

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

9/28/16

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 9/28/16

ITEM NO	1						
APPLIC NO	LA07/2015/0083/F		Full	DATE VALID	3/31/15		
COUNCIL OPINION	APPROVAL						
APPLICANT	Paul McKeown	89 Burren Road		AGENT	H D Design 3 Bannview Road Banbridge BT32 3RL		
	Ballynahinch				NA		
LOCATION	16 Dromore Street Ballynahinch						
PROPOSAL	Change of use of shop to hot food carryout with sit in facility						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions			
	9	0	0	0			
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	

ITEM NO	2						
APPLIC NO	LA07/2015/0144/F		Full	DATE VALID	4/21/15		
COUNCIL OPINION	REFUSAL						
APPLICANT	Mr Frank Newell	C/O Agent		AGENT	Eres Limited Mourne House 41-43 Downshire Road Newry BT34 1EE		
LOCATION	Approximately 130m south/south-west of no 338 Newry Road Kilkeel						
PROPOSAL	Erection of dwelling for guest house accommodation (with demolition of existing dwelling at No. 338 Newry Road) with access via existing laneway to No. 338 Newry Road						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions			
	1	0	0	0			
			Addresses	Signatures	Addresses	Signatures	
			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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 2 The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland Policy CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced has been previously replaced under application P/ 2002/0094/F and should have been demolished.
- 3 The proposal is contrary to Policy TSM3 of Planning Policy Statement 16 - Tourism, because the building has been previously replaced, the redevelopment will not result in significant environmental benefit, the new building would not integrate into the surrounding landscape and would have a visual impact significantly greater than the existing building, and access to the guest house would have an adverse impact on road safety.
- 4 The proposal is contrary to Policy TSM7 of Planning Policy Statement 16 - Tourism, with regard to criteria g (build-up of development), and k, l, m & n (intensification of access onto a protected route with inadequate sight lines available), and therefore would not represent a satisfactory and sustainable form of tourism development.
- 5 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 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, and the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.
- 6 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing and approved buildings, would not respect the traditional pattern of settlement exhibited in that area, and would therefore result in a detrimental change to the rural character of the countryside.
- 7 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland 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 siting and scale of the proposal is inappropriate for the locality and is not sympathetic to the special character of the Mournes AONB.
- 8 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of 2.4 metres x 120 metres cannot be provided in accordance with the standards contained in Development Control Advice Note 15.
- 9 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	3			
APPLIC NO	LA07/2015/0196/F	Full	DATE VALID	4/27/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr A McParland C/O Agent		AGENT	O'Hare Associates Architectural Consultants Ltd The Masters House Abbey Yard Newry BT34 2EG

LOCATION Adjacent to 22 Erskine Street
Newry

PROPOSAL Demolition of existing garage and provision of new town house

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

- 1 The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7: Quality Residential Environments in that the development would, if permitted, result in overdevelopment of the site, which is too restricted to permit the erection of a residential unit of reasonable design and dimensions.
- 2 The proposed development is contrary to Policy LC1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas in that the development does not meet the minimum space standards set out in Annex A.
- 3 The proposed development is contrary to Paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland and Planning Control Principle 1 of Planning Policy Statement 12: Housing in Settlements in that the development would erode local character, environmental quality and residential amenity by trying to fit a two-storey dwelling house into a plot that is not big enough to accommodate such a development, and would result in town-cramming.

ITEM NO	4			
APPLIC NO	LA07/2015/0232/F	Full	DATE VALID	5/8/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Francis McGuinness c/o Agent		AGENT	ERES Limited Mourne House 41 - 43 Downshire Road Newry BT34 1EE 028 3025 0135

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

LOCATION 10m west of no.43 Newtown Road
 Killeen
 Newry

PROPOSAL Retention of existing shed for installation of timber biomass heating system with associated drying floor for timber biomass and agricultural crops, including ancillary plant machinery storage area

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

- 1 The proposal is contrary to Policy CTY 1 of Planning Policy Statement 21 (PPS 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 Strategic Planning Policy Statement and Policy CTY 11 of Planning Policy Statement 21 in that:
 - the applicant has not demonstrated that it is to be run in conjunction with the agricultural operations;
 - the farm business is not currently active and established;
 - the character and scale of the development is not appropriate to its location
 - it has not been demonstrated that there are no suitable existing buildings on the holding that can be used or that there are no sites available at another group of buildings on the holding before considering this alternative site for the location of the farm diversification proposal
 - the development, if permitted, will have an adverse impact on the natural heritage);
 - it does not involve the re-use or adaptation of existing farm buildings and it has not been demonstrated that there are no other buildings available to accommodate the proposal.

and the development would not visually integrate into the local landscape.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policy NH 6 of the Planning Policy Statement 2, in that the site lies in the designated Ring of Gullion Area of Outstanding Natural Beauty (AONB) and the development would, if permitted, be detrimental to the environmental quality of the rural area by reason of its scale, size, inappropriate design resulting in a lack of integration and adverse visual impact within an area of designation.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and Policy RE1 of the Planning Policy Statement 18 in that the proposed biomass boiler system (woodchip burner would add to the unacceptable visual impact of the building as raised under Policies CTY 13 and 14). The potential fuel-saving benefits accrued from the proposed renewable energy solutions have not been demonstrated and do not outweigh the requirements of Policies CTY 1 and CTY 11 as well as the visual concerns held under Policies CTY 13 and NH 6 to justify the proposed development.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details 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.
- 6 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 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 building relies primarily on the use of new landscaping for integration;
 - the design of the proposed building is inappropriate for the site and its locality.

and therefore would not visually integrate into the surrounding landscape.

