



**SPEAKING RIGHTS/WRITTEN SUBMISSIONS**

**PLANNING COMMITTEE MEETING**

**WEDNESDAY 21 JUNE 2017**

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

**Wednesday 14 JUNE 2017 by 5.00 pm**

Requests for speaking rights/written submissions should be emailed to:-

[democratic.services@nmandd.org](mailto:democratic.services@nmandd.org)

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**21/06/2017**

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

**Council Newry, Mourne and Down**

**Date 21/06/2017**

<b>ITEM NO</b>	<b>1</b>		
<b>APPLIC NO</b>	LA07/2015/0144/F	Full	<b>DATE VALID</b> 21/04/2015
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr Frank Newell C/O Agent	<b>AGENT</b>	Eres Limited Mourne House 41-43 Downshire Road Newry BT34 1EE

**LOCATION** Approximately 130m south/south-west of no 338 Newry Road  
Kilkeel

**PROPOSAL** Erection of dwelling for guest house accommodation (with demolition of existing dwelling at No. 338 Newry Road) with access via existing laneway to No. 338 Newry Road

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	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 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 paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland Policy CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced has been previously replaced under application P/ 2002/0094/F and should have been demolished.
- 3 The proposal is contrary to Policy TSM3 of Planning Policy Statement 16 - Tourism, because the building has been previously replaced, the redevelopment will not result in significant environmental benefit, the new building would not integrate into the surrounding landscape and would have a visual impact significantly greater than the existing building, and access to the guest house would have an adverse impact on road safety.
- 4 The proposal is contrary to Policy TSM7 of Planning Policy Statement 16 - Tourism, with regard to criteria g (build-up of development), and k, l, m & n (intensification of access onto a protected route with inadequate sight lines available), and therefore would not represent a satisfactory and sustainable form of tourism development.
- 5 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, and the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.

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- 6 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 that area, and would therefore result in a detrimental change to the rural character of the countryside.
- 7 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland Policy NH6 of the Department's Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the siting and scale of the proposal is inappropriate for the locality and is not sympathetic to the special character of the Mournes AONB.
- 8 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 2.4 metres x 120 metres cannot be provided in accordance with the standards contained in Development Control Advice Note 15.
- 9 The proposal is contrary to Planning Policy Statement 3, Access Movement and Parking, Policy AMP3 in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

<b>ITEM NO</b>	<b>2</b>						
<b>APPLIC NO</b>	LA07/2015/0345/F	Full	<b>DATE VALID</b>	15/05/2015			
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>						
<b>APPLICANT</b>	Crossmaglen Rangers GAC C/ O Agent		<b>AGENT</b>	McMahon Associates 50 Dobbin Street Armagh BT61 7QQ 028 37522940			
<b>LOCATION</b>	Rear of 7 Dundalk Road Crossmaglen						
<b>PROPOSAL</b>	Proposed terracing for spectators & floodlighting of sports field						
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>			
	2	1	0	0			
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>	
			0	0	0	0	

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	LA07/2015/0402/F	Full	<b>DATE VALID</b>	01/06/2015
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Glyn Mitchell O'Hagan Construction Ltd 63 Newry Road Rathfriland BT34 5AL		<b>AGENT</b>	
				NA
<b>LOCATION</b>	Opp and 25m E of No 16 Chancellors Hall Chancellors Road Newry Co Down			
<b>PROPOSAL</b>	Proposed erection of dwelling			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	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 QD1 of the Department of the Environment's Planning Policy Statement 7, Quality Residential Environments, criterion (a), in that, it has not been demonstrated that the proposal respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, massing and appearance of buildings and structures and criteria (H), in that, the proposal would, if permitted, unacceptably adversely affect the amenity of adjoining residents by reason of overlooking and dominance.
  
- 2 The proposal is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, criterion (b), in that the proposal does not respect the existing settlement pattern in the area.
  
