

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**2/17/16**

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

**Council Newry, Mourne and Down**

**Date 2/17/16**

<b>ITEM NO</b>	<b>1</b>				
<b>APPLIC NO</b>	LA07/2015/0077/F	Full	<b>DATE VALID</b>	4/8/15	
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>				
<b>APPLICANT</b>	Sharon McKee 120 Ballymacormick Road Dromore BT25 1QS		<b>AGENT</b>	Paul McAlister Architects Ltd The Barn 64a Drumnacanvy Road Portadown BT63 5LY	
<b>LOCATION</b>	New 2 storey dwelling at Site adjacent to 14 Main Street Dundrum BT33 0LX				
<b>PROPOSAL</b>	Proposed amendment to previously approved dwellings (ref: R/2001/0549/F) from 2 semi detached dwellings, to one detached dwelling.(amended description).				
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>	
	8	0	0	0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>
			0	0	0 0

<b>ITEM NO</b>	<b>2</b>				
<b>APPLIC NO</b>	LA07/2015/0319/F	Full	<b>DATE VALID</b>	5/19/15	
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>				
<b>APPLICANT</b>	Newry Mourne and Down District Council C/O Agent		<b>AGENT</b>	R Robinson & Sons Ltd Albany Villas 59 High Street Ballymoney BT53 6BG  02827662127	
<b>LOCATION</b>	Lands from Dublin Road Bridge to Victoria Lock through Albert Basin and the Middlebank Newry				
<b>PROPOSAL</b>	Upgrading and improvements to existing pathway and improved access along greenway, new pedestrian crossings at the existing weir and Victoria Lock gates				
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>	
	0	0	0	0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>
			0	0	0 0

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

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<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	LA07/2015/0616/F	Full	<b>DATE VALID</b>	7/8/15
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Newry Mourne and Down District Council		<b>AGENT</b>	
				NA
<b>LOCATION</b>	35m north of 12 Old Road Newry			
<b>PROPOSAL</b>	Renewal of full planning permission for the erection of new play area			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	LA07/2015/0735/LBC	Listed Buildin	<b>DATE VALID</b>	8/4/15
<b>COUNCIL OPINION</b>	<b>CONSENT</b>			
<b>APPLICANT</b>	Jonathan McGilly Newry, Mourne And Down District Council Greenbank Industrial Estate Newry BT34 2QU		<b>AGENT</b>	Consarc Conservation The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD 028 90 828400
<b>LOCATION</b>	Warrenpoint Municipal Park Warrenpoint.			
<b>PROPOSAL</b>	Regeneration of historic Edwardian Park associated buildings and structures. To include Gardeners Bothy extension, refurbishment of Pavilion to provide interpretive space and restoration of Grade B+ Listed Bandstand.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	LA07/2015/0777/F	Full	<b>DATE VALID</b>	8/4/15
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Newry Mourne and Down District Council Greenbank Industrial Estate Newry BT34 2QU		<b>AGENT</b>	Consarc Conservation The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD 90 828 400

**LOCATION** Warrenpoint Municipal Park Warrenpoint

**PROPOSAL** Regeneration of Historic Edwardian Park and associated buildings and structures. To include Gardeners Bothy extension. Refurbishment of existing Pavilion to provide interpretive space and the restoration of the Grade B+ Listed Bandstand.

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

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

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<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	P/2015/0121/O	Outline	<b>DATE VALID</b>	2/17/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr O Slane		<b>AGENT</b>	O'Hare Associates Architectural Consultants Ltd The Masters House Abbey Yard Newry BT34 2EG 02830251919

**LOCATION** Land 30m north west of 1 Tullyet Road  
Newtownhamilton

**PROPOSAL** Proposed site for infill dwelling and detached garage.

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Newry Road.
- 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 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.

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<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	P/2015/0187/O	Outline	<b>DATE VALID</b>	3/18/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr John Morgan 99 Bryansford Road Kilcoo Newry BT34 5LM		<b>AGENT</b>	M Keown 5a Ballymaginthy Road Castlewellan BT31 9BH

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

028 4377 1406

**LOCATION**                    Site 150m east of the junction of Bryansford Road and Kinnahalla Road  
    Co Down (with access from Kinnahalla Road)

**PROPOSAL**                    Site for a farm dwelling

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

- 1     The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it has not been demonstrated that the farm business is currently active, that other development opportunities have not been sold off from the farm holding within 10 years of the date of the application, and 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.
- 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 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, 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 building would, if permitted, be unduly prominent in the landscape, would not respect the traditional pattern of settlement exhibited in the area, 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 paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and its siting away from an established group of farm buildings would harm the amenity of the local area and the special character of the Mournes AONB.
- 5     Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details about the farm business 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.

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

**Council Newry, Mourne and Down**

**Date 2/17/16**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	P/2014/0120/F	Full	<b>DATE VALID</b>	2/3/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Glasgiven Contracts Ltd 16 Ashleigh Court Glasdrumman Road Annalong BT34 4PD		<b>AGENT</b>	SD McMullan Architects 2 Golf Links Road Newcastle BT33 0AN 02843724603

**LOCATION** Vacant site fronting onto Glasdrumman Road  
Annalong  
adjacent/between no 2 Kelly's Brae and no 3 Mullartown Heights  
Annalong

**PROPOSAL** Commercial village retail store with first floor apartments and associated car park  
(amended plans)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	11	0	0	0
			<b>Addresses Signatures</b>	<b>Addresses Signatures</b>
			0 0	0 0

- 1 The proposal is contrary to the Strategic Planning Policy Statement in that it has not been demonstrated why that there is a need for this retail proposal within the village or demonstrated why a existing vacant commerical building can be used for the proposal.
- 2 The proposed development is contrary to Policy QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments criteria a, b, g, h, and i and associated guidance, in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment.
- 3 The proposal is contrary to Policy LC 1 of the Department's Planning Policy Statement 7 (PPS 7) : Quality Residential Environments in that the applicant has failed to demonstrate that the proposal is in keeping with the chracter of residential development within the immeidate area.
- 4 The proposed development is contrary to the Rural Planning Strategy for Northern Ireland Policy DES 2 in that the proposal fails to respect the road frontage development, massing, scale, design and siting of the character of development within the existing streetscape of Annalong.