ITEM NO	5			
APPLIC NO	LA07/2015/0308/O	Outline	DATE VALID	5/8/15
COUNCIL OPINION	REFUSAL			
APPLICANT	David and Maura De Mello 113 Dunmore Road Ballynahinch BT24 8QQ		AGENT	Karl J Sherry 103 Rostrevor Road Hilltown BT34 5TZ 40638336
LOCATION	In front of 113 Dunmore Road Ballynahinch.			
PROPOSAL	Replacement dwelling and refurb of outhouse			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no structure that exhibits the essential characteristics of a dwelling and all external structural walls are not substantially intact.
- 2 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the existing structure has previously been replaced and is therefore not eligible for replacement again.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	6			
APPLIC NO	LA07/2015/0495/F	Full	DATE VALID	6/18/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Ms. Denise Kelly 10 Elmgrove Rathfriland Road Newry BT34 1GZ		AGENT	
				NA
LOCATION	Opposite and 100metres east of No 12 Commons Hall Road Newry Co Down			
PROPOSAL	Erection of new equine shed for the storage of fodder (hay) and for horses to shelter in			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	7		
APPLIC NO	LA07/2015/0575/F	Full	DATE VALID 7/6/15
COUNCIL OPINION	APPROVAL		
APPLICANT	Shimna Integrated College The Lawnfield King Street Newcastle BT33 0HD	AGENT	Simon Francis CPD Civil Engineering Branch Clare House 303 Airport Road West Belfast BT3 9ED NA

LOCATION Shimna Integrated College
The Lawnfield
King Street
Newcastle
BT33 0HD

PROPOSAL Proposed development of grassed area to synthetic training area, including perimeter fencing and flood lighting

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	1	0
			Addresses	Signatures
			8	9
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	8			
APPLIC NO	LA07/2015/0583/F	Full	DATE VALID	7/9/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs J Lambe 121 Ballynahinch Road Crossgar BT30 9HU		AGENT	Crockard Building Design 24 Ballyalgan Road Crossgar BT30 9DR 02844831566
LOCATION	121 Ballynahinch Road Crossgar BT30 9HU			
PROPOSAL	Replacement garage and first floor den/games room ancillary to use of existing farm dwelling (amended description and plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The application is contrary to policies Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 15 -FLD 1 Development in Fluvial (River) and Coastal Flood Plains in that development is proposed within the 1 in 100 year fluvial flood plain and the applicant has not demonstrated that the proposal constitutes an exception to the policy.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9			
APPLIC NO	LA07/2015/0694/F	Full	DATE VALID	7/28/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Turlough Kennedy 103 Clady Road Mowhan Armagh BT60 2HB		AGENT	Martin Bailie 44 Bayan Road Mayobridge Newry BT34 2HS 30351910
LOCATION	Dairy Lane Newtownhamilton (100m south east of junction with Coiners Loanan)			
PROPOSAL	Proposed dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
1. the proposed building would be a prominent feature in the landscape;
 2. the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building of this size to integrate into the landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	10			
APPLIC NO	LA07/2015/0703/F	Full	DATE VALID	7/28/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr J Lambe 121 Ballynahinch Road Crossgar BT30 9HU		AGENT	Crockard Building Design 24 Ballyagan Road Crossgar BT30 9DR
				NA
LOCATION	Land 65m south of 9 Vale Road Crossgar BT30 9JN			
PROPOSAL	Existing temporary storage of waste construction and demolition material			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policies SPPS and 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	11			
APPLIC NO	LA07/2015/0704/O	Outline	DATE VALID	7/29/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Damien Murphy 21 Ryan Road Mayobridge		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY NA
LOCATION	170m South west of No 111 Newry Road Mayobridge			
PROPOSAL	Site for dwelling on farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to 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

ITEM NO	12			
APPLIC NO	LA07/2015/0776/F	Full	DATE VALID	8/18/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr John McBride 55 Oldtown Road Annalong BT34 4TU	AGENT	Brian Payne Architects Ltd 7 College Avenue Bangor BT20 6HJ	
			NA	
LOCATION	To the rear of 83 & 85 Kilkeel Road Annalong BT34 4TJ			
PROPOSAL	Construction of 1 no. 2-storey dwelling with associated landscaping and car parking (revised description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	11	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	13			
APPLIC NO	LA07/2015/1021/O	Outline	DATE VALID	10/9/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Desmond McAuley		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT
				NA

LOCATION Approx 50m south west of 15A Loughinisland Road
Downpatrick
BT30 8PT

PROPOSAL Proposed dwelling under Policy CTY10 of Planning Policy Statement 21

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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.

- 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 site 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 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 the rural character of the countryside.

- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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 Loughinisland and the surrounding countryside.

