



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 1 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 February 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

01/03/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 01/03/2017

ITEM NO	1			
APPLIC NO	LA07/2015/0349/F	Full	DATE VALID	20/05/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr James Cunningham 78 Moor Road Kilkeel BT34 4NQ		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 028417 53679

LOCATION Adjacent to and south of 78 Moor Road
Kilkeel

PROPOSAL Proposed change of house type to previously approved under P/2009/0393/F

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 CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape; the design of the proposed building is inappropriate for the site and its locality; and 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.
- 2 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 3 The proposal is contrary to Planning Policy Statement 2, Natural Heritage, in that the proposed design fails to respect the local architectural style of dwellings in the countryside.
- 4 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that an amended design is required to allow the Council to determine the application, and having not received any amendments despite several requests, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

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ITEM NO	2			
APPLIC NO	LA07/2015/0456/F	Full	DATE VALID	12/06/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Richard Nummy C/O 83 Belfast Road Newry		AGENT	Martin Byrne 20 School Road Newry BT34 1SX NA
LOCATION	35m south of 93 Belfast Road Newry			
PROPOSAL	Relocation of access to that approved under planning approval P/2010/1452			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AMP 3 of Planning Policy Statement 3 - Access Movement and Parking in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

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ITEM NO	3			
APPLIC NO	LA07/2015/0700/O	Outline	DATE VALID	28/07/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Derryogue Developments Ltd Mr & Mrs Lindsay Wilson 47 Kittys Road Kilkeel Newry BT34 4EJ		AGENT	A J Bingham Architectural Design Services Mountpleasant Thomas's Lane 33 Anthonys Road Ballymartin Newry BT34 4PN 41769470 Mob:

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

PROPOSAL Site for housing development

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

- 1 The proposal is contrary to Policy FLD 3 of Planning Policy Statement 15: Planning and Flood Risk, in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and development elsewhere.
- 2 Having notified the applicant under Article 4 (2) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that a Drainage Assessment in accordance with PPS15 is required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

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ITEM NO	4			
APPLIC NO	LA07/2015/0971/O	Outline	DATE VALID	30/09/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	John McNally C/O Agent		AGENT	CGDM 27 Patrick Street Newry BT35 8EB 02830250844

LOCATION 100m North East of No. 37 Sheeptown Road
Saval
Newry
BT34 2LD

PROPOSAL Site for dwelling and 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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.
 - 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm. The proposed development 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 dwelling would, if permitted, be unduly prominent in the landscape, it would 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 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 Sheeptown Road.
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 5
APPLIC NO LA07/2015/1114/F Full **DATE VALID** 28/10/2015
COUNCIL OPINION REFUSAL
APPLICANT Glen and Shauna Matthews C/O **AGENT** ERES Limited
 Agent Mourn House
 41-43 Downshire
 Road
 Newry
 BT34 1EE
 02830250135

LOCATION 122m North-East of 47 Bernish Road
 Ballymacdermot
 Newry
 Co Armagh

PROPOSAL Erection of Dwelling on a Farm

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

- 1 1. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new dwelling is visually linked or sited to cluster with an established group of buildings on the farm.
- 2 2. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - the proposed dwelling 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 proposed dwelling relies primarily on the use of new landscaping for integration;
 - the ancillary works do not integrate with their surroundings;
 - the design of the proposed dwelling is inappropriate for the site and its locality;
 - the proposed dwelling fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop;
 - the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm;
 and therefore the proposal would not visually integrate into the surrounding landscape.
- 3 3. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that, the proposed dwelling would, if permitted, be unduly prominent in the landscape and the impact of ancillary works would damage rural character, and the proposal would therefore result in a detrimental change to the rural character of the countryside.

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- 4 4. The proposal is contrary to Policy NH6 of Planning Policy Statement 2, Natural Heritage in that, the siting and scale of the proposal is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and the proposed dwelling does not respect local architectural styles.

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ITEM NO	6		
APPLIC NO	LA07/2015/1219/F	Full	DATE VALID 13/11/2015
COUNCIL OPINION	REFUSAL		
APPLICANT	Malachy Burns 39 Kilmonaghan Road Newry BT35 6QD	AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 02830250135

LOCATION Lands adjacent and 40m South-East of No 39 Kilmonaghan Road Armagh

PROPOSAL Erection of dwelling and garage on a farm

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 and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years and that other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application.
- 2 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 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. The proposed dwelling would also, if permitted, rely primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.
- 3 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 creation of ribbon development along Kilmonaghan Road.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings, 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 7
APPLIC NO LA07/2016/0150/O Outline **DATE VALID** 03/02/2016
COUNCIL OPINION REFUSAL
APPLICANT Alan & Ronald Davidson 17 **AGENT** Collins & Collins
Ardaragh Road 18 Margaret St
Newry Newry
BT34 1NY BT34 1DF
30266602

LOCATION Adjacent and immediately south of No.17 Ardaragh Road
Newry
Co. Down BT34 1NY

PROPOSAL Erection of managers dwelling and domestic garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS), Policies CTY1 and CTY7 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 there is a site specific need for the proposed dwelling that makes it essential for an employee to live at the site of their work.
 - 2 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Ardarragh Road.
 - 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not visually integrate into the surrounding landscape.
 - 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted 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.
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 8
APPLIC NO LA07/2016/0431/F Full **DATE VALID** 05/04/2016
COUNCIL OPINION REFUSAL
APPLICANT Riverway Precision Engineering **AGENT** Glyn Mitchell
 29a Ballinran Road Architectural
 Kilkeel Design 139
 BT34 4JA Ballinran Road
 Kilkeel
 BT34 4JB
 NA

LOCATION 29a Ballinran Road
 Kilkeel
 Co Down

PROPOSAL Proposed Replacement Light Engineering shed for existing building and retain existing workshop as a garage.

