

**Newry, Mourne and Down Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**8/31/16**

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

**Council Newry, Mourne and Down**

**Date 8/31/16**

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	LA07/2015/0253/F	Full	<b>DATE VALID</b>	4/10/15
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Jonathan and Fergus Woods 38 Ballytrim Road Ballytrim Killyleagh BT30 9TJ		<b>AGENT</b>	Cornett Design Associates Ltd 4 Hartford Place The Mall Armagh BT61 9BJ 02837523330

**LOCATION** 120m South of 36 Ballytrim Road  
 Ballytrim  
 Killyleagh  
 BT30 9TJ

**PROPOSAL** Erection of 2no broiler poultry houses with 4no feed bins 2no gas tanks, biomass plant room with 1no wood pellet bin, washing collection tank and an office, changing and standby generator building and associated siteworks (to contain 74,000 broilers)

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

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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	LA07/2015/0761/F	Full	<b>DATE VALID</b>	8/11/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Damian McMahon 79 Drumalane Road Newry BT35 8AR		<b>AGENT</b>	Collins & Collins 18 Margaret Street Newry BT34 1DF 302 66602

**LOCATION** 79 Drumalane Road  
Newry  
Co Down  
BT35 8AR

**PROPOSAL** Extension and alteration to existing terraced dwelling with improvements to access .

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	3	0	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	0	0

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy EXT 1 (a) of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the scale, massing and design are unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy ATC 2 of the Addendum to Planning Policy Statement 6 Areas of Townscape Character in that the proposal does not maintain or enhance the overall character and does not respect the built form of the area.

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

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	LA07/2015/0776/F	Full	<b>DATE VALID</b>	8/18/15
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr John McBride 55 Oldtown Road Annalong BT34 4TU		<b>AGENT</b>	Brian Payne Architects Ltd 7 College Avenue Bangor BT20 6HJ  NA
<b>LOCATION</b>	To the rear of 83 & 85 Kilkeel Road Annalong BT34 4TJ			
<b>PROPOSAL</b>	Construction of 1 no. 2-storey dwelling with associated landscaping and car parking (revised description)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	11	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	LA07/2015/0881/O	Outline	<b>DATE VALID</b>	9/7/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Peter Balchius C/O Agent		<b>AGENT</b>	Martin Bailie 44 Bavan Road Mayobridge BT34 2HS 30351910

**LOCATION** NW of Junction of Dublin Road with Eilisholding Road Newry (130m South of No 163 Dublin Road)

**PROPOSAL** Site for dwelling and garage (amended address)

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 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; the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point or 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 the dwelling would if permitted significantly alter the existing character of the cluster.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 4 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 would, if permitted, result in the addition of ribbon development along the Dublin Road.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2 Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the AONB of the particular locality.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	LA07/2015/1202/O	Outline	<b>DATE VALID</b>	11/11/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Dermot & Antionette Murphy 5 Lisgarvagh Lislea Newry BT35 9JZ		<b>AGENT</b>	Orla Boden 2A Carewamean Road Dromintee Newry BT35 8JQ 07786176180
<b>LOCATION</b>	Site to the rear of 17B Bonds Road Dorsy Silverbridge BT35 9PE			
<b>PROPOSAL</b>	Outline application for a new dwelling on an infill/small gap site			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a gap site in an otherwise substantial and continuously built up frontage.
- 3 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 further erode the rural character of the countryside.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2 Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the AONB of the particular locality.

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<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	LA07/2015/1318/O	Outline	<b>DATE VALID</b>	12/14/15
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Ellen Ward 11 Chapel Hill Mews Mayobridge Newry BT34 2GZ		<b>AGENT</b>	
<b>LOCATION</b>	50m East of 20 Lower Carrogs Road Newry BT34 2NG			
<b>PROPOSAL</b>	New Dwelling House			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

NA

- 1 The proposal is contrary to Policy CTY 1 and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that: the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling; the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point 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 visually intrude into the open countryside.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape and 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 proposed dwelling would, if permitted, be unduly prominent in the landscape and would therefore further erode the rural character of the countryside.

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

<b>ITEM NO</b>	7		
<b>APPLIC NO</b>	LA07/2016/0460/O	Outline	<b>DATE VALID</b> 4/12/16
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Robert White 3b Tyross Gardens Armagh BT60 1BE	<b>AGENT</b>	Studio 13 Designs 31 Castlekeele Martins Lane Newry BT35 8GH 07872591594

**LOCATION** Lands between No's 14 and 16 Temple Hill Road  
Newry  
Co. Down

**PROPOSAL** Proposed infill site for dwelling and garage at lands 20m South East of No 14 Temple Hill Road, Newry

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

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy 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 Temple Hill Road.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:  
  
the proposed 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 building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;  
the building would, if permitted create or add to a ribbon of development;  
and would therefore result in a detrimental change to (further erode) the rural character of the countryside.



