

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

11/10/16

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

Council Newry, Mourne and Down

Date 11/10/16

ITEM NO 1
APPLIC NO LA07/2015/0361/F Full **DATE VALID** 5/15/15
COUNCIL OPINION **APPROVAL**
APPLICANT Leitrim Fontenoys GAC 11 **AGENT** John McElroy 72
 Backaderry Road Osborne Drive
 Leitrim Belfast
 Castlewellan BT9 6LJ
 BT31 9SL

07738515098

LOCATION 11 Backaderry Road
 Leitrim
 Castlewellan
 BT31 9SL.

PROPOSAL Provision of additional new training field with associated floodlighting, boundary fencing, and ball stops all serving existing sports facility.

(Additional info and amended proposals received)

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

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ITEM NO	2		
APPLIC NO	LA07/2015/0702/F	Full	DATE VALID 7/29/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr M Cunningham	AGENT	Hillen Architects Limited 87 Central Promenade Newcastle BT33 0HH NA

LOCATION 65m NWW 113 Newcastle Road
Castlewellan

PROPOSAL Agricultural outbuilding for general farm storage and animal shelter

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

- 1 The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it is not necessary for the efficient use of the active and established agricultural holding.
- 2 The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside the proposal is not sited beside existing farm or forestry buildings.
- 3 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 nor has it been deomstrated that 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.
- 4 The proposal is contrary to Planning Policy Statement 3 Access, Movement and Parking AMP 3 in that it would, if permitted, result in the intensification of use of an existing access onto a main traffic route (protected route), thereby prejudicing the free flow of traffic and conditions of general safety.

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ITEM NO	3			
APPLIC NO	LA07/2015/0717/F	Full	DATE VALID	8/5/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Jim McCreight 90 Crossan Road Rathfriland BT34 5BE		AGENT	
				NA
LOCATION	300m south of 90 Crossan Road Mayobridge Newry			
PROPOSAL	New dwelling with 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 and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape; the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and the design of the proposed building is inappropriate for the site and its locality.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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ITEM NO	4			
APPLIC NO	LA07/2015/0747/O	Outline	DATE VALID	8/7/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Niall Branagan C/O Agent		AGENT	Design 3 c/o 3 Cedar Grove Newry BT34 1SQ NA
LOCATION	Lands approx. 88 metres east of No. 184 Lackin Road Kilcoo Newry County Down			
PROPOSAL	Proposed dwelling on a farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed building relies primarily on the use of new landscaping for integration; the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm; and therefore would not visually integrate into the surrounding landscape.

- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: the building would, if permitted, be unduly prominent in the landscape; and the impact of ancillary works would damage rural character: and would therefore result in a detrimental change to the rural character of the countryside.

- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and PPS2 Natural Heritage Policy NH6 in that it has not been demonstrated that the proposed siting is sympathetic to the special character of the Area of Outstanding Natural Beauty.

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ITEM NO	5			
APPLIC NO	LA07/2015/1078/F	Full	DATE VALID	10/23/15
COUNCIL OPINION	REFUSAL			
APPLICANT	David Mackin 1 St Brigid's Cottages Drumsesk Road Rostrevor BT34 3HE		AGENT	
				NA
LOCATION	No 1 St Brigid's Cottages Drumsesk Road Rostrevor Co. Down BT34 3HE			
PROPOSAL	Retention of unauthorised domestic shed to rear of existing sheds at existing dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations Policy EXT 1 (a) in that the scale, massing, design and external materials of the proposal is not sympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area and; (b) the proposal will affect the amenity of neighbouring residents by way of dominance and loss of light.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy NH6 (criteria a) of Planning Policy Statement 2 - Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its siting and scale which does not respect the distinctive character and landscape quality of the locality.

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ITEM NO	6			
APPLIC NO	LA07/2015/1190/F	Full	DATE VALID	11/11/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr K Byrne 6 Rathmore Warrenpoint BT34 3SF		AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY 028 41753679
LOCATION	To the rear of No 94 Warrenpoint Road Newry BT34 2PS			
PROPOSAL	Removal of business occupancy condition (No.10) from outline approval P/ 2002/1150/O and business occupancy condition (No.2) from reserved matters approval P/2006/0146/RM			
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 Policies CTY 1 and CTY 7 of Planning Policy Statement 21 (Sustainable Development in the Countryside) in that no overriding need has been established to justify a relaxation of the policy requirement to restrict occupation of the dwelling for the use of an associated business.