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

ITEM NO	14			
APPLIC NO	LA07/2015/1171/F	Full	DATE VALID	11/11/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr J Hughes C/O OHare Associates Architectural Consultants Ltd		AGENT	O'Hare Associates The Masters House Abbey Yard Newry BT34 2EG 02830251919
LOCATION	30m North East of No 6 Main Street Camlough Newry Co Down			
PROPOSAL	Proposed two storey dwelling and detached garage (Renewal of current approval P/2010/0629/F			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy FLD1 of revised Planning Policy Statement 15; Planning and Flood Risk, in that the site lies within the floodplain of the Camlough River and the proposal does not meet any of the exceptions to the policy.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	15			
APPLIC NO	LA07/2015/1181/F	Full	DATE VALID	11/12/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Stuart Moffett 79 Clougharamer Road Newry BT34 1QG		AGENT	Martin Byrne 20 School Road Jerrettspass Newry BT34 1SW 02830821593

LOCATION Adjacent to 77 Cloughanramar Road
Newry
BT34 1QG

PROPOSAL Erection of a dwelling on a farm to comply with policy PPS21 (CTY10)

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

1 The proposal is contrary to 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 Cloughanramar Road.

2 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/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;

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;

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

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

ITEM NO	16			
APPLIC NO	LA07/2015/1187/O	Outline	DATE VALID	11/11/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Seamus O'Rourke 60 Dublin Road Kilcoo Newry		AGENT	Fletcher Architects NI Ltd Unit 11 The Oldge 1 Dublin Road Castlewellan BT31 9AG
				NA
LOCATION	Land 15m north and to the rear of 98 Drumlee Road Kilcoo Newry BT34 5JA			
PROPOSAL	Replacement dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the existing structure has been substantially rebuilt and all external structural walls are not substantially intact.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	17		
APPLIC NO	LA07/2015/1209/O	Outline	DATE VALID 11/11/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Ciaran Hughes 14 Corliss Road Crossmaglen Newry MMAS Archi	AGENT	MMAS Architects 5-7 Conway Street Belfast BT13 2DG 07549952004

LOCATION Lands at Blackrock Road
Crossmaglen
immediately North East of farm buildings at the junction of Blackrock Road and Corliss Road
Crossmaglen
and approximately 250m North East of No.14 Corliss Road
Crossmaglen

PROPOSAL Proposed Family Dwelling on a farm with associated garage and garden.

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement 2015 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 dwelling and garage are 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 2015 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 a ribbon of development along Blackrock Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the site is unable to provide a suitable degree of enclosure for the dwelling and garage to integrate into the landscape.
- 4 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the proposed dwelling and garage is not visually linked or sited to cluster with an established group of buildings on a farm and therefore would not visually integrate into the surrounding landscape.
- 5 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY14 of Planning Policy Statement 21 Sustainable Development in the Countryside in that the dwelling and garage would, if permitted, create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	18			
APPLIC NO	LA07/2015/1211/F	Full	DATE VALID	11/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs J Lambe 121 Ballynahinch Road Crossgar BT30 9HU		AGENT	Crockard Building Design 24 Ballyaligan Road Crossgar BT30 9DR 02844831566
LOCATION	121 Ballynahinch Road Crossgar BT30 9HU			
PROPOSAL	Proposed new access and laneway			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policies SPPS and 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 proposed site lacks long established natural boundaries and therefore would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	19			
APPLIC NO	LA07/2015/1217/O	Outline	DATE VALID	11/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Quinn C/O Agent		AGENT	BT Planning & Design 13 Suffolk Drive Belfast BT11 9LZ 07599881653

LOCATION Land adjacent to and North East of 20 Crohill Road
Cobane
Newry.

PROPOSAL Site for replacement dwelling and garage (Off-site Replacement due to current proximity to public road).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
			Addresses	Signatures	Addresses	Signatures
	2	0	0	0	0	0

- 1 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.
- 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.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling would, if permitted, be unduly prominent in the landscape and would, if permitted, not respect the traditional pattern of settlement exhibited in that area.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	20			
APPLIC NO	LA07/2015/1244/F	Full	DATE VALID	11/25/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Barney Mackin 27B Derrycraw Road Four Mile Newry BT34 1RD		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 02830250135

LOCATION 19.3m North-East of No27B Derrycraw Road
Derrycraw
Newry
Co Down
BT34 1RG

PROPOSAL Erection of farm dwelling and garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement 2015 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, and the proposed dwelling and garage is not 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 2015 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 on Derrycraw Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the site is unable to provide a suitable degree of enclosure for the dwelling and garage to integrate into the landscape and it relies primarily on the use of new landscaping for integration.
- 4 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY14 of Planning Policy Statement 21 Sustainable Development in the Countryside in that the dwelling and garage would, if permitted, create a ribbon of development on Derrycraw Road, and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21			
APPLIC NO	LA07/2015/1307/F	Full	DATE VALID	12/7/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs L McBride 35 Ballynahinch Road Castlewellan BT31 9PA		AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 02897561488
LOCATION	40m South 35 Ballynahinch Road Castlewellan BT31 9PA			
PROPOSAL	Proposed conversion and reuse of existing building & extension to that as single dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that the building proposed for conversion to residential use is not a locally important building.
- 2 The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that building proposed is not a suitable building.

