



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 24 MAY 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 17 MAY 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

24/05/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 24/05/2017

ITEM NO	1			
APPLIC NO	LA07/2015/0150/O	Outline	DATE VALID	15/04/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Clark McCourt 30 Drumbanagher Road Pontyzpass Newry BT35 6SR		AGENT	
				NA
LOCATION	Lands 30m North East of No 32 Cullentragh Road Jerrettspass Newry.			
PROPOSAL	Dwelling and garage			
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 the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:

the farm business is currently active;

the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm;

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;

verifiable plans exist to expand the farm business at the existing building group to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 2 The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

the proposed building is a prominent feature in the landscape;

the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;

the proposed building relies primarily on the use of new landscaping for integration;

the ancillary works do not integrate with their surroundings;

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.

- 3 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, be unduly prominent in the landscape;

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 not respect the traditional pattern of settlement exhibited in that area;

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	2			
APPLIC NO	LA07/2015/0152/F	Full	DATE VALID	17/04/2015
COUNCIL OPINION	APPROVAL			
APPLICANT	Acord Building Services C/O Agent		AGENT	David Mills Architect Templerise 109 Carryduff Road Lisburn BT27 6YL 07423457449
LOCATION	31 Main Street Clough Co Down BT30 8RA			
PROPOSAL	Residential development consisting of 2 no detached dwellings + 4 no semi-detached dwellings (6 no Total) and associated detached garages (Amended Form and site location)			
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

ITEM NO	3		
APPLIC NO	LA07/2015/0196/F	Full	DATE VALID 27/04/2015
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr A McParland C/O Agent	AGENT	O'Hare Associates Architectural Consultants Ltd The Masters House Abbey Yard Newry BT34 2EG

LOCATION Adjacent to 22 Erskine Street
Newry

PROPOSAL Demolition of existing garage and provision of new town house

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

- 1 The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7: Quality Residential Environments in that the development would, if permitted, result in overdevelopment of the site, which is too restricted to permit the erection of a residential unit of reasonable design and dimensions.
- 2 The proposed development is contrary to Policy LC1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas in that the development does not meet the minimum space standards set out in Annex A.
- 3 The proposed development is contrary to Paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland and Planning Control Principle 1 of Planning Policy Statement 12: Housing in Settlements in that the development would erode local character, environmental quality and residential amenity by trying to fit a two-storey dwelling house into a plot that is not big enough to accommodate such a development, and would result in town-cramming.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	4			
APPLIC NO	LA07/2015/0461/O	Outline	DATE VALID	11/06/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	John Mackin 26 Drumreagh Park Rostrevor BT34 3DU		AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY 02841753679

LOCATION 72 Ballyvalley Road
Mayobridge

PROPOSAL Proposed replacement dwelling

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

- 1 The proposal is contrary to the 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 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 Ballyvalley Road.
- 3 The proposal is contrary to The Strategic Planning Policy Statement (SPPS) and CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed off site replacement dwelling 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 dwelling 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 and therefore would not visually integrate into the surrounding landscape.
- 4 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, be unduly prominent in the landscape; the dwelling 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.
- 5 The proposal is contrary to the SPPS and Policy NH6 (criteria a) of Planning Policy Statement 2 Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its siting which does not respect the distinctive character and landscape quality of the locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	5			
APPLIC NO	LA07/2015/0527/O	Outline	DATE VALID	26/06/2015
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr & Mrs P Smyth 61B Sabbath Hill Ballymartin BT34 4UR		AGENT	
				NA
LOCATION	61B Sabbath Hill Ballymartin BT34 4UR			
PROPOSAL	Erection of a dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	6			
APPLIC NO	LA07/2015/0700/O	Outline	DATE VALID	28/07/2015
COUNCIL OPINION	APPROVAL			
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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 7
APPLIC NO LA07/2015/1123/LBC Listed Building **DATE VALID** 29/10/2015
COUNCIL OPINION REFUSAL
APPLICANT Quayside Properties Ltd C/O **AGENT** DSC Architects
Mr Paul Walsh Ltd 46 Avenue
Unit 17 CIDO Business Park Road
Lurgan Lurgan
Craigavon Craigavon
BT35 6HZ BT66 7BD
NA

LOCATION 2-3 Sugarhouse Quay
Lisdrumgullion
Newry
BT35 6HZ

PROPOSAL Demolition of remaining parts of building for health and safety reasons

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 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.

