

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**1/18/17**

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

**Council Newry, Mourne and Down**

**Date 1/18/17**

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	LA07/2015/0725/F	Full	<b>DATE VALID</b>	8/3/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Emmett Watters C/O Agent		<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 02830835700/0773

**LOCATION** 40 metres North West of 6 Old Road  
Creevekeeran  
Crossmaglen

**PROPOSAL** Erection of dwelling

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 1 and CTY 6 of PPS 21, Sustainable Development in the Countryside, in that there are no overriding reasons why the development is essential and could not be located within a settlement.
- 2 The proposal is contrary to SPPS and Policy CTY 8 of PPS 21, Sustainable Development in the Countryside, in that it does not represent a gap infill site and would create a ribbon of development along this part of Old Road..
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 10 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 no up-to-date farm maps have been provided to determine that other dwelling(s)/development opportunities have not been sold off from the farm holding within 10 years of the date of the application.

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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	LA07/2015/0747/O	Outline	<b>DATE VALID</b>	8/7/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Niall Branagan C/O Agent		<b>AGENT</b>	Design 3 c/o 3 Cedar Grove Newry BT34 1SQ  NA
<b>LOCATION</b>	Lands approx. 88 metres east of No. 184 Lackin Road Kilcoo Newry County Down			
<b>PROPOSAL</b>	Proposed dwelling on a farm			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm; 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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APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	LA07/2015/1171/F	Full	<b>DATE VALID</b>	11/11/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr J Hughes C/O OHare Associates Architectural Consultants Ltd		<b>AGENT</b>	O'Hare Associates The Masters House Abbey Yard Newry BT34 2EG 02830251919
<b>LOCATION</b>	30m North East of No 6 Main Street Camlough Newry Co Down			
<b>PROPOSAL</b>	Proposed two storey dwelling and detached garage (Renewal of current approval P/2010/0629/F			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the SPPS and Policy FLD1 of revised Planning Policy Statement 15; Planning and Flood Risk, in that the site lies within the floodplain of the Camlough River and the proposal does not meet any of the exceptions to the policy.

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

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	LA07/2015/1264/F	Full	<b>DATE VALID</b>	11/25/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Malachy Rodgers 160 Head Road Ballymartin Kilkeel BT344XH		<b>AGENT</b>	12 Leestone Road Kilkeel BT344NW
				02841762730
<b>LOCATION</b>	Adjacent to No. 38 Stewarts Road Annalong Kilkeel County Down			
<b>PROPOSAL</b>	Reorientation of previously approved dwelling REF: No P/2006/2278 which is for dwelling and detached garage in traditional construction with dark tiled roof and white finished walls externally.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 1 of Planning Policy Statement 21, 'Sustainable Development in the Countryside,' in that there are no overriding reasons why this development is essential in this rural location and the previous planning approval has expired.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	LA07/2016/0075/F	Full	<b>DATE VALID</b>	1/18/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr D Haughian 7 Grove Road Moneydarragh Annalong BT34 4XB		<b>AGENT</b>	Brian Fearon 10 Fullerton Road Newry BT34 2BB 07732364991
<b>LOCATION</b>	Site at 120m South East of No 7 Grove Road Moneydarragh Annalong Co Down			
<b>PROPOSAL</b>	Proposed change of house type for that previously approved under P/2007/0530/RM			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses Signatures</b>	<b>Addresses Signatures</b>
			0 0	0 0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 1 of Planning Policy Statement 21, 'Sustainable Development in the Countryside,' in that there are no overriding reasons why this development is essential in this rural location , as the previous planning approval has expired.

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<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	LA07/2016/0091/F	Full	<b>DATE VALID</b>	1/21/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Peter Clarke 14 Upper Dromore Road Warrenpoint BT34 3PW		<b>AGENT</b>	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY  028417 53679
<b>LOCATION</b>	To the front of no 14 Upper Dromore Road and between Nos. 12 and 16 Upper Dromore Road Warrenpoint BT34 3PW			
<b>PROPOSAL</b>	Proposed dwelling with amendments to access for 14 and 14a Upper Dromore Road, Warrenpont			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that it has not been shown:

(a) That the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

(c) that adequate provision is made for public and private open space and landscaped areas as an integral part of the development;

(h) that the design and layout will not cause / create unacceptable adverse impacts on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;

2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 7 (Addendum) 'Safeguarding the Character of Established Residential Areas' policy LC1 in that:

(a) The proposed density is significantly higher than that found in the established residential area;

(b) The pattern of development would not be in keeping with the overall character and environmental quality of the established residential character area;  
 And if approved, the development would therefore erode the local character, environmental quality and residential amenity of the established residential area.