- 3 The proposal is contrary to Paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland (bullet point 1 increased housing density without town cramming), in that the form, scale, massing and layout of the proposal does not respect the local character of the area and does not safeguard the amenity of local residents.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	LA07/2015/0714/F	Full	<b>DATE VALID</b>	30/07/2015
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mrs Byrne 28 Ballyclander Road Downpatrick BT30 7DZ		<b>AGENT</b>	Brigin Byrne 21 Guinness Road Ballynahinch BT24 8QN
				NA
<b>LOCATION</b>	180m north west of existing farm buildings adjoining 28 Ballyclander Road Downpatrick BT30 7DZ			
<b>PROPOSAL</b>	Proposed farm dwelling and garage			
<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 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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<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	LA07/2015/1123/LBC	Listed Buildii	<b>DATE VALID</b>	29/10/2015
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Quayside Propoeties Ltd C/O Mr Paul Walsh Unit 17 CIDO Business Park Lurgan Craigavon BT35 6HZ	<b>AGENT</b>	DSC Architects Ltd 46 Avenue Road Lurgan Craigavon BT66 7BD	
			NA	
<b>LOCATION</b>	2-3 Sugarhouse Quay Lisdrumgullion Newry BT35 6HZ			
<b>PROPOSAL</b>	Demolition of remaining parts of building for health and safety reasons			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	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 the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and the Newry Conservation Area Booklet in that the building makes a material contribution to the character of the Newry Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy BH10 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Section 80 of the Planning Act (NI) 2011 and no exceptional reason has been demonstrated which would justify its demolition.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>6</b>		
<b>APPLIC NO</b>	LA07/2016/0185/F	Full	<b>DATE VALID</b> 09/02/2016
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Joyce Graham 55 Peartree Road Saintfield BT24 7JY	<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT
			NA

**LOCATION** 70m south east of 1 Rowallane Close  
Saintfield

**PROPOSAL** Proposed dwelling and garage in substitution of Planning Approval R/2011/0001/F (located at Old Belfast Road, Saintfield) for a dwelling on a farm under Policy CTY10 (Amended Siting and Plans)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	7	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 SPPS and Policies CTY1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that a farm dwelling was granted using this farm holding under planning reference R/2011/0001/F on the 01.05.2012 and Planning Permission Granted under CTY10 will only be forthcoming once every 10 years.
- 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 (building) would, if permitted, be unduly prominent in the landscape.
- 4 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 Saintfield and the surrounding countryside.



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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	7			
<b>APPLIC NO</b>	LA07/2016/0325/F	Full	<b>DATE VALID</b>	10/03/2016
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	L Jay Properties 43 The Slopes Portadown BT63 5NT		<b>AGENT</b>	McAdam Stewart Architects Banbridge Enterprise Centre Scarva Road Banbridge BT32 3QD 02840623444
<b>LOCATION</b>	Site adjacent to and north of number 42 Carquillan Hilltown Newry BT34 5UG			
<b>PROPOSAL</b>	Erection of 18 number dwellings consisting of 4 No. single storey detached and 12 No. 2 storey semi-detached dwellings and associated siteworks			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	9	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	LA07/2016/0821/F	Full	<b>DATE VALID</b>	20/06/2016
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	C Canning 22 Ringhaddy Road Killinchy BT23 6TU		<b>AGENT</b>	HR Jess Architecture Planning & Management 1 Jordanstown Road Newtownabbey Co Antrim BT37 0QD  028 9036 4615
<b>LOCATION</b>	24 Ringhaddy Road Killinchy			
<b>PROPOSAL</b>	Change of House type to that previously approved under R/2012/0323/F. (Further amended plan received: clarification re: finishes and levels)			
<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

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	LA07/2016/0895/F	Full	<b>DATE VALID</b>	01/07/2016
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs Barry McCartan 14 Slieve Hanny Park Castlewellan BT31 9ES		<b>AGENT</b>	Marcus Bingham 9 Tullyquilly Road Tullyquilly Rathfriland BT34 5LR  02840638842

