



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 29 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 22 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

29/03/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 29/03/2017

| | | | | |
|------------------------|---|---------|-------------------|---|
| ITEM NO | 1 | | | |
| APPLIC NO | LA07/2015/0443/O | Outline | DATE VALID | 09/06/2015 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Martin McConville 16 Wrack Road Ballymartin Kilkeel | | AGENT | Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 41772377 |

LOCATION 25 metres south east of no 16 Wrack Road
Ballymartin
Kilkeel

PROPOSAL Site for dwelling and detached 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 SPPS and 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.

2 The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

-the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; and

-the building would, if permitted not respect the traditional pattern of settlement exhibited in that area;

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

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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 2 | | | |
| APPLIC NO | LA07/2015/0510/F | Full | DATE VALID | 19/06/2015 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Andy Hall - Secretary Tollymore United FC 7 Slievecoole Park Newcastle BT33 0JB | | AGENT | Tracey Architects 29 Clarendon Street Derry BT48 7ER 02871364202 |
| LOCATION | Donard Park Newcastle Co Down BT30 6SR | | | |
| PROPOSAL | Erection of new 2-storey sports hub & demolition of existing single storey pavilion | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 1 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
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PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 3 | | | |
| APPLIC NO | LA07/2015/0896/O | Outline | DATE VALID | 11/09/2015 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Aileen Quinn 12 Old Town Road Cullyhanna Newry BT35 0JP | | AGENT | Karl Sherry 103 Rostrevor Road Hilltown Newry BT34 5TZ 028 40638336 |
| LOCATION | 150 metres north west of 12 Old Town Road Cullyhanna Newry | | | |
| PROPOSAL | Dwelling and detached garage on a farm | | | |
| 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 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 the 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 Oldtown Road.
- 3 The proposal is contrary to the SPPS 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;

-the dwelling would, if permitted add to 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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APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 4 | | | |
| APPLIC NO | LA07/2016/0107/F | Full | DATE VALID | 25/01/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Aidan Strain 40 Maphoner Road Mullaghbawn Newry BT35 9TR | | AGENT | J.A. Murphy B.Sc., M.I.C.E. Chartered Engineer 43 New Road Silverbridge Newry BT35 9NB 028 3088 8214 |
| LOCATION | 40 Maphoner Road Mullaghbawn Newry BT35 9TR | | | |
| PROPOSAL | Single storey side extension to be used as sun-lounge and detached garage to rear. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | Addresses | | Signatures | |
| | 0 | 0 | 0 | 0 |

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the design and external materials of the proposal is not sympathetic with the built form and appearance of the existing property.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------|---|
| ITEM NO | 5 | | |
| APPLIC NO | LA07/2016/0130/F | Full | DATE VALID 28/01/2016 |
| COUNCIL OPINION | REFUSAL | | |
| APPLICANT | Niall and Frances Deery Deep Well Farm 63 Killynure Road West Carryduff BT8 8EA | AGENT | Niall Deery RIBA MRIAI Chartered Architect Deep Well Farm 63 Killynure Road West Carryduff BT8 8EA NA |

LOCATION Land adjacent to 10 Ballydonnell Road
Tyrella
Downpatrick

PROPOSAL Dwelling house

| REPRESENTATIONS | OBJ Letters | | SUP Letters | | OBJ Petitions | | SUP Petitions | |
|------------------------|--------------------|---|--------------------|---|----------------------|------------|----------------------|------------|
| | 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 (SPPS) and to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policies CTY1 and CTY10 and CTY 13 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 application is unacceptable as insufficient information has been submitted regarding a flood risk assessment of the site to enable the Authority to make an informed decision on the proposal.

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|------------------------|--|---------|-------------------|---|
| ITEM NO | 6 | | | |
| APPLIC NO | LA07/2016/0307/O | Outline | DATE VALID | 02/03/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Paul Ward Shelbourne Motors Ltd 334 Tandragee Road Portadown BT62 3RB | | AGENT | Mr David Anderson Anderson Architect 92A Thomas Street Portadown BT62 3AG |
| | | | | NA |

LOCATION Cluain Mhuire
 Armagh Road
 Newry. Existing entrance opposite 132 Armagh Road
 Glasdrummond
 Newry
 BT35 6PU

PROPOSAL Erection of a new multi-franchise car showroom to include a car workshop and 3 adjoining showrooms. Grounds of building to make provision for vehicle display areas and customer parking

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|------------------------|--------------------|--------------------|----------------------|----------------------|
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 1 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 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 of Newry 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 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.
- 3 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations 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.
- 4 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.
- 5 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.

