



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 15 MARCH 2017

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

Wednesday 8 March 2017 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

15/03/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 15/03/2017

ITEM NO	1			
APPLIC NO	LA07/2015/0084/F	Full	DATE VALID	08/04/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Ryan Morgan 28 Cairn Grove Kilcoo Newry BT34 1UB		AGENT	Martin Bailie 44 Bavan Road Mayobridge Newry BT34 2HS 02830851910
LOCATION	60m North East of 3 Kirk Lane Tullyree Road Kilcoo Newry			
PROPOSAL	Proposed dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the 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 farm business is currently active and that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access is taken from an existing lane.
2. The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - a) the proposed building is a prominent feature in the landscape;
 - b) the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - c) the proposed building relies primarily on the use of new landscaping for integration;
 - d) the ancillary works do not integrate with their surroundings;
 - e) the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape; and
 - (g) the dwelling is not sited to cluster or visually link with an established group of buildings on the farm.
- 3 The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that is
 - a) unduly prominent in the landscape
 - b) results in a suburban style build-up of development when viewed with existing and approved buildings, and
 - c) the impact of ancillary works would damage rural character.

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- 4 The proposal is contrary to the SPPS and the Department's Planning Policy Statement 2, Natural Heritage Policy NH6 Areas of Outstanding Natural Beauty in that the proposal lies within the Mourne AONB and would, if permitted, adversely affect the character of the area by virtue of its inappropriate design, size and scale for the locality.

ITEM NO	2			
APPLIC NO	LA07/2015/0456/F	Full	DATE VALID	12/06/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Richard Nummy C/O 83 Belfast Road Newry		AGENT	Martin Byrne 20 School Road Newry BT34 1SX NA
LOCATION	35m south of 93 Belfast Road Newry			
PROPOSAL	Relocation of access to that approved under planning approval P/2010/1452			
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 Policy AMP 3 of Planning Policy Statement 3 - Access Movement and Parking in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

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ITEM NO	3			
APPLIC NO	LA07/2015/0485/O	Outline	DATE VALID	11/06/2015
COUNCIL OPINION	APPROVAL			
APPLICANT	Felix O'Hare & Company Ltd 88 Chancellors Road Newry BT35 8NG		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 02841753679
LOCATION	At Junction of Chancellors Road/Watsons Road Newry and opposite Ashton Heights and Dunbrae Housing Developments			
PROPOSAL	Proposed Housing Development 42 sites			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	4			
APPLIC NO	LA07/2015/0700/O	Outline	DATE VALID	28/07/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Derryogue Developments Ltd Mr & Mrs Lindsay Wilson 47 Kittys Road Kilkeel Newry BT34 4EJ		AGENT	A J Bingham Architectural Design Services Mountpleasant Thomas's Lane 33 Anthonys Road Ballymartin Newry BT34 4PN 41769470 Mob:

LOCATION Lands at the junction of Greencastle Road and Kittys Road
 Kilkeel (south of No.39 Greencastle Road (Joinery Works) opposite and south-east of
 No.s 18-21 Derryogue Park extending to opposite No.s 5-11 Kittys Road)

PROPOSAL Site for housing development

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 Policy FLD 3 of Planning Policy Statement 15: Planning and Flood Risk, in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and development elsewhere.
- 2 Having notified the applicant under Article 4 (2) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that a Drainage Assessment in accordance with PPS15 is 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.

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ITEM NO	5			
APPLIC NO	LA07/2015/0714/F	Full	DATE VALID	30/07/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Byrne 28 Ballyclander Road Downpatrick BT30 7DZ		AGENT	Brigin Byrne 21 Guinness Road Ballynahinch BT24 8QN
				NA
LOCATION	180m north west of existing farm buildings adjoining 28 Ballyclander Road Downpatrick BT30 7DZ			
PROPOSAL	Proposed farm dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm.

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ITEM NO 6
APPLIC NO LA07/2015/1221/O Outline **DATE VALID** 19/11/2015
COUNCIL OPINION REFUSAL
APPLICANT Mrs W Allen 8 Comber Road **AGENT** Ewart Davis 14
Saintfield Killynure Avenue
BT24 7BB Carryduff
Belfast
BT8 8ED
NA

LOCATION 35m to rear (North) 8 comber Road
Saintfield
BT24 7BB

PROPOSAL Dwelling and garage (amended layout)

REPRESENTATIONS

OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
0	1	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 Planning Policy Statement 7 Quality Residential Environments Policy QD1(h) in that a new dwelling would create conflict with adjacent residential properties of No 8 and No 10 Comber Road as a result of overlooking, loss of privacy, and the increased disturbance on No 10 as a result of the new access.