ITEM NO	7			
APPLIC NO	LA07/2015/1306/F	Full	DATE VALID	11/24/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr J McMahon Greenpark 44 Greenpark Road Rostrevor BT34 3HA		AGENT	MRL Architects Ltd MRL House 56 Armagh Road Newry BT35 0DN NA
LOCATION	114m east-south-east of 83 Clonallan Road Warrenpoint Co Down BT34 3QQ			
PROPOSAL	Farmstead made up of two storey farmhouse with 3 no. agricultural sheds forming central courtyard			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0

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Addresses Signatures Addresses Signatures
0 0 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:

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

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

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 is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;

the ancillary works do not integrate with their surroundings;

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

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 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 Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since adequate forward sight distance of 45 metres is not available, on the public road, at the proposed access in accordance with the standards contained in Development Control Advice Note 15.

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ITEM NO 8
APPLIC NO LA07/2015/1365/F Full **DATE VALID** 12/21/15
COUNCIL OPINION REFUSAL
APPLICANT Martin D Skillen 116 Ballyveaghmore Road Ballymartin Kilkeel BT34 4UW
AGENT Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
 NA

LOCATION 200m East of No 134 Ballyveaghmore Road

PROPOSAL Proposed Farm Building with underground tanks

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
					Addresses	Signatures	Addresses	Signatures
	2		1		0		0	
					0	0	0	0

1 The proposal is contrary to the Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

the existing agricultural is not currently active and established;

it is not necessary for the efficient use of the active and established agricultural holding;

it is not appropriate to this location due to the unacceptable character and scale of the development;

the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;

the development, if permitted would have an adverse impact on the natural heritage as it is within the Mourne AONB and a designated SLNCI;

the proposal is sited beside existing farm buildings; and

that health and safety reasons exist to justify an alternative site away from the existing farm buildings; and

that the alternative site away is essential for the efficient functioning of the business.

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- 2 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 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 design of the proposed building is inappropriate for the site and its locality.
 - the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop
- 3 2. The proposal is contrary to the Strategic Planning Policy Statement (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 and further erode the rural character of the countryside.

ITEM NO	9			
APPLIC NO	LA07/2016/0193/F	Full	DATE VALID	2/2/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Raymond McVeigh c/o 86A Newry Road Kilkeel BT34 4ES		AGENT	Milligan Reside Larkin 56 Armagh Road Newry BT35 7NN 02830253755
LOCATION	No. 22 Grange Meadows Kilkeel			
PROPOSAL	Retention and alteration of existing extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the scale and massing of the proposal dominates the host property and detracts from the appearance and character of the dwelling and surrounding areas and there is insufficient space within the curtilage of the property for the parking and manoeuvring of vehicles.

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ITEM NO	10			
APPLIC NO	LA07/2016/0201/F	Full	DATE VALID	2/10/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Alterity Developments Ltd Montgomery House Belfast BT1 4NX		AGENT	Insideout Architects 77 High Street Bangor BT20 5BD 02891478835
LOCATION	115-117 Main Street Newcastle Co Down			
PROPOSAL	The proposal consists of a new café on ground floor with 3 apartments over first and second floors addressing the Main Street. the rear building has 2 apartments over ground and first floor. (Amended plans received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	11		
APPLIC NO	LA07/2016/0432/F	Full	DATE VALID 3/30/16
COUNCIL OPINION	REFUSAL		
APPLICANT	Mourne Breakers Ltd 21 Ryan Road Mayobridge Newry BT34 2HZ	AGENT	Clyde Shanks Ltd 5 Oxford Street Belfast BT1 3LA
			028 90 434393

LOCATION Lands 55m North West of 21 Ryan Road
Mayobridge

PROPOSAL Regularisation of an extant End of Life Vehicle (ELV) Facility comprising workshops, hardstanding storage compound ancillary office, security fencing, access and proposed interceptor