ITEM NO 8
APPLIC NO LA07/2015/1161/F Full **DATE VALID** 06/11/2015
COUNCIL OPINION REFUSAL
APPLICANT Marie & Eugene Millar C/O **AGENT** Gray Design Ltd 5
Agent Edward Street
Newry
BT35 6AN
02830251885
LOCATION 24a Kilbroney Road
Rostrevor
BT34 3BJ
PROPOSAL Proposed erection of a dwelling house (Amended site layout drawing received)

PLANNING (NI) ORDER 1991

APPLICATIONS FOR PLANNING PERMISSION

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	Addresses	Signatures	Addresses	Signatures		
	4	2	0	0	0	0
	0	0	0	0	0	0

- 1 The proposal is contrary to the provisions of Criteria (a), (c), (f) and (h) of Policy QD1 of Planning Policy Statement 7 - Quality in Residential Developments in that:

The proposed development does not respect its surrounding context and is inappropriate to the character of the site in terms of layout, scale and appearance;
 There is a lack of private amenity space available within the site;
 Adequate and appropriate provision has not been made for parking; &
 The proposal will have an unacceptable adverse effect on No. 26 Kilbroney Road by way of loss of light and overshadowing.

- 2 The proposal is contrary to Criteria (a) and (b) of Policy LC1 of the Addendum to PPS7 Safeguarding the Character of Established Residential Areas in that the proposed plot size is significantly smaller than that of adjacent properties and the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.
- 4 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 visibility splays of 2 metres x 60 metres for an appropriate access cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 5 The proposal is contrary to Criterion (a) of Policy NH6 of Planning Policy Statement 2 - Natural Heritage - in that the siting and scale of the proposal is not unsympathetic to the special character of the Mourne Area of Outstanding Beauty in general and of the particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9		
APPLIC NO	LA07/2015/1270/F	Full	DATE VALID 02/12/2015
COUNCIL OPINION	REFUSAL		
APPLICANT	Michael Teggart C/O Agent	AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 02830835700

LOCATION Approximately 70 metres east of 51 Ayalogue Road
Newry

PROPOSAL Erection of dwelling with detached garage on a farm

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 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 this private lane.
- 2 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and create a ribbon of development which 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	10			
APPLIC NO	LA07/2016/0300/F	Full	DATE VALID	02/03/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Patrick Hutley Hutt Backpackers 30 Downs Road Newcastle BT33 0AG		AGENT	Bradley McClure Architects 186 Lisburn Road Belfast BT9 6AL
				NA
LOCATION	32 Downs Road Newcastle BT33 0AG			
PROPOSAL	Change of use from dwelling to restaurant on ground floor, including a single storey rear extension and the amalgamation of the 1st and 2nd floors into the existing Backpackers Hostel to provide additional accommodation.(additional information)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	24	4	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	11			
APPLIC NO	LA07/2016/0325/F	Full	DATE VALID	10/03/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	L Jay Properties 43 The Slopes Portadown BT63 5NT		AGENT	McAdam Stewart Architects Banbridge Enterprise Centre Scarva Road Banbridge BT32 3QD 02840623444
LOCATION	Site adjacent to and north of number 42 Carquillan Hilltown Newry BT34 5UG			
PROPOSAL	Erection of 18 number dwellings consisting of 4 No. single storey detached and 12 No. 2 storey semi-detached dwellings and associated siteworks			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	12			
APPLIC NO	LA07/2016/0342/F	Full	DATE VALID	09/03/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs V Ward 3 Fishermans Row Killough BT30 7QP		AGENT	MB Architectural Design Services 28 Cathedral Park Downpatrick BT30 6EF NA

