

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

6/29/16

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 6/29/16

ITEM NO	1			
APPLIC NO	LA07/2015/0009/F	Full	DATE VALID	3/27/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Kathleen McKeivitt		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 02830250135

LOCATION Approximately 75m north of No 26 Jack's Road (access from Clontigora Road)
 Killeen
 Armagh

PROPOSAL Erection of farm dwelling and garage

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

- 1 The proposal is contrary to 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 Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
- 3 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - the proposed building is a prominent feature in the landscape;
 - the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the proposed building relies primarily on the use of new landscaping for integration;
 - the ancillary works do not integrate with their surroundings;
 - the 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.

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- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape; result in a suburban style build-up of development when viewed with existing buildings; add to a ribbon of development; the impact of ancillary works would damage rural character and would therefore result in a detrimental change to the rural character of the countryside.
- 5 The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland 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 Killeen and the surrounding countryside and result in urban sprawl.

ITEM NO	2			
APPLIC NO	LA07/2015/0310/O	Outline	DATE VALID	5/19/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Padraig and Adrian Walsh 45 Sandymount Street Belfast BT9 5DP		AGENT	Fletchers architects (N.I.) Ltd Unit 11 The Lodge 1 Dublin Road Castlewellan BT31 9AG 028 43778710
LOCATION	Land 175m North west of 196 Lackan Road Kilcoo Newry Co.Down			
PROPOSAL	Proposed single storey detached 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 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.

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ITEM NO 3
APPLIC NO LA07/2015/0511/O Outline **DATE VALID** 6/9/15
COUNCIL OPINION REFUSAL
APPLICANT Peter McEvoy 147 Rathfriland Road Newry BT34 1PQ **AGENT** Karl J Sherry 103 Rostrevor Road Hilltown Newry BT34 5TZ
NA

LOCATION Adjacent to and immediately north of 147 Rathfriland Road Newry Co Down BT34 1PQ

PROPOSAL Dwelling and detached garage

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 Policies CTY1 and CTY2a (New Dwellings in Existing Clusters) of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is not bounded on at least two sides with other development in the cluster and the development does not represent rounding off or consolidation of the cluster, but would visually intrude into the open countryside.
- 2 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would result in a suburban style build-up of development when viewed with existing buildings and would therefore further erode the rural character of the area.

ITEM NO 4
APPLIC NO LA07/2015/0546/F Full **DATE VALID** 6/30/15
COUNCIL OPINION REFUSAL
APPLICANT Jane Magee 4 Ballycotton Kilclief Strangford BT30 7NX **AGENT** Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT
07767057822

LOCATION Approx 70m South East 71 Ardglass Road Ballyhornan Downpatrick

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PROPOSAL Retention of building with alterations to be used as farm shed and animal handling facility in substitution for agricultural building granted permission under R/2007/1021/F. (additional information)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	Addresses	Signatures	Addresses	Signatures		
	6	0	0	0	0	0
			0	0	0	0

- 1 The proposal is contrary to CTY 1 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that there is an extant approval under R/2007/1021/F to substitute.
- 2 The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that holding is active and the proposal is:-
 - necessary for the efficient use of the agricultural holding or forestry enterprise;
 - that its character and scale it is appropriate to its location;
 - that it visually integrates into the local landscape and additional landscaping is provided as necessary;
 - that it it will not have an adverse impact on the natural or built heritage;
 - that it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.
 - there are no suitable existing buildings on the holding or enterprise that can be used;
 - the proposal is sited beside existing farm or forestry buildings.
 - it is essential for the efficient functioning of the business; or
 - there are demonstrable health and safety reasons.
- 3 The proposal is contrary to policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the building will be a prominent feature in the landscape and the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 4 The proposal is contrary to policy CTY14 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development would if permitted result in a detrimental change to the rural character of this area due to its prominent roadside location.