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

<b>ITEM NO</b>	8		
<b>APPLIC NO</b>	P/2009/1336/F	Full	<b>DATE VALID</b> 10/26/09
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Mr JC Campbell C/O Agent	<b>AGENT</b>	Milligan Reside Larkin 56 Armagh Road Newry BT35 6DN 028 30 253755

**LOCATION** 52, 68 to 72 and 74 Shore Road, Rostrevor

**PROPOSAL** Sheltered housing and communal facilities in one block of 10 apartments, a 70 bed nursing home each with siteworks and parking and 41 apartments with site parking and basement parking.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
	6	0	0	0	0	0

- 1 The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7 (PPS 7) criteria (a), (c), (g) and (H), in that the applicant has failed to demonstrate that the proposal would create a quality residential development; adequate provision has not been made for open space and landscaped areas as an integral part of the development; the design of the development does not draw upon the best local traditions of form, material and detailing; and the design and layout would create conflict with adjacent land uses in terms of overlooking, loss of light and overshadowing.
- 2 The proposed development is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, criteria (a) and (b) in that: The proposed density is significantly higher than that found in the established residential area; and The proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.
- 3 The proposed development is contrary to the Strategic Planning Policy Statement and Planning Control Principle 2 of PPS 12, in that the proposed density of the development, together with its form, scale, massing and layout does not respect local character and environmental quality; nor does it safeguard the amenity of existing residents.
- 4 The proposed development is contrary to Policy BH 6 of Planning Policy Statement 7 (PPS 7) in that it would, in its current form, be detrimental to the overall quality and setting of this historic landscape and the adjacent Registered Demesne by virtue of the scale, density and form of the proposed development.

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- 5 The proposed development is contrary to Policy NH 6 of Planning Policy Statement 2 (PPS 2) in that the design, size and scale is not appropriate to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and does not respect local architectural styles and patterns, local materials or design.

<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	R/2012/0545/F	Full	<b>DATE VALID</b>	11/13/12
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	CES Quarry Products Ltd Castlenavan Quarry 131 Newcastle Road Seaforde BT30 8PR		<b>AGENT</b>	Six-West Ltd 18c Weavers Court Linfield Road Belfast BT12 5GH 02890 731917
<b>LOCATION</b>	Castlenavan Quarry 131 Newcastle Road Seaforde Downpatrick Co Down BT30 8PR			
<b>PROPOSAL</b>	Extension to quarry			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	R/2013/0355/F	Full	<b>DATE VALID</b>	8/7/13
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Down District Council Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6RA	<b>AGENT</b>		
				NA
<b>LOCATION</b>	Lough Inch Cemetery 1 Riverside Road Ballynahinch BT24 8JB.			
<b>PROPOSAL</b>	Provision of additional burial plots and associated paths at existing cemetery.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

**Council Newry, Mourne and Down**

**Date 8/31/16**

<b>ITEM NO</b>	<b>D1</b>				
<b>APPLIC NO</b>	R/2011/0632/F		Full	<b>DATE VALID</b>	9/5/11
<b>COUNCIL OPINION</b>	<b>APPROVAL</b>				
<b>APPLICANT</b>	Mr M Trainor c/o Newline Architects			<b>AGENT</b>	Newline Architects 48 Main Street Castledawson BT45 8AB 028 7946 8396
<b>LOCATION</b>	900m West Of 77 Ardglass Road (Former Airfield Bishopscourt) Ballyhornan Down				
<b>PROPOSAL</b>	Erection of 2 no. wind turbines with a hub height of 62m, 3 no rotary blades of 26.5m. (Amended proposal/plans received)				
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>	
	46	3	1	0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>
			48	60	0            0

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

<b>ITEM NO</b>	<b>D2</b>			
<b>APPLIC NO</b>	R/2014/0449/F	Full	<b>DATE VALID</b>	8/26/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Ronan McVeigh 13 Tullybrannigan Road Newcastle		<b>AGENT</b>	Donnan Ward Ltd 12 Malory Gardens Lisburn BT28 3JX 02892603871

**LOCATION** 13 Tullybrannigan Road Newcastle

**PROPOSAL** Demolition of existing dwelling. Construction of 2 detached dwellings and 4 apartments in one 2 storey block. New Private driveways gardens parking spaces and fences (renewal of previous planning permission R/2007/0503/F)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
					<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
	3		0		0	0	0	0

- 1 The proposal is contrary to the SPPS and Policy QD1 (a) of the Department's Planning Policy Statement 7 in that the development would, if permitted, cause unacceptable damage to the local character of the established residential area.
- 2 The proposal is contrary to the SPPS and Policy QD1 (h) of the Department's Planning Policy Statement 7 in that the design and layout of the proposed development, in particular the parking provision and associated vehicular movements will create conflict with adjacent neighbouring properties by reason of noise and disturbance.
- 3 The proposal is contrary to Policy LC 1 (a) and (b) of the Department's Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas in that the development would, if permitted, cause unacceptable damage to the local character of the established residential area by reason of creating a density which is significantly higher than that found in the locality and that the pattern of development is not in keeping with the overall character and environmental quality of the existing residential neighbourhood.