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

ITEM NO	22			
APPLIC NO	LA07/2015/1315/O	Outline	DATE VALID	12/11/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Clare Ferris 1 Killaughy Road South Millisle Newtownards BT22 2DY		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822
LOCATION	Between 16 and 20 Lough Road Crossgar BT30 9DT			
PROPOSAL	Proposed Dwelling on in-fill site under Policy CTY 8 Ribbon Development			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for N.I (SPPS) 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 Lough Road, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23			
APPLIC NO	LA07/2016/0039/O	Outline	DATE VALID	1/4/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Paul Smith 33 Crossgar Road Dromara Dromore BT25 2JT		AGENT	Robert M Martin Arcgitectural Design Rathmourne 17 Tullyhenan Road Banbridge BT32 4EY
				NA

LOCATION Adjacent to and north of 84 Castlewellan Road
Dromara
Dromore
Co Down
BT25 2JN

PROPOSAL New farm dwelling and garage

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

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that the 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 disposed of from the farm holding.

2

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	LA07/2016/0091/F	Full	DATE VALID	1/21/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Peter Clarke 14 Upper Dromore Road Warrenpoint BT34 3PW		AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY 028417 53679
LOCATION	To the front of no 14 Upper Dromore Road and between Nos. 12 and 16 Upper Dromore Road Warrenpoint BT34 3PW			
PROPOSAL	Proposed dwelling with amendments to access for 14 and 14a Upper Dromore Road, Warrenpont			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that it has not been shown:

(a) That the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

(c) that adequate provision is made for public and private open space and landscaped areas as an integral part of the development;

(h) that the design and layout will not cause / create unacceptable adverse impacts on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;

2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 7 (Addendum) 'Safeguarding the Character of Established Residential Areas' policy LC1 in that:

(a) The proposed density is significantly higher than that found in the established residential area;

(b) The pattern of development would not be in keeping with the overall character and environmental quality of the established residential character area;
 And if approved, the development would therefore erode the local character, environmental quality and residential amenity of the established residential area.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	LA07/2016/0101/O	Outline	DATE VALID	1/19/16
COUNCIL OPINION	REFUSAL			
APPLICANT	W J Jamison 36 Killyleagh Road Crossgar Downpatrick BT30 9LA		AGENT	
				NA
LOCATION	36 Killyleagh Road Crossgar Downpatrick Co Down BT30 9LA			
PROPOSAL	Single Dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	26			
APPLIC NO	LA07/2016/0182/F	Full	DATE VALID	2/1/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr S C Graham 31 Ringhaddy Road Killinchy		AGENT	Laura McCausland 8 Edgar Avenue Belfast BT8 8DQ NA
LOCATION	approx. 180m south east of 31 Ringhaddy Road Killinchy			
PROPOSAL	Proposed farm dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposal is contrary to the Strategic Planning Policy Statement 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 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 proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; 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 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.			
4	The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and PPS2 Natural Heritage Policy NH6 in that it has not been demonstrated that the proposal is sympathetic to the special character of the Strangford Lough and Lecale Area of Outstanding Natural Beauty.			

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	27			
APPLIC NO	LA07/2016/0197/O	Outline	DATE VALID	2/12/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr David Chambers 105 Killough Road Downpatrick BT30 8BQ		AGENT	Studio FMG 71 Ballyhossett Road Downpatrick BT30 7ET
				NA
LOCATION	Adjacent to 1 Holly Lane Ballyhossett Road Downpatrick			
PROPOSAL	Dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that there is no existing cluster the development would visually intrude into the open countryside.

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 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 and would visually intrude into the open countryside.

3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that there is no existing cluster and the development would visually intrude into the open countryside.

4. The proposal is contrary to Policy CTY14 PPS21 Sustainable Development in the Countryside in that the proposal adds to ribbon development and would therefore result in a detrimental change to the rural character of the countryside.

5. The proposal is contrary to Policy CTY8 PPS21 Sustainable Development in the Countryside in that the proposal would add to a ribbon of development.

2 The proposal is contrary to Policy CTY14 PPS21 Sustainable Development in the Countryside in that the proposal adds to ribbon development.

3 The proposal is contrary to Policy CTY8 PPS21 Sustainable Development in the Countryside in that the proposal would add to a ribbon of development.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 4 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.
- 5 The proposal is contrary to 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 and would visually intrude into the open countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	28			
APPLIC NO	LA07/2016/0365/O	Outline	DATE VALID	3/18/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs McCluskey 7 Brae Road Ballynahinch BT24 8UN		AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA NA

LOCATION lands between 1 Brae Road and 212 Belfast Road
Ballynahinch

PROPOSAL 2no proposed dwelling houses

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
					Addresses	Signatures	Addresses	Signatures
	0	0	0	0	0	0	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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point and is not located at a cross-roads; and the dwelling would, if permitted, visually intrude into the open countryside.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Brae Road and Belfast Road.
- 4 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 buildings would, if permitted add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	29			
APPLIC NO	LA07/2016/0447/O	Outline	DATE VALID	4/11/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Shields 22 Teconnaught Road Loughinisland Downpatrick BT30 8QB		AGENT	Urban Dynamics 46 Scaddy Road Crossgar Downpatrick BT30 8BP
				NA

LOCATION Site approx. 100m north of 22 Teconnaught Road
Loughinisland
Downpatrick
Co Down
BT30 8QB

PROPOSAL Proposed 2 infill sites

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

- 1 The proposal is contrary to the SPPS 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 Teconnaught Road, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.
- 2 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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	30			
APPLIC NO	LA07/2016/0474/O	Outline	DATE VALID	4/12/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr C Hanna 51 Mountview Road Dunbeg Upper Ballynahinch BT24 8JU		AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 02897561488
LOCATION	Lands contained between 55 Mountview Road & 1 Martinpoole Road Ballynahinch BT24 8JU			
PROPOSAL	2 dwellings & garages			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the SPPS 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 Mountview Road, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.
- 2 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.

