



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 26 APRIL 2017

The closing date/time for requests for speaking rights/written submissions for Planning Applications listed on the agenda for the above Planning Committee Meeting is as follows:-

Wednesday 19 APRIL 2017 by 5.00 pm

Requests for speaking rights/written submissions should be emailed to:-

democratic.services@nmandd.org

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

26/04/2017

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 26/04/2017

ITEM NO 1
APPLIC NO LA07/2015/0103/F Full **DATE VALID** 16/03/2015
COUNCIL OPINION **APPROVAL**
APPLICANT KCD Homes LTD 4A Tollymore **AGENT** Barry Fletcher
Road Architects 25 Main
Newcastle Street
BT33 0JL Castlewellan
Co. Down
BT31 9DF
028 4377 8710

LOCATION Land to rear of 14-21 Woodvale Burrenwood Road Castlewellan with access between 14 & 18 Woodvale Burrenwood Road Castlewellan

PROPOSAL Proposed residential development of 11no dwellings.

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	7		0		1		0	
					Addresses	Signatures	Addresses	Signatures
					8	13	0	0

ITEM NO 2
APPLIC NO LA07/2015/0150/O Outline **DATE VALID** 15/04/2015
COUNCIL OPINION **REFUSAL**
APPLICANT Mr Clark McCourt 30 **AGENT**
Drumbanagher Road
Pontyzpass
Newry
BT35 6SR

NA

LOCATION Lands 30m North East of No 32 Cullentragh Road
Jerrettspass
Newry.

PROPOSAL Dwelling and garage

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

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APPLICATIONS FOR PLANNING PERMISSION

- 1 The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:

the farm business is currently active;

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

health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm;

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

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

the proposed building is a prominent feature in the landscape;

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

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

the ancillary works do not integrate with their surroundings;

the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm.

and therefore would not visually integrate into the surrounding landscape.

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

the (building) would, if permitted, be unduly prominent in the landscape;

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

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

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

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	3			
APPLIC NO	LA07/2015/0276/F	Full	DATE VALID	12/05/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Breige And Terry Rafferty 48 Killowen Road Killowen Rostrevor		AGENT	
				NA
LOCATION	St Andrews 13 Seaview Warrenpoint			
PROPOSAL	Conversion of existing 1 and 3/4 storey garage and store to self contained 1 bedroom town house			
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 provisions of Policy QD1 (a), (c) and (h) in that the proposed development does not respect its surrounding context; there is a lack of private amenity space available within the site; and the proposal will have an unacceptable adverse impact on the existing and proposed house in terms of overlooking and lack of privacy.
- 2 The proposal is contrary to Policy LC1 (Criterion B) of Addendum to PPS7 Safeguarding the Character of Established Residential Areas in that the pattern of development is not in keeping with the overall character and environmental quality of this established residential area.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	4			
APPLIC NO	LA07/2015/0910/F	Full	DATE VALID	17/09/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Kieran O'Callaghan 20 Chapel Road Camlough Newry BT35 7HN		AGENT	Paul McAlister Architects LTD The Barn 64A Drumnacanvey Road Portadown Craigavon BT63 5LY 028 383 55111
LOCATION	Site adjacent to and south of 20 Chapel Road Camlough			
PROPOSAL	2 storey farm dwelling & double garage (amended plans)			
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 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 Chapel Road.			
2	The proposal is contrary The Strategic Planning Policy Statement for Northern Ireland and to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries, is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and the building relies primarily on the use of new landscaping for integration. The proposed dwelling would therefore not visually integrate into the surrounding landscape.			
3	The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.			

