

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

2/2/17

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 2/2/17

ITEM NO 1
APPLIC NO LA07/2015/0088/F Full **DATE VALID** 3/30/15
COUNCIL OPINION REFUSAL
APPLICANT Mr George Tinnelly 7 Shore **AGENT** Cole Partnership
 Road 12a Duke Street
 Rostrevor Warrenpoint
 BT34 3EQ BT34 3JY
 02841753679

LOCATION Equestrian Centre
 Greenpark Road
 Rostrevor

PROPOSAL Proposed stables and store for existing equestrian centre

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

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2 The proposal is contrary to Policy OS 3 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation, in that it has not been demonstrated that:

There is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and topography;
 Any ancillary buildings or structures are designed to a high standard, are of a scale appropriate to the local area and are sympathetic to the surrounding environment in terms of siting, layout and landscape treatment;
 The proposed facility takes into account the needs of people with disabilities and is, as far as possible, accessible by means of transport other than the private car;
 Satisfactory arrangements are provided in regards to parking.

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; &
 The proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop;

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- 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 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.

- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that a detailed proposed site layout plan illustrating the layout of the car park and details of landscaping, and a retrospective application to regularise the existing ground levels are 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.

ITEM NO	2			
APPLIC NO	LA07/2015/0097/F	Full	DATE VALID	3/20/15
COUNCIL OPINION	REFUSAL			
APPLICANT	John Rafferty 34a Ballynalack Road Camlough Newry		AGENT	B Dinsmore 24a Duke Street Warrenpoint BT34 3JY
				41753698
LOCATION	To rear of 34a Ballynalack Road Camlough Newry			
PROPOSAL	Proposed retention and completion of equine shelter and store.			
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 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 Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Ballynaleck Road

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- 3 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 and 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;
 - ancillary works will not integrate with their surroundings;
 - the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop
- and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to Strategic Planning Policy Statement 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 buildings;
 - the building would, if permitted not respect the traditional pattern of settlement exhibited in that area;
 - the building would, if permitted add to a ribbon of development;
 - the impact of ancillary works would damage rural character;
- and would therefore result in a detrimental change to and further erode the rural character of the countryside.
- 5 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy NH 6 of the Planning Policy Statement 2, Planning and Nature Conservation in that the site lies within an Area of Outstanding Natural Beauty and the development, is not sympathetic to the character and appearance of the AONB.
- 6 6. The proposal is contrary to Planning Policy Statement 8 Policy OS3 and Paragraph 5.33 in that the development will cause an adverse impact to visual amenity or the character of the local landscape there is no justification for the need for a building.

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ITEM NO	3			
APPLIC NO	LA07/2015/0180/F	Full	DATE VALID	4/23/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Jilian D'Arcy Glenwind Ltd Forsythe House Cromac Square Belfast BT2 8LA		AGENT	
				NA
LOCATION	449m southwest of 11 Struell Wells Road Struell Downpatrick BT30 6RL			
PROPOSAL	A wind turbine up to a maximum tip height of 87m, comprising a configuration of 65m tower (to hub) and up to 44m rotor diameter, association access, transformer and electric cabling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed development fails to comply with PPS18 Renewable Energy.
- 2 The proposal is contrary to policy RE1 of PPS 18 Renewable Energy and SPPS in that it has not been demonstrated that the development will not have an unacceptable impact on the built heritage interests namely Struell Wells and Struell House.
- 3 The proposal is contrary to PPS 6 Planning, Archaeology and the Built Heritage Policy BH1, The Preservation of Archaeological Remains of Regional Importance and their Settings in that the proposal would result in a significant adverse visual impact upon a state care monument, namely Struell Wells.
- 4 The proposal is contrary to PPS 6 Planning, Archaeology and the Built Heritage Policy BH11, Development Affecting the Setting of a Listed Building in that:
 - The detailed design does not respect the listed building in terms of scale, height and alignment.
 - The nature of the development does not respect the character of the setting of the building

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ITEM NO	4			
APPLIC NO	LA07/2015/0203/F	Full	DATE VALID	4/27/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Martin Bailie 44 Bavan Road Mayobridge BT34 2HS		AGENT	
				NA
LOCATION	150m South East of No 57 Bavan Road Mayobridge Newry.			
PROPOSAL	Change of house type on approved site with works commenced on site. (with reduced site curtilage)			
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 (Strategy Planning Policy Statement) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