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

- 1 The proposal is contrary to Policy CTY 1 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 PED 2 and Policy PED 3 of Planning Policy Statement 4, Industrial Development in that the development would, if permitted, have an adverse impact on the environment by virtue of the significant increase in the site area of the enterprise, the significant building works on a site located in the Countryside and its lack of visual integration into the rural landscape. It has not been demonstrated that the relocation of the enterprise is not possible for particular operational or employment reasons, the proposal would make a significant contribution to the local economy and the development would not undermine rural character.
- 3 The proposal is contrary to Policy PED 9 of Planning Policy Statement 4, Industrial Development in that the development would, if permitted, be incompatible with surrounding land uses, harm the amenities of nearby residents, adversely affect features of the natural heritage, the building design and landscaping arrangements are not appropriate and there are not satisfactory measures to assist integration into the landscape.
- 4 The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape, the proposed site lacks long established natural boundaries for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration and the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.
- 5 The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore further erode the rural character of the countryside.

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- 6 The proposal is contrary to Policy NH 6 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 of the area by reason of its size, scale and design which are deemed to be inappropriate.

ITEM NO	9			
APPLIC NO	LA07/2016/0821/F	Full	DATE VALID	20/06/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	C Canning 22 Ringhaddy Road Killinchy BT23 6TU		AGENT	HR Jess Architecture Planning & Management 1 Jordanstown Road Newtownabbey Co Antrim BT37 0QD 028 9036 4615
LOCATION	24 Ringhaddy Road Killinchy			
PROPOSAL	Change of House type to that previously approved under R/2012/0323/F. (Further amended plan received: clarification re: finishes and levels)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	54	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	10			
APPLIC NO	LA07/2016/0854/O	Outline	DATE VALID	27/06/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Richard Cleland 185 Ardglass Road Downpatrick BT30 7EA		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED 07969919145

LOCATION Replacement of former dwelling located 70m North East of 24 Ballybrannagh Road on land directly north of 185 Ardglass Road Downpatrick BT30 7EA

PROPOSAL Replacement Dwelling (Off-Site) (Amended Description and Site Address)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	3	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and 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 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.

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ITEM NO	11			
APPLIC NO	LA07/2016/1148/F	Full	DATE VALID	31/08/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Edel Patterson 86 Church Street Dromore Co Down BT25 1AA		AGENT	Fletcher Architects (N.I.) LTD 25 Main Street Castlewellan Co Down BT31 9DF 02843778710
LOCATION	24 Edgewater Apartments South Promenade Newcastle Co Down			
PROPOSAL	Proposed balcony to rear of first floor apartment			
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 EXT 1 of the Addendum to Planning Policy Statement 7 (Residential Extensions and Alterations) in that the proposal will have an adverse impact upon the privacy of the residents of Apartments 13, 14, 15 & 16 Edgewater, Newcastle, by reason of overlooking.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	12			
APPLIC NO	LA07/2016/1189/F	Full	DATE VALID	08/09/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Ryan Lundy 31 Clarkhill Road Castlewellan BT31 9DF		AGENT	Fletcher Architects (N.I) LTD 25 Main Street Castlewellan BT31 9DF 028 43778710
LOCATION	55 Main Street Castlewellan			
PROPOSAL	Retrospective planning permission to retain shop front facade			
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

ITEM NO	13		
APPLIC NO	LA07/2016/1212/O	Outline	DATE VALID 12/09/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Thomas Grant 44 Leode Road Hilltown Newry BT34 5TJ	AGENT	Collins & Collins 18 Margaret St Newry BT34 1DF 028 3026 6602

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

PROPOSAL Replacement dwelling on farm (Amended site Address)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that all of the external structural walls are not substantially intact; the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.
- 3 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation/ addition of ribbon development along the Ryan Road.
- 4 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries; is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and the proposed building would rely primarily on the use of new landscaping for integration.
- 5 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings; would not respect the traditional pattern of settlement exhibited in that area; would permitted create a ribbon of development; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	14				
APPLIC NO	LA07/2016/1422/DCA	Demolition w	DATE VALID	25/10/2016	
COUNCIL OPINION	CONSENT				
APPLICANT	Ryan Lundy 31 Clarkhill Road Castlewellan BT31 8BJ		AGENT	Fletcher Architects (NI) Ltd 25 Main Street Castlewellan BT31 9DF 02843778710	
LOCATION	55 Main Street Castlewellan Co Down BT31 9DF				
PROPOSAL	Retrospective Planning Permission for Demolition of Façade to include the Ground Floor Shop Front and First Floor Windows in a Conservation Area				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

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ITEM NO	15			
APPLIC NO	LA07/2016/1449/O	Outline	DATE VALID	31/10/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Mary Slane 60 Dundalk Street Newtownhamilton BT35 0PB		AGENT	Feargal Carolan 40 Larchmount Newry BT35 6TX 07732119785
LOCATION	30M North of No. 34 Seafin Road Newry			
PROPOSAL	Proposed Dwelling and Detached Domestic Garage (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 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 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 Seafin Road.