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

ITEM NO	31			
APPLIC NO	LA07/2016/0557/F	Full	DATE VALID	4/26/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Oliver Reavey 81 Newtown Road Camlough Newry BT35 7JH		AGENT	Collins and Collins 18 Margaret Street Newry BT34 1DF
				02830266602
LOCATION	85 Newtown Road Camlough Newry BT35 7JH			
PROPOSAL	Retention of dwelling as constructed previously approved under planning ref P/ 2015/0186/RM			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

- 1 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 design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	32			
APPLIC NO	LA07/2016/0559/F	Full	DATE VALID	4/27/16
COUNCIL OPINION	REFUSAL			
APPLICANT	J.W & S Watson 135 Ballylough Road Castlewellan BT31 9JQ		AGENT	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

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

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy 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

ITEM NO	33			
APPLIC NO	LA07/2016/0572/O	Outline	DATE VALID	4/29/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Kathleen Lyons 41 Saintfield Road Lisburn BT24 8UZ		AGENT	John Kirkpatrick Architect 20 Ballyknockan Road Saintfield BT24 7HJ NA

LOCATION Adjacent to 41 Saintfield Road
Ballynahinch
BT24 8UZ

PROPOSAL Proposed farm dwelling and garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along the existing access lane to no 41-47 Saintfield Road, Ballynahinch.
- 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, add to a ribbon of development; and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	34			
APPLIC NO	LA07/2016/0579/O	Outline	DATE VALID	4/28/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Messrs Sean and Eamon McGeeney 37 Loughross Road Crossmaglen BT35 9AS		AGENT	Collins & Collins 18 Margaret Street Newry BT34 1DF 02830266602

LOCATION Adjacent and immediately north east of No 37 Loughross Road
Crossmaglen
Newry
Co. Down

PROPOSAL Farm dwelling with domestic garage

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

1 The proposal is contrary to the 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 site is on lands within the existing farm business;
- 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; and
- verifiable plans exist to expand the farm business at the existing building group 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 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

ITEM NO	35			
APPLIC NO	LA07/2016/0602/O	Outline	DATE VALID	5/9/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mertin and Lorraine McNeill 11 Drumneath Road Banbridge BT32 3SS		AGENT	Collins & Collins 18 Margaret St Newry BT34 1DF 3026 6602

LOCATION Between 8 and 16 Goragh Road
Newry
Co. Down
BT35 6PZ

PROPOSAL Erection of dwelling with domestic garage

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

- 1 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that no gap exists within a substantial and continuously built up frontage.
- 2 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 and the surrounding countryside (or result in urban sprawl)
- 3 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

ITEM NO 36
APPLIC NO LA07/2016/0663/RM Reserved M: **DATE VALID** 5/17/16
COUNCIL OPINION **APPROVAL**
APPLICANT Peter McShane Jnr. 56 **AGENT** Cormac McKay
 Bramblewood Manor Architectural
 Banbridge Services
 BT32 4RD 31 Yellow Road
 Hilltown
 BT34 5UD
 07834467502

LOCATION Adjacent to and north of No. 29 Low Road
 Ayalogue
 Newry
 Co. Down
 BT35 8RH

PROPOSAL Erection of a dwelling and detached domestic double garage.

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	37			
APPLIC NO	LA07/2016/0671/F	Full	DATE VALID	5/20/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6GQ		AGENT	McAdam Design Ltd Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ
				NA
LOCATION	Lands at the front of council offices at 24 Strangford Road Downpatrick BT30 6SR			
PROPOSAL	The dismantling and reconstruction of an existing stone wall and gate posts to upgrade the existing entrance to the council depot and provide the required site lines			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	38			
APPLIC NO	LA07/2016/0716/F	Full	DATE VALID	5/23/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Peter Collins 18 Pats Road Ballymartin Kilkeel BT34 4NX		AGENT	
				NA
LOCATION	Main Road Ballymartin east of junction with Wrack Road BT34 4NY			
PROPOSAL	Replacement Dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no structure that exhibits the essential characteristics of a dwelling.
- 2 The proposal is contrary to Policy AMP 3 of Planning Policy Statement 3 – Access, Movement and Parking in that the A2 Main Road is a Protected Traffic Route and the application does not fall within the exceptions listed in the policy as there is no building to be replaced and the proposal would result in the creation of a new vehicular access onto a Protected Traffic Route.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	39			
APPLIC NO	LA07/2016/0731/O	Outline	DATE VALID	5/31/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Ms Sheena Gribben 50 Castlewellan Road Ballyaughian Hilltown BT34 5YJ	AGENT		
LOCATION	60 metres South East of 47 Castlewellan Road Hilltown			
PROPOSAL	Site for dwelling and garage on farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