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ITEM NO	5			
APPLIC NO	LA07/2015/0248/F	Full	DATE VALID	5/7/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Sean Fitzpatrick 163 Newcastle Road Kilkeel		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 4177 2377
LOCATION	261m North West of 36A Council Road Kilkeel			
PROPOSAL	Erect 225kw wind turbine with a 40m high monopole and a 3 blade 13.5m radius rotor. Erect equipment room to serve turbine. Form hardcore access track.			
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 paragraph 6.224 of the Strategic Planning Policy Statement for Northern Ireland and policy RE 1 of Planning Policy Statement 18: Renewable Energy in that the proposed turbine would adversely affect the visual amenity and landscape character of the area in its own right, and in cumulation with the existing turbine approved under application P/2012/0745/F, and the wider environmental, economic and social benefits of the proposed renewable energy project are not considered to outweigh the visual objections to the scheme.
- 2 The proposal is contrary to paragraph 6.224 of the Strategic Planning Policy Statement for Northern Ireland and policy RE 1 of Planning Policy Statement 18: Renewable Energy in that it has not been demonstrated that it will not result in an unacceptable adverse impact on residential amenity at sensitive receptors by reason of noise from this turbine in cumulation with the existing turbine approved under application P/2012/0745/F.
- 3 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland and 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, if permitted, be detrimental to the special character of the area by reason of its siting and scale.
- 4 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that a full ETSU Noise 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.

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ITEM NO	6			
APPLIC NO	LA07/2015/0377/F	Full	DATE VALID	5/26/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Raymond Blackwood 6 Knockowen Road Newtownhamilton BT35 0EG		AGENT	Strategic Planning 1 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ NA

LOCATION Approx 125m SW of 6 Knockowen Road
Newtownhamilton

PROPOSAL Single wind turbine, associated access and 2no electricity cabinets

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 21: CTY1, Planning Policy Statement 18: Renewable Energy Policy RE1 in that development would if permitted have an unacceptable impact on the visual amenity due to the size, scale and siting of the turbine will appear prominent, the wind turbine will when viewed with two existing wind turbines add to an accumulation which will have a detrimental visual impact on this loaction.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 18: Renewable Energy, Policy RE 1 in that development would if permitted harm the living conditions of residents of 6, 6a and 10 Knockowen Road due to shadow flicker and noise nuisance.
- 3 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 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	7		
APPLIC NO	LA07/2015/0493/F	Full	DATE VALID 6/19/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr Eric Jeans C/O Agent	AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 02830250135

LOCATION 80m East of 29 Moneygore Road
Rathfriland

PROPOSAL Erection of dwelling and garage (change of house type to that approved under application P/2007/0611/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 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 P/2007/0611/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.

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ITEM NO	8		
APPLIC NO	LA07/2015/0545/F	Full	DATE VALID 7/3/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr P Smith C/O Agent	AGENT	O'Callaghan Planning Unit 1 10 Monaghan Street Newry BT35 6BH 028 30835700

LOCATION 40 metres south west of 23a Castlewellan Road
Hilltown

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	Addresses	Signatures
					0	0	0	0

- 1 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works (access arrangement) do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.
- 2 The proposal is contrary to Planning Policy Statement 3, Policy AMP 3 Access to Protected Routes in that it would, if permitted, result in the creation of a new vehicular access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

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ITEM NO	9			
APPLIC NO	LA07/2015/0747/O	Outline	DATE VALID	8/7/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Niall Branagan C/O Agent		AGENT	Design 3 c/o 3 Cedar Grove Newry BT34 1SQ NA
LOCATION	Lands approx. 88 metres east of No. 184 Lackin Road Kilcoo Newry County Down			
PROPOSAL	Proposed dwelling 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 Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm; and is not accessed from an existing laneway.

- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries and 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 proposed building 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 would not visually integrate into the surrounding landscape.

- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: the building would, if permitted, be unduly prominent in the landscape; and the impact of ancillary works would damage rural character: and 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 (SPPS) and PPS2 Natural Heritage Policy NH6 in that it has not been demonstrated that the proposed siting is sympathetic to the special character of the Area of Outstanding Natural Beauty.