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ITEM NO	5			
APPLIC NO	LA07/2015/0579/F	Full	DATE VALID	7/2/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Laurence McGuinness 12 Lower Newtown Road Cloughoge Newry BT64 1AD		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB 028 41 769748
LOCATION	43 Forkhill Road Cloghage Newry BT35 8LZ			
PROPOSAL	Proposed retention of existing buildings for the retail selling of household fuel and vehicle fuel and fuel pump.			
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 6.279 of the Strategic Planning Policy Statement in that the proposal seeks to carry out the retail sale of fuels in a countryside location and it is not one of the types of retailing considered appropriate in a rural area.
- 2 The proposal is contrary to the Policy PED 3 of the Department of the Environment's Planning Policy Statement 4, Planning and Economic Development, in that the development does not involve the utilisation of existing, authorised buildings on the site.

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ITEM NO	6				
APPLIC NO	LA07/2015/0809/F	Full	DATE VALID	8/25/15	
COUNCIL OPINION	REFUSAL				
APPLICANT	Michael Magennis	C/O Agent	AGENT	Gray Design Ltd 5 Edward Street Newry BT35 6AN 028 30251885	

LOCATION Lands 55M East of No 63 Forkhill Newry

PROPOSAL Proposed Stables for domestic use

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

- 1 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Forkhill Road.
- 2 The proposal is contrary to Policy CTY14 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 Forkhill Road and result in a suburban style of development by reason of build up.

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ITEM NO	7		
APPLIC NO	LA07/2015/0877/F	Full	DATE VALID 9/4/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr Diarmid Sloan 10 Tullybrannigan Brae Newcastle BT33 0DG	AGENT	Sean Gallagher 12 Old Road Upper Clarkill Castlewellan BT31 9BN 07803757048

LOCATION 10 Tullybrannigan Brae
Newcastle
BT33 0DG

PROPOSAL Roof space conversion, replacement roof and 2 storey extension

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 policy EXT 1 from addendum to PPS 7 Residential Extensions and Alterations in that the extension would, if permitted adversely affect the amenities of the neighbours by reason of its unsympathetic scale and subsequent overbearing and dominant impact on neighbouring properties including no 3 Kinghill Avenue and no 8 Tullybrannigan Brae.
- 2 The proposal is contrary to policy EXT 1 from addendum to PPS 7 Residential Extensions and Alterations in that the extension would, if permitted adversely affect the amenities of the neighbours by reason of overlooking and subsequent loss of privacy.
- 3 The proposal is contrary to policy EXT 1 from addendum to PPS 7 Residential Extensions and Alterations in that the extension would, if permitted adversely affect the amenities of the area by reason of its unsympathetic character and appearance on the surrounding area.

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ITEM NO	8			
APPLIC NO	LA07/2015/0936/O	Outline	DATE VALID	9/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Owen Gribben C/O Agent		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 02830835700/0773

LOCATION 50 Metres south of 100 Burren Road
Ballydesland
Warrenpoint.

PROPOSAL Site for dwelling with detached 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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:
 - health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.
 - 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 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 Burren Road.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries meaning the proposed building relies primarily on the use of new landscaping for integration.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would add to a ribbon of development.

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ITEM NO	9			
APPLIC NO	LA07/2015/1016/F	Full	DATE VALID	10/9/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Parish of Saul & Ballee 10 St Patrick's Road Saul Downpatrick BT30 7JG		AGENT	MB Architectural Design Services 28 Cathedral Park Downpatrick BT30 6GF 07738854520
LOCATION	Adjacent to 10 St Patrick's Road Saul Downpatrick			
PROPOSAL	Proposed new pastoral hall			
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 BH11 of PPS 6 in that the proposal does not respect the listed building in terms of scale, height, massing and alignment; the massing of the proposed building is incongruous with the historic setting, particularly the shallow pitched roof coupled with building depth, which would be 'skylined' in the critical views from the church to the west past the parochial house.
- 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.

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ITEM NO	10			
APPLIC NO	LA07/2015/1071/F	Full	DATE VALID	10/22/15
COUNCIL OPINION	REFUSAL			
APPLICANT	E Flynn 98 Carrickmannon Road Ballygowan BT23 6JR		AGENT	Dempsey Architects 677 Lisburn Road Belfast BT9 7GT 02890664086
LOCATION	39/39A Inishmore Killyleagh BT30 9TP			
PROPOSAL	2 no. semi-detached dwellings (in substitution of detached dwelling previously approved under R/2007/0310/F), at Site no.39 Inishmore. (Corrected description received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			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.

