

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**4/27/16**

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

**Council Newry, Mourne and Down**

**Date 4/27/16**

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	LA07/2015/0060/O	Outline	<b>DATE VALID</b>	3/27/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Francis McGeown 67 Rathfriland Road Newry Co Down		<b>AGENT</b>	Young Property Services 4 Tullyallen Road Markethill Co Armagh BT60 2HS 07775647688

**LOCATION** 75 metres north of 1 Savalmore Cottages  
Coalpit Road  
Newry  
BT34 2RH

**PROPOSAL** Erection of dwelling and garage on infill basis

<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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not a small gap in a substantial and continuously built up frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the extension of ribbon development along Coalpit Road.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape, the site 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, and the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, 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 be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would extend 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>2</b>		
<b>APPLIC NO</b>	LA07/2015/0063/O	Outline	<b>DATE VALID</b> 3/27/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr Francis McGeown 67 Rathfriland Road Newry Co Down	<b>AGENT</b>	Young Property Services 4 Tullyallen Road Markethill Co Armagh BT60 2HS 07775647688

**LOCATION** Adjacent and immediately north of 1 Savalmore Cottages  
 Coalpit Road  
 Newry  
 BT34 2RH

**PROPOSAL** Erection of dwelling and garage on infill basis

<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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not a small gap in a substantial and continuously built up frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the extension of ribbon development along Coalpit Road.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape, the site 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, and the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, 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 be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would extend 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>3</b>			
<b>APPLIC NO</b>	LA07/2015/0098/F	Full	<b>DATE VALID</b>	3/26/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Nigel Hamilton		<b>AGENT</b>	Collen Savage 107a Blaney Road Crossmaglen BT35 9AT
<b>LOCATION</b>	220m South East of 4 Lissaraw Road Camlough			
<b>PROPOSAL</b>	Conversion, reuse and extension of existing outbuilding to dwelling (amended description)			
<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 in that the building to be converted and extended is not locally important and therefore contrary to policy.

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	LA07/2015/0165/F	Full	<b>DATE VALID</b>	4/15/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Liam Rooney C/O Agent		<b>AGENT</b>	Feargal Carolan 40 Larchmount Newry BT35 6TX 07732119785
<b>LOCATION</b>	50m west of No 16 Grange Road Kilkeel			
<b>PROPOSAL</b>	Proposed Dwelling and Detached Garage (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

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

- 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: the farm business is currently active; 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 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; 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 buildings would, if permitted, be unduly prominent in the landscape; the buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; the buildings would, if permitted not respect the traditional pattern of settlement exhibited in the area; and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to paragraph 6.107 of the Strategic Planning Policy Statement of Northern Ireland and Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk, in that the proposed dwelling and garage are located in a flood plain, the proposal does not meet any of the stated exceptions where development in the flood plain is acceptable, and it is not of overriding regional importance.
- 5 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the siting of the proposal is not sympathetic to the special character of the Mourne 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>5</b>		
<b>APPLIC NO</b>	LA07/2015/0286/O	Outline	<b>DATE VALID</b> 5/13/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Ms Edel Rooney C/o Agent	<b>AGENT</b>	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 028 3083 5700

**LOCATION** Site approximately 20 metres south west of 10 Head Road  
Moyad  
Annalong

**PROPOSAL** Site for dwelling with detached garage (gap site)

<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 Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not part of a substantial and continuously built up frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the creation of ribbon development along Head Road.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape, the site 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, and the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, 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 be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.
- 4 The proposal is contrary to Policy NH6 of the Department's Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would harm the special character of the area by reason of its siting which would extend a ribbon of development and increase the impression of suburban-style build up.

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

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	LA07/2015/0826/O	Outline	<b>DATE VALID</b>	8/21/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mrs P Morrow-McDermott C/O Agent		<b>AGENT</b>	Doon Architects 14 Eglantine Road Lisburn BT27 5RQ 07764538080
<b>LOCATION</b>	Land to east of 18 Derrymore Road Bessbrook			
<b>PROPOSAL</b>	Proposed site under CTY2A for two storey dwelling and detached garage (height not to exceed no 18 Derrymore Road adjacent).			
<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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling; the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point or located at a crossroads and the proposed site is not bounded on at least two sides with other development in the cluster.

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

<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	LA07/2015/1071/F	Full	<b>DATE VALID</b>	10/22/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	E Flynn 98 Carrickmannon Road Ballygowan BT23 6JR		<b>AGENT</b>	Dempsey Architects 677 Lisburn Road Belfast BT9 7GT 02890664086
<b>LOCATION</b>	39/39A Inishmore Killyleagh BT30 9TP			
<b>PROPOSAL</b>	Change of House type from detached to 2no Semi-detached dwellings (Amended plans received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	6	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 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would not create a quality residential environment, and would, if permitted result in unacceptable overlooking of the adjoining properties at no.29a Seaview and No.3 Shore Road, and consequent lack of privacy.
- 2 The proposal is contrary to Policy QD1 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would, if permitted result in unacceptable overshadowing, loss of light, dominant and overbearing impact over the adjoining properties of no.29a Seaview and No.3 Shore Road.



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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	P/2015/0066/F	Full	<b>DATE VALID</b>	2/4/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Laura & Chris Devine C/O 27 Cargabane Road Newry		<b>AGENT</b>	Design 3 16 Glenvale Road Newry BT34 2JX 07788717465
<b>LOCATION</b>	120m south of 27 Cargabane Road Newry			
<b>PROPOSAL</b>	Erection of a new dwelling and garage to substitute previously approved P/2009/0980/ 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 the Strategic Planning Policy Statement for Northern Ireland (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.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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; 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.
- 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, be unduly prominent in the landscape 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>9</b>			
<b>APPLIC NO</b>	P/2015/0219/O	Outline	<b>DATE VALID</b>	3/16/15
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr S Woods		<b>AGENT</b>	Fleming Mountstephen Planning Ltd The Gasworks 5 Cromac Avenue Belfast BT7 2JA  028 90447613
<b>LOCATION</b>	Lands including and to the south-east of Craigmores way to the south west of 5 Ways Retail Park Larchmount and Lisdarragh Housing areas to the north-east of St Patricks PS and St Bridgets Church and to the north-east of Third Avenue Newry.			
<b>PROPOSAL</b>	Housing Development			
<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

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

**Council Newry, Mourne and Down**

**Date 4/27/16**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	R/2014/0078/F	Full	<b>DATE VALID</b>	2/20/14
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT		<b>AGENT</b>	Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT
				NA

**LOCATION** 7 Saintfield Road Crossgar

**PROPOSAL** Proposed side and rear 2 storey extension to provide additional retail and storage space and associated siteworks.  
(Additional supporting information received from consultants).

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	9	0	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	0	0