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 7 | | | |
| APPLIC NO | LA07/2016/0429/F | Full | DATE VALID | 31/03/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr and Mrs D McAneany C/o Agent | | AGENT | O'Callaghan Planning Unit 1 Monaghan Court 10 Monaghan Steet Newry BT35 6BH 02830835700 |
| LOCATION | 50 metres north of 43 Clontigora Road Killeen Newry | | | |
| PROPOSAL | Proposed new dwelling and garage to change from that approved under reference number P/2007/0374/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 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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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 8 | | | |
| APPLIC NO | LA07/2016/0501/F | Full | DATE VALID | 15/04/2016 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Newry Mourne and Down District Council Greenbank Council Offices Greenbank Industrial Estate Newry BT34 2QU | | AGENT | NMDDC Greenbank Council Offices Greenbank Industrial Estate BT34 4QU 028030313233 |
| LOCATION | Road crossing approximately 185m north west of entrance to Victoria Locks Fathom Line BT35 8QN | | | |
| PROPOSAL | Pedestrian crossing the Fathom Line public road to connect Newry Canal "Greenway" and Victoria Docks to Fathom Forest. | | | |
| 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 | 9 | | | |
| APPLIC NO | LA07/2016/0699/F | Full | DATE VALID | 23/05/2016 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Mr Colin Kane 101 Ballymacarn Road Ballynahinch BT24 8JS | | AGENT | Henry Marshall Brown Architectural Partnership 10 Union Street Cookstown BT80 8NN 02886763515 |
| LOCATION | Land at 123 Magherahamlet Road Ballynahinch BT24 8LA | | | |
| PROPOSAL | Proposed 2no broiler poultry sheds with 4no feed bins, 2no gas tanks, office and changing building (to contain in total 74,000 broilers) | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 20 | 0 | 1 | 0 |
| | | | Addresses | Signatures |
| | | | 80 | 80 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

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APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------------|--|----------------------|
| ITEM NO | 10 | | | |
| APPLIC NO | LA07/2016/0740/A | Advertiseme | DATE VALID | 07/06/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Rachael McKibben 30 Main Street Saintfield BT24 7AB | AGENT | William Shannon Architect Studio 27 Middle Road Saintfield BT24 7ID | |
| | | | NA | |
| LOCATION | 30 Main Street Saintfield Park Saintfield BT24 7AB | | | |
| PROPOSAL | flat plate sign to front elevation, painted sign to gable elevation | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

1 The advertising proposed under this application relates to a business that is operating with unauthorised use and therefore cannot be granted consent.

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 11 | | | |
| APPLIC NO | LA07/2016/0874/F | Full | DATE VALID | 30/06/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Cedar Integrated Primary School 29 Kilmore Road Crossgar BT30 9HJ | | AGENT | Education Authority 16 Grahamsbridge Road Dundonald BT16 2HS 02890566200 |
| LOCATION | Cedar Integrated Primary School 29 Kilmore Road Crossgar | | | |
| PROPOSAL | Erection of security fence to partial perimeter of school grounds | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 1 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| 1 | Having notified the agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information (Flood Risk Assessment) 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. | | | |
| 2 | The Proposal is contrary to Policy FLD 1 of Planning Policy Statement 15 in that the required Flood Risk Assessment has not been submitted. | | | |
| 3 | The Proposal is contrary to Policy FLD 2 of Planning Policy Statement 15 in that if approved this development would impede the operational effectiveness of flood defence and drainage infrastructure and hinder access to enable any necessary maintenance work. | | | |