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ITEM NO	11		
APPLIC NO	LA07/2015/1109/F	Full	DATE VALID 10/29/15
COUNCIL OPINION	REFUSAL		
APPLICANT	McKinley Contracts Unit 7 Milltown Industrial Estate Warrenpoint BT34 3FN	AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 02841753679

LOCATION Adjacent to No.24 and opposite Nos 19 and 20 Tudor Mews
Upper Dromore Road
Warrenpoint
BT34 3TD

PROPOSAL Proposed 2 No. Apartments

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	10	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	0	0

- 1 The proposal is contrary to Policy QD 1 of PPS 7, Quality Residential Environments, in that the proposed development:
 - fails to respect the local context in terms of scale and massing
 - fails to provide adequate private open space
 - will cause conflict with adjacent properties due to being overly prominent.
- 2 The proposed development is contrary to Policy LC 1 of the Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the pattern of development is not in keeping with the overall character of the established residential area.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays (of 2.0 metres x 33.0 metres) from the proposed access cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 4 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning or loading and unloading of vehicles which would be attracted to the site.

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ITEM NO	12			
APPLIC NO	LA07/2015/1246/O	Outline	DATE VALID	11/27/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Terence J O'Hare 17 Church Rock Road Carrickbracken Camlough Newry BT35 7JU		AGENT	Collins and Collins 18 Margaret Street Newry BT34 1DF
				02830266602
LOCATION	60m North West of No 25 Church Rock Road Carrickbracken Camlough Newry Co Down			
PROPOSAL	Replacement dwelling and garage on farm land			
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 CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structure does not exhibit the essential characteristics of a dwelling and the external structural walls are not substantially intact.

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ITEM NO	13			
APPLIC NO	LA07/2015/1346/F	Full	DATE VALID	12/16/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Brian McAlerney		AGENT	Barry Gray)Gray Design Ltd) 5 Edward Street Newry BT35 6AN

LOCATION Lands 235m south west of 117 Bann Road
 Castlewellan
 BT31 9AE

PROPOSAL Proposed 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 Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since adequate forward sight distances (of 160 metres) is not available, on the public road, at the proposed access in accordance with the standards contained in the Departments Development Control Advice Note 15.
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP3, in that it would, if permitted create an additional access onto a Protected Route as there is no evidence of an existing vehicular access
- 3 The proposal is contrary to Planning Policy Statement 21, Sustainable Development in the Countryside, Policy CTY13 and CTY14, in that the proposed access does not integrate with its surroundings.

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ITEM NO	14			
APPLIC NO	LA07/2016/01111/F	Full	DATE VALID	1/22/16
COUNCIL OPINION	REFUSAL			
APPLICANT	A McEvoy 20 Magheralone Road Drumaness Ballynahinch BT24 8ND		AGENT	Crockard Building Design 24 Ballyalgan Road Crossgar BT30 9DR 02844 831566

LOCATION 158 Crawfordstown Road Drumaness

PROPOSAL Change of use from shop to 2 dwellings, using existing parking.(Amended Proposal)
 (Amended proposal)

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 QD1c of Planning Policy Statement 7: Quality Residential Environments, in that adequate and appropriate provision has not been made for private open space within the site, and will not create a quality residential environment.

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ITEM NO	15			
APPLIC NO	LA07/2016/0138/O	Outline	DATE VALID	2/1/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs S Armstrong		AGENT	Hillen Architects Ltd 87 Central Promenade Newcastle BT33 0HH
				NA
LOCATION	Between 69 and 73 Tullyree Road Kilcoo Newry BT34 5LD			
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 Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no gap site to infill.
- 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.