LOCATION To rear of 3A Fishermans Row
Killough
Downpatrick
Co Down
BT30 7QP

PROPOSAL Proposed conversion of outbuilding adjoining existing dwelling to form new dwelling unit

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 SPPS and Policy QD1 of the Department's Planning Policy Statement 7, Quality Residential Environments, criteria A, C, E and H in that the proposal would, if permitted, have a negative impact on the overall layout and appearance of buildings and not provide adequate private amenity or movement patterns to both properties and would have an adverse impact in terms of noise and nuisance to existing dwelling 3A.
- 2 The proposal is contrary to SPPS and Policy BH 12 of the Department's Planning Policy Statement 6, Archaeology and the Built Heritage New Development in a Conservation Area in that the development, in particular the use of close board timber fencing, does not preserve or enhance the character and appearance or built form of the area and the materials and detailing do not respect the characteristics of adjoining buildings in the area.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	13			
APPLIC NO	LA07/2016/0695/F	Full	DATE VALID	18/05/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mervyn Wishart 47 Ballyloughlin Road Newcastle BT33 0QG		AGENT	Johnnie Agnew Designer Home Plans 1 Victoria Court Ballymartin Newry BT34 4YH 028 417 63371
LOCATION	47 Ballyloughlin Road Newcastle Co Down BT33 0QG			
PROPOSAL	Erection of additional holiday cottage for the Mourne Cottage self-catering complex.			
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 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 SPPS and Policy TSM 5 of Planning Policy Statement 16, in that the overall design of the scheme including layout and detailed design of the individual unit does not deter permanent residential use.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	14			
APPLIC NO	LA07/2016/0770/O	Outline	DATE VALID	10/06/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Four Seasons Health care Norcliffe House Station Road Wilmslow Cheshire SK9 1BU		AGENT	Strategic Planning Pavilions Office Park Kinnegar Drive Holywood BT18 9JQ NA
LOCATION	Lands south of 26 Strangford Road Downpatrick			
PROPOSAL	Proposed residential development (12 Units) (amended scheme)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	7	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	15		
APPLIC NO	LA07/2016/0902/F	Full	DATE VALID 06/07/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Natural Wood Kitchens Unit 2 Industrial Estate 84b Dundrum Road Newcastle BT33 0LN	AGENT	Fletcher Architects (NI) Ltd 25 Main Street Castlewellan BT31 9DF 02843778710

LOCATION Lands 10m East of Unit 2 84b Dundrum Road Industrial Estate
Newcastle
BT33 0LN

PROPOSAL Proposed kitchen showroom, offices, store and associated site works to the existing kitchen manufacturers premises at Natural Wood Kitchens.

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 SPPS and PED 1 of PPS 4 Planning and Economic Development in that the development is not of a scale, nature or form appropriate to its location.
- 2 The proposal is contrary to SPPS and PED 9 of PPS 4, Planning and Economic Development parts H and J in that adequate parking has not been provided to serve the proposal and that the proposal is not of a high quality by reason of its resultant loss of existing car parking to serve the wider industrial unit.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	16		
APPLIC NO	LA07/2016/0904/F	Full	DATE VALID 06/07/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Doran Precision Engineer Unit 4 Industrial Estate 84b Dundrum Road Newcastle BT33 0LN	AGENT	Fletcher Architects (NI) Ltd 25 Main Street Castlewellan BT31 9DF 02843778710

LOCATION Land 10m East of Unit 4 84b Dundrum Road Industrial Estate
Newcastle
BT33 0LN

PROPOSAL Proposed new assembly, packaging, quality inspection room and offices at existing manufacturing premises at Doran Precision Engineering.