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ITEM NO	10			
APPLIC NO	LA07/2015/1221/O	Outline	DATE VALID	11/19/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs W Allen 8 Comber Road Saintfield BT24 7BB		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
				NA
LOCATION	35m to rear (North) 8 comber Road Saintfield BT24 7BB			
PROPOSAL	Dwelling and garage (amended layout)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	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 7 Quality Residential Environments Policy QD1(h) in that a new dwelling would create conflict with adjacent residential properties of No 8 and No 10 Comber Road as a result of overlooking, loss of privacy, and the increased disturbance on No 10 as a result of the new access.

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ITEM NO	11		
APPLIC NO	LA07/2016/0143/F	Full	DATE VALID 1/26/16
COUNCIL OPINION	REFUSAL		
APPLICANT	Maeve Chadwick 43 Kirkland Road Killyleagh Downpatrick BT30 9PQ	AGENT	Michael Smith Building Design 139 Ballydugan Road Downpatrick BT30 8HG 07802671577

LOCATION Rear of 43 Kirkland Road/ adj to 43 Kirkland Road
Killyleagh
Downpatrick

PROPOSAL Proposed new stables/fodder storage building for private use

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 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 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, nor does it take advantage of existing topography.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and the proposed building fails to blend with the landform and buildings 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 impact of ancillary works would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.
- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 and despite being requested the agent has failed to include within the proposal description the extension to the residential curtilage of no 43 Kirkland Road. This information is material to the determination of this application.

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ITEM NO	12			
APPLIC NO	LA07/2016/0150/O	Outline	DATE VALID	2/3/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Alan & Ronald Davidson 17 Ardaragh Road Newry BT34 1NY		AGENT	Collins & Collins 18 Margaret St Newry 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
			Addresses	Signatures
			0	0
			Addresses	Signatures
			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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ITEM NO	13			
APPLIC NO	LA07/2016/0408/F	Full	DATE VALID	6/16/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Garvan and Helen Walsh and Turkington 68 Orwell Road Rathgar Dublin 6		AGENT	Emma Speers Architects 33 Dunnaval Road Ballyardle Kilkeel BT34 4JT NA

LOCATION 99 Windmill Road
Cranfield
Kilkeel
Newry
BT34 4LP

PROPOSAL Application for proposed replacement dwelling house and garage as substitute for previously approved planning application P/2013/1764/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 paragraphs 3.13 and 6.42 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that this area of the coast is known to be at risk from coastal erosion.
- 2 The proposal is contrary to paragraph 6.176 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH1 of Planning Policy Statement 2, Natural Heritage, in that the site lies adjacent to a proposed Special Protection Area / Ramsar Site (Carlingford Lough extension) and it has not been demonstrated that the proposal will not have a likely significant effect on the protected habitat which supports terns.
- 3 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building and the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.
- 4 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 and therefore would not visually integrate into the surrounding landscape.

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ITEM NO	14			
APPLIC NO	LA07/2016/0557/F	Full	DATE VALID	4/26/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Oliver Reavey 81 Newtown Road Camlough Newry BT35 7JH		AGENT	Collins and Collins 18 Margaret Street Newry BT34 1DF
				02830266602
LOCATION	85 Newtown Road Camlough Newry BT35 7JH			
PROPOSAL	Retention of dwelling as constructed previously approved under planning ref P/ 2015/0186/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 and 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 and therefore would not visually integrate into the surrounding landscape.

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ITEM NO	15			
APPLIC NO	LA07/2016/0621/O	Outline	DATE VALID	5/11/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Rooney 8 Magheralone Road Drumaness Ballynahinch BT24 8ND		AGENT	O'Neill Architecture 147 Main Street Dundrum Newcastle BT33 0LX 02843771876

LOCATION Between 4 and 8 Magheralone Road
 Drumaness
 Ballynahinch

PROPOSAL New dwelling and garage

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

- 1 The proposal is contrary to the 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.
- 2 The proposal is contrary to Strategic Planning Policy Statement and policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to represent a small gap within an otherwise substantially and continuously built up frontage and would, if permitted, result in the creation of ribbon development along Magheralone Road.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that a dwelling would, if permitted 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	16			
APPLIC NO	LA07/2016/0660/F	Full	DATE VALID	5/16/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr P J Morgan		AGENT	Matrix Planning Consultancy 29 Old Belfast Road Newtownards BT23 4SG NA

