

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**11/23/16**

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

**Council Newry, Mourne and Down**

**Date 11/23/16**

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

<b>ITEM NO</b>	1			
<b>APPLIC NO</b>	LA07/2015/0137/F	Full	<b>DATE VALID</b>	4/14/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Brian McCullough 11 Caulfield Place Newry BT35 6AS		<b>AGENT</b>	J Lynam RIBA Chartered Architect 11 Newry Road Mayobridge Newry BT34 2ET 02830267031
<b>LOCATION</b>	Opposite and West of 8 Old Warrenpoint Road Newry BT34 2PF			
<b>PROPOSAL</b>	Commercial development of 1 no. detached unit and 4 no. units within one block			
<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 paragraph 6.280 of the Strategic Planning Policy Statement for Northern Ireland in that the site is not located within Newry City Centre and it has not been demonstrated that alternative sequentially preferable sites do not exist within the proposal's whole catchment.
- 2 The proposal is contrary to Policy AMP7 of Planning Policy Statement 3, Access, Movement and Parking, as the proposed development would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.
- 3 The proposal is contrary to Policy FLD 3 of Planning Policy Statement 15: Planning and Flood Risk, in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and development elsewhere.
- 4 The proposal is contrary to Policy FLD 5 of Planning Policy Statement 15: Planning and Flood Risk, in that the site is located within the potential inundation area of Camlough Reservoir, it has not been demonstrated that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, and the application has not been accompanied by a Flood Risk Assessment and necessary mitigation measures.
- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information including a retailing sequential test, a Drainage Assessment and a Flood Risk Assessment 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**

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	LA07/2015/0381/F	Full	<b>DATE VALID</b>	5/29/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr B Loughran		<b>AGENT</b>	O'Hare Associates Architectural Consultants Ltd The Masters House Abbey Yard Newry BT34 2EG
				NA

**LOCATION** South of 108 Tullyah Road  
Whitecross  
BT60 2TQ

**PROPOSAL** Dwelling and detached garage

<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 the Strategic Planning Policy Statement 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.
- 3 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 proposed building will be 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 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 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 Tullyah Road.

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

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	LA07/2015/0647/O	Outline	<b>DATE VALID</b>	7/22/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	PR Jennings C/O Agent		<b>AGENT</b>	GT Design 10 Comber Road Carryduff BT8 8AN 02890 813784
<b>LOCATION</b>	15m North of 39 Listooder Road Crossgar			
<b>PROPOSAL</b>	Erection of farm dwelling (additional information received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	2	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 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;
  - 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.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling relies primarily on the use of new landscaping for integration and is not visually linked or sited to cluster with an established group of buildings on the farm.
- 3 Having notified the applicant/agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information in the form of a Flood Risk Assessment (revised P1 form) is 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**

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	LA07/2015/0704/O	Outline	<b>DATE VALID</b>	7/29/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Damien Murphy 21 Ryan Road Mayobridge		<b>AGENT</b>	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY NA
<b>LOCATION</b>	170m South west of No 111 Newry Road Mayobridge			
<b>PROPOSAL</b>	Site for dwelling 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
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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 and does not merit being considered as an exceptional case in that it has not been demonstrated that other development opportunities have not been sold off from the farm holding within 10 years of the date of the application.
- 2 The proposal is contrary to Planning Policy Statement 3, Access Movement and Parking, Policy AMP3 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.
- 3 Having notified the applicant under Article 4 (2) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that information on the status of other development opportunities is 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**

<b>ITEM NO</b>	<b>5</b>		
<b>APPLIC NO</b>	LA07/2015/0894/F	Full	<b>DATE VALID</b> 9/9/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr Conor Quinn 17 Carn Road Newry BT35 8QZ	<b>AGENT</b>	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 07851613641

**LOCATION** 19m South East of No 17 Carn Road  
Meigh  
Newry.

**PROPOSAL** Erection of 2 dwellings with double garages in infill site.

<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 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 Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a small gap site within an otherwise substantial and continuously built up frontage that includes a line of 3 or more buildings along a road frontage and the proposal would, if permitted, result in the creation of ribbon development along the private laneway located off the Carn Road.
- 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 two storey dwelling would be a prominent feature in the landscape and the design of the proposed two storey dwelling 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 Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings, create a ribbon of development and would therefore result in a detrimental change to 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 and scale of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty of the particular locality.