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 SPPS and PED 1 of PPS 4 Planning and Economic Development in that the development is not of a scale, nature or form appropriate to its location.
- 2 The proposal is contrary to SPPS and PED 9 of PPS 4, Planning and Economic Development parts H and J in that adequate parking has not been provided to serve the proposal and that the proposal is not of a high quality by reason of its resultant loss of existing car parking to serve the wider industrial unit.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	17			
APPLIC NO	LA07/2016/0925/F	Full	DATE VALID	11/07/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Jaramas Investments (NI) LTD C/O Agent		AGENT	P. O'Hagan & Associates Ltd 10 Trevor Hill Newry BT34 1DN 028 3026 6011
LOCATION	Killeavy Castle Ballintemple Road Clonlum Meigh Newry Co. Armagh			
PROPOSAL	Erection of glasshouse and cafeteria/shop with ancillary accommodation within the walled garden at Killeavy Castle, Clonlum, Meigh, Co. Armagh			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	18			
APPLIC NO	LA07/2016/0991/O	Outline	DATE VALID	22/07/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Choice Housing 31-41 May Street Belfast BT1 4DN		AGENT	Turley Hamilton House 3 Joy Street Belfast Bt2 8LE 02890723900
LOCATION	19 Downpatrick Road Crossgar			
PROPOSAL	4 two-bedroom apartments, new access and parking			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	19			
APPLIC NO	LA07/2016/0999/F	Full	DATE VALID	25/07/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	NIHE Downshire Civic Centre Ardglass Road Downpatrick BT30 6GQ		AGENT	W & M Given Architects Suite 8 River House Castle Lane Coleraine BT51 3DR
				NA
LOCATION	12 St Colmans Gardens Rostrevor			
PROPOSAL	Internal alterations with a two storey rear and side extension with additional single storey rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	20	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 the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations Policy EXT1: (a) in that the scale, massing and design of the proposal is not sympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area, (b) in that the proposal would unduly affect the amenity of neighbouring residents and (d) in that insufficient space would remain within the curtilage of the property for recreational and domestic purposes, including the parking and manoeuvring of vehicles.

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

ITEM NO	20			
APPLIC NO	LA07/2016/1378/O	Outline	DATE VALID	18/10/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Michael Starkey 3 Holly Lane Ballybranagh Downpatrick BT30 7BW		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822
LOCATION	Adjacent to 8 Donard View Crescent Saul Road Downpatrick BT30 6NR			
PROPOSAL	Proposed new dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	6	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21			
APPLIC NO	LA07/2016/1532/O	Outline	DATE VALID	17/11/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Dermot and Antoinette Murphy 5 Lisgarvagh Lislea Newry		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 02841772377

LOCATION To the rear of 17B Bonds Road
Dorsy
Silverbridge BT35 9PE

PROPOSAL Site for dwelling and detached garage with access to Bonds Road via existing lane with access improvements.

