

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**9/30/15**

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

**Council Newry, Mourne and Down**

**Date 9/30/15**

**ITEM NO** 1  
**APPLIC NO** LA07/2015/0499/F Full **DATE VALID** 6/22/15  
**COUNCIL OPINION** **APPROVAL**  
**APPLICANT** Education Authority South **AGENT** Education Authority South  
 Eastern Grahamsbridge Road Eastern Grahamsbridge Road  
 Dundonald Dundonald  
 BT16 2HS BT16 2HS  
 02890 566347

**LOCATION** 10 Mount Crescent  
 Downpatrick

**PROPOSAL** Increase in size of recently approved bitmac playground to give an additional 27.5 x 17 metres of area

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	1	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	0	0

**ITEM NO** 2  
**APPLIC NO** R/2014/0487/F Full **DATE VALID** 9/15/14  
**COUNCIL OPINION** **REFUSAL**  
**APPLICANT** Alternative Heat and Kane Heating **AGENT** Paul SKelly PS Design  
 49 Hillsborough Road  
 Carryduff  
 BT8 8HS  
 07801747897

**LOCATION** 11 Burrenreagh Road  
 Castlewellan  
 BT31 9HH.

**PROPOSAL** Proposed new production buildings to be erected in two phases, and located behind the existing storage and production area, extension to existing car park.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	0	1	0	0	Addresses	Signatures	Addresses	Signatures

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

0                      0                      0                      0

- 1     1. The proposal is contrary to the Ards and Down Area Plan 2015 and the Banbridge and Newry and Mourne Area Plan 2015, the statutory plans 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 industry or economic development in the main towns or villages in the Council area in accordance with the sustainability objectives of the plans.
- 2     2. The proposal is contrary to Policy PED 2 of Planning Policy Statement 4 'Planning and Economic Development' in that there is insufficient justification to allow this type and scale of economic development within the countryside and on this sensitive site.
- 3     3. The proposal is contrary to PED 3 of Planning Policy Statement 4 'Planning and Economic Development' in that the proposal does not represent the expansion of an established Economic Development Use in the Countryside.
- 4     4. The proposal is contrary to PED 3 of Planning Policy Statement 4 'Planning and Economic Development' in that the proposal, if permitted, would harm the rural character and appearance of the local area; the proposal represents a major increase in the site area of the enterprise; the proposed buildings are not in proportion to the existing buildings and would not integrate with the overall development; the proposed buildings do not respect the scale of the original buildings on the site; and it has not been demonstrated that exceptional circumstances exist to justify that the proposal should be permitted.
- 5     5. The proposal is contrary to PED 9 of PPS 4 in that it is not compatible with the surrounding land uses; would adversely affect features of natural heritage and does not provide a high quality site layout and building design.
- 6     6. The proposal is contrary to Policy NH 6 of Planning Policy Statement 2 'Natural Heritage' in that the siting, scale and massing of the proposal is not sympathetic to the site's special character and location within an Area of Outstanding Natural Beauty.
- 7     7. The proposal is contrary to 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.
- 8     8. The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, 'Sustainable Development in the Countryside' in that the proposed buildings will be a prominent feature in the landscape and would not visually integrate into the surrounding landscape.
- 9     9. The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, 'Sustainable Development in the Countryside' in that the buildings would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to and further erode the rural character of the area.
- 10    10. The proposal is contrary to Planning Policy Statement 1 in that it would cause harm to interests of planning importance.

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

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	R/2015/0056/O	Outline	<b>DATE VALID</b>	2/5/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Joseph McGreevy 105 Manse Road Crossgar BT30 9LZ		<b>AGENT</b>	Gary Patterson Architects 10 Castleward Road Strangford BT30 7LY
				NA
<b>LOCATION</b>	Lands to the rear of 105 Manse Road Crossgar BT30 9LZ			
<b>PROPOSAL</b>	Detached dwelling and garage (Under PPS21 CTY6)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy CTY1 andCTY6 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, while it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

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

**Council Newry, Mourne and Down**

**Date 9/30/15**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	P/2010/1041/F	Full	<b>DATE VALID</b>	8/24/10
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr & Mrs Murphy C/o Agent		<b>AGENT</b>	Matrix Planning Consultancy 29 Old Belfast Road Newtownards Co Down BT23 4SG 028 91828375

**LOCATION** Lands to the rear of 35 Ballagh Road, Ballaghanery, Newcastle, Co. Down, BT33 OLA

**PROPOSAL** Proposed motor home site (amended P2 form)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	27	1	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	0	0

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

<b>ITEM NO</b>	<b>D2</b>			
<b>APPLIC NO</b>	P/2014/0293/F	Full	<b>DATE VALID</b>	3/28/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Very Rev Canon Brown. ADM. Cathedral Presbytery 40-41 Hill Street Newry		<b>AGENT</b>	Delahunt Lavery Architecture 79 Greenan Road Newry BT342PT 02841772220
<b>LOCATION</b>	Lands between the Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.			
<b>PROPOSAL</b>	Proposed extension of existing approved housing development, planning ref P/2011/1067, to incorporate relocated entrance and repositioning of 6no dwellings with amendments to house types A,F,G & B. Nos 42-47.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	56	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Planning Policy Statement 7, Quality Residential Environments, Policy QD1 in that the proposal the layout and design of the proposed access road will have a detrimental impact on the residential amenity of the existing residents along Ashgrove Avenue.
- 2 The proposal is contrary to Planning Policy Statement 1, General Principles, in that the proposed access road will have a demonstrable impact on the residential amenity of the existing residents along Ashgrove Avenue.