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

---

**ITEM NO** 6  
**APPLIC NO** LA07/2015/0971/O Outline **DATE VALID** 9/30/15  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** John McNally C/O Agent **AGENT** CGDM 27 Patrick Street  
Newry BT35 8EB  
02830250844

**LOCATION** 100m North East of No. 37 Sheeptown Road  
Saval  
Newry  
BT34 2LD

**PROPOSAL** Site for dwelling and garage on a farm

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	0	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	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 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.
- 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 and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm. The proposed development 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, it would add to a ribbon of development and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

---

**ITEM NO** 7  
**APPLIC NO** LA07/2015/1036/O Outline **DATE VALID** 10/16/15  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Mary B Agnew 32 Cottage Road **AGENT** M P Toale and Associates 116 Dromintee Road  
Newry BT35 8RS Newry BT35 8SW  
02830888574



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

**LOCATION**                    50M NW of 33 Kilnasaggart Road  
                                  Jonesborough  
                                  Newry

**PROPOSAL**                Erection dwelling on family farm

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	0	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	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 is currently active and has been established for at least six years; and
  - the proposed new building is 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 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 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 BH2 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 an archaeological site of local importance the Battle of Moyry Pass.
  
- 5     The proposal is contrary to Policy BH3 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and Article 3(6) of the Planning (General Development Procedure Order (NI) 2015 in that insufficient information has been submitted to enable determination of the planning application as the archaeological (assessment/evaluation) requested by the Council has not been made available.

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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	LA07/2015/1387/O	Outline	<b>DATE VALID</b>	12/22/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Tony and Peggy Murphy		<b>AGENT</b>	Liam Milling Architectural Design 40 Corcreaghan Road Corcreaghan Kilkeel Down BT34 4SL
				NA
<b>LOCATION</b>	Killard Square Ballyhornan Downpatrick Bt30 7PN			
<b>PROPOSAL</b>	3 detached dwellings			
<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 the Ards and Down Area Plan 2015 Policy SETT 1 in that the proposal would fail to protect the character of Ballyhornan settlement limit and would result in urban sprawl.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and PPS21 Sustainable Development in the Countryside Policy CTY15 in that the proposal would mar the distinction between Ballyhornan and the surrounding countryside resulting in urban sprawl.
- 3 The proposal is contrary to PPS15 Planning and Flood Risk Policy FLD3 in that it lacks sufficient information, in the form of Drainage Assessment, to determine if the proposed development is located within an area where there is evidence of a history of surface water flooding.

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

<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	LA07/2016/0173/F	Full	<b>DATE VALID</b>	2/8/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr David Tate 9 Annacloy Road Downpatrick BT30 9AE		<b>AGENT</b>	David Burgess 24 Templeburn Road Crossgar BT30 9NG 07720145893
<b>LOCATION</b>	9 Annacloy Road Downpatrick BT30 9AE			
<b>PROPOSAL</b>	Change of use of building for dog training and boarding kennels with external exercise 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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 of No 2 Keelstone Road.

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

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	LA07/2016/0217/F	Full	<b>DATE VALID</b>	2/15/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Kieran Kelly 72 Finnis Road Dromara Dromore		<b>AGENT</b>	Miceal Doyle 15 Lakeview Road Closkelt Castlewellan BT31 9QL  NA
<b>LOCATION</b>	60m north east of 72 Finnis Road Dromara Dromore			
<b>PROPOSAL</b>	Proposed change of house type and sited 50m South East from previous approval Q/ 2011/0024 (Amended Proposal)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	2	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS, 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.
- 2 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and the proposed building relies primarily on the use of new landscaping for integration.

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

<b>ITEM NO</b>	11			
<b>APPLIC NO</b>	LA07/2016/0268/F	Full	<b>DATE VALID</b>	2/29/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	J Graham and Sons		<b>AGENT</b>	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY
				NA
<b>LOCATION</b>	Between 32 and 34 Eliza Close Newcastle			
<b>PROPOSAL</b>	Proposed storey and a half dwelling			
<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 PPS 7: Quality Residential Environments in that it would result in overdevelopment of restricted site which is too narrow to accommodate a dwelling without causing harm to the character and appearance of the locality through inappropriate layout, form and design.

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

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	LA07/2016/0413/F	Full	<b>DATE VALID</b>	3/31/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Hugh,Shane,Stephen,Ciaran and Raymo Fitzpatrick 235 Moyad Road Kilkeel		<b>AGENT</b>	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY  NA

**LOCATION** 45 north of no 235b Moyad Road  
Kilkeel

**PROPOSAL** Proposed livestock shed with underground slurry tank, multi purpose shed and  
livestock loading/handling pens

<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 and CTY 12 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, in that it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding 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.
- 3 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 addition of ribbon development along a lane.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the agricultural buildings would, if permitted create or add to a ribbon of development and would therefore further erode the rural character of the countryside.