LOCATION Lands approx. 175m south west of 116 Drumnaquoile Road
Ballynahinch
BT24 8QS

PROPOSAL Farm diversification providing 1 no unit of tourist accommodation

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

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS in that it does not involve the re-use or adaptation of existing farm buildings and it has not been demonstrated that there are no other buildings available to accommodate the proposal.
- 3 The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS in that the proposed siting does not satisfactorily integrate with an existing group of buildings.
- 4 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 and an appropriate planting scheme has not been submitted and therefore would not visually integrate into the surrounding landscape.
- 5 The proposal is contrary to NH6 of PPS 2 Natural Heritage in that the siting and scale of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty and the proposal does not respect traditional boundary details and does not respect local design or materials.
- 6 The proposal is contrary to Policy TSM 5 of Planning Policy Statement 16, Tourism in that the unit is not located within the grounds of an existing or approved hotel, self-catering complex, guest house or holiday park and the application does not relate to a cluster of 3 or more new units provided close to an existing tourist amenity that is or will be a significant visitor attraction in its own right, nor does the proposal include the restoration of an existing clachan or close and the overall design of the proposal in terms of size and detailed design of the individual unit does not deter permanent residential use

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ITEM NO	17			
APPLIC NO	LA07/2016/0706/F	Full	DATE VALID	5/27/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Patrick Byrne 20 Killough Road Ardglass BT30 7UF		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT NA
LOCATION	20 Killough Road Ardglass BT30 7UF			
PROPOSAL	Retention of pigeon loft			
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 EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the scale, massing and design are unsympathetic 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 Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the proposal would, if permitted adversely impact the amenity of neighbouring properties by way of general disturbance, noise, nuisance and pest problems.

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ITEM NO	18			
APPLIC NO	LA07/2016/0762/O	Outline	DATE VALID	6/9/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr G Sharvin 89 Killard Road Ballyhornan	AGENT		
				NA
LOCATION	Lands 10m West Of 89 Killard Road Ballyhornan Downpatrick			
PROPOSAL	Proposed one and half storey bungalow and detached garage (Amended Site Location)			
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 Ards and Down Area Plan 2015 Policy SETT2, land Use Policy Areas, in that the proposal is sited within Proposal BHN 02 Industrial Policy Area zoned under IPA1 and would, if permitted, prejudice the provision of zoned industrial lands for the future industrial development of Ballyhornan.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 4, Planning and Economic Development, Policy PED7 'Retention of Zoned Land and Economic Development Uses', in that the proposal would, if permitted, result in the loss of land zoned for industrial use.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 4, Planning and Economic Development, Policy PED8 'Development incompatible with Economic Development Uses', in that the proposal would be in the vicinity of an existing economic development that has an incompatible use and the proposal would prejudice the future operation of this economic development.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Policy QD1 of Planning Policy Statement 7: Quality Residential Environments, in that, the proposed development is likely to be impacted upon as a result of noise, shadow flicker, and general disturbance from the neighbouring wind turbine.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Policy QD1 of Planning Policy Statement 7: Quality Residential Environments, in that, it will have inadequate separation distance from existing dwellings and its development will result in loss of amenity through loss of privacy, overlooking, overshadowing and loss of sunlight.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	19			
APPLIC NO	LA07/2016/0824/F	Full	DATE VALID	6/20/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr S Cochrane 28 Church Road Ballynahinch BT24 8LP		AGENT	Conor Byrne 17 The Esplanade Holywood BT18 9JP 07955883271
LOCATION	28 Church Road Ballynahinch BT24 8LP			
PROPOSAL	Single storey front extension and porch			
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 (b) in that the proposal will unduly affect the privacy and amenity of neighbouring residence No.26 Church Road by way of creating unacceptable overlooking to private amenity space.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	20			
APPLIC NO	LA07/2016/0897/F	Full	DATE VALID	6/30/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mourne Landscapes Ltd 40a School Road Ballymartin Kilkeel		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB NA
LOCATION	40a School Road Ballymartin Kilkeel			
PROPOSAL	Retention of existing machinery store and yard for existing landscape business			
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 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 paragraphs 6.87 – 6.88 of the Strategic Planning Policy Statement for Northern Ireland and Policy PED2 of Planning Policy Statement 4: Planning and Economic Development, in that it does not meet any of the stated exceptions for economic development in the countryside and there are no exceptional circumstances.
- 3 The proposal is contrary to Policy PED9 of Planning Policy Statement 4: Planning and Economic Development, and Policy FLD3 of Planning Policy Statement 15: Planning and Flood Risk, in that it is located in an area at flood risk and no Drainage Assessment was submitted to demonstrate that the proposal will not cause or exacerbate flooding at the site or elsewhere and that adequate mitigation measures are in place.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21			
APPLIC NO	LA07/2016/0973/O	Outline	DATE VALID	7/20/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs M Maw and Mr A Russell c/ o 5 Cranmore Park Belfast BT9 6JF		AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 02897561488
LOCATION	Lands 85 metres east of 26 Claragh Road Clough Downpatrick BT30 8RG			
PROPOSAL	Proposed dwelling and garage on a farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	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 SPPS 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.

