommendation: Approval of Non-Material Change

Ref No: LA07/2015/1177/O
Applicant: Mr Joseph Hazard
Site Address: Adjacent to 4 Ballybannon Road
Proposal: Dwelling and garage
Recommendation: Approval

Ref No: LA07/2015/1229/O
Applicant: PJ O'Hare
Site Address: Between Nos 2 and 4 Bog Road, Kilcoo
Proposal: Infill site for dwelling and garage
Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not part of a substantial and continuously built up frontage. The proposal is therefore not a valid infill opportunity and would instead result in the creation of ribbon development along Bog Road.
2. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would be unduly prominent in the landscape, and would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

Ref No: LA07/2015/1131/F
Applicant: Mr and Mrs Jim Morrison
Site Address: Adjacent to 10 Lake Road, Ballydugan
Proposal: Dwelling on a farm
Recommendation: Approval

Application Reference: P/2014/0104/F

Applicant Name: Mr Alan Stanfield

Proposal: Installation of a single 250kw wind turbine with a hub height of 35m and a rotor diameter of 54m

Site Location: 400m North of 184 Armagh Road, Newry

Recommendation: Approval

Planning Reference: P/2014/0894/F

Applicant: Hilary McCamley

Proposal: Erection of dwelling

Location: Lands fronting Mayvale Court, Newry Road, Mayobridge (to the rear of 3 Whinbloom Villas (off Chapel Hill Road) and adjacent and north-east of 8 Mayvale Court)

Recommendation: Refusal

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Policy QD 1 (Criteria a, c, f & h of the Planning Policy Statement 7: Quality Residential Environments, Policy LC1 of PPS7 (Addendum): Safeguarding the Character of Established Residential Areas, and Planning Control Principle 1 of the Departments Planning Policy Statement 12: Housing in Settlements, in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment as the dwelling would not respect the context of the area, will have inadequate separation distance from existing dwellings and its development will result in loss of amenity through loss of privacy, overlooking, overshadowing and loss of sunlight.

Reference: P/2014/0943/O

Applicant Name: Keith Agnew

Proposal: Retention of calf rearing unit and associated siteworks

Site Location: 60m south of 9 Drummond Road, Newry, BT35 6NH

Recommendation: Approval

Reference: P/2015/0231/F

Applicant Name: Laurence McGuinness

Proposal: Dwelling house and garage on farm

Site Location: 260 metres southeast of 28 Ballymacdermot Road, Ballymacdermot, Newry, Armagh

Recommendation: Refusal

Refusal Reasons: 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.

2. 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 to provide a suitable degree of enclosure for the building to integrate into the landscape 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.

Application Ref: LA07/2015/0012/F

Applicant Name: Mrs Jacqueline Savage

Proposal: Erection of Farm Dwelling and Garage

Site Location: 37m south-east of No 39 Billy's Road, Ballyholland Upper, Newry, Co Down

Recommendation: Refusal

Refusal Reasons:

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 it has not been demonstrated that the farm business is currently active and has been established for at least six years, that other dwellings or development opportunities have not been sold off from the farm holding within 10 years of the date of the application, and that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm. Another planning permission has been granted on the holding under this policy in the preceding 10 years.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration, the design of the proposed building is inappropriate for the site and its locality, 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.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape, 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, and would therefore further erode the rural character of the countryside.

Reference: LA07/2015/0186/O

Applicant Name: Representatives of James McEvoy (Dec)

Proposal: Site for replacement dwelling

Site Location: 220m North of no. 10 Bryansford Road, Hilltown

Recommendation: Approval

Application Ref: LA07/2015/0267/F

Applicant Name: McBride Contractors

Proposal: Demolition of barn structure. Construction of 6 No. semi-detached and 1 No. detached private dwellings with associated landscaping

Site Location: The Hawthorns, Moneydarragh Road, Annalong, BT34 4WJ

Recommendation: Approval

Reference: LA07/2015/0431/O

Applicant Name: Mr and Mrs Robert McConnell

Proposal: Site for farm dwelling

Site Location: 75m South West of No 177 Head Road, Annalong

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 sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
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 addition of ribbon development along Head Road.

Applicant Reference: LA07/2015/0470/RM

Applicant Name: Paul & Bernice Bolger

Proposal: Replacement dwelling house

Site Location: 8c Carrickbroad road, Dromintee, Newry BT35 8TG

Recommendation: Approval

Reference: LA07/2015/0516/F

Applicant Name: Mr and Mrs A Campbell

Proposal: Reduction in numbers to site approved under p/2007/0942/F and the introduction of an additional house type.