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

**ITEM NO** 13  
**APPLIC NO** LA07/2016/0428/O Outline **DATE VALID** 4/6/16  
**COUNCIL OPINION** REFUSAL  
**APPLICANT** Mr and Mrs Mark McKinley C/O **AGENT** Cole Partnership  
 Cole Partnership 12A Duke Street  
 Warrenpoint BT34 3JY  
 028 4175 3679

**LOCATION** To the rear of No. 68 Newry Road  
 Hilltown  
 BT34 5TG

**PROPOSAL** Proposed dwelling on a farm

<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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, 'Planning for Sustainable Development' (SPPS) and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP3 in that the proposal does not fall within the exceptions listed relating to new accesses onto Protected Routes.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, 'Planning for Sustainable Development' (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 development opportunities have not been sold off from the farm holding within 10 years of the date of the application.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, 'Planning for Sustainable Development' (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.

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

- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, 'Planning for Sustainable Development' (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;

the building would, if permitted add to a ribbon of development;

and would therefore further erode the rural character of the countryside.



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

<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	LA07/2016/0438/F	Full	<b>DATE VALID</b>	4/6/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Peter and Sinead Donaghy and Kinney Excel Gymnastics C.I.C 29 Hawthorn Hill Dublin Road Newry BT35 8DE		<b>AGENT</b>	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** Retrospective change of use from approved industrial unit to Gymnastic Facilities aged plus 5 years.

<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 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.

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

<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	LA07/2016/0446/O	Outline	<b>DATE VALID</b>	3/10/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mrs S A McBride 5 Orchard Road Rathmullan Downpatrick BT30 8TA		<b>AGENT</b>	
				NA
<b>LOCATION</b>	Lands 250 m east of 23 Clanmaghera Road Downpatrick			
<b>PROPOSAL</b>	Proposed replacement 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 Having notified the applicant/agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information, NI Biodiversity Checklist & a scale 1:500 access plan, is 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**

<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	LA07/2016/0477/F	Full	<b>DATE VALID</b>	4/14/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Caolan Quinn 106 Carrickgallogly Road Belleek Armagh BT35 7QS		<b>AGENT</b>	SP Services 61 Glen Mhacha Armagh BT61 8AF
				07851613641
<b>LOCATION</b>	50m south-east of No 106 Carrickgallogly Road Carrickgallogly Belleek Armagh BT35 7QS			
<b>PROPOSAL</b>	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 Policies CTY 1 and CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal does not represent the replacement of a redundant building nor would its replacement bring significant environmental benefits.

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

<b>ITEM NO</b>	<b>17</b>			
<b>APPLIC NO</b>	LA07/2016/0510/O	Outline	<b>DATE VALID</b>	4/19/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Robert Laurence Annett 60 Corcreaghan Road Kilkeel BT34 4SL		<b>AGENT</b>	MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ 028 9042 1011

**LOCATION**           Adjacent and West of 60 Corcreaghan Road  
 Kilkeel  
 BT34 4SL

**PROPOSAL**           Dwelling on a farm

<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 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 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 is currently active and has been established for at least six years.

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

<b>ITEM NO</b>	<b>18</b>		
<b>APPLIC NO</b>	LA07/2016/0559/F	Full	<b>DATE VALID</b> 4/27/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	J.W & S Watson 135 Ballylough Road Castlewellan BT31 9JQ	<b>AGENT</b>	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED 07969919145

**LOCATION** 90m North of 121 Ballylough Road Castlewellan Bt31 9JQ

**PROPOSAL** Dwelling with amended siting and change of house type in substitution for approval R/2007/01115/RM

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	0	1	0	0	0	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 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 and SPPS in that:
  - the proposed building, access and curtilage is a prominent feature in the landscape
  - the proposed site lacks long established natural boundaries 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
  - the proposed building fails to blend with the landform and slopes.
- 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.

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

<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	LA07/2016/0561/F	Full	<b>DATE VALID</b>	4/25/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs Samuel Duke 19 Inishbeg Killyleagh BT30 9TR		<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822
<b>LOCATION</b>	19 Inishbeg Killyleagh Downpatrick BT30 9TR			
<b>PROPOSAL</b>	Extension to existing curtilage of dwelling. Retention of existing pigeon loft and construction of additional loft			
<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>
			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 EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the development would, if permitted, be detrimental to the residential amenity of neighbouring properties by reason of noise, odour, nuisance, general disturbance and other associated negative impacts.
  