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ITEM NO	16			
APPLIC NO	LA07/2016/0144/A	Advertiseme	DATE VALID	2/1/16
COUNCIL OPINION	CONSENT			
APPLICANT	Newry Coarse Fish Angling Club c/o Mr Oliver McGauley 2 Carrick-Ard Fullerton Road Newry BT34 2BE	AGENT	Estates Section Greenbank Council Depot Greenbank Industrial Estate Newry BT34 2QU 02830313233	
LOCATION	Middlebank Albert Basin Newry BT34 2BJ			
PROPOSAL	Vinyl graphics mounted on steel container advertising Newry Coarse Fishing Club			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	17			
APPLIC NO	LA07/2016/0153/F	Full	DATE VALID	2/2/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Oliver McGauley Newry Coarse Fish Angling Club 2 Carrick-Ard Fullerton Road Newry BT34 2BE		AGENT	Newry, Mourne and Down District Council Greenbank Depot Greenbank Industrial Estate Newry BT34 2QU 02830313233
LOCATION	Middlebank Albert Bank Newry BT34 2BJ			
PROPOSAL	Steel frame with steel panels container to be used as a kiosk for an angling club. To be used as an administration post during fishing competitions.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO 18
APPLIC NO LA07/2016/0259/O Outline **DATE VALID** 2/26/16
COUNCIL OPINION REFUSAL
APPLICANT Mr M Fearon C/O Agent **AGENT** Feargal Carolan
40 Larchmount
Newry
BT35 6TX
07732119785

LOCATION 25M South of No. 10 Lisgarvagh
Lislea
Newry

PROPOSAL Proposed dwelling and detached garage (CTY 2A)

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 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 cluster does not appear as a visual entity in the local landscape; the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure; the dwelling would if permitted visually intrude into the open countryside.
- 3 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 Lislea and the surrounding countryside and result in urban sprawl.

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ITEM NO	19			
APPLIC NO	LA07/2016/0315/F	Full	DATE VALID	3/1/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr & Mrs Bennett 28 Lisgarvagh Lislea Newry BT35 9JZ		AGENT	Mark Tumilty Tumilty Design 16 Glenvale Road Newry BT34 2JX 07788717465
LOCATION	28 Lisgarvagh Lislea Newry Co. Down BT35 9JZ			
PROPOSAL	2 storey rear extension to form new ground floor kitchen and first floor bedrooms			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	7	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO 20
APPLIC NO LA07/2016/0330/F Full **DATE VALID** 3/11/16
COUNCIL OPINION **APPROVAL**
APPLICANT Newry Mourne and Down District Council Haughey House
Rampart Road
Greenbank Industrial Estate
Newry
BT34 2QV **AGENT** Groundwork NI
63-75 Duncairn
Gardens
Belfast
BT15 2GB
NA

LOCATION Former Barracks Site School Road Forkhill Newry BT35 9WF

PROPOSAL Proposed open space development development, provided designed green spaces including new planting and seating areas connected by a series of pedestrian footpaths

REPRESENTATIONS

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

ITEM NO 21
APPLIC NO LA07/2016/0340/O Outline **DATE VALID** 3/14/16
COUNCIL OPINION **REFUSAL**
APPLICANT Mr A Gallagher C/O Agent **AGENT** Crockard Building
Design 24
Ballyalgan Road
Crossgar
BT30 9DR
028 44831566

LOCATION Site 50m East of 31 Ballymaderfy Road
Kilkeel
BT34 4SW

PROPOSAL Proposed Dwelling and Garage under infill policy - CTY8 and clustering CTY2a

REPRESENTATIONS

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

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- 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 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 Ballymaderfy.Road and it does not represent an infill opportunity as there is not a continuous and substantially built up frontage without accompanying development to the rear along the road frontage.
- 3 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 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 cross-roads; and

the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create a ribbon of development and would therefore further erode the rural character of the countryside.