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<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	LA07/2016/0401/F	Full	<b>DATE VALID</b>	3/25/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mrs Margaret Kane 142 Dundrum Road Newcastle BT33 0LN		<b>AGENT</b>	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
				NA
<b>LOCATION</b>	135m ESE of No 42 Levallyreagh Road Rostrevor Warrenpoint Co Down			
<b>PROPOSAL</b>	Proposed Farm Building without underground tanks			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to policies CTY 1 and CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that it is necessary for the efficient use of the active and established agricultural holding.
- 2 The proposal is contrary to policy CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and that health and safety reasons exist to justify an alternative site away from the existing farm buildings or that the alternative site away is essential for the efficient functioning of the business.
- 3 The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that there are no suitable existing buildings on the holding or enterprise that can be used.

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

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

**LOCATION**                   Between 4 and 8 Magheralone Road  
 Drumanness  
 Ballynahinch

**PROPOSAL**               +-New dwelling and garage

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

- 1    The proposal is contrary to the Strategic Planning Policy Statement 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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**LOCATION** 120m North-West of No. 105 Blaney Road  
Tullyard  
Crossmaglen  
Armagh  
BT35 9AT

**PROPOSAL** Erection of Agricultural Shed and Slurry Tank

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

- 1 The proposal is contrary to the SPPS and Policies CTY 1 and CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
- it has not been demonstrated that the development is on an active and established agricultural holding;
  - it is not necessary for the efficient use of the active and established agricultural holding;
  - the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;
- The proposal is contrary to the SPPS and policies CTY1 and CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that:
- the design and materials to be used are sympathetic to the locality and adjacent buildings;
  - the proposal is sited beside existing farm or forestry buildings;
- The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and
- that health and safety reasons exist to justify an alternative site away from the existing farm (or forestry) buildings; and
  - that the alternative site away is essential for the efficient functioning of the business.

**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 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 design of the proposed building is inappropriate for the site and its locality.
- 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 and would therefore result in a detrimental change to (further erode) the rural character of the countryside.
- 4 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further site specific evidence to confirm that all lands are within the farm business id was 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.

<b>ITEM NO</b>	<b>11</b>			
<b>APPLIC NO</b>	LA07/2016/0843/F	Full	<b>DATE VALID</b>	6/22/16
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr Stephen Boyle 65 Ashgrove Road Newry BT34 1QN		<b>AGENT</b>	J. Lynam 11 Newry Road Mayobridge Newry BT34 2ET 028 3085 1125
<b>LOCATION</b>	47 The Mall Newry BT34 1AW			
<b>PROPOSAL</b>	Shop (Retail clothing)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	LA07/2016/0847/O	Outline	<b>DATE VALID</b>	6/27/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr R Hamilton 85 Teconnaught Road Crossgar BT30 9HH		<b>AGENT</b>	Ewart Davis 14 Killynure Avenue Corryduff Belfast BT8 8ED
				NA

**LOCATION** Adjoining 80 Teconnaught Road  
Crossgar  
BT30 9HH

**PROPOSAL** Infill dwelling

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	6	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy 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 gap site in an otherwise substantial and continuously built up frontage.
- 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 buildings would, if permitted if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; the building would, if permitted create a ribbon of development; 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 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 Brown's Lane.

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

**ITEM NO** 13  
**APPLIC NO** LA07/2016/0874/F Full **DATE VALID** 6/30/16  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Cedar Integrated Primary School **AGENT** Education Authority 16  
29 Kilmore Road Crossgar Grahamsbridge Road  
BT30 9HJ Dundonald BT16 2HS  
02890566200

**LOCATION** Cedar Integrated Primary School  
29 Kilmore Road  
Crossgar

**PROPOSAL** Erection of 2.4m high wire mesh fence to partial perimeter

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

- 1 Having notified the agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information (Flood Risk Assessment) is required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
- 2 The Proposal is contrary to Policy FLD 1 of Planning Policy Statement 15 in that the required Flood Risk Assessment has not been submitted.
- 3 The Proposal is contrary to Policy FLD 2 of Planning Policy Statement 15 in that if approved this development would impede the operational effectiveness of flood defence and drainage infrastructure and hinder access to enable any necessary maintenance work.