Site Location: Sites 3 and 4 Kilbroney House, Rostrevor

Recommendation: Approval

Application Reference: LA07/2015/0555/F

Applicant Name: Mr Patrick J Rooney

Site Location: 125m east south east of no 23 Brackenagh East Road, Ballymartin

Proposal: Retention of existing farm building for the storage of feedstuff / machinery

Recommendation: Approval

Application Reference: LA07/2015/0563/F

Applicant Name: Mr T Havern

Site Location: Adjacent to and north west of 6 Templehill Road, Newry, BT34 8LS

Proposal: Erection of Dwelling

Recommendation: Approval

Applicant Reference: LA07/2015/0659/O

Applicant Name: Dom McCooey

Proposal: Erection of domestic dwelling with garage

Site Location: Between 107 and 107a Blaney Road Crossmaglen BT35 9AT

Recommendation: Approval

Reference: LA07/2015/0838/F

Applicant Name: Mr Simon Heenan

Proposal: amended application to further increase size of store and covered parking (as approved under P/2012/0841/F) to extend shop and provide additional car parking

Site Location: 35 Kilkeel Road, Annalong

Recommendation: Approval

Applicant Reference: LA07/2015/0882/O

Applicant Name: Cathal McCormac

Proposal: Proposed site for dwelling and garage at an existing cluster.

Site Location: 50m SW of 8 New Line, Drumintee, Newry

Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to 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; the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure and the dwelling would if permitted significantly alter the existing character of the cluster and visually intrude into the open countryside
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 New Line, Dromintee.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to 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 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 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.
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 AONB of the particular locality.
6. 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 and would therefore result in a detrimental change to further erode the rural character of the countryside.

Reference: LA07/2015/0890/F
Applicant Name: Mr S Teggart
Location: The site is located at 29 Ayallogue Road, North of Newtowncloghoge
Proposal: Replacement dwelling with detached garage
Recommendation: Approval

Application Reference: LA07/2015/0901/F
Applicant: Norman Savage
Proposal: Erection of dwelling and domestic garage - change of house type from that approved under P/2009/0272/RM
Location: 33 Yellow Road, Hilltown
Recommendation: Approval

Application Reference: LA07/2015/0936/O
Applicant: Owen Gribben
Proposal: Site for dwelling with detached garage on a farm
Location: 50 Metres south of 100 Burren Road, Ballydesland, Warrenpoint,.
Recommendation: Refusal
Refusal Reasons:

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:

- 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 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 Burren Road.

3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries meaning the proposed building relies primarily on the use of new landscaping for integration.

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 result in a suburban style build-up of development when viewed with existing and approved buildings and would add to a ribbon of development.

Applicant Reference: LA07/2015/1046/F
Applicant Name: Larry McGuinness
Proposal: Erection of replacement dwelling with retention of existing dwelling for ancillary use.
Site Location: 43 Bernish Road, Newry, Co Down BT35 8PZ
Recommendation: Approval

Application Reference: LA07/2015/1109/F

Applicant: McKinley Contracts

Proposal: Proposed 2 No. Apartments

Location: Adjacent to No.24 and opposite Nos 19 and 20 Tudor Mews, Upper Dromore Road, Warrenpoint, BT34 3TD

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policy QD 1 of PPS 7, Quality Residential Environments, in that the proposed development:

- fails to respect the local context in terms of scale and massing
- fails to provide adequate private open space
- will cause conflict with adjacent properties due to being overly prominent.

2. The proposed development is contrary to Policy LC 1 of the Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the pattern of development is not in keeping with the overall character of the established residential area.

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 visibility splays (of 2.0 metres x 33.0 metres) from the proposed access 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 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning or loading and unloading of vehicles which would be attracted to the site.

Application Reference: LA07/2015/1153/O

Applicant: Ronan Turley

Proposal: Erection of infill dwelling with detached garage.

Location: Adjacent to and 20m east of 73 Newry Road, Mayobridge, Newry

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policy CTY 1 and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal is not an exception to policy and would not respect the development pattern along the frontage in terms of siting.

2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and the proposed building relies primarily on the use of new landscaping for integration.

3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would not respect the traditional pattern of settlement exhibited in the area.

4. The proposal is contrary to Policy AMP3 of Planning Policy Statement 3, Access, Movement and Parking in that the proposal will create the intensification of the use of an access to a protected route which is not an exception to policy.

Reference: LA07/2015/1171/F

Applicant Name: Mr J Hughes

Site Location: 30, NE of 6 Main Street, Camlough

Proposal: Proposed two storey dwelling and detached garage (Renewal of current approval P/2010/0629/F).

Recommendation: Refusal

The proposal is contrary to Policy FLD1 of revised Planning Policy Statement 15; Planning and Flood Risk, in that the site lies within the floodplain of the Camlough River and the proposal does not meet any of the exceptions to the policy.

Application Reference: LA07/2015/1184/F

Applicant: Mr John Magee

Proposal: Proposed storey and a half replacement dwelling

Location: 55 metres North West of 67 Tullyframe Road

Recommendation: Refusal

Reason for refusal: The proposal is contrary to policy CTY 3 of Planning Policy Statement 2 Sustainable Development in the Countryside, in that all external walls of the original dwelling are not substantially intact.

Applicant Reference: LA07/2015/1219/F

Applicant Name: Malachy Burns

Proposal: Erection of dwelling and garage on a farm

Site Location: Lands adjacent to and 40m South-East of No 39 Kilmonaghan Road, Armagh

Recommendation: Refusal

Reasons:

1. The proposal is contrary to the Strategic Planning Policy Statement 2015 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 and 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 the Strategic Planning Policy Statement 2015 and Policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that:
 - the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the dwelling and garage to integrate into the landscape;
 - the proposed dwelling and garage 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.

