

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

5/11/16

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

Council Newry, Mourne and Down

Date 5/11/16

ITEM NO	1			
APPLIC NO	LA07/2015/0343/O	Outline	DATE VALID	5/20/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Brian Garvey 2 Slieve View Tullydonnell Silverbridge Newry		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY NA

LOCATION Between 64 and 72 New Road
Silverbridge
Newry

PROPOSAL Site for 2 infill dwellings and detached garages

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement and 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 New Road
- 2 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.

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ITEM NO	2		
APPLIC NO	LA07/2015/0589/F	Full	DATE VALID 7/9/15
COUNCIL OPINION	REFUSAL		
APPLICANT	John McCaffrey 94 Millvale Road Bessbrook Newry BT35 6JZ	AGENT	Martin Bailie 44 Bavan Road Mayobridge BT34 2HS 30851910

LOCATION Immediately south and east of 28 Derryleckagh Road
Newry

PROPOSAL Erection of dwelling and garage on infill site

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

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to 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 fails to represent a small gap within an otherwise substantially and continuously built up frontage.
- 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 building 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 and further erode the rural character of the countryside.

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ITEM NO	3			
APPLIC NO	LA07/2015/0696/F	Full	DATE VALID	7/27/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry, Mourne & Down District Council O'Hagan House Monaghan Row Newry BT35 8DJ		AGENT	Estates Section (NMDDC) Newry, Mourne And Down District Council Offices Greenbank Industrial Estate Newry BT34 2QU NA
LOCATION	Shandon Park Playing Fields Cloghanramer Road Newry BT34 1TR			
PROPOSAL	Retrospective application for retention of 2.4m high metal palisade fence to site boundary adjacent to mobile containers. (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	4			
APPLIC NO	LA07/2015/0842/O	Outline	DATE VALID	8/21/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr G Reavey 91 Castlewellan Road Dromara BT25 2JN		AGENT	Planning Services 21 Ballynacoy Road Lisburn BT28 3XW 07510998821
LOCATION	66 Drin Road Drin Dromara BT25 2LE			
PROPOSAL	Site for replacement dwelling, garage and associated site works and retention of old building as outbuilding			
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 2015 and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, as the dwelling which it is proposed to replace makes an important contribution to the heritage, appearance and character of this area and is capable of being made structurally sound and improved.

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ITEM NO	5		
APPLIC NO	LA07/2015/0958/F	Full	DATE VALID 9/23/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr Roche McGreevy Jr. 7 Lislea Drive Crossgar BT30 9DB	AGENT	8a Architects Ltd 8a Catherine Street Killyleagh Downpatrick BT30 9QQ 028 44821323

LOCATION Site 50 metres North East of 101a Manse Road
Raffrey
Co Down
BT30 9LZ

PROPOSAL Proposed storey and a half 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 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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 - the cluster does not appear as a visual entity in the local landscape);
 - the cluster is not associated with a focal point and is not located at a cross-roads.
- 3 The proposal is contrary to 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 Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no appropriate gap site to develop within an otherwise substantially and continuously built up frontage, along a road frontage and without accompanying development to the rear.

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ITEM NO	6			
APPLIC NO	LA07/2015/0961/F	Full	DATE VALID	9/30/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Savage 6 New Line Crossgar Downpatrick BT30 9EP		AGENT	2R Design 40 Inishmore Killyleagh Downpatrick BT30 9TP
				NA
LOCATION	6 New Line Crossgar Downpatrick BT30 9EP			
PROPOSAL	Replacement dwelling			
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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:-
 - the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits
 - 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 CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.

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ITEM NO	7		
APPLIC NO	LA07/2015/0995/F	Full	DATE VALID 10/5/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Marie Hearty 24 Drumalt Road Silverbridge Newry BT35 9LQ	AGENT	Clarman & Co Unit 1 33 Dungannon Road Coalisland BT71 4HP 02887747900

LOCATION Lands 91M NW of No.3 Glenmore Road Mullaghbane Newry

PROPOSAL Two storey farm dwelling with detached garage and associated site works

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 for Northern Ireland 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 and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the dwelling would, if permitted, be unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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ITEM NO	8			
APPLIC NO	LA07/2015/1248/F	Full	DATE VALID	11/30/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Northern Ireland Water C/O Agent		AGENT	AECOM Beechill House Beechill Road Belfast BT8 7RP 02890705111
LOCATION	Camlough Dam Camlough Reservoir Newtown Road Camlough Co Armagh BT35 7JJ			
PROPOSAL	Refurbishment of existing dam and associated ancillary works			
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	9			
APPLIC NO	LA07/2015/1408/F	Full	DATE VALID	12/24/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Paul Burke 12 Marshallstown Downpatrick BT30 8AL		AGENT	
				NA
LOCATION	12 Marshallstown Downpatrick			
PROPOSAL	Retention of existing domestic store as built to rear of dwelling (Retrospective)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 1. This proposal is considered contrary to policy EXT 1 of the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that the proposal has an adverse impact upon the amenity of the occupants of No 93 Ballynoe Road by reason of overbearing and dominance.
2. This proposal is considered contrary to policy EXT 1 of the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that the proposal does not respect the character of the existing dwelling by reason of incompatible materials and through the breaking of the established building line along the Ballynoe Road.
3. This proposal is considered contrary to policy EXT 1 of the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that the proposal if permitted would result in a substandard level of amenity space remaining for the property at No 12 Marshallstown.