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

<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	LA07/2016/0908/F	Full	<b>DATE VALID</b>	7/5/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Miss Nuala S O'Connor 36 Castleward Road Strangford		<b>AGENT</b>	MKA Planning Ltd 32 Clooney Terrace Waterside Derry BT47 6AR  NA
<b>LOCATION</b>	Site off Shore Road Kilclief Co Down Located 130m south west of 97 Shore Road			
<b>PROPOSAL</b>	Proposed agricultural shed and access to Shore Road			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 and CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the existing agricultural holding is not currently active and established and it has not been demonstrated that it is not necessary for the efficient use of the active and established agricultural holding.

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

<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	LA07/2016/0972/F	Full	<b>DATE VALID</b>	7/20/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr S McCormick and Ms Z Thompson 1 Loughview Killyleagh BT30 9UG		<b>AGENT</b>	8A Architects 8a Catherine Street Killyleagh BT30 9QQ
				NA
<b>LOCATION</b>	1 Loughview Killyleagh Co Down BT30 9UG			
<b>PROPOSAL</b>	Removal of existing garden fence and garage and erection of new garden fence			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Addendum to PPS 7, Policy EXT 1 (a) in that if approved it will detract from the appearance and character of the surrounding open plan residential area, and is contrary to the condition imposed on the original planning approval (R/1988/1062 & R/1993/0460) that required that: 'no buildings, walls or fences shall be erected, nor hedges nor formal rows of trees grown, between the roadways and any building within or having boundaries along any cul-de-sac which is a Type 5 Roadway with no footways'.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	LA07/2016/0973/O	Outline	<b>DATE VALID</b>	7/20/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mrs M Maw and Mr A Russell c/ o 5 Cranmore Park Belfast BT9 6JF		<b>AGENT</b>	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA  02897561488
<b>LOCATION</b>	Lands 85 metres east of 26 Claragh Road Clough Downpatrick BT30 8RG			
<b>PROPOSAL</b>	Proposed dwelling and garage on a farm			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to 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.

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

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**ITEM NO** 17  
**APPLIC NO** LA07/2016/1042/F Full **DATE VALID** 8/4/16  
**COUNCIL OPINION** **APPROVAL**  
**APPLICANT** Mr & Mrs T. Hannaway 18 **AGENT** John O'Hagan 6  
Milltown Road Woodville Gate  
Lislea Lurgan  
Newry BT66 6SR  
BT35 9UF

07799477142

**LOCATION** 18 Milltown Road  
Lislea  
Newry  
BT35 9UF

**PROPOSAL** Two storey kitchen and bedroom extension to gable of dwelling

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

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

<b>ITEM NO</b>	<b>18</b>			
<b>APPLIC NO</b>	LA07/2016/1045/F	Full	<b>DATE VALID</b>	8/4/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs A. Quinn 32 Aughanduff Road Mullaghbawn Newry BT35 9YD		<b>AGENT</b>	Marcus Bingham 9 Tullyquilly Road Rathfriland BT34 5LR
				028 4063 8842
<b>LOCATION</b>	32 Aughanduff Road Mullaghbawn Newry BT35 9YD			
<b>PROPOSAL</b>	Demolition of existing dwelling and outbuildings and erection of new replacement dwelling and detached garage			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

1 The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the dwelling which it is proposed to be replaced is vernacular and makes an important contribution to the heritage, appearance and character of the locality and is capable of being made structurally sound and improved.