**LOCATION** Adjacent to and South East of 72 Bannanstown Road  
 Castlewellan  
 BT31 9BQ

**PROPOSAL** Erection of farm dwelling & detached garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Bannanstown Road.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.
- 3 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.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	LA07/2016/1196/F	Full	<b>DATE VALID</b>	08/09/2016
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	McGrady Contracts Ltd 3 Station Road Castlewellan BT31 9NF		<b>AGENT</b>	McGurk Architects 33 King Street Magherafelt BT45 6AR
				NA
<b>LOCATION</b>	Lands to the South East of Mountain View off Burrenwood Road; adjacent to 24 Burrenwood Road; adjacent to Nos 5 to 10 Commedagh Park; and adjacent to 68 94 96a and 96b Newcastle Road; Castlewellan			
<b>PROPOSAL</b>	Residential development of 30 No semi-detached dwellings (15 pairs), a block of 3 terraced houses and 1 detached dwelling, including associated site works, ancillary developments and landscaping.  (Amended description and layout plans received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	8	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	11			
<b>APPLIC NO</b>	LA07/2016/1284/F	Full	<b>DATE VALID</b>	26/09/2016
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Michael Braniff 77 Killough Road Ardglass BT30 7UH		<b>AGENT</b>	David Burgess 24 Templeburn Road Crossgar BT30 9NG 07720145893
<b>LOCATION</b>	Coney Island Caravan Park 75 Killough Road Ardglass BT30 7UH			
<b>PROPOSAL</b>	Extension of caravan park for static and touring pitches, new shower/amenity building and associated landscaping/amenity areas			
<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

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

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	LA07/2016/1421/O	Outline	<b>DATE VALID</b>	25/10/2016
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr M Galloway 3 Ballytristan Road Downpatrick BT30 7JW		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT  07768057822
<b>LOCATION</b>	South west of 80 St Patrick's Road Downpatrick BT30 7JW			
<b>PROPOSAL</b>	Proposed dwelling and garage			
<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 the Strategic Planning Policy Statement (SPPS) and criteria (a) of Policy QD1 of Planning Policy Statement 7 in that, the development, if permitted, would not respect the surrounding context and is inappropriate to the character of the area, due to the size of the site.

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<b>ITEM NO</b>	<b>13</b>			
<b>APPLIC NO</b>	LA07/2016/1442/F	Full	<b>DATE VALID</b>	28/10/2016
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mrs Joseph Doran 22 Backaderry Road Ballyward Castlewellan BT31 9SL		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT  07768057822

**LOCATION** 64a Tannaghmore Road  
Loughinisland  
BT24 8NU

**PROPOSAL** Replacement Dwelling and Double Garage

<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 the Strategic Planning Policy Statement (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.

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**APPLICATIONS FOR PLANNING PERMISSION**

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**ITEM NO** 14  
**APPLIC NO** LA07/2016/1537/O Outline **DATE VALID** 17/11/2016  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** P & T Miskelly 17 Ballynahinch **AGENT** Dempsey  
Road Architects 677  
Crossgar Lisburn Road  
BT30 9HS Belfast  
BT9 7GT  
02890664086

**LOCATION** Site adjacent to 35 Darragh Road  
Darragh Cross  
Downpatrick

**PROPOSAL** Erection of 2no detached houses and associated works

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement 2015 (SPPS) and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the gap is such that it could accommodate more than two dwellings, therefore it is not a valid infill opportunity and 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 2015 (SPPS) and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the design of the proposed dwellings is unacceptable in this countryside location.
- 3 The proposal is contrary to the Strategic Planning Policy Statement 2015 (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwellings would, if permitted result in a suburban style build-up of development when viewed with existing buildings, create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

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**ITEM NO** 15  
**APPLIC NO** LA07/2016/1542/F Full **DATE VALID** 14/11/2016  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Alan Morgan 2 Clanfort Hill **AGENT** Design RTH Ltd  
Castlewellan 45 Halfpenny Gate  
BT31 9FB Road  
Moir  
BT67 0HW



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

07931855841

**LOCATION**                    50m East of 141 Newcastle Road  
                                   Drumee  
                                   Castlewellan  
                                   BT31 9HF

**PROPOSAL**                    Proposed barn conversion with extension to provide a dwelling (amended plans)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	3	0	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 CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building proposed is not a locally important building suitable for conversion.
- 2     The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that;
  - the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and would have an adverse effect on the character and appearance of the locality;
  - access to the public road will prejudice road safety.
- 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 the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.

The A50 is a PROTECTED TRAFFIC ROUTE and Planning must be satisfied that this application falls within the exceptions listed in the policy relating to intensification of accesses onto protected routes. If this application does not fall within the exceptions listed then it should be REFUSED.

- 4     The proposal is contrary to Planning Policy Statement 3, Policy AMP3 Access to Protected Routes (Consequential Revision) in that the proposal fails to meet the criteria for development in the countryside and would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.
- 5     The proposal is contrary to the Strategic Planning Policy Statement 2015 and Planning Policy Statement 2 'Natural Heritage' Policy NH5 Habitats, Species or Features of Natural Heritage Importance in that it has not been demonstrated that proposal is not likely to result in the unacceptable adverse impact on, or damage to the trees afforded protection by the Tree Preservations Order which affects the site.