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 5
APPLIC NO LA07/2015/1360/O Outline **DATE VALID** 16/12/2015
COUNCIL OPINION REFUSAL
APPLICANT Mr D K S Halliday 16 **AGENT** McAdam Stewart
 Clogharevan Road Architects
 Bessbrook Banbridge
 BT35 7BH Enterprise Centre
 Scarva Road
 Banbridge
 BT32 3QD
 NA

LOCATION Site adjacent to and East of 195 Bessbrook Road
 Mounthorris
 Armagh
 BT60 2UD

PROPOSAL Single storey dwelling with detached garage

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	0	0	0	0	0	0	0	0
	Addresses		Signatures		Addresses		Signatures	
	0	0	0	0	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 the Strategic Planning Policy Statement and policy 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.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.
- 4 The proposal is contrary to the 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 Bessbrook Road.
- 5 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and the building would, if permitted add to a ribbon of development 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	6			
APPLIC NO	LA07/2015/1363/F	Full	DATE VALID	21/12/2015
COUNCIL OPINION	APPROVAL			
APPLICANT	Henderson Group PO Box 49 Hightown Avenue Newtownabbey BT36 4RT		AGENT	Henderson Group Property PO Box 49 Hightown Avenue Newtownabbey BT36 4RT 02890337873
LOCATION	8 The Commons Tullyvallon Newtownhamilton Co Armagh BT35 0DA			
PROPOSAL	Proposed new petrol station with associated supermarket and car parking and development			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	13	0	1	
			Addresses	Signatures
			80	80
			SUP Petitions	
			0	
			Addresses	Signatures
			0	0

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ITEM NO	7			
APPLIC NO	LA07/2015/1381/F	Full	DATE VALID	17/12/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs E Kerr 154a Downpatrick Road Teconnaught Ballynahinch BT24 8SN		AGENT	Planning Services 21 Ballynacoy Road Lisburn BT28 3XW
				NA
LOCATION	154a Downpatrick Road Teconnaught Ballynahinch BT24 8SN			
PROPOSAL	Conversion and extension of existing stone building to form dwelling plus detached garage and associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building proposed is not a locally important building suitable for conversion.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	8			
APPLIC NO	LA07/2016/0645/F	Full	DATE VALID	16/05/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Thomas Mageean 20 Junction Road Saintfield BT24 7JU		AGENT	2Plan NI 47 Lough Fea Road Cookstown BT80 9QL 028 86764492
LOCATION	Adjacent to 20 Junction Road Saintfield			
PROPOSAL	Proposed conversion and extension to existing vernacular outbuilding into single dwelling and associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building proposed is not a locally important building suitable for conversion.
- 2 The proposal is contrary to Policy CTY4 (c) of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the new extensions are not sympathetic to the scale, massing, architectural style and finishes of the existing building.

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ITEM NO	9			
APPLIC NO	LA07/2016/0748/O	Outline	DATE VALID	07/06/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Andrew Henry and Miss Emma Clarke 90 Drumalt Road Cullyhanna Newry BT35 0QB		AGENT	Cornett Design Associates Ltd 4 Hartford Place The Mall Armagh BT61 9BJ 02837523330
LOCATION	150m North of 81 Dundalk Road Newtownhamilton Newry BT35 0PR			
PROPOSAL	Erection of dwelling and detached garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to 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, 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 no health and safety reasons or verifiable plans to expand the farm business exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.

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ITEM NO	10			
APPLIC NO	LA07/2016/1106/F	Full	DATE VALID	19/08/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr John Kelly 39 Drumsnade Road Ballynahinch BT24 8NG		AGENT	
				NA
LOCATION	Land to the East 58 Drumsnade Road Ballynahinch BT24 8NG			
PROPOSAL	Single storey detached farm dwelling and garage (amended plans)			
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 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside 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.
- 2 The proposal is contrary to Policy CTY13 (g) 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.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	11			
APPLIC NO	LA07/2016/1157/F	Full	DATE VALID	23/08/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Howell LTD C/O 4 Dundrine Road Castlewellan BT31		AGENT	John McElroy 72 Osborne Drive Belfast BT9 6LJ 07738 515098
LOCATION	Lands at 87-95 Main Street and 18-20 Valentia Place Newcastle			
PROPOSAL	Proposed development of 19 apartments, 5 retail units, 23 car parking spaces & associated works (renewal of planning approval R/2010/0510/F)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	12			
APPLIC NO	LA07/2016/1323/F	Full	DATE VALID	04/10/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Cathal Sloan Sandy Brae Kilkeel		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 028 30835700
LOCATION	14 Sandy Brae Attical Kilkeel			
PROPOSAL	Partial conversion of existing domestic garage to provide ancillary residential accommodation.			
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 considered to be contrary to Policy EXT 1 Annex A of the Addendum to Planning Policy Statement 7 - Residential Extensions and Alterations in that the proposal does not provide a modest scale of accommodation, does not demonstrate dependency on the existing residential property and could practically and viability operate own its own.