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

<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	LA07/2016/1147/O	Outline	<b>DATE VALID</b>	8/26/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Noel Ross 55 Creevyargon Road Ballynahinch BT24 8YF		<b>AGENT</b>	David Burgess 24 Templeburn Road Crossgar BT30 9NG 07720145893

**LOCATION** Between 1 Drumgiven Road And 37 Creevyargon Road  
Ballynahinch

**PROPOSAL** Infill site for 2 dwellings and associated domestic garages.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	1	0	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	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 there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal does not constitute a small gap site within a continuously built up frontage and would, if permitted, result in the creation of ribbon development along Creevyargon Road.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwellings would, if permitted result in a suburban style build-up of development when viewed with existing buildings, create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

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

<b>ITEM NO</b>	<b>20</b>			
<b>APPLIC NO</b>	LA07/2016/1486/O	Outline	<b>DATE VALID</b>	11/4/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr and Mrs Jonathon Matthews C/O 20 Lower Carrogs Road Newry BT34 2NQ		<b>AGENT</b>	P. O'Hagan & Associates Ltd 10 Trevor Hill Newry BT34 1DN 028 3026 6011

**LOCATION** Lands immediately South of No. 24 Lower Carrogs Road  
Newry

**PROPOSAL** Proposed corner infill site for a new dwelling & garage

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

- 1 The proposal is contrary to Policy CTY 1 and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation to a of ribbon development along a private lane.
- 2 The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape, the proposed site lacks long established natural boundaries for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration, 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.
- 3 The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, be unduly prominent in the landscape, result in a suburban style build-up of development when viewed with existing and approved buildings, create a ribbon of development and would therefore further erode the rural character of the countryside.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>21</b>			
<b>APPLIC NO</b>	LA07/2016/1591/O	Outline	<b>DATE VALID</b>	12/1/16
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Camlough Community Association 4 Maryville Camlough Newry BT35 7JQ		<b>AGENT</b>	Francis McShane 2 Old Road Camlough Newry BT35 7JW  02830838379

**LOCATION**                      Lands accessed immediately south of No.2 Quarter Road  
Camlough and including lands to the rear of 2-20 Carrick Meadow  
to the rear of 17-35 Main Street and to the rear of No.3A Chapel Road. (Site locally  
known as the 10 acre field  
Camlough).

**PROPOSAL**                      Community Centre

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

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

<b>ITEM NO</b>	<b>22</b>		
<b>APPLIC NO</b>	P/2011/0802/F	Full	<b>DATE VALID</b> 9/6/11
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr K Agnew 9 Drummond Road Newry	<b>AGENT</b>	Henry Murray 37c Claggan Road Cookstown BT80 9XJ 07761231846

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

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

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed development fails to comply with PPS 18 Renewable Energy.
- 2 The proposal is contrary to Policy RE 1 of the Department's Planning Policy Statement 18 Renewable Energy in that the proposal would, if permitted, create an unacceptable impact on the visual amenity and landscape character of the area, by reason of its size and siting and would give rise to unacceptable electromagnetic interference to communications installations.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>23</b>			
<b>APPLIC NO</b>	P/2013/0234/F	Full	<b>DATE VALID</b>	3/19/13
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	William Bethel 6 Island Road Newtownhamilton BT35 0DN		<b>AGENT</b>	Strategic Planning 4 Pavilions Office Park Kinnegar Drive Holywood BT18 9JQ  02890425222

**LOCATION**                   Approx. 360 metres north of 6 Island Road  
Newtownhamilton

**PROPOSAL**                Erection of 225 KW wind turbine with 30.4metre hub height and 29.1 metre blade  
diameter (amended noise assessment received 24th October 2014)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	17	1	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1    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.
  
- 2    The proposal is contrary to the SPPS (Strategic Planning Policy Statement), Policy CTY 1 of PPS 21 and Policy RE 1 (c) of Planning Policy Statement 18 'Renewable Energy' in that it has not been demonstrated that the proposal will not result in an unacceptable adverse impact on built heritage interests.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>24</b>			
<b>APPLIC NO</b>	P/2013/0242/F	Full	<b>DATE VALID</b>	3/25/13
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Lotus Group and KPMG C/O Agent		<b>AGENT</b>	O'Callaghan Planning Unit 1, 10 Monaghan Court, Newry, BT35 6BH  028 3083 5700  02890434333
<b>LOCATION</b>	Lands at Watson Road/Dorans Hill Newry including lands to the east of Watsons Road			
<b>PROPOSAL</b>	Proposed residential housing development of 200 no. units comprising 61 detached, 126 semi-detached, 13 townhouses (some with garages) improvements and widening of existing Watsons Road and Dorans Hill, introduction of new roundabout and distributor road, planting of acoustic barrier along distributor road, proposed landscaping, open space, car parking, site and access works.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	207	2	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>25</b>			
<b>APPLIC NO</b>	P/2014/0071/F	Full	<b>DATE VALID</b>	1/17/14
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr John Perry C/O Agent		<b>AGENT</b>	Jobling Planning & Environment Ltd. 1 Inverary Valley Larne BT40 3BJ 028 2827 7736