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 result in a suburban style build-up of development when viewed with existing and approved buildings;

-the (building) would, if permitted create a ribbon of development;

and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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ITEM NO	16		
APPLIC NO	LA07/2016/1460/O	Outline	DATE VALID 01/11/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Sheila & Brian Fearon 46 Foughillotra Road Jonesborough Newry BT35 8JG	AGENT	M P Toale & Associates 116 Dromintee Road Newry BT35 8SW 02830888574

LOCATION Kilnasaggart Road (Approx 150M South of No. 9 Kilnasaggart Road) Jonesborough
Newry (Foughillotra TD)

PROPOSAL Dwelling

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 and policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a gap within an otherwise substantial and continuously built up frontage and would add to ribbon development along the Kilnasaggart Road.
- 2 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.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and add to a ribbon of development which would therefore result in a detrimental change to 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 dwelling is unsympathetic to the special character of the AONB in general and of the particular locality.
- 5 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 would not be possible within the application site to provide an access with visibility splays (of 2 metres x 33 metres), in accordance with the standards contained in the Department's Development Control Advice Note 15.

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ITEM NO	17			
APPLIC NO	LA07/2016/1578/F	Full	DATE VALID	24/11/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Trevor Hughes Newry Mourne and Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6GQ		AGENT	
				NA
LOCATION	Ardglass Playing Field Green Road Ardglass BT30 7UA			
PROPOSAL	Re-grading of site levels creating new kick about football pitch and associated site drainage. Extension to car park and alterations to existing access. (Amended plans received showing relocation of bicycle stand)			
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**

ITEM NO	18			
APPLIC NO	LA07/2016/1585/F	Full	DATE VALID	24/11/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Trevor Hughes Newry Mourne Down District Council Downshire Civic Centre		AGENT	
	Downshire Estate Ardglass Road Downpatrick			
			NA	
LOCATION	Ardglass Football Club Green Road Ardglass BT30 7UA			
PROPOSAL	Improvement works to existing football pitch including new land drainage regarding of site levels, perimeter fence 1.2m high with lockable gates to pitch boundary, 3 no shelters			
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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ITEM NO	19			
APPLIC NO	P/2014/0966/F	Full	DATE VALID	19/12/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Thomas Davis GFC Correnshigo Newry		AGENT	Design 3 3 Cedar Grove Newry
				07845811586
LOCATION	Lands approx 180 Metres south-west of No.15 Doran's Hill Newry (within the grounds of Thomas Davis GFC/Community Sports Facility under construction)			
PROPOSAL	Installation of temporary changing facilities (comprising 2no. pre-fabricated buildings) and 2no. storage containers for equipment (involving relocation from existing GFC Ground, off Chancellors Road, Newry)			
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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ITEM NO	20			
APPLIC NO	P/2014/0977/F	Full	DATE VALID	26/11/2014
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Belinda McArdle & Mr Ross McArdle C/O Agent		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry

NA

LOCATION Approximately 60 metres North of No 53 Upper Fathom Road
Killeen
Newry

PROPOSAL Erection of farm dwelling

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
					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 and policy NH 6 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.
- 2 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.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the farm business is currently active and has been established for at least six years or that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
- 4 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 proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm, and therefore would not visually integrate into the surrounding landscape.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21			
APPLIC NO	P/2015/0056/F	Full	DATE VALID	26/01/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Colin McManus 48 Shaughan Road Newry BT35 7QA		AGENT	Lakeview Design Ltd 30 Carrickcloghan Road Camlough Newry BT35 7HG

LOCATION 360m north-east of No 37 Shaughan Road
 Belleeks
 Newry
 BT35 7PF

PROPOSAL Change of House Type to include increased ridge height, garage incorporated into main dwelling and associated works. (amended description)

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.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the siting of the proposed dwelling is unsympathetic to the special character of the Area of Outstanding Natural Beauty of the particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22			
APPLIC NO	Q/2014/0449/F	Full	DATE VALID	03/12/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry, Mourne And Down District Council Haughey House, Rampart Road, Greenbank Industrail Estate Newry BT34 2QU		AGENT	
			NA	
LOCATION	Dechomet Cemetery approximately 190 metres south west of 41 Moneyslane Road Ballyward Castlewellan BT31 9QD			
PROPOSAL	Repairs to an existing free-standing chimney and a new concrete access footpath to the existing Dechomet cemetery.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0