ITEM NO	22			
APPLIC NO	LA07/2016/1087/F	Full	DATE VALID	8/16/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Anne and Phil Goodwin Apt 2 Sea Haven Downs Road Newcastle BT33 0RQ		AGENT	Hillen Architects Limited 87 Central Promenade Newcastle BT33 0HH NA
LOCATION	Apartment 2 Sea haven Downs Road Newcastle BT33 0RQ			

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

PROPOSAL Proposed alterations and extension to existing first floor balcony and cladding of wall behind balcony

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

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the scale, design, and external materials are unsympathetic 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 Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the proposal would, if permitted adversely impact the amenity of neighbouring properties by way of general disturbance, noise, and loss of daylight.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, unsympathetic to the original building by reason of its form, detailing, and materials.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and PPS2 Natural Heritage Policy NH6 in that it has not been demonstrated that the proposal is sympathetic to the special character of the Mourne Area of Outstanding Natural Beauty and of the particular locality; and the proposal fails to respect local architectural styles and patterns, local materials, and design.

ITEM NO	23			
APPLIC NO	LA07/2016/1109/F	Full	DATE VALID	8/22/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Stephen Magee 63 Bishopscourt Road Downpatrick BT30 7PD		AGENT	The Bowsie Partnership 3 Lower Clay Road Toye Downpatrick BT30 9PL 02897543301
LOCATION	60 metres northwest of 9 Ballywoodan Road Downpatrick			
PROPOSAL	Proposed replacement dwelling with detached double garage			

PLANNING (NI) ORDER 1991

APPLICATIONS FOR PLANNING PERMISSION

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 (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 Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the dwelling which it is proposed to replace makes an important contribution to the heritage, appearance, and character of the locality and is capable of being made structurally sound and improved.

3 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

4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (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 Ballywooden Road.

5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.

6 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted not respect the traditional pattern of settlement exhibited in that area; the buildings would, if permitted create or add to a ribbon of development; the impact of ancillary works would damage rural character; and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	LA07/2016/1206/O	Outline	DATE VALID	9/13/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Thresa McNulty c/o Agent		AGENT	Architectural Design Service 20 Upper Burren Road Burren Warrenpoint BT34 3PT 07725917253

LOCATION 50m south of 30 Upper Burren Road
 Burren
 Warrenpoint
 BT34 3PT

PROPOSAL Erection of replacement dwelling and detached garage for 4 upper Burren Road to be replaced off site on land 50m south of 30 Upper Burren Road, Warrenpoint

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 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 CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a new building on this site would be a prominent feature in the landscape; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and the proposed building relies primarily on the use of new landscaping for integration.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that a new dwelling on this site would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	LA07/2016/1296/O	Outline	DATE VALID	9/29/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs John Curran 111 Old park Road Drumaness Ballynahinch BT24 8SE		AGENT	O'Neill Architecture 147 Main Street Dundrum Newcastle BT33 0LX NA

