

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

8/3/16

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

Council Newry, Mourne and Down

Date 8/3/16

ITEM NO 1
APPLIC NO LA07/2015/0079/F Full **DATE VALID** 3/30/15
COUNCIL OPINION **REFUSAL**
APPLICANT Anne-Marie O'Higgins 27 **AGENT**
 Marguerite Avenue
 Newcastle
 BT33 0PF

NA

LOCATION Ground Floor Unit
 8 Central Promenade
 Newcastle

PROPOSAL Change of use of Ground Floor Units from Retail to Café/Restaurant

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

- 1 The application is unacceptable as insufficient information has been submitted to enable the Authority to make an informed decision on the proposal.

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ITEM NO	2			
APPLIC NO	LA07/2015/0090/F	Full	DATE VALID	4/9/15
COUNCIL OPINION	REFUSAL			
APPLICANT	A J Coaches 49 Ballyveaghbeg Road Ballymartin		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB 02841769748
LOCATION	49 Ballyveaghbeg Road Ballymartin			
PROPOSAL	Retrospective extension of curtilage and change of use of land to facilitate parking of vehicles in relation to a coach hire business and proposed improved entrance and new stone wall boundary			
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 6.87 of the Strategic Planning Policy Statement for Northern Ireland and Policy PED2 of Planning Policy Statement 4, Planning and Economic Development, in that the site lies in the open countryside, the development does not meet the criteria where economic development uses in the countryside will be permitted, and no exceptional circumstances have been demonstrated.
- 2 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that an application for a Certificate of Lawfulness is required to establish the use of this site, and having not received such an application, the Council refuses this application as it is the opinion of the Council that a Certificate of Lawfulness is material to the determination of this application.
- 3 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	3			
APPLIC NO	LA07/2015/0130/F	Full	DATE VALID	4/3/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Calmor Properties Ltd C/O Agent		AGENT	Calmor Properties Ltd. 62a Drumlough Road Rathfriland Co. Down BT34 5DP 02830851663
LOCATION	Lindsay's Hill Approximately 60m South East of 53-55 North Street Newry			
PROPOSAL	Non compliance with condition 2 of P/2011/0340/F - application to remove social housing occupancy clause			
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 QD 1 (Criteria f) of Planning Policy Statement 7, Quality Residential Environments, in that the approved layout cannot accommodate the level of car parking provision required for a private housing development, so the scheme would not be a quality and sustainable residential environment.

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ITEM NO	4			
APPLIC NO	LA07/2015/0161/F	Full	DATE VALID	3/27/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr E Lennon C/O Agent		AGENT	Hillen Architects 87 Central Promenade Newcastle BT33 0HH NA
LOCATION	35 Central Promenade Newcastle			
PROPOSAL	Apartment Building with 14 Units, 3.5 storey with retail spaces and car parking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	8	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	5			
APPLIC NO	LA07/2015/0402/F	Full	DATE VALID	6/1/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Glyn Mitchell O'Hagan Construction Ltd 63 Newry Road Rathfriland BT34 5AL		AGENT	
				NA
LOCATION	Opp and 25m E of No 16 Chancellors Hall Chancellors Road Newry Co Down			
PROPOSAL	Proposed erection of 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 QD1 of the Department of the Environment's Planning Policy Statement 7, Quality Residential Environments, criterion (a) and (h), in that the applicant has failed to demonstrate that the proposal would create a quality residential environment and that the proposal would, if permitted, adversely affect the amenity of adjoining residents by reason of overlooking.
- 2 The proposal is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, criterion (b), in that the proposal does not respect the existing settlement pattern in the area.

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ITEM NO 6

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 7

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

- 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.

