

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

1/20/16

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

Council Newry, Mourne and Down

Date 1/20/16

ITEM NO	1						
APPLIC NO	LA07/2015/0065/F	Full	DATE VALID	3/30/15			
COUNCIL OPINION	APPROVAL						
APPLICANT	Newry Mourne and Down Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6RA		AGENT	MCL Consulting Ltd Unit 5 48 Duncrue Street Belfast BT3 9BJ			
LOCATION	Drumnakelly Landfill Site Demesne Road Seaforde BT30 8SE						
PROPOSAL	Proposed Waste transfer Station						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions			
	0	0	0	0			
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	2			
APPLIC NO	LA07/2015/0096/F	Full	DATE VALID	3/27/15
COUNCIL OPINION	APPROVAL			
APPLICANT	ABO Wind NI Ltd Adelaide House Hawthorn Business Centre Falcon Road Belfast BT12 6SJ		AGENT	
				NA
LOCATION	Land approximately 1.33km South West of 40 Mullaghgariff Road Hilltown BT34 5LT			
PROPOSAL	Installation of a meteorological monitoring mast comprising an 80m high lattice mast supported by cable stays anchored at 21m, 42m and 56m radii from the base for a temporary period			
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	3			
APPLIC NO	P/2014/0296/O	Outline	DATE VALID	3/31/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Eamon Clerkin 141A Kilbroney Road Rostrevor BT34 3BW		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 02841753679
LOCATION	285 metres East of No. 127 Kilbroney Road Rostrevor BT34 3BW			
PROPOSAL	Erection of a 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 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 has been established for at least six years, 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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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	4			
APPLIC NO	P/2014/0471/F	Full	DATE VALID	5/22/14
COUNCIL OPINION	REFUSAL			
APPLICANT	M Farnon		AGENT	O'Hagan and Associates 10 Trevor Hill Newry BT34 1DN 30266011

LOCATION 30metres East of No41 Ballygorian Road
Hilltown
Co Down
BT34 5TD

PROPOSAL Proposed dwelling and detached garage (amended P2)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; 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 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 and In the case of a proposed dwelling on a farm 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; 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.
- 4 The proposal is contrary to 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 which does not respect the distinctive character and landscape quality of the locality.

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ITEM NO	5			
APPLIC NO	P/2014/0791/F	Full	DATE VALID	9/17/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs T Magill 91A Ballagh Road Newcastle BT33 0LA		AGENT	Ewart Davis 14 Killynure Avenue Corryduff Belfast BT8 8ED 07969919145/0289

LOCATION 91A Ballagh Road
Newcastle

PROPOSAL Erection of replacement 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 and Policy NH 6 (AONB) 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 siting, scale, design and ancillary works are unsympathetic to the special character of the AONB
- 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 the building is of a temporary construction is not eligible for replacement and does not exhibit the essential characteristics of a dwelling, the overall size of the proposed replacement would have a visual impact significantly greater than the existing building and the design of the replacement is not of a high quality appropriate to its rural setting within the AONB.
- 3 The proposal is contrary to the Strategic Planning Policy Statement Planning Policy Statement 3, in that if development were permitted, result in the intensification of use of an existing substandard 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	6			
APPLIC NO	P/2014/0853/F	Full	DATE VALID	10/13/14
COUNCIL OPINION	REFUSAL			
APPLICANT	S Meade		AGENT	O'Callaghan Planning 9 Ballyscandal Road Armagh BT61 8BL 02837511714

LOCATION To the immediate north and east of 16 Rostrevor Road Hilltown.

PROPOSAL Retention of two light industrial units, erection of three light industrial units.

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 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 it proposes to intensify the use of an existing access at which visibility splays of 2.4 metres x 45 metres cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 2 The proposed development is contrary to the Departments Planning Policy Statement 3, access, movement and parking, Policy AMP2 creating an accessible environment in that it would, if permitted, prejudice the safety and convenience of road users since adequate pedestrian protection cannot be provided each side of the access at the back of the footway within the scope of the application.

