

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**12/21/16**

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

**Council Newry, Mourne and Down**

**Date 12/21/16**

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	LA07/2015/0087/F	Full	<b>DATE VALID</b>	3/30/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Martin Ward Rockmount Convenience Complex 32 Rathfriland Road Newry BT34 1JZ		<b>AGENT</b>	Bernard Dinsmore Chartered Architects 24a Duke Street Warrenpoint BT34 3JY 028 417 53698

**LOCATION** 32 Rathfriland Road  
Newry

**PROPOSAL** Varying of condition 3 of P/2010/0171/F which currently reads "The premises shall not be open for business outside the hours of 0700 to 2300 and servicing, and deliveries of fuel and other goods, shall not occur outside the hours of 0700 and 1900 hours Monday to Friday, and 1000 hours and 1700 on Saturdays and no servicing or deliveries shall occur on Sundays" to read "The premises shall not be open for business outside the hours of 0700 to 2300 and servicing, deliveries of fuel and other goods, as well as the preparation for opening shall not occur outside the hours of 0600 and 1900 hours Monday to Friday, and 1000 hours and 1700 on Saturdays and no servicing or deliveries shall occur on Sundays."

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	5	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, paragraph 4.11 and 4.12 in that the proposed varying of condition 3 of planning approval P/2010/0171/F to extend the weekday hours for the servicing, deliveries of fuel and other goods, as well as the preparation for opening not occurring outside the hours of 0600-1900 will have a demonstrable impact on the residential amenities of the surrounding residential properties by way of noise.

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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	LA07/2015/0093/F	Full	<b>DATE VALID</b>	2/27/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Maurice Walsh 16 Belfast Road Dundrum BT33 0NG		<b>AGENT</b>	
				NA
<b>LOCATION</b>	14A Belfast Road Dundrum Newcastle BT33 0NG			
<b>PROPOSAL</b>	Change of use of existing shed from light industrial for storage and distribution associated with oyster/mussel farming. (retrospective)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	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 (SPPS) and Policy PED 9 of PPS 4: Planning and Economic Development, in that if permitted, it would the harm the amenity of Nos. 14 and 16 Belfast Road, Dundrum, by reason of noise.

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

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	LA07/2015/0148/F	Full	<b>DATE VALID</b>	4/2/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Owen Murphy 76 Maytown Road Bessbrook Newry		<b>AGENT</b>	Collins & Collins 18 Margaret Street Newry BT34 1DF
				NA
<b>LOCATION</b>	To the rear of 36 Chapel Road with access of Chapel Lane Meigh Newry			
<b>PROPOSAL</b>	New vehicular access to existing dwelling.			
<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 and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal is not sited and designed to integrate sympathetically with the surrounding countryside.

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

<b>ITEM NO</b>	<b>4</b>		
<b>APPLIC NO</b>	LA07/2015/0273/F	Full	<b>DATE VALID</b> 5/11/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Drew Henry 51 Ardigon Road Killyleagh Downpatrick BT30 9TB	<b>AGENT</b>	Michael Smith Building Design 139 Ballydugan Road Downpatrick BT30 8HG 07802671577

**LOCATION** 51 Ardigon Road  
Killyleagh  
Downpatrick.

**PROPOSAL** Conversion of existing outbuilding with alterations and extension to provide ancillary habitable accommodation (retrospective) linked to existing dwelling by means of extension approved under LA07/2015/0387/F

<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

- 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 CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and the new extensions are not sympathetic to the scale, massing, architectural style and finishes of the existing building.
- 3 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland in that the building presented for conversion is not locally important and the works carried out do not represent minimal intervention
- 4 The proposal is contrary to Addendum to PPS 7 Residential Extensions and Alterations EXT 1 as the scale, massing and design is not sympathetic with the built form and appearance of the existing property and the ancillary accommodation provided is not subordinate to the main dwelling and not supplementary to the use of the existing residence.

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

**ITEM NO** 5  
**APPLIC NO** LA07/2015/0303/F Full **DATE VALID** 5/14/15  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Arthur Kenny C/O Agent **AGENT** ERES Limited  
Mourne House  
41-43 Downshire  
Road  
Newry  
BT34 1EE  
02830250136

**LOCATION** 45m south of No. 19 Aghadavoyle Road  
Jonesborough  
Co. Armagh

**PROPOSAL** Erection of dwelling and garage on farm

<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	0	0
	<b>Addresses</b>		<b>Signatures</b>		<b>Addresses</b>		<b>Signatures</b>	
	0	0	0	0	0	0	0	0

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

the 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(s) to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.
- 3 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 the farm and therefore would not visually integrate into the surrounding landscape.