LOCATION Opposite 2 and 4 Magheralone Road
Drumaness
Ballynahinch
BT24 8ND

PROPOSAL Proposed 1No. dwelling and garage with 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 Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS 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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster does not appear as a visual entity in the local landscape and the cluster is not associated with a focal point and is not located at a cross-roads.
- 3 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS in that the proposal would, if permitted, result in the creation of ribbon development along the Crawfordstown Road and would result in additional ribbon development along the Magheralone Road.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS in that the building would, if permitted create and add to a ribbon of development 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	26			
APPLIC NO	LA07/2016/1388/F	Full	DATE VALID	10/18/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Jackie Orr 8b Rocks Chapel Road Downpatrick BT30 9BA		AGENT	David Burgess 24 Templeburn Road Crossgar BT30 9NG 07720 145 893

LOCATION Approx 170m North-East of 7 Rocks Chapel Rpad
Crossgar
with access of Downpatrick Road

PROPOSAL Extension to existing farm shop to form tea rooms

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 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 PED3 of PPS4: Planning and Economic Development, in that the development proposed is not in proportion to the existing structure and will not integrate as part of the overall development; the extension does not respect the scale, design and materials of the original structure on site.
- 3 The proposal is contrary to Policy a, g and j of PED9 of PPS4: Planning and Economic Development, in that the development proposed is not compatible with surrounding land uses, the existing road network cannot safely handle any extra vehicular traffic, while the site layout and building design are not of high quality.
- 4 The proposal is contrary to Policy AMP3 of PPS3: Access, Movement and Parking, in that the development proposed will result in the intensification of use of the existing access on to a Protected Route, and does not meet any of the exceptional circumstances and is not of regional significance.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	27			
APPLIC NO	P/2012/0069/F	Full	DATE VALID	1/23/12
COUNCIL OPINION	REFUSAL			
APPLICANT	Terry O Hanlon 84 Maytown Road Newry BT35 7NF		AGENT	John Ross MacMahon 111n Camlough Road Newry BT35 7EE 07966828669

LOCATION Approximately 400 metres south south west of No.78
 Maytown Road
 Enagh
 Bessbrook
 Newry

PROPOSAL Erection of 225kw wind turbine.

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 2: Natural Heritage Policy NH2, in that development would, if permitted, harm bats, which are protected under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended).
- 3 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 18: Renewable Energy, Policy RE1, in that development would, if permitted, result in an unacceptable adverse impact on biodiversity and nature conservation interests.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 18: Renewable Energy, Policy RE1, in that development would, if permitted, result in an unacceptable adverse impact on visual amenity and landscape character.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	28			
APPLIC NO	P/2014/0070/RM	Reserved M:	DATE VALID	1/15/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Patrick and Mairead Green 60 Carquillan Hilltown Newry BT34 5HQ	AGENT	Martin Bailie 44 Bavan Road Mayobridge Newry BT34 2HS 30851910	
LOCATION	Immediately North of 54 Drumreagh Road Rostrevor			
PROPOSAL	Erection of a Dwelling and Garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape, the design of the proposed building is inappropriate for the site and its locality and the proposed building fails to blend with the landform, 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 the rural character of the countryside.
- 3 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland 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 is of an inappropriate design, size and scale for the locality and is out of keeping with local architectural styles and patterns and the special character of the Mourne AONB.
- 4 The proposal is contrary to Policy AMP2 'Access to Public Roads' of Planning Policy Statement 3, Access, Movement and Parking, in that it would, if permitted, prejudice the safety and convenience of road users since visibility from the proposed access cannot be provided to an adequate standard.
- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that amendments to the design of the dwelling, landscaping and access to the site are required to allow the planning authority to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 29
APPLIC NO P/2014/0977/F Full **DATE VALID** 11/26/14
COUNCIL OPINION REFUSAL
APPLICANT Mrs Belinda McArdle & Mr Ross **AGENT** ERES Limited
 McArdle C/O Agent 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
	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 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 and that other dwellings/development opportunities have not been sold off from the farm holding since 28 November 2008. It also 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 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	30			
APPLIC NO	P/2014/1032/F	Full	DATE VALID	12/19/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Gabriel McEvoy C/O Agent		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE NA