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ITEM NO	7			
APPLIC NO	P/2014/1040/F	Full	DATE VALID	12/22/14
COUNCIL OPINION	APPROVAL			
APPLICANT	MJM Unit 5a Carnbane Business park Newry BT35 6QH		AGENT	Delahunt Laverty 79 Greenan Road Newry BT34 2PT 028 41772220
LOCATION	100m north east of No.9 Shepards Way and adjacent to MJM Group Carnbane Industrial Estate Newry			
PROPOSAL	Temporary road entrance			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	8			
APPLIC NO	R/2013/0559/F	Full	DATE VALID	12/16/13
COUNCIL OPINION	REFUSAL			
APPLICANT	John Watson c.o agent		AGENT	Design Architectural 25 Jordanstown Clough BT30 8NW 07841592534

LOCATION 23 Manse Road Seaforde

PROPOSAL Retrospective application to retain change of use from domestic garage to Class B2 light industry (noise survey received)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	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 Policy PED2 of the Department's Planning Policy Statement 4: Planning and Economic Development in that the proposed development does not represent an accepted economic use in the Countryside.
 - 3 The proposal is contrary to Policy PED9 of the Department's Planning Policy Statement 4: Planning and Economic Development in that the development would, if permitted, be considered unacceptable as it is deemed incompatible with the surrounding land uses, would harm the amenities of nearby residents and would create a noise nuisance.
 - 4 The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would unduly affect the amenities of nearby residents.
 - 5 The proposal is contrary to the Strategic Planning Policy Statement 2015 in that the building is not a locally important building of special character or interest where conversion would secure its upkeep and retention, and where the nature and scale of the proposed non-residential use would be appropriate to its countryside location.
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ITEM NO 9
APPLIC NO R/2014/0094/F Full **DATE VALID** 2/26/14
COUNCIL OPINION REFUSAL
APPLICANT OBC Development Company c/ **AGENT** Coogan and
 o agent Company
 Architects LTD
 144 Upper Lisburn
 Road
 Belast
 BT10 0BG
 02890301130

LOCATION 10-14 Church Street Downpatrick
PROPOSAL Erection of restaurant with drive-thru

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 Stratgeic Planning Policy Statement, in that the development is not of a scale, nature and design appropriate to the character of the area.
- 2 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 proposed access is located in close proximity to a signal controlled road junction where the slowing down and turning movements of vehicles entering and leaving the access would conflict with traffic movements at the junction.
- 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 adequate visibility splays from the proposed access cannot be provided and maintained due to the presence of existing on-street parking in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 4 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies close to the Downpatrick Conservation Area and the development would, if permitted, detract from its character/ appearance/setting as

it is not in sympathy with the characteristic built form of the area and does not conform with the guidance set out in the Downpatrick Conservation Area document.

its scale/massing/proportions/height/alignment/materials/detailing does not respect the characteristics of adjoining buildings and does not conform with the guidance set out in the Downpatrick Conservation Area document.

it would interrupt important views into the conservation area.

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5 The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Section 80 of the Planning Act (NI) 2011 by reason of the introduction of a building which does not respect the scale, height, massing and alignment of the listed building.

The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Section 80 of the Planning Act (NI) 2011 by reason of the introduction of a building which does not make use of traditional or sympathetic building materials and techniques.

The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Section 80 of the Planning Act (NI) 2011 by reason of the nature of the use proposed which does not respect the character of the setting of the building.

ITEM NO	10			
APPLIC NO	R/2015/0058/LBC	Listed Building	DATE VALID	2/5/15
COUNCIL OPINION	CONSENT			
APPLICANT	Down District Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6RA	AGENT		
LOCATION	North Quay Newcastle Harbour Ballaghbeg Co Down.	NA		
PROPOSAL	Repairs to the existing tarmac surface for maintenance and health and safety matters			
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**

Council Newry, Mourne and Down

Date 1/20/16

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D1		
APPLIC NO	P/2012/0797/O	Outline	DATE VALID 10/10/12
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr Martin Farnon 15 Ballygorian Road Ballygorian Hilltown BT34 5TD	AGENT	Mr P McBride 82 Drumconwell Road Armagh BT60 2LT 02837528963

LOCATION 30m East of No.41 Ballygorian Road
Hilltown
Newry
Co Down

PROPOSAL Site for a Dwelling on a Farm (amended P2)

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

- 1 The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; 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 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 and In the case of a proposed dwelling on a farm 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; 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.
- 4 The proposal is contrary to 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 which does not respect the distinctive character and landscape quality of the locality.

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ITEM NO	D2			
APPLIC NO	P/2014/0120/F	Full	DATE VALID	2/3/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Glasgiven Contracts Ltd 16 Ashleigh Court Glasdrumman Road Annalong BT34 4PD		AGENT	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)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	11	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			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.