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 paragraphs 6.321 - 6.322 of the Strategic Planning Policy Statement for Northern Ireland and Policy WM1 of Planning Policy Statement 11, Planning and Waste Management, in that the impact of the waste management facility would harm the environment, character and general amenity of the surrounding area, and the proposal may increase flood risk as it is not possible to safely dispose of surface water within the land controlled by the applicant.
- 2 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

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ITEM NO	12			
APPLIC NO	LA07/2016/0438/F	Full	DATE VALID	4/6/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Peter and Sinead Donaghy and Kinney Excel Gymnastics C.I.C 29 Hawthorn Hill Dublin Road Newry Bt35 8DE		AGENT	Raymond Mullen M.B.I.A.C 28 Mount Pleasant Newry BT34 2AW
				07707675976

LOCATION Site at No. 2G Derryboy Road
Carnbane Industrial Estate
Newry
Co Down
BT35 6QH

PROPOSAL Proposed change of use from approved industrial unit to Gymnastic Facilities aged plus 5 years.

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 Department's Planning Policy Statement 4, Planning and Economic Development, SPPS and the Banbridge, Newry and Mourne Area Plan 2015 in that the existing economic land/building is a valuable resource with the potential to accommodate employment opportunities for the local area and should therefore be retained in its present use.

- 2 The proposal is contrary to the Department's Planning Policy Statement 4, Planning and Economic Development Policy PED 7, SPPS and the Banbridge, Newry and Mourne Area Plan 2015 in that the site is located on land zoned for economic development use which should be retained to meet further demand.

- 3 The proposal is contrary to the Department's Planning Policy Statement 4, Planning and Economic Development Policy PED 7 and PED 9 and SPPS in that the development would, if permitted, be incompatible with the existing land use identified as existing industry.

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ITEM NO	13			
APPLIC NO	LA07/2016/0496/F	Full	DATE VALID	4/15/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Brian McConville MJM Group Carnbane Business Park Newry BT35 6QH		AGENT	Brian Lavery Delahunt Lavery Architecture 79 Greenan Road Newry BT34 2PT 028 4177 2220
LOCATION	Lands 10m West of MJM Group Carnbane Industrial Estate Newry Co. Down BT35 6QH			
PROPOSAL	Proposed extension to existing office block "A": comprising (a) 6m extension westwards over 4 floors grid lines (11-12) (A-C) with balconies and fin wall. (b) Reduction in previously approved parapet height with proposed additional office floor recessed with balconies on three sides. Glazed handrail and louvered plant areas to roof.			
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	14			
APPLIC NO	LA07/2016/0544/RM	Reserved M:	DATE VALID	4/22/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Miss L Davidson C/O Agent	AGENT	Martin Hyde 20 Lough Road Crossgar Downpatrick BT30 9DT 07850980006	
LOCATION	Land 50m South of 53 Killyleagh Road Crossgar BT30 9LB			
PROPOSAL	Proposed dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	15			
APPLIC NO	LA07/2016/0623/O	Outline	DATE VALID	5/12/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Carncastle Properties Ltd 24 Main Street Hilltown BT34 5UH		AGENT	
				NA
LOCATION	Land to the rear of 29a Billy's Road Newry BT34 2NA			
PROPOSAL	New dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.			
2	The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building 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 building would, if permitted, be unduly prominent in the landscape and would not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to further erode the rural character of the countryside.			

ITEM NO	16			
APPLIC NO	LA07/2016/0802/O	Outline	DATE VALID	6/13/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Darren O'Hagan 11a New Line Road Hilltown Newry		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 41772377

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LOCATION 60m NE of 11a New Line Road
Hilltown
Newry

PROPOSAL Site for dwelling and detached garage

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

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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;

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 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/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 building is not visually linked or sited to cluster with an established group of buildings on a farm.

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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;
 result in a suburban style build-up of development when viewed with existing and approved buildings;
 add to a ribbon of development;
 and would therefore further erode the rural character of the countryside.

4 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, add to a ribbon development.

ITEM NO	17			
APPLIC NO	LA07/2016/0856/F	Full	DATE VALID	6/9/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Eamon Lynch 20 Keggal Road Camlough Newry BT35 7LB		AGENT	Design 3 c/o 8 Chapel Road Camlough Newry BT35 7HQ 07871375963
LOCATION	14 Mountain Road Camlough Newry			
PROPOSAL	Proposed replacement dwelling (with retention of building to be replaced) and garage			
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, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building and the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.