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 (SPPS) of Northern Ireland 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 Strategic Planning Policy statement for Northern Ireland and Policy CTY 14 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 the existing and approved buildings and would therefore result in detrimental change to further erode the rural character of the countryside.
- 3 The proposal is contrary to the Strategic Planning Policy statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2 Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the AONB of the particular locality.
- 4 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22				
APPLIC NO	LA07/2016/1660/LBC	Listed Building	DATE VALID	14/12/2016	
COUNCIL OPINION	CONSENT				
APPLICANT	Newry, Mourne and Down Council Council Offices Monaghan Row Newry BT35 8DJ		AGENT	Kriterion Conservation Architects Hamilton House 3 Joy Street Belfast BT2 8LE 028 9024 3911	
LOCATION	Newry Town Hall Bank Parade Newry BT34 1DQ				
PROPOSAL	Internal refurbishment works to Newry Town Hall: refurbishment of existing auditorium, stage and back of stage areas, removal of existing control room, installation of new control room to accommodate sound and lighting desks and installation of new light fittings and support rigs.				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23			
APPLIC NO	LA07/2017/0016/F	Full	DATE VALID	16/12/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs E Martin & Sons 29 Ballyloughlin Road Kilmegan Dundrum BT33 0QG		AGENT	Ian Burtney 18 Ardilea Road Clough Downpatrick BT30 8SL 07928648030
LOCATION	Land Adjacent to and East of 29 Ballyloughlin Road Dundrum BT33 0QG			
PROPOSAL	Proposed livestock and machinery shed with underground tanks and shed for storage of silage			
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 and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal in terms of character and scale is inappropriate to its location and that it does not visually integrate into the local landscape.
- 2 The proposal is contrary to the Strategic Planning Policy Statement Policy and CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed buildings are inappropriate for the site and its locality as the scale and massing of the buildings would make them dominant and incongruous in the local landscape.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of earthworks works would result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and Policy NH6 Areas of Outstanding Natural Beauty of Planning Policy Statement 2, Natural Heritage in that the proposal is not of an appropriate design, size and scale for the locality and the siting and scale of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	LA07/2017/0050/F	Full	DATE VALID	13/01/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Telefonica UK Limited 260 Bath Road Slough SL1 4DX		AGENT	Taylor Patterson C/O Ross Planning 9A Clare Lane Cookstown BT0 8RJ 028 8676 4800
LOCATION	Lands associated with Kilcoo GAA Club c. 525m NW of No. 4 Moyad Cottages Dublin Road Kilcoo BT34 5HS			
PROPOSAL	Proposed 15m telecommunications mast to carry 3 No. antennae, 2 No. radio dishes, 2 No. equipment cabinets and associated works including a site compound.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	21	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	LA07/2017/0103/F	Full	DATE VALID	24/01/2017
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	Approximately 120m North of the courtyard buildings Slieve Gullion forest park 89 Drumintee Road Killeavy Newry BT35 8SW			
PROPOSAL	Amenity building to provide: an office for council forest/play park attendants; tourism office, public toilets and showers; store for 4WD utility vehicle, store. (Amended Plans)			
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

ITEM NO	26		
APPLIC NO	LA07/2017/0175/F	Full	DATE VALID 03/02/2017
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr Owen Miskelly 36 Crabtree Road Ballynahinch BT24 8RH	AGENT	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)

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	0	2	0	0	0	0		
	Addresses		Signatures		Addresses		Signatures	
	0	0	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

ITEM NO	27			
APPLIC NO	LA07/2017/0189/F	Full	DATE VALID	03/02/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Telefonica UK Limited 260 Bath Road Slough SL1 4DX		AGENT	Taylor Patterson C/O Ross Planning 9a Clare Lane Cookstown BT0 8RJ 028 8676 4800
LOCATION	On lands at Railway Road c. 130m South East of Murphys Bar 2 Drumintee Road Meigh BT35 8JT			
PROPOSAL	Proposed 12.5m telecommunications mast to carry 3 No. antennae, 2 No. radio dishes and associated works including 3 No. equipment cabinets.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	12	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	28			
APPLIC NO	LA07/2017/0201/F	Full	DATE VALID	09/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Haydn Wadsworth 5 Grange Avenue Saintfield		AGENT	Architectural Design Service 20 Upper Burren Road Burren Warrenpoint BT34 3PT 07725917253

LOCATION 5 Grange Avenue
Saintfield
BT24 7NG

PROPOSAL Alterations and extension to 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 Addendum to PPS 7, Policy EXT 1 (a) in that the scale, massing, and design of the proposal are not sympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
- 2 The Proposal is contrary to the Addendum to PPS 7, Policy EXT 1 (b) in that the proposal will unduly affect the privacy and amenity of neighbouring residence No.6 Grange Avenue by way of it's dominant effect and affording increased overlooking to rear amenity space.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	29			
APPLIC NO	LA07/2017/0240/F	Full	DATE VALID	16/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Father B Brown 4 Leitrim Road Castlewellan BT31 9BA		AGENT	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.