Reference: LA07/2015/1235/F
Applicant Name: Mr Aidan Quinn
Location: Immediately south of No.20 Carrickacullion Road Newtownhamilton
Proposal: Proposed new site access to that previously approved under ref no. P/2013/0382/F
Recommendation: Approval

Applicant Reference: LA07/2015/1244/F
Applicant Name: Barney Mackin
Proposal: Erection of farm dwelling and garage
Site Location: 27B Derrycraw Road, Four Mile, Newry, BT34 1RD
Recommendation: Refusal

Reasons:

1. The proposal is contrary to the Strategic Planning Policy Statement 2015 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 and 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 the Strategic Planning Policy Statement 2015 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 Derrycraw Road and would, if permitted, adversely impact on the amenities of neighbouring residents by reason of suburban style development.
3. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that:
 - the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the dwelling and garage to integrate into the landscape;
 - it relies primarily on the use of new landscaping for integration;
 - the proposed dwelling and garage 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 the Strategic Planning Policy Statement 2015 and Policy CTY14 of Planning Policy Statement 21 Sustainable Development in the Countryside in that:
 - the dwelling and garage would, if permitted, create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

Reference: LA07/2015/1250/F
Applicant Name: Education Authority Southern Region
Location: Kilkeel High School Knockchree Avenue Kilkeel Newry
Proposal: Provision of a double prefabricated accommodation for educational purposes
Recommendation: Approval

Application Reference: LA07/2015/1334/F
Applicant: Mr Michael and Mrs Helen Gilfedder
Proposal: Demolition of existing dwelling house and construction of new two storey dwelling, outbuildings and associated site works.
Location: 34 Seaview, Warrenpoint, Newry, Co. Down, BT34 3NJ
Recommendation: Approval

Application Reference: LA07/2016/0188F
Applicant: Mr and Mrs Martin Cassidy
Proposal: Proposed extension to dwelling (single storey extension to rear) and removal of existing front porch
Location: 40 Manse Road, Kilkeel
Recommendation: Approval

Applicant Reference: LA07/2016/0259/O
Applicant Name: Mr M Fearon
Proposal: Proposed dwelling and detached garage (CTY 2A)
Site Location: 25M South of No. 10 Lisgarvagh, Lislea, Newry
Recommendation: Refusal

1. The proposed development is considered contrary to CTY2a of PPS21 in that the identified cluster does not appear as a visual entity in the local landscape, the identified cluster is not associated with a focal point such as a social or community building/facility, the identified site is not bounded on at least two sides with other development in the cluster, and the development of the site would not be absorbed into the cluster through rounding off and consolidation and would visually intrude into the open countryside.
2. The proposed development is considered contrary to Policy CTY 1 of PPS21 in the proposal does not fall into any of the types of development listed as acceptable in principle in the countryside and there is no overriding reason why the proposal is essential.
3. The proposed development is considered contrary to Policy CTY 15 of PPS21 in that the proposal would mar the distinction between the settlement limit and the surrounding countryside.

Application Reference: LA07/2016/0277/F
Applicant: Miss Majella Keenan
Proposal: Proposed single storey side extension and one and a half storey rear extension to dwelling
Location: 63 St Ann's Park, Mayobridge
Recommendation: Approval

Reference: LA07/2016/0285/LBC
Applicant Name: Trustees of St Josephs Convent PS
Site Location: St Josephs Convent, 9-23 Catherine Street Newry.
Proposal: Proposed erection of 2.4 metre high boundary wall and gate to enclose school grounds (continuation of wall previously approved under P/2009/0168/F)
Recommendation: Consent

Reference: LA07/2016/0286/F

Applicant Name: Trustees of St Josephs Convent PS

Site Location: St Josephs Convent, 9-23 Catherine Street Newry.

Proposal: Proposed erection of 2.4 metre high boundary wall and gate to enclose school grounds (continuation of wall previously approved under P/2009/0168/F)

Recommendation: Approval

Application Reference: LA07/2016/0294/F

Applicant: Margaret Callaghan

Proposal: Proposed garage extension to existing dwelling

Location: 75 Carney Hall, Upper Damolly Road, Newry

Recommendation: Approval

Application Reference: LA07/2016/0312/F

Applicant: Mr and Mrs D Hamilton

Proposal: Proposed single storey side extension to dwelling to allow for sun lounge

Location: 57 Cullion Road, Rathfriland

Recommendation: Approval

Applicant Reference: LA07/2016/0398/RM

Applicant Name: Owen Murphy

Proposal: Replacement dwelling and domestic garage

Site Location: Adjacent and South of 76 Maytown Road, Bessbrook, Newry, Co. Down

Recommendation: Approval

Applicant Reference: LA07/2016/0475/F

Applicant Name: Mr. D. Cartmill

Proposal: Single storey conservatory extension and paved area at front of existing dwelling.

Site Location: 6 McShanes Road, Bessbrook, Newry.

Recommendation: Approval