**LOCATION** Lands South East of No. 54 Newcastle Street  
 Kilkeel  
 BT34 4AQ

**PROPOSAL** Change of use to part of commercial (pre-cast concrete works) yard to a waste management facility for the depollution and dismantling of End of Life Vehicles (ELVs) and the sorting and bulking of scrap metal. Works will include the use of existing vehicle workshop for the ELV depollution process, external storage of ELVs (unpolluted and polluted) and erection of walled enclosure for storage of non-ferrous scrap metal, roofing of existing enclosure for the storage of ferrous metals, bunded fuel storage, and associated boundary treatments.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	34	1	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	0	0

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>26</b>			
<b>APPLIC NO</b>	P/2014/0276/O	Outline	<b>DATE VALID</b>	3/24/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Robert Francis Spence		<b>AGENT</b>	JF Speers and Son 39 Greencastle Street Kilkeel BT344BH 02841762212

**LOCATION**                      Approximately 275 metres north west of 79 Aughnahooroy Road  
Kilkeel

**PROPOSAL**                      Site for dwelling with detached garage

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

- 1     The proposal is contrary to 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 access to the dwelling is not obtained from an existing lane. It also has not demonstrated that health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm and it has not been demonstrated that 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.
- 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 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 ancillary works do not integrate with their surroundings and 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 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 and the impact of ancillary works would damage rural character and would therefore further erode the rural character of the countryside.
- 4     The proposal is contrary to Policy NH 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 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** 27  
**APPLIC NO** P/2014/1041/O Outline **DATE VALID** 12/18/14  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Matthew Mallon 30 Edentrumly **AGENT** Quinn Design & Engineering  
Road Mayobridge Services 36  
Mayobridge Corrags Road  
Newry Warrenpoint  
BT34 3PY  
028 41 772377

**LOCATION** 20 metres north east of no 30a Edentrumly Road  
Mayobridge  
Newry (lands adjacent and north and north-east of No. 30A Edentrumly Road)

**PROPOSAL** Site for dwelling and detached garage

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

1 The proposal is contrary to 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 for Northern Ireland (SPPS), 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:

- other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application;

- the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.

- 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**

- 3 3. The proposal is contrary to 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; lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; relying primarily on the use of new landscaping for integration; ancillary works will not integrate with their surroundings and 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.
- 4 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, be unduly prominent in the landscape; result in a suburban style build-up of development when viewed with existing buildings; 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 5. 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 to a ribbon development along Edentrumley Road and does not represent a small gap site suitable for no more than two dwellings.

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

<b>ITEM NO</b>	<b>28</b>			
<b>APPLIC NO</b>	P/2015/0173/F	Full	<b>DATE VALID</b>	3/3/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Don Travers 8 Spelga Gardens Rathfriland Bt34 5QW		<b>AGENT</b>	Martin Bailie 44 Bavan Road Mayobridge BT34 2HS 30851910
<b>LOCATION</b>	100m south of 51 Ballymoyer Road Newtownhamilton			
<b>PROPOSAL</b>	Change of house type			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to The Strategic Planning Policy 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 for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Ballymoyer Road.
- 3 The proposal is contrary to The Strategic Planning Policy for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and add to a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.

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

<b>ITEM NO</b>	<b>29</b>			
<b>APPLIC NO</b>	R/2015/0066/F	Full	<b>DATE VALID</b>	2/6/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr James Wilson 28 Derryogue Road Kilkeel		<b>AGENT</b>	Strategic Planning 4 Pavilions Office Pk Kinnegar Drive Holywood BT18 9JQ 02890425222

**LOCATION**                    Approx.335 metres North West of 34 Downpatrick Road Killough.

**PROPOSAL**                Erection of single wind turbine with 30m hub, 33.1m blade diameter, 225kw, and associated access and 2 No electricity cabinets.