2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the scale of the proposed dwelling will be unsympathetic to the locality and the proposed design is not considered to reflect local architectural styles and patterns.

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ITEM NO	18		
APPLIC NO	LA07/2016/1033/F	Full	DATE VALID 8/4/16
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr Conor McNally C/O Agent	AGENT	Miceal Doyle 15 Lakeview Road Closkelt Castlewellan BT31 9QL 07915605919

LOCATION 40 Ballynalack Road
Camlough
Newry

PROPOSAL Proposed replacement dwelling and garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.
- 2 The proposal is contrary to The Strategic Planning Policy Statement and policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the 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 Strategic Planning Policy Statement and policy NH6 of Planning Policy Statement 2, Natural Heritage in that the design of the proposed dwelling is unsympathetic to, and does not respect the existing pattern of the locality.

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ITEM NO	19		
APPLIC NO	LA07/2016/1041/O	Outline	DATE VALID 8/8/16
COUNCIL OPINION	REFUSAL		
APPLICANT	Joseph O'Hare 53 Mayo Road Mayobridge Newry BT34 2EZ	AGENT	Collins & Collins 18 Margaret Street Newry BT34 1DF 02830266602

LOCATION Lands North of and adjacent to 53 Mayo Road
Mayobridge
Newry

PROPOSAL Dwelling and domestic garage on gap/infill site (amended address)

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

- 1 The proposal is contrary to Policy CTY 1 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 Mayo Road.
- 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 is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the 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, would create a ribbon of development and would therefore further erode the rural character of the countryside.

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ITEM NO	20			
APPLIC NO	P/2013/0632/F	Full	DATE VALID	8/29/13
COUNCIL OPINION	APPROVAL			
APPLICANT	Carncastle Properties 24 Main Street Hilltown Co. Down BT34 5UH		AGENT	C/O Applicant
				(028)
LOCATION	Lands adjacent to 20 and 25 Mullach Allann Carnagat Road Newry			
PROPOSAL	Retrospective application for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return and area of open space (amended plans and description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	1	0
			Addresses	Signatures
			35	35
			Addresses	Signatures
			0	0

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ITEM NO 21
APPLIC NO P/2014/0286/F Full **DATE VALID** 3/26/14
COUNCIL OPINION **APPROVAL**
APPLICANT Carncastle Properties 24 Main Street Hilltown Co. Down BT34 5UH **AGENT** C/O Applicant
(028) 406 38501

LOCATION Adjacent to 20 and 25 Mullach Allann Carnagat Road Newry BT35 8UU

PROPOSAL Retrospective permission for the relocation of dwelling numbers 22,24,26,27,28,29,30,32,34 and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space. Retrospective permission for the relocation of dwelling numbers 22,24,26,27,28,29,30,32,34 and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space. (Amended plans and description)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	10	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

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ITEM NO	22			
APPLIC NO	P/2014/0896/O	Outline	DATE VALID	10/28/14
COUNCIL OPINION	APPROVAL			
APPLICANT	GlasgIVEN Contracts Ltd		AGENT	S D McMullan 2 Golf Links Road Newcastle BT33 0AN 0243724603

LOCATION Lands situated in Townland of Glassdrumman adjacent to surrounding & including a farmhouse at 230 Glassdrumman Road Annalong Newry.

PROPOSAL Site for hotel and tourist accommodation (renewal of previously approved outline application under File Ref. P/2011/0385/O)

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

ITEM NO	23			
APPLIC NO	P/2014/0897/F	Full	DATE VALID	10/27/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Emma and Pat McCartney		AGENT	Lakeview Design Ltd 30 Carrickcloughan Road Camlough BT35 7HQ 07738885151

LOCATION Lands 70 metres south-east of No.21 Ballynalack Road Camlough Newry

PROPOSAL Erection of farm dwelling

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

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- 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), 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.
- 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
5 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 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; create a ribbon of development; the impact of ancillary works would damage rural character and would therefore result in a detrimental change to and further erode the rural character of the countryside.
- 5 The proposal is contrary to 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 Ballynaleck Road.