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ITEM NO	10			
APPLIC NO	LA07/2016/0061/F	Full	DATE VALID	1/13/16
COUNCIL OPINION	REFUSAL			
APPLICANT	John Higgins 18 Vianstown Park Downpatrick BT30 6DH		AGENT	Landlord Services Design Group 10-16 Hill Street Belfast BT1 2LA 02890828045
LOCATION	18 Vianstown Park Downpatrick BT30 6DH			
PROPOSAL	Extension to front, side and rear of dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 This proposal is contrary to the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that it will have an adverse impact upon the amenity of the residents of 19 Vianstown Park through dominance and overbearing and is also not in keeping with the character of Vianstown Park through it projection beyond an established building line.

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ITEM NO	11			
APPLIC NO	LA07/2016/0363/LDE	LD Certificat	DATE VALID	3/4/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6GQ		AGENT	
LOCATION	Dunleath Playing Fields - 40m south of 114 Market Street Downpatrick			
PROPOSAL	Temporary access to the existing leisure centre site, for a period of 24 months.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

NA

ITEM NO	12			
APPLIC NO	P/2013/0546/F	Full	DATE VALID	7/17/13
COUNCIL OPINION	APPROVAL			
APPLICANT	Fitzpatrick Brothers Leod Quarries Leod Rd Newry Hilltown BT345TJ		AGENT	
LOCATION	Yellow Road Hilltown (lands enclosed by no 4 Yellow Road nos 3-9 Oakridge Villas and nos 7-13a Slievenagarragh.			
PROPOSAL	11 Detached houses, 11 Detached Garages, Road Determination, Alterations to existing public road, sewer installation and associated siteworks.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

NA

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ITEM NO	13			
APPLIC NO	P/2014/0320/F	Full	DATE VALID	4/4/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Paul Grant 43 Bavan Road Mayobridge Newry		AGENT	CGDM 27 Patrick Street Newry BT358EB 02830250844

LOCATION 70 Metres South of 9 Longfield Road
Lislea
Newry.

PROPOSAL Erection of dwelling (Change of house type and site position from previously approved application ref no P/2007/0720/RM) and new detached garage.

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

- 1 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that amendments to the design of the proposed dwelling and garage, the proposed site layout as well as additional information for Transport NI are required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
- 2 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.
- 3 The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed dwelling and garage is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to the SPPS and Policy NH6 of Planning Policy Statement 2 - Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its design which does not respect the distinctive character and landscape quality of the locality.

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ITEM NO	14			
APPLIC NO	P/2014/0997/F	Full	DATE VALID	12/3/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Michael Hearty 98A Newry Road Crossmaglen Newry BT35 9BN		AGENT	J.A. Murphy 43 New Road Silverbridge Newry BT35 5NB
				NA
LOCATION	100 metres east of 98A Newry Road Crossmaglen Newry BT35 9BN			
PROPOSAL	Dwelling house and garage on 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 and Policy CTY 1 and CTY 10 of Planning Policy Statement 2, 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 dwelling and garage are 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 CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: (a) the proposed dwelling and garage would be a prominent feature in the landscape; (b) the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the proposed dwelling and garage to integrate into the landscape; (c) the proposed dwelling and garage relies primarily on the use of new landscaping for integration and ; (g) 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 CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: (a) the proposed dwelling and garage would, if permitted, be unduly prominent in the landscape; (b) the proposed dwelling and garage would, if permitted result in a suburban style build-up of development when viewed with existing buildings; (c) the proposed dwelling and garage would, if permitted not respect the traditional pattern of settlement exhibited in that area; (d) the proposed dwelling and garage would, if permitted create or add to a ribbon of development; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.			
4	The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along the private lane.			

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ITEM NO 15
APPLIC NO Q/2014/0087/F Full **DATE VALID** 2/27/14
COUNCIL OPINION REFUSAL
APPLICANT Rev Peter C McNeill c/o Agent **AGENT** MD Architectural Services 15 Lakeview Road Castlewellan BT31 9QL 07915605919

LOCATION Approximately 30m North east of No. 149 Rathfriland Road
 Finnis
 Dromara
 Co. Down

PROPOSAL Extension to graveyard

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

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Authority to make an informed decision on the proposal.