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ITEM NO	22			
APPLIC NO	LA07/2016/0343/O	Outline	DATE VALID	3/14/16
COUNCIL OPINION	REFUSAL			
APPLICANT	David Higgins 9 St Patricks View Raholp Downpatrick BT30 7HW		AGENT	
				NA
LOCATION	24 Ballyhosset Road Ballee Downpatrick BT30 7HW			
PROPOSAL	Proposed new 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 Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster is not associated with a focal point and is not located at a cross-roads.
- 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	23			
APPLIC NO	LA07/2016/0346/O	Outline	DATE VALID	3/8/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr McKnight 10 Ballycoshane Road Hilltown BT34 5XD		AGENT	www.niplanningpermission.co.uk 31 Grange Park Dunmurry BT17 0AN NA

LOCATION Lands approx. 20m north east of 40 Ballycoshane Road
Hilltown
BT34 5XD

PROPOSAL Proposed erection of detached 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 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.
- 2 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 and would therefore result in a detrimental change to the rural character of the countryside.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	LA07/2016/0372/O	Outline	DATE VALID	3/24/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Ms Jacqueline Magee 15 Commons Hall Road Newry BT34 2PL	AGENT		
				NA
LOCATION	Lands adjacent and North of 15 Commons Hall Road Newry			
PROPOSAL	Proposed dwelling on a farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS), Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
- 2 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 Commons Hall Road.
- 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 create or add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	LA07/2016/0406/O	Outline	DATE VALID	3/31/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Martin Farnon 15 Ballygorian Road Hilltown Newry BT34 5TD		AGENT	Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 02841772377

LOCATION 100 metres north west of no 42 Ballygorian Road Hilltown Newry

PROPOSAL Site for replacement dwelling and detached garage using existing un-altered access to public road.

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 for Northern Ireland (SPPS) 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 and all external structural walls are not substantially intact.
- 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 proposes to intensify the use of an existing access at which visibility splays of (2.0 metres x 60 metres) cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the existing access renders it unacceptable for intensification of use and is not 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	26			
APPLIC NO	LA07/2016/0421/O	Outline	DATE VALID	4/4/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Fiona Doyle 23 Spring Meadows Warrenpoint BT34 3SU		AGENT	Bernard Dinsmore Chartered Architect 24a Duke Street Warrenpoint BT34 3JY 028 4175 3698

LOCATION Site adjacent to and west of No. 25 Tamnaharry Hill Road
 Mayobridge
 Newry
 Co. Down

PROPOSAL Proposed infill dwelling and detached garage

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 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 Tamnaharry Hill Road.
- 2 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
 - the (building) would, if permitted create or add to a ribbon of development;
 - and would therefore result in a detrimental change to the rural character of the countryside.
- 3 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it does not meet the policy criteria of CTY8;

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 27
APPLIC NO LA07/2016/0556/O Outline **DATE VALID** 4/27/16
COUNCIL OPINION REFUSAL
APPLICANT J & J McKibbin 181 Moyad Road
 Kilkeel
 BT34 4HL **AGENT** Michael Burroughs
 Associates 33
 Shore Road
 Holywood
 BT18 9HX
 02890421011

LOCATION 40m Southeast of 181 Moyad Road
 Kilkeel
 BT34 4HL

PROPOSAL Site for dwelling and garage

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 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 SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 - the cluster is not associated with a focal point and is not located at a cross-roads;
 - the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure; and
 - the dwelling would if permitted significantly alter the existing character of the cluster.
- 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 not respect the traditional pattern of settlement exhibited in that area;
 and would therefore further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	28			
APPLIC NO	P/2013/0140/F	Full	DATE VALID	2/15/13
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Lawrence McGuinness C/O Agent		AGENT	ERES Limited Mourne House 41-43 Downshire Road Newry BT34 1EE 02830250135

LOCATION No. 43a Forkhill Road
Newry
Co.Armagh

PROPOSAL Retention of and change of use of land for car sales

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 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 SPPS in that retailing should be directed to an existing settlement and the use is inappropriate in a rural location.