NA

1 1. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 21 'Sustainable Development in the Countryside' Policies CTY1 and CTY10 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 to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm

2 2. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland (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 and would therefore result in the intensification of an existing access onto a Protected Route.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	40			
APPLIC NO	LA07/2016/0739/F	Full	DATE VALID	6/6/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr H Edemen 3 Lislane Court Saintfield BT24 7HT		AGENT	
				NA
LOCATION	3 Lislane Court Saintfield BT24 7HT			
PROPOSAL	Proposed dormer to the rear to allow for roof space conversion			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The Proposal is contrary to the Addendum to PPS 7, Policy EXT 1 in that the scale, massing, and design of the proposal are not sympathetic with the built form and appearance of the existing property and will detract from the character, appearance and quality of this residential area.
- 2 The Proposal is contrary to the Addendum to PPS 7, Policy EXT 1 – in that if approved it will unduly affect the privacy and amenity of neighbouring residents.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	41			
APPLIC NO	LA07/2016/0798/F	Full	DATE VALID	6/14/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Timothy McGinn 1 Cullentragh Road Lissummon Newry BT35 6NB		AGENT	
				NA
LOCATION	West of and adjacent 1 Cullentragh Road Lissummon Newry.			
PROPOSAL	Application to remove occupancy condition on previous approval P/2010/1012/RM			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policies CTY1 and CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that planning permission for the dwelling and garage (Planning Ref: P/2010/1012/RM) was granted solely on the basis of the personal and domestic circumstances of the applicant. The removal of Condition No. 2 of Planning Permission Ref: P/2010/1012/RM would not restrict the occupation of the dwelling allowed under Planning Permission Ref: P/2010/1012/RM to a named individual, in accordance with the requirements of Policy CTY6 of Planning Policy Statement 21.

ITEM NO	42			
APPLIC NO	LA07/2016/0812/O	Outline	DATE VALID	6/16/16
COUNCIL OPINION	REFUSAL			
APPLICANT	George Kelly 97B Maphoner Road Mullaghbawn Newry BT35 9TR		AGENT	Collins & Collins 18 Margaret St Newry BT34 1DF
				3026 6602
LOCATION	Between No. 54 & 54a Mill Road Mullaghbawn Newry Co. Down			
PROPOSAL	New dwelling with domestic garage. Gap/Infill site			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

1	0	0	0
	Addresses	Signatures	Addresses
	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 for Northern Ireland and to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a gap site in an otherwise substantial and built up frontage that respects the existing development pattern, and would, if permitted, result in the creation of ribbon development along Mill Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is unable to provide a suitable degree of enclosure for the proposed dwelling and garage to 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 dwelling 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 the rural character of the countryside.
- 5 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 dwelling would, if permitted, not respect the traditional pattern of settlement exhibited in that area and create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.
- 6 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2 in that the siting of the proposal 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

ITEM NO	43			
APPLIC NO	LA07/2016/0826/O	Outline	DATE VALID	6/20/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Kevin Donaghy 46 Clontigora Road Killean Newry BT35 8RZ		AGENT	Blueprint Architectural 79 Chapel Road Killeavy Newry BT35 8JZ 07855978205
LOCATION	Lands to the west and rear of nos 22 and 24 Ballynabee Road Maghernahely Bessbrook Newry			
PROPOSAL	Proposed erection of detached dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement 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 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 metres x 60 metres), in accordance with the standards contained in the Department's Development Control Advice Note 15.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	44			
APPLIC NO	LA07/2016/0875/F	Full	DATE VALID	6/28/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Community Rescue Service 22 Ballybrakes Road Ballymoney County Antrim BT53 6LQ		AGENT	Estates Section Council Offices Greenbank Industrial Estate Newry BT34 2QU 02830313233
LOCATION	Hardstanding located between playing fields at Fathom Line and to the rear of No.s 31-65 Drumalane Park Newry BT35 8AT			
PROPOSAL	Erection of building occupied by South Down Community Rescue Service for the purposes of training and to store water safety/rescue equipment.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	45			
APPLIC NO	P/2014/0071/F	Full	DATE VALID	1/17/14
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr John Perry C/O Agent		AGENT	Jobling Planning & Environment Ltd. 1 Inverary Valley Larne BT40 3BJ 028 2827 7736

LOCATION Lands South East of No. 54 Newcastle Street
 Kilkeel
 BT34 4AQ

PROPOSAL Change of use to part of commercial (pre-cast concrete works) yard to a waste management facility for the depollution and dismantling of End of Life Vehicles (ELVs) and the sorting and bulking of scrap metal. Works will include the use of existing vehicle workshop for the ELV depollution process, external storage of ELVs (unpolluted and polluted) and erection of walled enclosure for storage of non-ferrous scrap metal, roofing of existing enclosure for the storage of ferrous metals, bunded fuel storage, and associated boundary treatments.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	33	1	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	46			
APPLIC NO	P/2014/0670/F	Full	DATE VALID	8/14/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Frank King C/O Agent		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 02830250135

LOCATION Lands to the rear of No. 33 Flagstaff Road and associated farm complex (shed approx. 45 metres to the west of existing dwelling with hardstanding extending approx. 50 metres further west and 33 metres further north-west of shed)