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ITEM NO	13			
APPLIC NO	LA07/2016/1353/F	Full	DATE VALID	10/10/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Seamus Parr 109 Rostrevor Road Hilltown BT34 5TZ		AGENT	Karl Sherry Architectural Services 103 Rostrevor Road Hilltown BT34 5TZ 028 4063 8336
LOCATION	109 Rostrevor Road Hilltown Newry Co. Down BT34 5TZ			
PROPOSAL	Change of House Type in substitution for previous application P/2006/1811/RM and removal of occupancy condition			
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 as the previous approval has expired.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	14			
APPLIC NO	LA07/2016/1405/F	Full	DATE VALID	24/10/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr William Herron T/A Herron Engineering Leitrim Castlewellan BT31 9SR		AGENT	Marcus Bingham 9 Tullyquilly Road Rathfriland BT34 5LR
				02840638842
LOCATION	200m south east of 15 Heron's Road Leitrim Castlewellan BT31 9SR			
PROPOSAL	Proposed detached office block, car parking facility and vehicular entrance to create a larger modern working facility for existing and additional office staff			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	15			
APPLIC NO	LA07/2016/1485/F	Full	DATE VALID	07/11/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr William Herron T/A Herron Engineering 15 Herons Road Leitrim Castlewellan Bt31 9SR		AGENT	Marcus Bingham 9 Tullyquilly Road Rathfriland BT34 5LR
				028 4063 8842
LOCATION	15 Herons Road Leitrim Castlewellan BT31 9SR			
PROPOSAL	Extension to existing manufacturing/light engineering works to create additional R&D manufacturing and storage facility, also upper level office space and canteen to meet increased export demand and upgrade the existing company corporate image.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	16			
APPLIC NO	LA07/2016/1635/O	Outline	DATE VALID	08/12/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Eileen Leckey 21 Seaview Killough BT30 7PT		AGENT	
				NA
LOCATION	Adjacent 16 Rossglass Road Killough			
PROPOSAL	Erection of an infill 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 Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Strategic Planning Policy Statement (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 Rossglass Road.
- 3 The proposal is contrary to Strategic Planning Policy Statement (SPPS) and Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would if permitted mar the distinction between the defined settlement limit of Killough and the surrounding countryside.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	17			
APPLIC NO	LA07/2017/0061/O	Outline	DATE VALID	16/01/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Andrew Gibson 125 Derryboy Road Crossgar BT30 9DH		AGENT	Dickson Architectural Services 141 Greyabbey Road Ballywalter Newtownabbey BT22 2NY 07870914452

LOCATION 70m North East of 195 Clay Road
Crossgar
Downpatrick
BT30 9LS

PROPOSAL 2 dwellings on infill site

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 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 (SPPS) 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.
- 3 The proposal is contrary to 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 would therefore result in a detrimental change to (further erode) the rural character of the countryside.