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

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 result in a suburban style build-up of development when viewed with existing and approved buildings;

the (building) 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.

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	LA07/2015/0369/F	Full	<b>DATE VALID</b>	5/28/15
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Newry & Mourne District Council Monaghan Row Newry BT35 8DJ		<b>AGENT</b>	Milligan Reside Larkin 56 Armagh Road Newry BT35 6DN  NA
<b>LOCATION</b>	Warrenpoint Baths 35m North East of Nr 6 Radharc na Mara Warrenpoint.			
<b>PROPOSAL</b>	Proposed redevelopment of the Warrenpoint Baths including refurbishment and extension of existing Adventure Centre, Community Function Room, Seaweed baths/ spa, Coffee shop and external venue space, Public toilets and all associated site works.			
<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>7</b>			
<b>APPLIC NO</b>	LA07/2015/0402/F	Full	<b>DATE VALID</b>	6/1/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Glyn Mitchell O'Hagan Construction Ltd 63 Newry Road Rathfriland BT34 5AL		<b>AGENT</b>	
				NA
<b>LOCATION</b>	Opp and 25m E of No 16 Chancellors Hall Chancellors Road Newry Co Down			
<b>PROPOSAL</b>	Proposed erection of dwelling			
<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

- 1 The proposal is contrary to Policy QD1 of the Department of the Environment's Planning Policy Statement 7, Quality Residential Environments, criterion (a) and (h), in that the applicant has failed to demonstrate that the proposal would create a quality residential environment and that the proposal would, if permitted, adversely affect the amenity of adjoining residents by reason of overlooking.
- 2 The proposal is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, criterion (b), in that the proposal does not respect the existing settlement pattern in the area.



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

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**ITEM NO** 8  
**APPLIC NO** LA07/2015/0406/F Full **DATE VALID** 6/3/15  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Mr N Kirkwood 7 Lisinaw Road **AGENT** Wind NI Ltd 20  
Derryboye Upper Main Street  
BT30 9LT Larne  
BT40 1SX  
08454751001

**LOCATION** Approx 687m North East of 7 Lisinaw Road Derryboye.

**PROPOSAL** A single 250kw wind turbine with a base height of 40m and a blade length of 22m.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	21	0	0	0

<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy RE1 of the Departments Planning Policy Statement 18, in that the development would, if permitted, have an unacceptable adverse impact on the visual amenity and landscape character of the area through the scale, siting and size of the turbine.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy RE1 of the Departments Planning Policy Statement 18, in that the development would, if permitted, have an unacceptable adverse impact on the residential amenity of neighbouring residents of 150 and 152 Clay Road, Downpatrick, arising from shadow flicker.

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**ITEM NO** 9  
**APPLIC NO** LA07/2015/0639/F Full **DATE VALID** 7/15/15  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Mr and Mrs P McMillan 22 **AGENT** 8a Architects Ltd  
Rosemount Crescent 8a Catherine  
Newtownabbey Street Killyleagh  
BT37 ONH BT30 9QQ  
NA

**LOCATION** Site 45metres East of 55 Rossglass Road Killough

**PROPOSAL** Replacement Dwelling and conversion of former mill to ancillary accommodation

<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**

- 1 The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside,
  - in that all external structural walls are not substantially intact.
  - the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building,
  - the design of the proposed replacement dwelling is not of high quality appropriate to its rural setting and
- 2 The proposal is contrary to the SPPS and Policies CTY1 and CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be a locally important building.
- 3 The proposal is contrary to the SPPS and Policies CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that
  - (a)it is a prominent feature in the landscape;
  - (b)the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
  - (c)it relies primarily on the use of new landscaping for integration;
  - (d)ancillary works do not integrate with their surroundings;
  - (e)the design of the building is inappropriate for the site and its locality; and
  - (f)it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it is
  - (a) unduly prominent in the landscape;
  - (b) results in a suburban style build-up of development when viewed with existing and approved buildings; and
  - (e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.
- 5 The proposal is contrary to the SPPS 2015 and Planning Policy Statement 2 Natural Heritage policy NH6 Areas of Outstanding Natural Beauty in that the proposal is inappropriate in terms of design; size and scale for the locality and is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	LA07/2015/0669/F	Full	<b>DATE VALID</b>	7/27/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Rodney Devine C/O Agent		<b>AGENT</b>	Mrs Colleen Savage 107a Blaney Road Crossmaglen Newry BT35 9AT 07872602551

**LOCATION** 150m South East of No. 3 Desert Road  
 Mayobridge  
 Newry  
 Co Down

**PROPOSAL** Agricultural shed (Retrospective permission)

<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 and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that:

The farm business is active and has been established for at least 6 years;  
 The building is necessary for the efficient use of the agricultural holding;  
 The building will not result in a detrimental impact on the amenity of residential dwellings outside the holding;  
 There are no suitable existing buildings on the holding that can be used;  
 The building has not been sited beside existing farm buildings;  
 The alternative site is essential for the efficient functioning of the business; &  
 Health and safety reasons exist to justify an alternative site away from the existing farm buildings.