ITEM NO	8					
APPLIC NO	LA07/2015/0639/F	Full	DATE VALID	7/15/15		
COUNCIL OPINION	REFUSAL					
APPLICANT	Mr and Mrs P McMillan 22 Rosemount Crescent Newtownabbey BT37 ONH		AGENT	8a Architects Ltd 8a Catherine Street Killyleagh BT30 9QQ		
				NA		
LOCATION	Site 45metres East of 55 Rossglass Road Killough					

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PROPOSAL REPRESENTATIONS	Replacement Dwelling and conversion of former mill to ancillary accommodation							
	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 SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside,
 - in that all external structural walls are not substantially intact.
 - the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building,
 - the design of the proposed replacement dwelling is not of high quality appropriate to its rural setting and
2. The proposal is contrary to the SPPS and Policies CTY1 and CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be a locally important building.
3. The proposal is contrary to the SPPS and Policies CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that
 - (a)it is a prominent feature in the landscape;
 - (b)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;
 - (c)it relies primarily on the use of new landscaping for integration;
 - (d)ancillary works do not integrate with their surroundings;
 - (e)the design of the building is inappropriate for the site and its locality; and
 - (f)it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.
4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it is
 - (a) unduly prominent in the landscape;
 - (b) results in a suburban style build-up of development when viewed with existing and approved buildings; and
 - (e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.
5. The proposal is contrary to the SPPS 2015 and Planning Policy Statement 2 Natural Heritage policy NH6 Areas of Outstanding Natural Beauty in that the proposal is inappropriate in terms of design; size and scale for the locality and is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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ITEM NO	9			
APPLIC NO	LA07/2015/0800/F	Full	DATE VALID	8/20/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Ponsa Limited 18 Ballyardle Road Cranfield Kilkeel BT34 4JX		AGENT	
				NA
LOCATION	Lands 20m SE of 51-69 Windmill Road Cranfield Kilkeel			
PROPOSAL	Construction of rock armour revetment sea defence to provide protection to the access road and 8 properties from storm damage			
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 paragraphs 3.13 and 6.42 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that this area of the coast is known to be at risk from coastal erosion and this type of 'hard' sea defence is likely to exacerbate the coastal erosion problem on this coastline by accelerating the removal of sand offshore and the rate of retreat alongshore.
- 2 The proposal is contrary to paragraph 6.176 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH1 of Planning Policy Statement 2, Natural Heritage, in that the site lies adjacent to a proposed Special Protection Area / Ramsar Site (Carlingford Lough extension) and it has not been demonstrated that the proposal will not have a likely significant effect on the protected habitat which is a foraging ground for terns.
- 3 The proposal is contrary to paragraph 6.183 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH3 of Planning Policy Statement 2, Natural Heritage, in that the site lies adjacent to Carlingford Lough ASSI and the proposal is likely to have an adverse effect on the population of terns within the ASSI.
- 4 The proposal is contrary to paragraph 6.192 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH5 of Planning Policy Statement 2, Natural Heritage, in that the structure is likely to result in damage to a priority habitat (1110, sandbanks, slightly covered at all times by the sea) as defined in Annex 1 of the EU Habitats Directive.

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ITEM NO	10			
APPLIC NO	LA07/2015/0842/O	Outline	DATE VALID	8/21/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr G Reavey 91 Castlewellan Road Dromara BT25 2JN		AGENT	Planning Services 21 Ballynacoy Road Lisburn BT28 3XW 07510998821
LOCATION	66 Drin Road Drin Dromara BT25 2LE			
PROPOSAL	Site for replacement dwelling, garage and associated site works and retention of old building as outbuilding			
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 CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, as the dwelling which it is proposed to replace makes an important contribution to the heritage, appearance and character of this area and is capable of being made structurally sound and improved.

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ITEM NO	11			
APPLIC NO	LA07/2015/1153/O	Outline	DATE VALID	11/5/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Ronan Turley		AGENT	Architectural Design Service 20 Upper Burren Road Burren Warrenpoint BT34 3PT 07725917253

LOCATION Adjacent to and 20m east of 73 Newry Road
 Mayobridge
 Newry

PROPOSAL Erection of infill dwelling with 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 Policy CTY1 and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal is not an exception to policy and would not respect the development pattern along the frontage in terms of site frontage width, there is accompanying development to the rear and the site reads as a substantial visual break within the local landscape.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and the proposed building relies primarily on the use of new landscaping for integration.
- 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, be unduly prominent in the landscape and would not respect the traditional pattern of settlement exhibited in the area.
- 4 The proposal is contrary to Policy AMP3 of Planning Policy Statement 3, Access, Movement and Parking in that the proposal will create the intensification of the use of an access to a protected route which is not an exception to policy.