(Amended/Corrected Description)

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

- 1    Having notified the agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information (Shadow Flicker 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.

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

<b>ITEM NO</b>	<b>30</b>		
<b>APPLIC NO</b>	R/2015/0069/F	Full	<b>DATE VALID</b> 2/6/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr Uel Watson 7 Ardilea Road Strangford	<b>AGENT</b>	Strategic Planning 4 Pavilions Office Pk Kinnegar Drive Holywood BT18 9JQ 02890425222

**LOCATION**                   Approx.522 metres South East of 30 Castleward Road  
Strangford  
BT30 7AY

**PROPOSAL**               Erection of single wind turbine, associated access and 2 No electricity cabinets.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	20	0			1		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>		
			109	109	0	0		

- 1     The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy RE1 of the Departments Planning Policy Statement 18, in that it has not been demonstrated that the proposal would not result in an unacceptable adverse impact on the residential amenity of neighbouring residents as a result of noise and shadow flicker.
- 2     The application is unacceptable as insufficient information relating to the proposed new access onto the public road has been submitted to enable the Authority to make an informed decision on the proposal.
- 3     The proposal is contrary to the Department's Planning Policy Statement 2, Planning and Nature Conservation Policy NH 6 Areas of Outstanding Natural Beauty (AONB), as it has not been demonstrated that (a) the siting and scale of the proposed access is appropriate in the locality and (b) the access respects the traditional field boundaries of the Strangford and Lecale AONB.
- 4     The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that sufficient detail has not been demonstrated to ensure the proposed new access arrangements would integrate with the surroundings.
- 5     The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that insufficient detail has been submitted to ensure the new access arrangements would not result in adverse impact on the rural character of the countryside.

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

**Council Newry, Mourne and Down**

**Date 1/18/17**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	P/2010/1212/F	Full	<b>DATE VALID</b>	10/1/10
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Edward Markey 38 Carrivekenny Road Newry BT35 7BN		<b>AGENT</b>	Johnross MacMahon 111 Camlough Road Newry BT35 7EE 028 30837502

**LOCATION** 450m from 38 Carrivekenny Road  
Bessbrook  
Newry

**PROPOSAL** 225KW wind turbine on a 30 metre Mast.

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

- 1 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details for Environmental Health 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..
- 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**

<b>ITEM NO</b>	<b>D2</b>			
<b>APPLIC NO</b>	P/2012/0743/F	Full	<b>DATE VALID</b>	9/19/12
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Brian Cunningham C/o Agent		<b>AGENT</b>	Barry Owens 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

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

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- 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.
- 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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<b>ITEM NO</b>	<b>D3</b>			
<b>APPLIC NO</b>	P/2012/0901/F	Full	<b>DATE VALID</b>	11/23/12
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Tom Cull 10 Keady Road Newtownhamilton BT35 0ET		<b>AGENT</b>	John Ross McMahon 111n Camlough Road Newry BT35 7EE 02830837502
<b>LOCATION</b>	620 metres south of 10 Keady Road Newtownhamilton BT35 0ET			
<b>PROPOSAL</b>	Erection of 250 kw wind turbine with 29 rotor diameter on 30m mast (Noise Assessment Received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	14	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement, Policy CTY 1 of PPS 21 and Policy RE1 of the Department's Planning Policy Statement 18 'Renewable Energy' and associated Best Practice Guidance in that an appropriate noise assessment has not been submitted to demonstrate what noise impact the proposed turbine would have on receptors in the surrounding area, and it is the opinion of the Department that this information is material to the determination of this application.
- 2 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details for Environmental Health 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.

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<b>ITEM NO</b>	<b>D4</b>			
<b>APPLIC NO</b>	P/2014/0214/F	Full	<b>DATE VALID</b>	3/4/14
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	McKinley Contracts Unit 7 Milltown Industrial Estate Warrenpoint BT34 3FN		<b>AGENT</b>	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 02841753679
<b>LOCATION</b>	Lands to the rear of No's 13 15 and 17 Forth Road and 10 metres north west of No's 7 - 13 Rathmore Clonallon Road Warrenpoint			
<b>PROPOSAL</b>	Erection of 7 No. dwellings - 3 blocks of semi detached and 1 detached dwelling. (amended drawings)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	12	1	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0