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

<b>ITEM NO</b>	11			
<b>APPLIC NO</b>	LA07/2015/1230/F	Full	<b>DATE VALID</b>	11/5/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Ciaran O'Hare 19 Bog Road Attical Kilkeel BT34 4HJ		<b>AGENT</b>	James Cunningham 12 Leestone Road Kilkeel BT34 4NW  NA
<b>LOCATION</b>	At rear of 125 Ballylough Road Ballywillwill Castlewellan			
<b>PROPOSAL</b>	Dwelling			
<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

- 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.

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

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	LA07/2016/0185/F	Full	<b>DATE VALID</b>	2/9/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Joyce Graham 55 Peartree Road Saintfield BT24 7JY		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT  NA

**LOCATION** 70m south east of 1 Rowallane Close  
Saintfield

**PROPOSAL** Proposed dwelling and garage in substitution of Planning Approval R/2011/0001/F (located at Old Belfast Road, Saintfield) for a dwelling on a farm under Policy CTY10

<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 SPPS and Policies CTY1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that a farm dwelling was granted using this farm holding under planning reference R/2011/0001/F on the 01.05.2012 and Planning Permission Granted under CTY10 will only be forthcoming once every 10 years.
- 2 The proposal is contrary to 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.
- 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.
- 4 The proposal is contrary to Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: The development would if permitted mar the distinction between the defined settlement limit of Saintfield and the surrounding countryside.

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

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**ITEM NO** 13  
**APPLIC NO** LA07/2016/0226/F Full **DATE VALID** 2/15/16  
**COUNCIL OPINION** **APPROVAL**  
**APPLICANT** Mr Mark Devlin C/O Agent **AGENT** Like Architects 34  
Bedford Street  
Belfast  
BT1 5JG  
028 90 222800

**LOCATION** Lands adjacent and south east of Nos 16 & 19 Lisbeg Park  
Lismore Dundalk  
Crossmaglen (extending to the rear of and adjacent to Nos 61 & 63 Dundalk Road  
Crossmaglen)

**PROPOSAL** Erection of residential development comprising of 19 dwellings

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
	35	2	0	0	0	0
			0	0	0	0

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**ITEM NO** 14  
**APPLIC NO** LA07/2016/0227/F Full **DATE VALID** 2/16/16  
**COUNCIL OPINION** **APPROVAL**  
**APPLICANT** Mr Mark Devlin **AGENT** Like Architects 34  
Bedford Street  
Belfast  
BT1 5JG  
NA

**LOCATION** Lands adjacent and south east of Nos 16 and 19 Lisbeg Park  
Lismore Dundalk  
Crossmaglen (and adjacent and west/south of 63 Dundalk Road)

**PROPOSAL** Erection of residential development, comprising 2no dwellings with associated parking  
provision and ancillary works (with access via Lisbeg Park and road layout proposed  
in conjunction, application for 19no dwellings, under file Ref. P/2007/0058/F)

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

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

<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	LA07/2016/0228/F	Full	<b>DATE VALID</b>	2/16/16
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr Mark Devlin		<b>AGENT</b>	Like Architects 34 Bedford Street Belfast BT1 5JG
				NA
<b>LOCATION</b>	Lands adjacent and south east of Nos 16 and 19 Lisbeg Park Lismore Dundalk Crossnaglen (and adjacent and west/south of 63 Dundalk Road)			
<b>PROPOSAL</b>	Erection of residential development, comprising 2no dwellings with associated parking provision and ancillary works (with access via Lisbeg Park and road layout proposed in conjunction, application for 19no dwellings, under file Ref. P/2007/0058/F)			
<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>16</b>			
<b>APPLIC NO</b>	LA07/2016/0296/F	Full	<b>DATE VALID</b>	3/3/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Sean Markey 76 Maytown Road Bessbrook Newry BT35 7NF		<b>AGENT</b>	Collins and Collins 18 Margaret Street Newry BT34 1DF 02830266602

**LOCATION** 76 Maytown Road  
Bessbrook  
Newry  
Co Down

**PROPOSAL** Domestic Garage/Shed with loft

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	4	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 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.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and 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 Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, 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 would detract from the appearance and character of the surrounding area.