- 2 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.

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

<b>ITEM NO</b>	<b>20</b>			
<b>APPLIC NO</b>	LA07/2016/0617/F	Full	<b>DATE VALID</b>	5/6/16
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Lotus Homes (UK) Ltd The Factory 184 Newry Road Banbridge BT32 3NB		<b>AGENT</b>	TSA Planning 29 Linenhal Street Belfast BT2 8AB
				02890434333

**LOCATION** Lands at McKnights Hill  
to the north of Church of the Good Shepherd  
to the rear of Derramore Crescent/ Derramore Terrace and to the west of Brooklawns  
including all lands stretching to the Bessbrook River  
Bessbrook  
Newry  
BT35 6JZ.

**PROPOSAL** Proposed residential development to include 246 no. dwellings (166 no. semi-detached and 80 no. detached houses), associated garages and private driveways, formation of new right-hand turn lane and site access from McKnights Hill, provision of childrens' play area and associated site works.

<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

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

<b>ITEM NO</b>	<b>21</b>		
<b>APPLIC NO</b>	LA07/2016/0706/F	Full	<b>DATE VALID</b> 5/27/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Patrick Byrne 20 Killough Road Ardglass BT30 7UF	<b>AGENT</b>	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT  NA

**LOCATION** 20 Killough Road  
Ardglass  
BT30 7UF

**PROPOSAL** Retention of pigeon loft

<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 for Northern Ireland (SPPS) and policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the scale, massing and design are unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the proposal would, if permitted adversely impact the amenity of neighbouring properties by way of general disturbance, noise, nuisance and pest problems.



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

<b>ITEM NO</b>	<b>22</b>		
<b>APPLIC NO</b>	LA07/2016/0732/O	Outline	<b>DATE VALID</b> 6/6/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mrs Mary Carr 74 Chapel Road Killeavy Newry BT35 8JZ	<b>AGENT</b>	Blueprint Architectural 79 Chapel Road Killeavy Newry BT35 8JZ 07855978205

**LOCATION** Lands to the rear and south of No. 6 Railway Road  
Meigh  
Killeavy  
Newry  
BT35 8JU

**PROPOSAL** Proposed erection of 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	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 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.
- 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.
- 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 Meigh and the surrounding countryside and result in urban sprawl.
- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding access were 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**

<b>ITEM NO</b>	<b>23</b>			
<b>APPLIC NO</b>	LA07/2016/0889/F	Full	<b>DATE VALID</b>	7/4/16
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Telefonica UK Limited 260 Bath Road Slough SL1 4DX		<b>AGENT</b>	Taylor Patterson C/o Ross Planning 9a Clare Lane Cookstown BT80 8RJ
				NA
<b>LOCATION</b>	Lands 157m south west of Fernhill House 83 Clonallan Road Warrenpoint BT34 3QQ			
<b>PROPOSAL</b>	Proposed 25m telecommunications mast to carry 3No antennae and 2No. radio dishes, and associated works including 3No. equipment cabinets and site compound			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	55	0	0	0
			<b>Addresses Signatures</b>	<b>Addresses Signatures</b>
			0 0	0 0

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

<b>ITEM NO</b>	<b>24</b>			
<b>APPLIC NO</b>	LA07/2016/0896/O	Outline	<b>DATE VALID</b>	6/29/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Gregory Glenny 319a Newry Road Kilkeel BT34 4SE		<b>AGENT</b>	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 028 417 53679
<b>LOCATION</b>	Adjacent and south of 319a Newry Road Kilkeel BT34 4SE			
<b>PROPOSAL</b>	Proposed dwelling on a farm			
<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 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 is currently active and has been established for at least six years and it has not been demonstrated that other dwellings or development opportunities have not been sold off from the farm holding within 10 years of the date of the application.
- 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 it would not be possible within the application site to provide an access with visibility splays of 2.4 metres x 160 metres, in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3 in that the proposal does not fall within the exceptions listed relating to accesses onto Protected Routes.

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

<b>ITEM NO</b>	<b>25</b>			
<b>APPLIC NO</b>	LA07/2016/1001/O	Outline	<b>DATE VALID</b>	7/26/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Gareth Poole 1 Grange Crescent Saintfield BT24 7NP		<b>AGENT</b>	
				NA
<b>LOCATION</b>	Opposite 26 Peartree Road Ballynahinch BT24 8YB			
<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 Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside and SPPS 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 and SPPS 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 proposed building fails to blend with the landform
  - 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 and SPPS in that the building would, if permitted, be unduly prominent in the landscape and the impact of ancillary works would damage rural character.