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|------------------------|---|------|-------------------|------------|
| ITEM NO | 12 | | | |
| APPLIC NO | LA07/2016/1156/F | Full | DATE VALID | 23/08/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Ruairi McKeown 2 Tobar Blinne Meigh Newry BT35 8WD | | AGENT | NA |
| LOCATION | Lands approximately 70m North of No. 11 Carrowbane Road Belleek Newry | | | |

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APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------------|----------------------|-------------------|----------------------|-------------------|--|--|
| PROPOSAL | erection of dwelling and detached garage with associated site works | | | | | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | | SUP Petitions | | | |
| | 1 | 0 | 0 | | 0 | | | |
| | | | Addresses | Signatures | Addresses | Signatures | | |
| | | | 0 | 0 | 0 | 0 | | |

- 1 The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 - the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure ;
 - the dwelling would if permitted significantly alter the existing character of the cluster and visually intrude into the open countryside;

- 2 The proposal is contrary to 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 is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the ancillary works do not integrate with their surroundings;
 - and therefore would not visually integrate into the surrounding landscape.

- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - the (building) would, if permitted, be unduly prominent in the landscape;
 - (the (building) would, if permitted create/add to a ribbon of development;
 - the impact of ancillary works would damage rural character;
 - and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

- 4 The proposal is contrary to Policy 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 Carrowbane Road.

PLANNING (NI) ORDER 1991
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|------------------------|--|------|-------------------|---|
| ITEM NO | 13 | | | |
| APPLIC NO | LA07/2016/1211/F | Full | DATE VALID | 13/09/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr Dermot Quinn 11 Cuttyshane Road Killyleagh BT30 9SL | | AGENT | Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT |
| | | | | NA |

LOCATION Adjacent to 11 Cuttyshane Road
Killyleagh
BT30 9SL

PROPOSAL Proposed stable block, tack room and fodder store to replace existing wooden stables

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| 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 CTY1 of Planning Policy Statement 21, Sustainable Development and SPPS 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 OS3 of PPS 8, Open Space, Sport and Outdoor Recreation in that the development by virtue of its scale, mass and siting cannot be readily absorbed into the landscape.
- 3 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.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.

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|------------------------|--|------|-------------------|---|--|
| ITEM NO | 14 | | | | |
| APPLIC NO | LA07/2016/1359/F | Full | DATE VALID | 11/10/2016 | |
| COUNCIL OPINION | REFUSAL | | | | |
| APPLICANT | Mr C Ward 106 Crockanboy Road Rousky Gortin BT79 7RS | | AGENT | Design And Detail 5 Ballylame Road Garvagh Coleraine BT51 5PH | |
| | | | | NA | |

LOCATION 6 Magheratimpany Road
Ballynahinch
BT28 8NZ

PROPOSAL Proposed off site replacement dwelling and 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 Strategic Planning Policy Statement for Northern Ireland (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 curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling or that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits

2

- The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
- the proposed site lacks long established natural boundaries .
- 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, 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 CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character and would therefore further erode the rural character of the countryside.

4 The proposal is contrary to Policy NH 5 of PPS 2 Natural Heritage in that it has not been demonstrated that the proposal will not result in an unacceptable adverse impact on or damage to priority habitats or priority species.

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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 15 | | | |
| APPLIC NO | LA07/2016/1381/O | Outline | DATE VALID | 14/10/2016 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Mr & Mrs R Reilly 115 Shore Road Kilclief BT30 7NP | | AGENT | Gary Patterson Architects 10 Castleward Road Strangford BT30 7LY 02844881863 |
| LOCATION | Lands between 115 and 117 Shore Road Kilclief BT30 7NP | | | |
| PROPOSAL | Proposed infill site for detached dwelling and garage | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

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APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 16 | | | |
| APPLIC NO | LA07/2016/1479/F | Full | DATE VALID | 04/11/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr Ciaran O'Hare | 19 Bog Road | AGENT | James Cunningham 12 Leestone Road Kilkeel BT34 4NW 028 4176 2730 |
| | Atticall | | | |
| | Kilkeel | | | |
| | BT34 4HJ | | | |
| LOCATION | Adjacent to 125 Ballylough Road Ballywillwill Castlewellan | | | |
| PROPOSAL | Proposed Dwelling | | | |
| 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 2015 (SPPS) and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is gap is not sufficient to accommodate up to a maximum of two houses which would respect the existing development pattern along the frontage in terms of size, scale, siting and plot depth. 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.