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

<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	LA07/2016/1568/O	Outline	<b>DATE VALID</b>	21/11/2016
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	David Downey 29a Drumantine Hill Newry BT34 1TN		<b>AGENT</b>	Anthony Mackle 12 Fem Heights Newry BT34 2NT 075 2533 1552
<b>LOCATION</b>	Immediately opposite and west of 75 Foughilletra Road Meigh Newry			
<b>PROPOSAL</b>	Site for "off-site" replacement dwelling.			
<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 the Strategic Planning Policy Statement of Northern Ireland 2015 (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.
- 2 The proposal is contrary to the Strategic Planning Policy Statement of Northern Ireland 2015 (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 Foughilletra Road.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a new building on this site 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; and 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 a new dwelling on this site would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to further erode the rural character of the countryside

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

<b>ITEM NO</b>	<b>17</b>			
<b>APPLIC NO</b>	LA07/2016/1694/O	Outline	<b>DATE VALID</b>	22/12/2016
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Bernard Hannaway 26 Ayalogue Road Newry		<b>AGENT</b>	Feargal Carolan 40 Larchmount Newry BT35 6TX 07732119785
<b>LOCATION</b>	90m SE of No 53 Ballintemple Road Newry			
<b>PROPOSAL</b>	Proposed replacement dwelling with detached garage			
<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 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 there is no structure that exhibits the essential characteristics of a dwelling and all external structural walls are not substantially intact.

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

<b>ITEM NO</b>	<b>18</b>			
<b>APPLIC NO</b>	LA07/2017/0033/O	Outline	<b>DATE VALID</b>	05/01/2017
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr John Tumelty 13 Blackstaff Road Clough BT30 8SW		<b>AGENT</b>	Mr Frederic Moore 26 Audleystown Road Strangford Downpatrick BT30 7LP 07740625949

**LOCATION**           Between 18 and 20 Commons Road  
and 24 Commons Road  
Ballykinler  
Downpatrick

BT30 8DH

**PROPOSAL**           Application for outline planning permission for the erection of a single dwelling and garage

<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 the Strategic Planning Policy Statement (SPPS) Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2    The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Commons Road.

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

<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	LA07/2017/01111/F	Full	<b>DATE VALID</b>	25/01/2017
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Ballynahinch Community Centre 55 Windmill Street Ballynahinch BT24 8HB	<b>AGENT</b>	Newry Mourne & Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 7UA  0300 013 2233	
<b>LOCATION</b>	55 Windmill Street Ballynahinch BT24 8HB			
<b>PROPOSAL</b>	Replacement of existing all weather pitch & 3 metre chain link fence to new muga pitch with associated drainage works. The erection of new 3 metre high sports fence, 5 metre high sports fence at roadside, with 2 number access gates.			
<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

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

<b>ITEM NO</b>	<b>20</b>			
<b>APPLIC NO</b>	LA07/2017/0117/O	Outline	<b>DATE VALID</b>	26/01/2016
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Martin and Christina McCullough 157 Castlewellan Road Cabra BT34 5HF		<b>AGENT</b>	Architectural Services 31 Yellow Road Hilltown BT34 5UD 07834467502
<b>LOCATION</b>	Approx 60m South East of No. 29 Convent Road Islandmoyle Cabra Co Down BT34 5EU			
<b>PROPOSAL</b>	Erection of one and a half storey dwelling and detached domestic double garage			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	3	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 CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and 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**

<b>ITEM NO</b>	<b>21</b>			
<b>APPLIC NO</b>	LA07/2017/0131/O	Outline	<b>DATE VALID</b>	30/01/2017
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mrs McKeown 67 Rocks Chapel Road Crossgar Downpatrick BT30 9HN		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Downpatrick BT30 7BT  07768057822

**LOCATION**                    Opposite no 67 and adjacent to 62 Rocks Chapel Road  
Crossgar  
BT30 9HN

**PROPOSAL**                Proposed dwelling on a farm under planning policy CTY10 of Planning Policy  
Statement 21 (PPS21)

<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 the Strategic Planning Policy Statement (SPPS), 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, 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.
- 3     The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and would rely primarily on the use of new landscaping for integration, it would not, therefore, visually integrate into the surrounding landscape.
- 4     The proposal is contrary to the Strategic Planning Policy Statement (SPPS), Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling would, if permitted, be unduly prominent in the landscape and would be detrimental change to the rural character of the countryside.
- 5     The proposal is contrary to Strategic Planning Policy Statement (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the potential for the creation of infill development along Rocks Chapel Road.