LOCATION Adjacent and north of 50 Newtown Road
Killeen
Newry

PROPOSAL Proposed erection of 2 dwelling houses in 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 (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 Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a small gap site as defined in this policy and would, if permitted, result in the extension of ribbon development along the Newtown Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape. The proposed buildings also rely primarily on the use of new landscaping for integration and as a result the buildings would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Ring of Gullion Area of Outstanding Natural Beauty in general and of the particular locality.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings 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 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	R/2015/0062/F	Full	DATE VALID	2/6/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Rice Building Contracts Ltd		AGENT	Hillen Architects Limited 87 Central Promenade Newcastle BT33 0HH 028843725535
LOCATION	Off Forde Way Main street and to the rear of 199-207 Newcastle Road Seaforde			
PROPOSAL	Private housing development of 41 units (Amended plans and Drainage Assessment received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	13	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 2/2/17

ITEM NO	D1			
APPLIC NO	P/2010/1065/F	Full	DATE VALID	8/31/10
COUNCIL OPINION	REFUSAL			
APPLICANT	Ms Martina Magill 7 Glen Road Newry BT34 1QS		AGENT	Greenpark Energy Systems Ltd 111n Camlough Road Newry BT35 7EE 02830837502

LOCATION 300m from Newtown Road, Belleek, accessed by lane adjacent to 3 Newtown Road, Belleek

PROPOSAL Erection of Wind turbine for electricity production - 30 metre high

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 RE1 of the Department's Planning Policy Statement 18 'Renewable Energy' and associated Best Practice Guidance in that the applicant has failed to demonstrate that the development will not create an adverse impact on the habitat of protected species or the amenity of nearby residents by reason of noise nuisance and shadow flicker.
- 2 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details were required by NIEA and Environmental Health to make a full assessment which were required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 2: Natural Heritage Policy NH2, in that development would, if permitted, harm bats, which are protected under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended).
4. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D2			
APPLIC NO	P/2011/0031/F	Full	DATE VALID	1/7/11
COUNCIL OPINION	REFUSAL			
APPLICANT	Kieran McDonnell 31 Tullygeasey Road Tullyvallen Newtownhamilton BT35 0EP		AGENT	John Ross MacMahon 111n Camlough Road Newry BT35 7EE
LOCATION	250 metres from 31 Tullygeasey Road Newtownhamilton BT35 0EP			
PROPOSAL	Wind turbine, 30 metres Hub height 27 metres rotor diameter			
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 Strategic Planning Policy Statement and the Department's Planning Policy Statement 18: Renewable Energy, Policy RE1, in that in that the applicant has failed to demonstrate the proposal will not cause significant harm to the amenity of any sensitive receptors arising from noise.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 2: Natural Heritage Policy NH2, in that development would, if permitted, harm bats, which are protected under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended).
- 3 The proposal is contrary to the Strategic Planning Policy Statement and the Department's Planning Policy Statement 18: Renewable Energy, Policy RE1, in that development would, if permitted, result in an unacceptable adverse impact on biodiversity and nature conservation interests.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO D3
APPLIC NO P/2011/0728/O Outline **DATE VALID** 8/11/11
COUNCIL OPINION REFUSAL
APPLICANT Mr Oliver Hearty 24 Drumalt **AGENT** Milligan Reside
Road Larkin Architects
Silverbridge Ltd 56 Armagh
Newry Road
BT35 6DN
30253755

LOCATION Lands to the rear and west of Nos 71-79 Dundalk Street Newtownhamilton

PROPOSAL Site for housing development (Amended Scheme)

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

- 1 The proposal is contrary to Strategic Planning Policy Statement and Policy QD 1 (Criteria A, C, F, G, H and I) of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments and Planing Policy Statement 12: (PCP1 and PCP2) in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment.

ITEM NO D4
APPLIC NO P/2012/0743/F Full **DATE VALID** 9/19/12
COUNCIL OPINION REFUSAL
APPLICANT Mr Brian Cunningham C/o **AGENT** Barry Owens
Agent Consulting 38
Highfields Avenue
Newry
BT35 8UG
07867976610

LOCATION Valley Business Park
48 Newtown Road
Rostrevor
BT34 3BZ

PROPOSAL Part change of use to tourism park incorporating 47 No. touring caravan pitches, 2 No. log cabins, tent pitching areas, gate house, pump house, toilets and showers and new microhydropower system