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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 17 | | | |
| APPLIC NO | LA07/2016/1582/LBC | Listed Building | DATE VALID | 24/11/2016 |
| COUNCIL OPINION | CONSENT | | | |
| APPLICANT | Down County Museum English Street Downpatrick BT30 6AH | The Mall | AGENT | Newry, Mourne & Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6GQ 0300 0132233 |
| LOCATION | The Mall English Street Downpatrick Co Down BT30 6AH | | | |
| PROPOSAL | Temporary erection of a 1900's army hut from Ballykinler to the courtyard in Down County Museum in Downpatrick | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|------|-------------------|---|
| ITEM NO | 18 | | | |
| APPLIC NO | LA07/2016/1654/F | Full | DATE VALID | 09/12/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr and Mrs Patrick Carr 50 Ballintemple Road Killeavy Newry BT35 8SJ | | AGENT | Cornett Design Associates Ltd 4 Hartford Place The Mall Armagh BT61 9BJ 02837523330 |

LOCATION 40m NW of 8 Trasna Road
Ballintemple
Killeavy
Newry
BT35 8LG

PROPOSAL Proposed infill dwelling and domestic 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 and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Trasna Road.
- 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 buildings and add to a ribbon of development which 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 would, if permitted, be 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 | 19 | | | |
| APPLIC NO | LA07/2016/1659/F | Full | DATE VALID | 13/12/2016 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Newry, Mourne and Down Council Council Offices Greenbank Industrial Estate Newry BT34 2QU | AGENT | Estates Section, Council Offices Greenbank Industrial Estate Newry BT34 2QU 028 3031 3031 | |
| LOCATION | Land to the rear of Nos 45-51 Drumalane Park Newry BT35 8AT | | | |
| PROPOSAL | New modular building community centre. Accommodation to include: main hall, offices, kitchen, toilets, store, changing rooms. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 20 | | | |
| APPLIC NO | LA07/2016/1718/F | Full | DATE VALID | 23/12/2016 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Thomas McKenna 71 Cullaville Road Crossmaglen Newry BT35 9AQ | | AGENT | JA Murphy 43 New Road Silverbridge Newry BT35 9NB 02830888214 |
| LOCATION | Site between Nos 69 and 71 Cullaville Road Crossmaglen Newry BT35 9AQ | | | |
| PROPOSAL | New dwelling house and garage on infill site | | | |
| 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 and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since adequate forward sight distance of 90 metres is not available, on the public road, at the proposed access in accordance with the standards contained in the Department's Development Control Advice Note 15.

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APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 21 | | | |
| APPLIC NO | LA07/2017/0202/F | Full | DATE VALID | 09/02/2017 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Down County Museum The Mall English Street Downpatrick BT30 6AH | | AGENT | Newry, Mourne & Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 7GQ 03000132233 |
| LOCATION | Down County Museum The Mall English Street Downpatrick | | | |
| PROPOSAL | Reconstruction of circa 1900's period hut | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | |
| | 0 | 0 | 0 | |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 22 | | | |
| APPLIC NO | P/2013/0242/F | Full | DATE VALID | 25/03/2013 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Lotus Group and KPMG C/O Agent | | AGENT | O'Callaghan Planning Unit 1, 10 Monaghan Court, Newry, BT35 6BH 028 3083 5700 02890434333 |
| LOCATION | Lands at Watson Road/Dorans Hill Newry including lands to the east of Watsons Road | | | |
| PROPOSAL | Proposed residential housing development of 200 no. units comprising 61 detached, 126 semi-detached, 13 townhouses (some with garages) improvements and widening of existing Watsons Road and Dorans Hill, introduction of new roundabout and distributor road, planting of acoustic barrier along distributor road, proposed landscaping, open space, car parking, site and access works. | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 207 | 2 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