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

<b>ITEM NO</b>	<b>22</b>			
<b>APPLIC NO</b>	LA07/2017/0172/F	Full	<b>DATE VALID</b>	03/02/2017
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	SCS 62A Drumlough Road Rathfriland BT34 5DP		<b>AGENT</b>	Kevin Cartin Architects Ltd Unit 5 Belmont Office Park 232 - 240 Belmont Road Belfast BT4 2AW 028 90769755
<b>LOCATION</b>	Lindsay's Hill Approx 60 Metres South East of 53-55 North Street Newry BT34 1DD			
<b>PROPOSAL</b>	Renewal of Extant Planning Approval Ref. P/2011/0340/F for residential development of 14 units (of social housing) with new access road from St Clare's Avenue			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	19	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

<b>ITEM NO</b>	<b>23</b>				
<b>APPLIC NO</b>	LA07/2017/0175/F	Full	<b>DATE VALID</b>	03/02/2017	
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>				
<b>APPLICANT</b>	Mr Owen Miskelly 36 Crabtree Road Ballynahinch BT24 8RH		<b>AGENT</b>	Surveying & Architectural Mgmt Mullowen Cottage 40A Drumsnade Road Ballynahinch BT24 8NG	
				NA	

**LOCATION** 250m South East Of No 19 Nutgrove Road, Annadorn, Downpatrick

**PROPOSAL** Change of design and new garage block to dwelling previously approved under ref: R/2005/1517/RM with development having commenced (amended site address)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	0	2	0	0	0	0	0	0
	<b>Addresses</b>		<b>Signatures</b>		<b>Addresses</b>		<b>Signatures</b>	
	0		0		0		0	

- 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 as the previous approval has expired.
- 2 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that the Planning authority require verifiable proof that the development previously approved under reference R/2005/1517/RM had commenced within the statutory time period, 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.

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

<b>ITEM NO</b>	<b>24</b>			
<b>APPLIC NO</b>	LA07/2017/0240/F	Full	<b>DATE VALID</b>	16/02/2017
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Father B Brown 4 Leitrim Road Castlewellan BT31 9BA		<b>AGENT</b>	Ewart Davis 14 Killynure Road Carryduff Belfast BT8 8ED  07969919145/0289

**LOCATION** 110m south east of 29 Ballymaginthy Road  
Castlewellan  
BT31 9BH

**PROPOSAL** Conversion of stone building to dwelling with extensions.

<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 Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the new extensions are not sympathetic to the scale and massing of the existing building.

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

<b>ITEM NO</b>	<b>25</b>			
<b>APPLIC NO</b>	LA07/2017/0490/F	Full	<b>DATE VALID</b>	29/03/2017
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Sean Matthews 20 Leitrim Road Leitrim Hilltown BT34 5XS		<b>AGENT</b>	Martin Byrne 20 School Road Jerrettspass Newry BT34 1SX 028 3082 1593
<b>LOCATION</b>	To the rear and 25m East of No 20 Leitrim Road Hilltown BT34 5XS			
<b>PROPOSAL</b>	Erection of dwelling and garage due to special domestic circumstances			
<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 CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and 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**

<b>ITEM NO</b>	<b>26</b>			
<b>APPLIC NO</b>	LA07/2017/0634/F	Full	<b>DATE VALID</b>	27/04/2017
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Newry Mourne and Down DC Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 7UA		<b>AGENT</b>	Newry, Mourne & Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 7UA  03000132233
<b>LOCATION</b>	Saintfield Hockey Club Adjacent to 40 Comber Street Saintfeld			
<b>PROPOSAL</b>	Replacement of existing all weather pitch, to new synthetic pitch with associated drainage works. The erection of new 3 metre high sports fence, 4.2 metre high sports fence behind goals, with 2 number pedestrian gates 1 number vehicular access gates			
<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

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

<b>ITEM NO</b>	<b>27</b>		
<b>APPLIC NO</b>	P/2011/0802/F	Full	<b>DATE VALID</b> 06/09/2011
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr K Agnew 9 Drummond Road Newry	<b>AGENT</b>	Henry Murray 37c Claggan Road Cookstown BT80 9XJ 07761231846