ITEM NO 7
APPLIC NO LA07/2016/0069/O Outline **DATE VALID** 15/01/2016
COUNCIL OPINION REFUSAL
APPLICANT John McKibbin 62 Leestone Road **AGENT** James
Kilkeel Cunningham 12
BT34 4NW Leestone Road
Kilkeel
BT34 4NW
02841762730

LOCATION 130 metres west of 40 Leestone Road
Kilkeel (Townland of Maghereagh)

PROPOSAL Farm building

REPRESENTATIONS

OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
0	0	0	0	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 for Northern Ireland (SPPS), Policy CTY1 and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

it has not been demonstrated that it is necessary for the efficient use of the agricultural holding;

it is not appropriate to this location due to the unacceptable character and scale of the development;

the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;

the development, if permitted would have an adverse impact on the natural heritage;

it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and

that health and safety reasons exist to justify an alternative site away from the existing farm buildings;

that the alternative site away is essential for the efficient functioning of the business.

2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

the proposed 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 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

3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

the building would, if permitted, be unduly prominent in the landscape;

the building would, if permitted create or add to a ribbon of development;

and would therefore further erode the rural character of the countryside.

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- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH6 of Planning Policy Statement 2, 'Natural 'Heritage in that:
- the siting and scale of the proposal are not sympathetic to the special character of the Area and Outstanding Natural Beauty
- and would therefore impact upon the visual amenity of this area.
- 5 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 Leestone Road.

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ITEM NO	8			
APPLIC NO	LA07/2016/0091/F	Full	DATE VALID	21/01/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Peter Clarke 14 Upper Dromore Road Warrenpoint BT34 3PW		AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY 028417 53679
LOCATION	To the front of no 14 Upper Dromore Road and between Nos. 12 and 16 Upper Dromore Road Warrenpoint BT34 3PW			
PROPOSAL	Proposed dwelling with amendments to access for 14 and 14a Upper Dromore Road, Warrenpoint			
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 (SPPS) and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that it has not been shown:
- (a) That the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;
 - (c) that adequate provision is made for public and private open space and landscaped areas as an integral part of the development;
 - (h) that the design and layout will not cause / create unacceptable adverse impacts on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 7 (Addendum) 'Safeguarding the Character of Established Residential Areas' policy LC1 in that:
- (a) The proposed density is significantly higher than that found in the established residential area;
 - (b) The pattern of development would not be in keeping with the overall character and environmental quality of the established residential character area;
And if approved, the development would therefore erode the local character, environmental quality and residential amenity of the established residential area.

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ITEM NO	9			
APPLIC NO	LA07/2016/0473/F	Full	DATE VALID	13/04/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Cathal Murdock c/o Agent		AGENT	Gray Design Ltd 5 Edward Street Newry BT35 6AN 02830251885
LOCATION	Lands 70m South West of Nr 35 Aughnagon Road Warrenpoint BT34 2JH			
PROPOSAL	Proposed change of house type for dwelling previously approved under P/2009/0421/ RM			
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 (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, as the previous planning approval has expired.

ITEM NO	10			
APPLIC NO	LA07/2016/0790/F	Full	DATE VALID	10/06/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Conor Toale 33 Finnegans Road Newry BT35 8JD		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 41772377
LOCATION	Approximately 90 metres North of No. 8 Ballyholland Road Newry			
PROPOSAL	Erect 2 agricultural sheds with 1 internal underground slurry tank. Provision of cattle loading and handling facility with underground wash water tank. Application submitted in substitution to approval granted under P/2010/1219/F			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0

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Addresses	Signatures	Addresses	Signatures
0	0	0	0

- 1 The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
- it is not necessary for the efficient use of the active and established agricultural holding;
- it is not appropriate to this location due to the unacceptable character and scale of the development;
- the development, if permitted would have an adverse impact on the natural heritage;
- The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that
- there are no suitable existing buildings on the holding or enterprise that can be used;
- the proposal is sited beside existing farm or forestry buildings;
- Additionally in cases where a new building is proposed at an alternative site away from existing farm or forestry buildings:
- The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and
- that health and safety reasons exist to justify an alternative site away from the existing farm buildings;
- that the alternative site away is essential for the efficient functioning of the business.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
- the design of the proposed building is inappropriate for the site and its locality.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
- the buildings 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	11			
APPLIC NO	LA07/2016/0821/F	Full	DATE VALID	20/06/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	C Canning 22 Ringhaddy Road Killininchy BT23 6TU		AGENT	HR Jess Architecture Planning & Management 1 Jordanstown Road Newtownabbey Co Antrim BT37 0QD 028 9036 4615
LOCATION	24 Ringhaddy Road Killininchy			
PROPOSAL	Change of House type to that previously approved under R/2012/0323/F. (Further amended plan received: clarification re: finishes and levels)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	54	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	12			
APPLIC NO	LA07/2016/0853/O	Outline	DATE VALID	24/06/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mary Garvey 8 Adavoyle Road Jonesborough Newry BT35 8JJ		AGENT	M P Toale and Associates 116 Dromintee Road Newry BT35 8SW NA

LOCATION Adjacent and west of 38 Dernaroy Road
Killeavy
Newry

PROPOSAL Erect dwelling in compliance with policy CTY 10

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

- 2 The proposal is contrary to the Strategic Planning Policy Statement 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 development opportunities have not been sold off from the farm holding within 10 years of the date of the application and access to the dwelling is not obtained from an existing lane.
- 3 The proposal is contrary to the Strategic Planning Policy Statement 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 Dernaroy Road.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and 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.
- 5 The proposal is contrary to the Strategic Planning Policy Statement 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 add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 6 The proposal is contrary to the Strategic Planning Policy Statement 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.