PROPOSAL jRetention of existing shed and hard standing area for agricultural purposes (revised address and plans)

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not demonstrated that it is to be run in conjunction with the agricultural operations on the farm, it does not involve the re-use or adaptation of existing farm buildings and it has not been demonstrated that there are no other buildings available to accommodate the proposal.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that there are no suitable existing buildings on the holding or enterprise that can be used and 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 the Strategic Planning Policy Statement (SPPS) and Policy NH 6 of the Planning Policy Statement 2, Planning and Nature Conservation in that the site lies within an Area of Outstanding Natural Beauty and the development is not of an appropriate design which is not sympathetic in appearance and design to the special character of the AONB.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	47			
APPLIC NO	P/2014/0678/F	Full	DATE VALID	8/14/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Frank King C/O Agent		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 02830250135

LOCATION 33a Flagstaff Road
 Fathom Lower
 Newry
 Armagh
 BT35 8NR

PROPOSAL Retention of existing fuel sales business to include existing hard standing area and portacabin

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

- 1 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.
- 2 2. The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not demonstrated that it is to be run in conjunction with the agricultural operations on the farm, it does not involve the re-use or adaptation of existing farm buildings and it has not been adequately demonstrated that there are no other buildings available to accommodate the proposal.
- 3 3. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy NH 6 of the Planning Policy Statement 2, Planning and Nature Conservation in that the site lies within an Area of Outstanding Natural Beauty and the development, use and operations are not sympathetic to the character and appearance of the AONB.
- 4 4. The proposal is contrary to paragraphs 6.279 of the Strategic Planning Policy Statement in that the site lies within the open countryside and no special need has been demonstrated to justify relaxation of the strict planning controls exercised in the countryside
- 5 5. The proposed development would if permitted harm the living conditions of residents of Flagstaff Road by reason of noise, visual intrusion and general nuisance.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	48				
APPLIC NO	P/2014/0859/F		Full	DATE VALID	10/16/14
COUNCIL OPINION	REFUSAL				
APPLICANT	Brendan Carr			AGENT	O'Callaghan Planning 9 Ballyscandal Road Armagh BT61 8BL 02837511714
LOCATION	65 Metres South of 43 Newry Road Drumilly Belleek.				
PROPOSAL	Retention of building for agricultural use.				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	0	0	0		0
			Addresses	Signatures	Addresses
			0	0	0
				Signatures	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the existing agricultural holding has not been established for at least 6 years.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	49			
APPLIC NO	P/2014/0894/F	Full	DATE VALID	10/29/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Hilary McCamley 3 Whinnbloom Villas Mayobridge		AGENT	B Dinsmore RIBA 24a Duke Street Warrenpoint BT34 3JY 02841753698
LOCATION	Lands fronting Mayvale Court Newry Road Mayobridge (to the rear of 3 Whinnbloom Villas (off Chapel Hill Road) and adjacent and north-east of 8 Mayvale Court)			
PROPOSAL	Erection of dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	1	0
			Addresses	Signatures
			14	14
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Policy QD 1 (Criteria a, c, f & h of the Planning Policy Statement 7: Quality Residential Environments, Policy LC1 of PPS7 (Addendum): Safeguarding the Character of Established Residential Areas, and Planning Control Principle 1 of the Departments Planning Policy Statement 12: Housing in Settlements, in that the applicant has failed to demonstrate that the proposal will create a quality and sustainable residential environment as the dwelling would not respect the context of the area, will have inadequate separation distance from existing dwellings and its development will result in loss of amenity through loss of privacy, overlooking, overshadowing and loss of sunlight.

ITEM NO	50			
APPLIC NO	P/2015/0095/F	Full	DATE VALID	2/4/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Geraldine Fearon C/o Agent		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE NA
LOCATION	140m North-East of No. 61 Foughilletra Road Foughill Etra Jonesborough Armagh BT35 8JE			

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

PROPOSAL REPRESENTATIONS	Erection of farm dwelling and garage					
	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it proposes to intensify the use of an existing access at which visibility splays of (2.4.. metres x 70. metres) cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the proposed access is unacceptable, in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 3 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.
- 4 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 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.
- 5 The proposal is contrary to the Strategic Planning Policy Statement and policy NH6 of Planning Policy Statement 2 Natural Heritage in that the siting of the proposal is unsympathetic 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

ITEM NO	51			
APPLIC NO	P/2015/0136/F	Full	DATE VALID	1/30/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr L Magennis		AGENT	O'Callaghan Planning Unit 1 Monaghan Court, Newry BT35 6BH 02837511714

LOCATION 43 Forkhill Road
Ellisholding
Newry.

PROPOSAL Use of existing first floor offices for Class A (2) Use (Financial and Professional Services)

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

- 1 1. The proposal is contrary to Paragraph 6.273 of the Strategic Planning Policy Statement in that the proposal seeks change of use to Class A2 offices in a countryside location and it is not a type of development considered appropriate in a rural area.
- 2 2. The proposal is contrary to the Local Development Plan as it falls outside the Town Centre Boundary / retail area as designated in the Banbridge / Newry and Mourne Area Plan 2015.