**LOCATION** Lands approximately 550Metres south-east of No.9 Drummond Road Newry

**PROPOSAL** Erection of wind turbine with a tower height of 40 metres and a rotor diameter of 29 metres (extending to a total height of 56 metres to tip) with a maximum output not exceeding 225kW, associated transformer / control room building (at 230 metres to north-west of turbine, connected by underground cable), site works and access provision. Access via existing agricultural laneway, off Drummond Road, from a point 50 metres west of No. 6 Drummond Road with extended section to serve turbine. Revised proposal date received 3 February 2014 showing an amended siting with accompanying Shadow Flicker Assessment and Amended Noise Impact Assessment

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 2015 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 2015 and Policy RE 1 of the Department's Planning Policy Statement 18 Renewable Energy in that the proposal would, if permitted, create an unacceptable impact on the visual amenity and landscape character of the area, by reason of its size and siting and would give rise to unacceptable electromagnetic interference to communications installations.

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

**ITEM NO** 28  
**APPLIC NO** P/2011/1034/LBC Listed Building **DATE VALID** 01/12/2011  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Ms. J Hughes C/O Agent **AGENT** Barry Owens  
Consulting 38  
Highfields Avenue  
Newry  
BT35  
07867976610

**LOCATION** Lands at and adjacent to No.42 Dundalk Street  
Newtownhamilton

**PROPOSAL** Retention of rear extension and alterations (with internal modifications) to existing listed public house to include off-licence sales (with separate access to rear) and new toilets on ground floor; keg store, kitchen and ancillary storage in basement; conversion of first floor to provide liveable accommodation; external smoking area at ground floor level; internal and external circulation including disabled access provision; and with demolition of existing rear out-shot. Application being considered in conjunction with accompanying application for full planning permission, under File Ref. P/2011/1038/F.

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

- 1 The proposal is contrary to Strategic Planning Policy Statement and Policy BH8 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 81 of the Planning Act (NI) Order 2011 and the extension/alterations have resulted in the loss and impairment of features of special interest and loss of the essential character.

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

<b>ITEM NO</b>	<b>29</b>			
<b>APPLIC NO</b>	P/2011/1038/F	Full	<b>DATE VALID</b>	01/12/2011
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Ms Jackie Hughes C/O Agent		<b>AGENT</b>	Barry Owens Consulting 38 Highfields Avenue Newry BT35 8UG 07867976610

**LOCATION** Lands at and adjacent to No.42 Dundalk Street  
Newtownhamilton

**PROPOSAL** Retention of rear extension and alterations (with internal modifications) to existing public house to include off-licence sales (with separate access to rear) and new toilets on ground floor; keg store, kitchen and ancillary storage in basement; conversion of first floor to provide liveable accommodation; external smoking area at ground floor level; internal and external circulation including disabled access provision; and with demolition of existing rear out-shot. Application being considered in conjunction with accompanying application for Listed Building Consent, under File Ref. P/2011/1034/LBC.

<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 Strategic Planning Policy Statement, Policy HS1 of Planning Policy Statement 12: Housing in Settlements and Policy BH8 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 81 of the Planning Act (NI) Order 2011 and the extension/alterations have resulted in the loss and impairment of features of special interest and loss of the essential character.

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

<b>ITEM NO</b>	<b>30</b>			
<b>APPLIC NO</b>	R/2014/0657/F	Full	<b>DATE VALID</b>	12/12/2014
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Bluebuild Developments ltd C/ O 91 Main Street Bangor BT20 4AF		<b>AGENT</b>	LIKE Architects 34 Bedford Street Belfast BT2 7FF
				02890278000
<b>LOCATION</b>	The Mourne Observer The Roundabout Castlewellan Road Newcastle and Lands Adjacent No 10 Burren Park BT33 0JX			
<b>PROPOSAL</b>	Proposed Residential Development Comprising 11 No. Dwellings (10 Semi-Detached and 1 Bungalow) (Amended proposal and landscaping details)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	18	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

**Council Newry, Mourne and Down**

**Date 21/06/2017**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	P/2010/0968/F	Full	<b>DATE VALID</b>	02/08/2010
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Seamus Donnelly C/O Agent		<b>AGENT</b>	Colleen McEntee 107a Blaney Road Crossmaglen Newry Co Down BT35 9HT 02830860698

**LOCATION** 236 Dublin Road, Newry

**PROPOSAL** Change of use of building from storage to class A1: shops (to include retention of amendments to building approved under planning ref: P/2005/2425/F).