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 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

ITEM NO	30			
APPLIC NO	LA07/2017/0252/F	Full	DATE VALID	20/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Paul Hart 3 Vale Road Listooder Crossgar BT30 9JN		AGENT	Premier Building Design Ltd 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE 02892660776

LOCATION 3 Vale Road
Listooder
Crossgar
BT30 9JN

PROPOSAL Proposed new 2 storey replacement dwelling and associated site works

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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is a prominent feature in the landscape 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 proposed dwelling 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

ITEM NO	31			
APPLIC NO	LA07/2017/0301/LBC	Listed Building	DATE VALID	01/02/2017
COUNCIL OPINION	CONSENT			
APPLICANT	Jaramas Investments NI Ltd		AGENT	O'Hagan & Associates Chartered Architects 10 Trevor Hill Newry BT34 1LD 028 30266011

LOCATION Killeavy Castle
Ballintemple Road
Clonlum
Meigh
Newry

PROPOSAL Erection of glasshouse and cafeteria/shop with ancillary accommodation within the walled garden.

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

ITEM NO	32			
APPLIC NO	LA07/2017/0457/F	Full	DATE VALID	23/03/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down DC Downshire Civic Centre Ardglass Road Downpatrick BT30 6GQ		AGENT	
				NA
LOCATION	750m East of House Hold Recycling Centre Bann Road Castlewellan			
PROPOSAL	Demolition of existing changing rooms pavilion and associated work. Replaced with a new changing room pavilion of similar nature			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	33			
APPLIC NO	P/2015/0067/O	Outline	DATE VALID	28/01/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs M McKnight C/O Agent		AGENT	O'Callaghan Planning 9 Ballyscandal Road Armagh BT61 8BL 02837 511714
LOCATION	40m South of 4 Molly Road Lower Jonesborough			
PROPOSAL	Dwelling and garage			
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

- 1 The proposal is contrary to the SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 - the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling;
 - the cluster does not appear as a visual entity in the local landscape;
 - the cluster is not associated with a focal point or is not located at a cross-roads;
 - the proposed does not provide a suitable degree of enclosure; and
 - the dwelling would if permitted would 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 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;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 result in a suburban style build-up of development when viewed with existing and approved buildings;
 - the (building) 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.
 - 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 Finnegan's Road and Molly Lower Road.
 - 5 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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PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 34
APPLIC NO P/2015/0095/F Full **DATE VALID** 04/02/2015
COUNCIL OPINION REFUSAL
APPLICANT Mrs Geraldine Fearon C/o Agent **AGENT** ERES Limited
Mourne House
41-43 Downshire
Road Newry
BT34 1EE
NA

LOCATION 140m North-East of No. 61 Foughilletra Road
Foughill Etra
Jonesborough
Armagh
BT35 8JE

PROPOSAL Erection of farm dwelling and garage (amended plans)

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement 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 it proposes to intensify the use of an existing access at which visibility splays of (2.4.. metres x 70. metres) cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15
- 2 The proposal is contrary to the Strategic Planning Policy Statement 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 the width of the proposed access is unacceptable, in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that 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 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 5 The proposal is contrary to the Strategic Planning Policy Statement and policy NH6 of Planning Policy Statement 2 Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