ITEM NO	52			
APPLIC NO	P/2015/0162/F	Full	DATE VALID	3/5/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Denis Robb 68 Concession Road Culloville Newry BT35 9AR		AGENT	PJD Design Ltd 16 Fane Grove Culloville Newry BT35 9JW 07842417460

LOCATION Lands approx 41m West of No 54 Edenappa Road
Jonesborough
Co Armagh

PROPOSAL Proposed erection of farm dwelling.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

	Addresses	Signatures	Addresses	Signatures
	0	0	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 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 or 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. It has also not been demonstrated that there is verifiable plans exist to expand the farm business at the existing building group 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 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 site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the proposed dwelling is unsympathetic to the special character of the Area of Outstanding Natural Beauty in this particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	53			
APPLIC NO	R/2013/0217/F	Full	DATE VALID	5/9/13
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Tony Steel		AGENT	Marcus Bingham 9 Tullyquilly Road Rathfriland BT34 5LR 02840638842

LOCATION 120m East Of No 18 Moneylane Road
Dundrum
BT33 0NR.

PROPOSAL Erection of agricultural shed (Amended Address).

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the agricultural holding is currently active and established.

- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the building is necessary for the efficient use of the agricultural holding.

- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that
 - there are no suitable existing buildings on the holding or enterprise that can be used and
 - the proposal is sited beside existing farm or forestry buildings.

- 4 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 ancillary works ie the proposed access fails to integrate into the surrounding landscape.

- 5 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the ancillary works ie the proposed access would impact negatively on rural character.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	54			
APPLIC NO	R/2013/0427/F	Full	DATE VALID	10/1/13
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Kenneth Martin 58 Drumaghlin Road Crossgar BT30 9JR		AGENT	Ewart Davies 14 Killynure Avenue Carryduff BT8 8ED 07969919145

LOCATION 45m South East of 53 Drumaghlin Road Crossgar

PROPOSAL Dwelling and Garage on a farm

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the farm business is not currently active and established for a period of 6 years.
- 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 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

ITEM NO	55				
APPLIC NO	R/2014/0159/F	Full	DATE VALID	3/27/14	
COUNCIL OPINION	REFUSAL				
APPLICANT	Philip Patterson	31 Brae Road	AGENT	James Anderson	
	Ballynahinch			202 Belfast Road	
				Ballynahinch	
				BT24 8UR	
				NA	

LOCATION 31 Brae Road Ballynahinch

PROPOSAL Replacement agricultural shed

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

- 1 The proposal is contrary to Policies CTY1 and CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the existing agricultural holding is not currently active and established.
- 2 The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed building is not necessary for the efficient use of the active and established agricultural holding.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 56
APPLIC NO R/2014/0288/F Full **DATE VALID** 5/27/14
COUNCIL OPINION REFUSAL
APPLICANT Oliver Curran 58c Drumcullan **AGENT** Paul O'Kane
Road Architect 14
Downpatrick Peggs Wood Lane
BT30 8JA Crossgar
BT30 9GR
07968613122

LOCATION 104 Saul Street Downpatrick BT30 6NQ (amended address)

PROPOSAL New detached dwelling and garage.

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	2		0		0		0	
					Addresses	Signatures	Addresses	Signatures
					0	0	0	0

- 1 The proposal is contrary to Policy BH11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development if permitted would adversely affect the setting of a listed building in that the detailed design and ancillary works do not respect the listed building in terms of its location, scale, height, massing and alignment.

ITEM NO 57
APPLIC NO R/2014/0541/F Full **DATE VALID** 10/15/14
COUNCIL OPINION APPROVAL
APPLICANT Down District Council **AGENT**
Downshire Civic Centre
Downshire Estate Ardglass Road
Downpatrick
BT30 6GQ
NA

LOCATION Lislea Drive
Recreation Area Crossgar

PROPOSAL Refurbishment of existing playground facility

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	8		0		0		0	
					Addresses	Signatures	Addresses	Signatures
					0	0	0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	58			
APPLIC NO	R/2014/0566/F	Full	DATE VALID	10/22/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Canon McCrory 24 Church Street Ballynahinch BT24 8LP		AGENT	Kennedy Design 65 Rocks Chapel Road Crossgar Downpatrick BT30 9HN 07429027777

LOCATION 167 Dunmore Road
Guinness
Ballynahinch
BT24 8QQ

PROPOSAL Single Dwelling replacement of existing primary school

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			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.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed replacement dwelling is not sited within the established curtilage of the existing building and it has not been shown that the alternative position nearby would result in significant environmental benefits or demonstrable landscape, heritage, access or amenity benefits.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	59			
APPLIC NO	R/2015/0078/O	Outline	DATE VALID	2/12/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs M Dodds 8 Lurgan Road Banbridge BT33 4LU		AGENT	Lavery Foster Chartered Architects Ltd 36 Rathfriland Street Banbridge BT32 3LA 02840626834

LOCATION Lands 20m North East of 65 Tollymore Road
Newcastle

PROPOSAL Proposed infill site for 1no dwelling and garage within gap site along an existing continuously built up frontage.

(Amended proposal)

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

- 1 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside and the Strategic Planning Policy Statement for NI, in that the proposal would, if permitted, result in the addition of ribbon development along Tollymore Road, and does not represent a gap site within a substantial and continuously built up frontage.