ITEM NO	18			
APPLIC NO	LA07/2017/0065/O	Outline	DATE VALID	18/01/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Jim Andrews 21 Rathfort Crescent Rathmore Belleek Co Fermanagh BT93 3JP		AGENT	Ronan Murphy Craft Village Belleek Co Fermanagh BT93 3FX

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02868658190

LOCATION Land adjacent to 9
Larchfield Park
Tollymore
Newcastle
Co Down
BT33 0BB

PROPOSAL 1 No. new dwelling

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 7 Quality Residential Environments Policy QD1(a) in that the proposed dwelling fails to respect the surrounding context and is inappropriate to the character of the site in terms of layout, scale and proportions.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 7 Addendum Safeguarding the Character of Established Residential Areas Policy LC1 (a) in that the proposed density of the development would be significantly higher than that found in the established residential area.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 7 Addendum Safeguarding the Character of Established Residential Areas Policy LC1 (b) the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 7 Quality Residential Environments Policy QD1(c) in that adequate provision has not been made for private amenity space.
- 5 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 the adjacent residential property of No 12 Elmgrove Park as a result of overlooking and loss of privacy.
- 6 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 15 Planning and Flood Risk Policy FLD1 in that the applicant would not be able to demonstrate that the proposal constitutes an exception to the policy for new development within a 1 in 100year fluvial flood plain.
- 7 The proposal is contrary to the Strategic Planning Policy Statement 201 and Planning Policy Statement 2 Natural Heritage Policy NH6 Areas of Outstanding Natural Beauty in that the proposal is inappropriate in terms of design; size and scale for the locality and is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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ITEM NO	19			
APPLIC NO	LA07/2017/0077/F	Full	DATE VALID	20/01/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Gary O'Hare 23 Derrycraw Road Newry BT34 1RG		AGENT	David Maxwell 12 Ballyblaugh Road Newry BT34 1RR 07769708850

LOCATION Lands between No. 20B and No. 22 Derrycraw Road
Newry
BT34 1RG

PROPOSAL Construction of 2 No. new detached 1 1/2 storey infill dwellings with detached double garages, associated site works and new access to public road.

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

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Derrycraw Road.
- 3 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwellings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and create a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.
- 4 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere.

Reason: Flood Risk

- 5 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland 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 as a result would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	20			
APPLIC NO	LA07/2017/0131/O	Outline	DATE VALID	30/01/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs McKeown 67 Rocks Chapel Road Crossgar Downpatrick BT30 9HN		AGENT	Tumelty Planning Services 11 Ballyalton Park Downpatrick BT30 7BT 07768057822
LOCATION	Opposite no 67 and adjacent to 62 Rocks Chapel Road Crossgar BT30 9HN			
PROPOSAL	Proposed dwelling on a farm under planning policy CTY10 of Planning Policy Statement 21 (PPS21)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS), Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement, 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.
- 3 The proposal is contrary to the Strategic Planning Policy Statement (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 would rely primarily on the use of new landscaping for integration, it would not, therefore, visually integrate into the surrounding landscape.
- 4 The proposal is contrary to the Strategic Planning Policy Statement (SPPS), Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling would, if permitted, be unduly prominent in the landscape and would be detrimental change to the rural character of the countryside.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21			
APPLIC NO	LA07/2017/0252/F	Full	DATE VALID	20/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Paul Hart 3 Vale Road Listooder Crossgar BT30 9JN		AGENT	Premier Building Design Ltd 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE 02892660776

LOCATION 3 Vale Road
Listooder
Crossgar
BT30 9JN

PROPOSAL Proposed new 2 storey replacement dwelling and associated site works

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is a prominent feature in the landscape and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

ITEM NO	22			
APPLIC NO	P/2009/1336/F	Full	DATE VALID	26/10/2009
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr JC Campbell C/O Agent		AGENT	Milligan Reside Larkin 56 Armagh Road Newry BT35 6DN