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

	Addresses	Signatures	Addresses	Signatures
	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 and could not be located within a settlement.
- 2 The proposed log cabins are contrary to Policy TSM5 of Planning Policy Statement 16 - Tourism, because they are not within the grounds of an existing or approved hotel, self catering complex, guest house or holiday park, there are not 3 or more new units close to an existing or approved tourist amenity that is a significant visitor attraction in its own right, and it does not involve the restoration of an existing clachan or close, through conversion and / or replacement of existing buildings.
- 3 The proposed holiday park is contrary to Policy TSM6 of Planning Policy Statement 16 - Tourism, because the scale of the development would have an adverse impact on the visual amenity and rural character of the area, it has not been demonstrated that effective integration into the landscape can be secured primarily through the utilisation of existing natural features, there is inadequate provision for communal open space, the layout of caravan pitches represents cramming and is not informal or discrete, the design of ancillary buildings does not reflect local traditions of form, materials and detailing, it has not been demonstrated that the environmental assets of the site can be retained and integrated in a suitable manner into the overall design and layout, and it is therefore not a high quality and sustainable form of tourism development.
- 4 The proposal is contrary to Policy TSM7 of Planning Policy Statement 16 - Tourism, with regard to criteria b (layout and design), c (boundary treatments), d (drainage), e (designing out crime), h (effects on residential amenity), i (impact on natural heritage), and l (road safety), and therefore would not represent a satisfactory and sustainable form of tourism development.
- 5 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would be a prominent feature in the landscape, the proposed site is unable to provide a suitable degree of enclosure for the proposal to integrate into the landscape, the proposal relies primarily on the use of new landscaping for integration, the ancillary works do not integrate with their surroundings, the design of the proposal is inappropriate for the site and its locality, the proposal 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.
- 6 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted, be unduly prominent in the landscape, would not respect the traditional pattern of settlement exhibited in the area, would create a ribbon of development, the impact of ancillary works would damage rural character, and would therefore result in a detrimental change to the rural character of the countryside.
- 7 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland Policy NH6 of the Department's Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the siting and scale of the proposal is inappropriate for the locality, the proposed buildings do not respect traditional architectural styles and patterns, and it is not sympathetic to the special character of the Mourne AONB.

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- 8 The proposal is contrary to Policy NH 2 of Planning Policy Statement 2: Natural Heritage in that the site is used by otters and potentially by bats. The applicant has failed to amend the design in response to the recommendations of the otter survey and has not demonstrated how the proposal will avoid impacting on bats, or on the nature conservation value of the river corridor.
- 9 The proposal is contrary to paragraph 6.224 of the Strategic Planning Policy Statement for Northern Ireland and policy RE 1 of Planning Policy Statement 18: Renewable Energy, in that it has not been demonstrated that the proposed micro hydropower system would not result in an adverse impact on biodiversity or nature conservation interests.
- 10 The proposed development is contrary to Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking, in that it has not been demonstrated that the applicant can achieve a satisfactory means of access to and egress from the site, and the development would therefore prejudice the safety and convenience of road users and pedestrians.
- 11 The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk, in that the site lies within the fluvial flood plain of the Kilbroney River and it has not been demonstrated that the proposal is an exception to the policy, or that a Flood Risk Assessment has been undertaken to identify all sources of flood risk to and from the proposed development and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.
- 12 The proposal is contrary to Policy FLD 3 of Planning Policy Statement 15: Planning and Flood Risk, in that the site exceeds 1 hectare and it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place to effectively mitigate the flood risk from surface water to the proposed development and development elsewhere.
- 13 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information 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	D5			
APPLIC NO	P/2013/0078/F	Full	DATE VALID	1/25/13
COUNCIL OPINION	REFUSAL			
APPLICANT	Mervyn Hamilton		AGENT	Newline Architects 48 Main Street Castledawson BT45 8AB 028 79468396

LOCATION 420m North West of 20 Levin Road
Newtownhamilton

PROPOSAL Erection of 1 no 250KW Wind Turbine with a hub height of 30m.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	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 RE 1 of Planning Policy Statement 18: Renewable Energy (criteria (a) and (vi)) in that the proposed turbine would adversely affect the residential amenity of future occupants of an approved site to the west of the wind turbine by reason of noise and shadow flicker.
- 2 Having notified the agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details were required with regard to the financial interest of planning ref P/2013/0064/O which were required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.