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APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------------|----------------------|----------------------|
| ITEM NO | 23 | | | |
| APPLIC NO | P/2013/0632/F | Full | DATE VALID | 29/08/2013 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Carncastle Properties 24 Main Street Hilltown Co. Down BT34 5UH | | AGENT | C/O Applicant |
| | | | | (028) |
| LOCATION | Lands adjacent to 20 and 25 Mullach Allann Carnagat Road Newry | | | |
| PROPOSAL | Retrospective application for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return and area of open space (amended plans and description) | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 11 | 0 | 1 | 0 |
| | | | Addresses | Signatures |
| | | | 35 | 35 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|----------------------|
| ITEM NO | 24 | | | |
| APPLIC NO | P/2014/0286/F | Full | DATE VALID | 26/03/2014 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Carncastle Properties 24 Main Street Hilltown Co. Down BT34 5UH | AGENT | C/O Applicant | |
| | | | | (028) 406 38501 |
| LOCATION | Adjacent to 20 and 25 Mullach Allann Carnagat Road Newry BT35 8UU | | | |
| PROPOSAL | Retrospective permission for the relocation of dwelling numbers 22,24,26,27,28,29,30,32,34 and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space. Retrospective permission for the relocation of dwelling numbers 22,24,26,27,28,29,30,32,34 and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space. (Amended plans and description) | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 11 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

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APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|---------|-------------------|--|
| ITEM NO | 25 | | | |
| APPLIC NO | P/2015/0191/O | Outline | DATE VALID | 09/03/2015 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | D O'Hare 112 Tullyframe Road Atticall Kilkeel | | AGENT | Quinn Design & Engineering Services 36 Corrags Road Burren Warrenpoint BT34 3PY 028 4177 2377 |

LOCATION 20 metres north east of 61 Tullyframe Road
Atticall
Kilkeel

PROPOSAL Site for dwelling and detached garage with new access onto public road

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| 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 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 the SPPS and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent an infill opportunity as there is no established built up frontage and would, if permitted, result in the creation of ribbon development along the Tullyframe Road.
- 3 The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: (a) the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing buildings; (b) the dwelling would, if permitted create or add to a ribbon of development; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.
- 4 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the site lies in a designated Area of Outstanding Natural Beauty and the development would harm the special character and landscape quality of the area by reason of its siting which would extend a ribbon of development and increase the impression of a suburban-style build up of same.

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ITEM NO 26
APPLIC NO R/2015/0068/F Full **DATE VALID** 06/02/2015
COUNCIL OPINION REFUSAL
APPLICANT Mr John Crea 9 Park Road **AGENT** Strategic Planning
Strangord 4 Pavilions Office
BT30 7BA Pk
Kinnegar Drive
Holywood
BT18 9JQ
02890425222

LOCATION Approx. 365 metres North West of 53 Castleward Road
Downpatrick.

PROPOSAL Erection of single wind turbine on 30m hub, associated access and 2 No electricity
cabinets.
(Amended red line received)

| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| | Addresses | Signatures | Addresses | Signatures |
| | 8 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 |

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy RE1 (b) of the Departments Planning Policy Statement 18, in that the development will have an unacceptable adverse impact on the visual amenity or landscape character of the area.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy RE1 (c) of the Departments Planning Policy Statement 18, in that it has not been demonstrated that in that the proposal would not have an adverse impact on built heritage interests.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy RE1(a) of the Departments Planning Policy Statement 18, in that it has not been demonstrated that the proposal would not result in an unacceptable adverse impact on the residential amenity of neighbouring residents at 15 Audleystown Road as a result of shadow flicker.
- 4 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Planning Policy Statement 2 'Natural Heritage' Policy NH6 Areas of Outstanding Natural Beauty in that the proposal is inappropriate in terms of size, scale and siting for the locality and is not sympathetic to the special character of the Lecale area of Outstanding Natural Beauty.
- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that a full visual assessment is required to allow the Council to determine the impact of the proposal on Castleward Demesne and associated Listed Builds as well as monuments in State Care. 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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APPLICATIONS FOR PLANNING PERMISSION

- 6 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would be a prominent feature in the landscape and fails to blend with the landform, existing tree groups, slopes and natural features which provide a backdrop.
- 7 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 proposal, if permitted, would be unduly prominent in the landscape and cause a detrimental change to the rural character of the area.