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

<b>ITEM NO</b>	17			
<b>APPLIC NO</b>	LA07/2016/0500/F	Full	<b>DATE VALID</b>	3/14/16
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Newry, Mourne and Down District Council District Council Newry BT34 2QU		<b>AGENT</b>	Newry, Mourne and Down District Council Estates Section Greenbank Industrial Estate Newry BT34 1QU  02830313233
<b>LOCATION</b>	Footpath across Yellow Water river approximately 1000m East of the Newtown Road Newtown Upper Rostrevor.			
<b>PROPOSAL</b>	Bridge on pedestrian path/mountain bike trail, over the yellow water river			
<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>18</b>			
<b>APPLIC NO</b>	LA07/2016/0523/F	Full	<b>DATE VALID</b>	4/22/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Ms Naiomh Morgan 38 High Street Newry BT34 1HB		<b>AGENT</b>	J Lynam RIBA 11 Newry Road Mayobridge Newry BT34 2ET 028 30851125
<b>LOCATION</b>	Adjacent to No 13 Crieve Road Newry BT34 2JT			
<b>PROPOSAL</b>	Dwelling House			
<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

- 1 The proposal is contrary to criteria a and h of Policy QD 1 of PPS 7 as the development fails to respect the surrounding context in terms of the orientation of existing dwellings in the area, in that the site width is substantially less than site widths in the established residential area and the proposed access arrangements are out of character for the area; it is inappropriate to the character of the site in terms of layout and scale; and its design and layout will provide conflict and an unacceptable adverse effect on existing and proposed properties in terms of overshadowing and dominance due to the configuration of the application site and the resultant inadequate separation distances.
- 2 The proposed development is contrary to Policy LC 1 of the Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the pattern of development is not in keeping with the overall character of the established residential area.

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

<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	LA07/2016/0736/F	Full	<b>DATE VALID</b>	6/6/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Noel Ritchie 102 Drumsnade Road Drumaness BT24 8NJ		<b>AGENT</b>	Premier Building Design Ltd 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE
				NA

**LOCATION** To the rear 102 Drumsnade Road  
Drumaness  
BT24 8NJ

**PROPOSAL** Retrospective application for retention of timber frame domestic dwelling on site of storage shed

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	6	1	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 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.
- 3 The proposal is contrary to Policy CTY16 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not submitted sufficient information on the means of sewerage to properly consider the impact of the development in terms of pollution.



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

**ITEM NO** 21  
**APPLIC NO** LA07/2016/1014/F Full **DATE VALID** 7/28/16  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Seamus McKinley C/O Agent **AGENT** Architectural Design Service 20 Upper Burren Road Burren Warrenpoint BT34 3PT 07725917253

**LOCATION** Adjacent to and North of 3 Cashel Road Silverbridge and land immediately east of No 2 Cashel Road.

**PROPOSAL** Erection of replacement dwelling and detached garage 30m north of No 3 Cashel Road to be replaced off site on land immediately adjacent to and east of No 2 Cashel Road, Silverbridge.

<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

- 1 1. The proposal is contrary to Strategic Planning Policy Statement and 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;
  - 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;

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

- 2 The proposal is contrary to Strategic Planning Policy Statement 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 ancillary works do not integrate with their surroundings;
  - 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 Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
- the building would, if permitted, be unduly prominent in the landscape;
  - the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
  - the building would, if permitted create a ribbon of development along Cashel Road;
  - 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.
- 4 4. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Cashel Road.

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

<b>ITEM NO</b>	<b>22</b>			
<b>APPLIC NO</b>	R/2014/0444/F	Full	<b>DATE VALID</b>	8/20/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Colin Jones Ardeen Construction 49a Abbeyveiw Road Crossgar BT30 9JD		<b>AGENT</b>	Gary Harpur Architect 8 Tullywest Road Saintfield BT24 7LY  02897519775
<b>LOCATION</b>	14-18 Lisburn Road Ballynahinch			
<b>PROPOSAL</b>	4 no. dwellings (2 pairs Semis) with shared parking to the front			
<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

- 1 The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15 Planning and Flood Risk in that it has not been demonstrated that adequate measures are proposed to manage and mitigate any increase to flood risk arising from the development.