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ITEM NO	24			
APPLIC NO	P/2015/0230/F	Full	DATE VALID	3/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Stephen Collins C/O Agent		AGENT	Desgin 3 16 Glenvale Road Newry BT34 2JX NA
LOCATION	10 Cloughreagh Park Cloughreagh Bessbrook Armagh BT35 7EJ			
PROPOSAL	Retention of 2 storey rear extension & new bay window & canopy on front elevation (revised description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 (b) of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations in that the proposal will unduly affect the amenity of the neighbouring residents at No. 12 Cloughreagh Park by reason of dominance and overshadowing / loss of light.

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ITEM NO 25
APPLIC NO R/2014/0159/F Full **DATE VALID** 3/27/14
COUNCIL OPINION REFUSAL
APPLICANT Philip Patterson 31 Brae Road **AGENT** James Anderson
 Ballynahinch 202 Belfast Road
 Ballynahinch
 BT24 8UR
 NA

LOCATION 31 Brae Road Ballynahinch

PROPOSAL Replacement agricultural shed

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 and Policies 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.
- 2 2. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposed building is not necessary for the efficient use of the agricultural holding.

ITEM NO 26
APPLIC NO R/2014/0392/F Full **DATE VALID** 7/18/14
COUNCIL OPINION REFUSAL
APPLICANT Mr Cathal Shields 69 St Patricks **AGENT** K'lar Consultancy
 Road 11 Ballyalton Park
 Downpatrick Ardmeen
 BT30 7JJ Downpatrick
 BT30 7BT
 07768057822

LOCATION Approx 400m East South East of 47 Loughmoney Road Raholp Downpatrick

PROPOSAL Proposed V39 250KW wind turbine on 40m high tower.

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	12		0		0		0	
					Addresses	Signatures	Addresses	Signatures
					0	0	0	0

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ITEM NO	27			
APPLIC NO	R/2014/0442/O	Outline	DATE VALID	8/18/14
COUNCIL OPINION	REFUSAL			
APPLICANT	John Breen 1 Laurel Close Darragh Cross Saintfield BT24 7PN	AGENT		
LOCATION	Rear of 25 Killybawn Road Crossgar			
PROPOSAL	Proposed dwelling on a farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

NA

- 1 The proposal is contrary to the SPPS 2015 and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the equestrian business is currently active and has been established for at least six years and is visually linked or sited to cluster with an established group of buildings on the holding.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on a farm.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays of 2.0metres x 60 metres from the proposed access cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 4 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the (width) of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.

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ITEM NO	29			
APPLIC NO	R/2014/0566/F	Full	DATE VALID	10/22/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Canon McCrory 24 Church Street Ballynahinch BT24 8LP		AGENT	Kennedy Design 65 Rocks Chapel Road Crossgar Downpatrick BT30 9HN 07429027777
LOCATION	167 Dunmore Road Guiness Ballynahinch BT24 8QQ			
PROPOSAL	Single Dwelling replacement of existing primary school			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that, if permitted, the proposal would bring significant environmental benefits.

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Council Newry, Mourne and Down

Date 11/10/16

PLANNING (NI) ORDER 1991
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ITEM NO	D1			
APPLIC NO	P/2013/0737/O	Outline	DATE VALID	10/4/13
COUNCIL OPINION	REFUSAL			
APPLICANT	Eamon Harrison Mayobridge Newry	8 Cullion Road	AGENT	Collins and Collins 18 Margaret Street Newry BT34 1DF 02830266602
LOCATION	30m North East of No.8 Cullion Road Mayobridge Newry			
PROPOSAL	Proposed erection of one private dwelling with alternative access to existing shed at Cullion Road, Mayobridge, Newry, Co Down			
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 Strategy 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 could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Strategy for Northern Ireland (SPPS) 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 of ribbon development along the Cullion Road and would, if permitted, adversely impact on the amenities of neighbouring residents by reason of buildup.
- 3 The proposal is contrary to the Strategic Planning Strategy for Northern Ireland (SPPS) and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwellings would be 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; and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to the Strategic Planning Strategy for Northern Ireland (SPPS) and 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; the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; the dwelling would, if permitted not respect the traditional pattern of settlement exhibited in that area; the dwelling would, if permitted add to a ribbon of development; the impact of ancillary works would damage rural character; and would therefore result in a detrimental change to and further erode the rural character of the countryside.