<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 the Strategic Planning Policy Statement 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's Town Centre and Retailing, Regional and Strategic Policy in that the proposal has not adopted a town centre first, sequential approach and retailing will be directed to town centres in order to prevent the development of inappropriate retail facilities in the countryside.
- 3 The proposal is contrary to the Local Development Plan as it falls outside the Town Centre Boundary / retail area as designated in the Banbridge / Newry and Mourne Area Plan 2015.

<b>ITEM NO</b>	<b>D2</b>			
<b>APPLIC NO</b>	P/2012/0712/F	Full	<b>DATE VALID</b>	04/09/2012
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Brendan Carragher 24 New Road Silverbridge Newry BT35 9PQ		<b>AGENT</b>	J A Murphy B.Sc.,M.I.C.E Chartered Engineer 43 New Road Silverbridge Newry BT35 9NB

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

02830888214

**LOCATION**                   24 New Road  
                                   Silverbridge  
                                   Newry  
                                   BT35 9PQ

**PROPOSAL**                Extension to Tyre Depot

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

- 1     The proposal is contrary to Paragraph 6.279 of the Strategic Planning Policy Statement in that the site lies outside the development limits as designated in the Banbridge, Newry and Mourne Area Plan 2015 and no special need has been demonstrated to justify relaxation of the strict planning controls exercised in the countryside.
- 2     The proposal is contrary to the Banbridge, Newry and Mourne Area Plan 2015, the statutory plan for the area, in that the site lies outside any settlement limit and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for economic development uses in the city, main towns or villages in the Council area in accordance with the sustainability objectives of the plan.
- 3     The proposal is contrary to Paragraph 3.8 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposal conflicts with an up to date development plan.
- 4     The proposal is contrary to 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 Policy PED 3 of the Department's Planning Policy Statement 4, Planning and Economic Development, in that the proposal would result in a major increase in the area of the site and the extension does not respect the scale of the existing buildings which will harm the rural character of the local area.
- 6     The proposal is contrary to Policy PED 9 of the Department's Planning Policy Statement 4, Planning and Economic Development, in that is has not been demonstrated that:
  - appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view; and
  - that there are satisfactory measures to assist integration into the landscape.

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- 7 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;

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.

- 8 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;

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.

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

<b>ITEM NO</b>	<b>D3</b>			
<b>APPLIC NO</b>	P/2012/0921/F	Full	<b>DATE VALID</b>	03/12/2012
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Bernadette Heaney c/o Agent		<b>AGENT</b>	Newline Architects 48 Main Street Castledawson BT45 8AB 028 79 468396

**LOCATION** 220M SE of 26 Shaughan Road  
Newtownhamilton  
BT35 7PF

**PROPOSAL** 1 No. 100KW Wind Turbine with a hub height of 30m (Amended Plans)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	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 the Strategic Planning Policy Statement 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 and Policy RE 1 of the Planning Policy Statement 18, Renewable Energy in that the development would, if permitted, have a seriously detrimental impact on the amenity of an Area of Outstanding Natural Beauty by reason of its cumulative impact with other turbines in the area and impact on adjoining residents by shadow flicker.
- 3 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding access 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.

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

<b>ITEM NO</b>	<b>D4</b>			
<b>APPLIC NO</b>	P/2013/0581/F	Full	<b>DATE VALID</b>	05/08/2013
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Seamus Donnelly Donnelly's Service Station 236 Dublin Road Killeen Newry BT35 8RL		<b>AGENT</b>	
				NA
<b>LOCATION</b>	Unit 4 Donnelly's Service Station 236 Dublin Road Newry			
<b>PROPOSAL</b>	Day Spa and Hair Salon			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	1	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement 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's Town Centre and Retailing, Regional and Strategic Policy in that the proposal has not adopted a town centre first, sequential approach and retailing will be directed to town centres in order to prevent the development of inappropriate retail facilities in the countryside.
- 3 The proposal is contrary to the Local Development Plan as it falls outside the Town Centre Boundary / retail area as designated in the Banbridge / Newry and Mourne Area Plan 2015.