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ITEM NO 13
APPLIC NO LA07/2016/0978/F Full **DATE VALID** 21/07/2016
COUNCIL OPINION REFUSAL
APPLICANT Kilbroney Timber Frame Ltd **AGENT** Gray Design Ltd 5
Valley Business Park Edward Street
48 Newtown Road Newry
Rostrevor BT35 6AN
BT34 3BZ 028 3025 1885

LOCATION Site at 76 Canal Street Newry

PROPOSAL Proposed food retail and off-sales building including associated site works (site address amended)

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	4		0		1		0	
					Addresses	Signatures	Addresses	Signatures
					33	40	0	0

- 1 Under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that insufficient information has been submitted to allow the Council to determine the application

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ITEM NO	14			
APPLIC NO	LA07/2016/1106/F	Full	DATE VALID	19/08/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr John Kelly 39 Drumsnade Road Ballynahinch BT24 8NG		AGENT	
				NA
LOCATION	Land to the East 58 Drumsnade Road Ballynahinch BT24 8NG			
PROPOSAL	Single storey detached farm dwelling and garage (amended plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside 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 CTY13 (g) 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.

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ITEM NO	15			
APPLIC NO	LA07/2016/1164/O	Outline	DATE VALID	30/08/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Gerard Hanna 2 Carnacavill Road Castlewellan BT31 9HB		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB NA

LOCATION At 75 m NE of No. 2 Carnacavill Road
 Castlewellan
 BT31 9HB

PROPOSAL Proposed site for farm dwelling and domestic 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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that that the farm business is currently active.
- 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 Carnacaville Road.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that (d) the building would, if permitted create a ribbon of development along the Carnacaville Road and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO	16			
APPLIC NO	LA07/2016/1212/O	Outline	DATE VALID	12/09/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Thomas Grant 44 Leode Road Hilltown Newry BT34 5TJ		AGENT	Collins & Collins 18 Margaret St Newry BT34 1DF 028 3026 6602

LOCATION Adjacent & immediately South of 20 Ryan Road
 Mayobridge
 Newry
 Co. Down

PROPOSAL Replacement dwelling on farm (Amended site Address)

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

- 1 The proposal is contrary to 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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that all of the external structural walls are not substantially intact; 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.
- 3 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/ addition of ribbon development along the Ryan Road.
- 4 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; is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and the proposed building would rely primarily on the use of new landscaping for integration.
- 5 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; would not respect the traditional pattern of settlement exhibited in that area; would permitted create a ribbon of development; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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ITEM NO	17			
APPLIC NO	LA07/2016/1486/O	Outline	DATE VALID	04/11/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Jonathon Matthews C/O 20 Lower Carrogs Road Newry BT34 2NQ		AGENT	P. O'Hagan & Associates Ltd 10 Trevor Hill Newry BT34 1DN 028 3026 6011
LOCATION	Lands immediately South of No. 24 Lower Carrogs Road Newry			
PROPOSAL	Proposed corner infill site for a new dwelling & garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposal is contrary to Policy CTY 1 and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation to a of ribbon development along a private lane.			
2	The proposal is contrary to Policy CTY 13 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 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 therefore would not visually integrate into the surrounding landscape.			
3	The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, be unduly prominent in the landscape, result in a suburban style build-up of development when viewed with existing and approved buildings, create a ribbon of development and would therefore further erode the rural character of the countryside.			

ITEM NO	18			
APPLIC NO	LA07/2016/1501/O	Outline	DATE VALID	14/11/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Kirsty Mooney and Ciaran O'Leary 6 Drumilly Road Belleeks Newry BT35 7QF		AGENT	J Lynam 11 Newry Road Mayobridge Newry BT34 2ET NA

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LOCATION 20 metres North of the Dwelling at No.6 Drumilly Road
 Belleeks
 Newry BT35 7QF

PROPOSAL Proposed one and a half storey dwelling with detached domestic garage (amended address)

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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 1. 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;
 2. the cluster does not appear as a visual entity in the local landscape;
 3. the cluster is not associated with a focal point or located at a cross-roads;
 4. the proposed site is not bounded on at least two sides with other development in the cluster.
 5. the dwelling would if permitted visually intrude into the open countryside.
 6. the dwelling would if permitted adversely impact on residential amenity.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore 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 AONB of the particular locality.