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

ITEM NO	29			
APPLIC NO	P/2013/0752/F	Full	DATE VALID	10/11/13
COUNCIL OPINION	APPROVAL			
APPLICANT	Ulster Small Arms Shooting Club 158 Moyad Road Kilkeel		AGENT	Quinn Design and Engineering Services 36 Corrags Road Burren Warrenpoint BT342PY 41772377
LOCATION	60 metres north west of no 16 Aughnaloopy Road Kilkeel			
PROPOSAL	Erection of shooting shed and alterations to existing banks/slopes with retention of car park and pathway including proposed planting scheme (amended plans / additional information)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	6	3	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	30			
APPLIC NO	P/2014/0328/F	Full	DATE VALID	4/7/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Ciaran McEntee 47 Ballsmill Road Crossmaglen		AGENT	Pat McNamee Planning Services 13 McGinn Park Bessbrook BT35 7EB 07801550330
LOCATION	To the rear of 47 Ballsmill Road Crossmaglen			
PROPOSAL	Retention of a building for the purposes of Agriculture			
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 CTY 1 and CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the existing agricultural (or forestry holding) is not currently active and established; it is not necessary for the efficient use of the active and established agricultural (or forestry) holding; it visually integrates into the local landscape; there are no suitable existing buildings on the holding or enterprise that can be used; the proposal is sited beside existing farm or forestry buildings; that health and safety reasons exist to justify an alternative site away from the existing farm (or forestry) buildings; that the alternative site away is essential for the efficient functioning of the business.
- 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 is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the ancillary works do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	31			
APPLIC NO	P/2014/0649/O	Outline	DATE VALID	8/4/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Joseph Walls c/o P O'Hagan and Associates LTD 10 Trevor Hill Newry BT34 1DN		AGENT	P O'Hagan and Associates LTD 10 Trevor Hill Newry BT34 1DN 02830266011

LOCATION 60 metres east of No.20 Sandbank Road Hilltown County Down BT34 5XU

PROPOSAL Site for Farm Dwelling (amended address)

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, 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; or that health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm or that there are verifiable plans exist to expand the farm business at the existing building groups to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	32			
APPLIC NO	R/2013/0208/F	Full	DATE VALID	5/7/13
COUNCIL OPINION	APPROVAL			
APPLICANT	Liam Lavery 76 Main Street Pomeroy BT70 2QP		AGENT	Building Design Solutions 76 Main Street Pomeroy BT70 2QP 87759292
LOCATION	Lands immediately north west of Woodlodge Stables Drumbuck Road Castlewellan			
PROPOSAL	Proposed change of use from horse training facilities to campsite and caravan park with associated amenity facilities			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	1	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	33						
APPLIC NO	R/2014/0576/F		Full	DATE VALID	10/27/14		
COUNCIL OPINION	REFUSAL						
APPLICANT	Mr D Orr C/O Agent			AGENT	G T Design 10 Comber Road Carryduff BT8 8AN		
					NA		
LOCATION	West of 109 Barnamaghery Road Crossgar						
PROPOSAL	Erection of wintering shed for livestock and retention of existing fodder storage shed on part foundation of original shed on site.						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions			
	0	1	0	0			
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	

- 1 The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the existing agricultural is not currently active and established.
- 2 The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the sheds are necessary for the efficient use of the active and established agricultural holding.
- 3 The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development, if permitted, would result in a detrimental impact on the amenity of residential dwellings outside the holding or enterprise by reason of potential noise/ smell /pollution etc.
- 4 The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the farm business used for the purposes of this application is located at lands at Thornyhill Road and it has not been demonstrated that it is necessary to locate a building associated with this business away from the related lands.
- 5 The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and that health and safety reasons exist to justify an alternative site away from the existing farm buildings.

ITEM NO 34

APPLIC NO LA07/2016/0643/NMC

COUNCIL OPINION REFUSAL

APPLICANT Una Walls

LOCATION 10 Manse Road Dundrum BT33 0NE

PROPOSAL Entrance as existing, no canopy, altered windows plus alterations

- 1. The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the extent of the works proposed does not constitute a non-material change to a previous planning permission.**

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

Council Newry, Mourne and Down

Date 6/29/16

ITEM NO	D1			
APPLIC NO	R/2012/0081/F	Full	DATE VALID	2/8/12
COUNCIL OPINION	APPROVAL			
APPLICANT	Oaklee Homes Group Ltd		AGENT	RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT 028 9024 5777
LOCATION	Sites 2 and 4 Donard Street Newcastle Co Down BT33 0AW			
PROPOSAL	15 no apartments and 1no house			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	23	0	3	
			Addresses	Signatures
			146	174
			SUP Petitions	
			0	
			Addresses	Signatures
			0	0