ITEM NO	35			
APPLIC NO	P/2015/0167/F	Full	DATE VALID	16/03/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	James Morgan	24 Aughnagon Road	AGENT	Architectural Design Service 20 Upper Burren Road Warrenpoint BT34 3PT 07725917253
	Mayobridge			
	Newry			
	BT34 2JG			
LOCATION	250m north east of 52 Benagh Road Mayobridge Newry			
PROPOSAL	Erection of 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 (Strategic Planning Policy Statement), Policy CTY 1 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 it has not been demonstrated that a development opportunity has been sold off from the farm and it has not been sited beside an established group of buildings on the farm.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	36			
APPLIC NO	P/2015/0193/O	Outline	DATE VALID	09/03/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Brian Convery 202 Belfast Road Newry BT34 1RE		AGENT	
				NA
LOCATION	Approx 70m North of 202 Belfast Road Newry.			
PROPOSAL	Proposed dwelling on a farm under policy CTY10 of PPS21			
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 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	37			
APPLIC NO	R/2014/0591/F	Full	DATE VALID	31/10/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Kiernan Farms Tradings as Corbally 75 Downpatrick Road Killyleagh BT30 9TZ		AGENT	Robert Farnham & Associates Ltd 2nd Floor Dufferin Avenue Bangor BT20 3AA 02891450111
LOCATION	75 Downpatrick Road Mullagh Killyleagh BT30 9TZ			
PROPOSAL	Completion of building nos 4B and 11 along with construction of tank 16. Completion of feed mixing room, farm offices and new access from Shanes Road.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

Council Newry, Mourne and Down

Date 24/05/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D1			
APPLIC NO	P/2007/1508/O	Outline	DATE VALID	31/10/2007
COUNCIL OPINION	REFUSAL			
APPLICANT	Grandesign Rentals Ltd. C/O Agent		AGENT	Turley Associates Hamilton House Joy Street Belfast BT2 8LE 028 90723900

LOCATION Lands between Nos. 44-50 Dundalk Street
Newtownhamilton
extending to the rear (east/north-east) of Nos. 40-56 Dundalk Street and southwards
to the boundary shared with No. 60 Dundalk Street

PROPOSAL Site for residential development incorporating new access to Dundalk Street,
relocation of on street parking and new service bay

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy QD 1 (Criteria a, b, f, g and h) of Planning Policy Statement 7 (PPS 7) - Quality Residential Environments, Policy LC1 of PPS7 (Addendum): Safeguarding the Character of Established Residential Areas and PCP1 of PPS12: Housing In Settlements in that the conceptual plan submitted 18.08.11 is unacceptable and fails to demonstrate that the proposal would create a quality and sustainable residential environment.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy BH 11 of the Department's Planning Policy Statement 6 (PPS 6) - 'Planning, Archaeology and the Built Heritage' in that it would, if permitted, adversely affect the setting of the adjoining listed public house (No. 42 Dundalk Street) and Nos. 52-56 through its disruption to the street-scene caused by the demolition and loss of neighbouring frontage development along Dundalk Street and the dominance of proposed hard-surfacing in its place.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and DES 2 of the Planning Strategy for Rural Northern Ireland (PSRNI) in that the development would, if permitted, harm the townscape character of the area by failing to respect the existing linear pattern of development along the frontage of Dundalk Street, its disruption to the scale and rhythm of built form along the street-scene, the dominance of hard-surfacing in its place, the adverse impact on views along the street caused as a result and the suburban form of the re-development scheme proposed in the back-lands.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and Policy BH 10 of the Planning Policy Statement 6 (PPS 6) - 'Planning, Archaeology and the Built Heritage' in that proposed development has been facilitated by the unauthorised demolition of a Listed Building (No. 44 Dundalk Street).

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO D2
APPLIC NO P/2012/0668/F Full **DATE VALID** 20/08/2012
COUNCIL OPINION REFUSAL
APPLICANT Damian Mallon 4 **AGENT**
 Ballymacdermot Road
 Killeavy
 Newry
 BT35 8AZ

NA

LOCATION 45 metres north east of 4 Ballymacdermot Road
 Killeavy
 Newry
 BT35 8AZ

PROPOSAL Erection of dwelling with detached garage on infill site

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	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 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 creation of ribbon development along Ballymacdermot Road.
- 3 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 ancillary works do not integrate with their surroundings.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 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 building would, if permitted result in a suburban style build-up of development when viewed with existing buildings and create a ribbon of development which would therefore result in a detrimental change to (further erode) the rural character of the countryside.