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

<b>ITEM NO</b>	<b>26</b>			
<b>APPLIC NO</b>	LA07/2016/1045/F	Full	<b>DATE VALID</b>	8/4/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr & Mrs A. Quinn 32 Aughanduff Road Mullaghbawn Newry BT35 9YD		<b>AGENT</b>	Marcus Bingham 9 Tullyquilly Road Rathfriland BT34 5LR
				028 4063 8842
<b>LOCATION</b>	32 Aughanduff Road Mullaghbawn Newry BT35 9YD			
<b>PROPOSAL</b>	Demolition of existing dwelling and outbuildings and erection of new replacement dwelling and detached garage			
<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 Signatures</b>	<b>Addresses Signatures</b>
			0 0	0 0

- 1 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the dwelling which it is proposed to replace is vernacular makes an important contribution to the heritage, appearance and character of the locality and is capable of being made structurally sound and improved.

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

<b>ITEM NO</b>	<b>27</b>			
<b>APPLIC NO</b>	LA07/2016/1115/O	Outline	<b>DATE VALID</b>	8/23/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Roche McGreevy JNR 7 Lislea drive Crossgar BT30 9DB		<b>AGENT</b>	8a architects LTD 8a Catherine Street Killyleagh BT30 9QQ 028 44 821323
<b>LOCATION</b>	50 metres north east of 101a Manse Road Rafferey BT30 9LZ			
<b>PROPOSAL</b>	Proposed storey and half 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 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 existing laneway serving no.99 and 101, and does not represent a gap site within a substantially and continuously built up frontage.
- 2 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,

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

<b>ITEM NO</b>	<b>28</b>			
<b>APPLIC NO</b>	P/2013/0279/F	Full	<b>DATE VALID</b>	4/3/13
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Herbert Bailie 31 Cavanakill Road Newtownhamilton BT35 7PR		<b>AGENT</b>	NRG 54 Elmwood Avenue Belfast BT9 6AZ  07733552747
<b>LOCATION</b>	230m North of 31 Cavanakill Road Newtownhamilton Co Armagh BT35 7PR			
<b>PROPOSAL</b>	Erection of wind turbine with a maximum output not exceeding 250 kW (Amendment of previous application P/2011/0239/F to allow increase in turbine hub height from 32 metres to 40 metres, no change in rotor diameter (30 metres) and increase in maximum height to tip from 47 metres to 55 metres)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	15	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>29</b>			
<b>APPLIC NO</b>	P/2014/0322/F	Full	<b>DATE VALID</b>	4/7/14
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr Danny Fegan		<b>AGENT</b>	C D Consulting Unit 54 Enniskillen Business Centre 21 Lackaghboy Road Enniskillen BT74 4RL 028 67723028
<b>LOCATION</b>	Lands 350m East of 72 Drumlough Road Drumgath Rathfriland.			
<b>PROPOSAL</b>	Proposed installation of a wind turbine on a tubular tower of up to 40 metre height with blades to 54.4 metre (to tip height)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	25	0	1	0
			<b>Addresses</b>	<b>Signatures</b>
			3	3
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

<b>ITEM NO</b>	<b>30</b>			
<b>APPLIC NO</b>	P/2014/0972/O	Outline	<b>DATE VALID</b>	11/25/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Edward Ryan 15 Ryanstown Road Newry BT34 2NG		<b>AGENT</b>	Patrick Larkin 1 Bankside Shinn Newry BT34 1PG 02840638832
<b>LOCATION</b>	15 Ryanstown Road Newry BT34 2NG			
<b>PROPOSAL</b>	Site for dwelling (additional information submitted)			
<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 (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.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (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 farm business is currently active and has been established for at least six years.
- 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

the building would, if permitted 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.

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

**Council Newry, Mourne and Down**

**Date 11/23/16**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	P/2013/0349/F	Full	<b>DATE VALID</b>	5/2/13
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Cannice Mc Keown 16 Lisgarvagy Lislea Newry BT35 9J7		<b>AGENT</b>	Bernard Dowdall Architect 04 Shorts Court 71 Clanbrasil St Dundalk Co. Louth
				00353 87 6657148

**LOCATION** 35m East of 23 Lissaraw Road Camlough Newry BT35 7HL

**PROPOSAL** One single storey dwelling house and associate domestic garage with new vehicular access + all assoc. Site works

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	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 SPPS, Policy CTY 1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a gap site within a substantial and built up frontage that respects the existing development pattern along the frontage in terms of siting and plot size.