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

028 30 253755

LOCATION 68 to 72 & 74 Shore Rd
Rostrevor
BT34 3AA

PROPOSAL Proposed new 70 bed nursing home together with 41 no. 2 & 3 bedroom apartments with associated site works, landscaping and car parking (including at grade and undercroft car parking). (amended proposal)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	35	0	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7 (PPS 7) criteria (a), (c) and (g) in that the applicant has failed to demonstrate that the proposal would create a quality residential development;
adequate provision has not been made for open space and landscaped areas as an integral part of the development; and
the design of the development does not draw upon the best local traditions of form, material and detailing.
- 2 The proposed development is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, criteria (a) and (b) in that:
The proposed density is significantly higher than that found in the established residential area;
and
The proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.
- 3 The proposed development is contrary to the Strategic Planning Policy Statement and Planning Control Principle 2 of PPS 12, in that the proposed density of the development, together with its form, scale, massing and layout does not respect local character and environmental quality.
- 4 The proposed development is contrary to Policy NH 6 of Planning Policy Statement 2 (PPS 2) in that the design, size and scale is not appropriate to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and does not respect local architectural styles and patterns, local materials or design.
- 5 The proposal is contrary to Policy DES2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the townscape of Rostrevor and would not be sensitive to the character of the area surrounding the site with regard to design, scale and use of materials.

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ITEM NO	23			
APPLIC NO	P/2014/1076/F	Full	DATE VALID	29/12/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Habinteg Housing Association C/O Agent		AGENT	Knox & Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA
				NA
LOCATION	Lands opposite Spring Farm Heights and to the rear of no's 2-20 Laurel Hill and no's 1-4 Gortmore Villas Newry			
PROPOSAL	Erection of residential development and associated parking provision, landscaping and site works (comprising 27 No. 2-bed apartments (in 3 No. blocks), 5 No. 2-bed detached dwellings and 10 No. 3-bed semi-detached dwellings (42 units in total)) (Amended Proposal)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	2	0
			Addresses	Signatures
			249	249
			Addresses	Signatures
			0	0

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ITEM NO	24			
APPLIC NO	P/2015/0090/F	Full	DATE VALID	04/02/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	Brian Grant		AGENT	CGDM 27 Patrick Street Newry BT35 8EB 02830250844

LOCATION 6 Hilltown Road
 Mayobridge
 Newry.

PROPOSAL Parrt demolition of existing garage block to faciliate the erection of two No.retail units with single apartment above. Extensions and alterations to existing convenience shop with parking provision and associated site works.

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

- 1 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads, Policy AMP7: Car Parking and Servicing Arrangements in that the proposed development would, if permitted, prejudice the safety and convenience of road users since provision cannot be made within the application site for the parking, turning, loading and unloading of vehicles which would be attracted to the site.
- 2 2. The proposal is contrary to Strategic Plannign Policy Satement and Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its inappropriate land use which will adversely alter the character of the area, adverse effect on the amenity of neighbouring developments, the scale and design is out of character of the area.

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ITEM NO	25			
APPLIC NO	P/2015/0167/F	Full	DATE VALID	16/03/2015
COUNCIL OPINION	REFUSAL			
APPLICANT	James Morgan 24 Aughnagon Road Mayobridge Newry BT34 2JG		AGENT	Architectural Design Service 20 Upper Burren Road Warrenpoint BT34 3PT 07725917253
LOCATION	250m north east of 52 Benagh Road Mayobridge Newry			
PROPOSAL	Erection of dwelling and detached garage (on a farm)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the SPPS (Strategic Planning Policy Statement), Policy CTY 1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that a development opportunity has been sold off from the farm and it has not been sited beside an established group of buildings on the farm.

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ITEM NO	26			
APPLIC NO	R/2014/0499/RM	Reserved M:	DATE VALID	19/09/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Dumore Construction c/o agent	AGENT	Gray Design Limited 5 Edward Street Newry BT35 6AN 02830251885	
LOCATION	Lands adjacent to 8 Middle Tollymore Road And opposite 11 13 & 15 Middle Tollymore Road Newcastle			
PROPOSAL	Proposed housing development including alterations to existing junction on Middle Tollymore Road and Tollymore Road, 56 units in total. (Amended site/access plans received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	133	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0