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ITEM NO	12			
APPLIC NO	LA07/2015/1167/F	Full	DATE VALID	11/10/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Brendan and Sharon O'Gorman and Gregory 82 Corran Road Damoiley Armagh BT60 2AF		AGENT	James A Murphy 43 New Road Silverbridge Newry BT35 9NB 02830888214
LOCATION	80 metres Northeast of 84 Kiltybane Road Crossmaglen Newry BT35 9BH			
PROPOSAL	Replacement Dwelling and new 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 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.

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ITEM NO	13			
APPLIC NO	LA07/2015/1317/O	Outline	DATE VALID	12/11/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Paul and Dianne Kelly 39 Conway Park Mullaghbawn Newry BT35 9TS		AGENT	John Richardson 9a Shanecracken Road Markethill BT60 1TS 07752598165

LOCATION 25m South of 162 Tandragee Road
 Jerrettspass
 Newry

PROPOSAL 1 No. infill 1.5 storey 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 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 small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and would, if permitted, result in the creation of ribbon development along the Tandragee 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 building to integrate into the landscape and 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 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 the dwelling would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO 14
APPLIC NO LA07/2016/0036/F Full **DATE VALID** 1/8/16
COUNCIL OPINION REFUSAL
APPLICANT Mrs Bronagh Smith 17 **AGENT** PTB Architecture
Demesne Crescent 23 Greenwood Hill
Downpatrick Belfast
BT30 6WA BT8 7WP
07714702570

LOCATION 17 Demesne Crescent
Downpatrick
BT30 6WA

PROPOSAL Proposed rear extension to a dwelling

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 Policy EXT 1 of Addendum to Planning Policy Statement 7 (Residential Extensions and Alterations) in that the extension would, if permitted, adversely affect the amenity of neighbouring property resulting in an unacceptable level of overlooking and consequent loss of privacy to neighbouring property.

ITEM NO 15
APPLIC NO LA07/2016/0175/F Full **DATE VALID** 2/5/16
COUNCIL OPINION REFUSAL
APPLICANT Dermott White 12 Molly Road **AGENT** J A Murphy
Jonesborough Chartered
Newry Engineer 43 New
BT35 8HY Road
Silverbridge
Newry
BT35 9NB
02830888214

LOCATION 80 metres North West of 15 Molly Road
Jonesborough
Newry
BT35 8HY

PROPOSAL Replacement dwelling and domestic garage

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

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APPLICATIONS FOR PLANNING PERMISSION

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1 The proposal is contrary to the 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;
- the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits;
- 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 is a prominent feature in the landscape;
- the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
- the proposed building relies primarily on the use of new landscaping for integration;
- the ancillary works do not integrate with their surroundings;
- the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop;
- and therefore would not visually integrate into the surrounding landscape.

3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

- the (building) would, if permitted, be unduly prominent in the landscape;
- the impact of ancillary works would damage rural character;
- and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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ITEM NO	16			
APPLIC NO	LA07/2016/0276/F	Full	DATE VALID	2/29/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Frank Hughes Bookmakers 14 The Mall Newry BT34 1BB		AGENT	Delahunt Laverty Architecture 79 Greenan Road Newry BT34 2PT 028 4177 2220
LOCATION	14-15 The Mall Newry Co. Down BT34 1BB			
PROPOSAL	Change of use of vacant shop to offices. Construction of rear extension incorporating new stairs, store and toilets. External refurbishment including new roof, external finishes, windows, and shopfronts. Internal alterations to existing layouts.			
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 LA07/2016/0421/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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ITEM NO 18
APPLIC NO P/2014/1041/O Outline **DATE VALID** 12/18/14
COUNCIL OPINION REFUSAL
APPLICANT Matthew Mallon 30 Edentrumly **AGENT** Quinn Design & Engineering
Road Mayobridge Services 36
Mayobridge Corrags Road
Newry Warrenpoint
BT34 3PY
028 41 772377

LOCATION 20 metres north east of no 30a Edentrumly Road
Mayobridge
Newry (lands adjacent and north and north-east of No. 30A Edentrumly Road)

PROPOSAL Site for dwelling and detached garage

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 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 (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:

- other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application;

- the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.

- health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm

verifiable plans exist to expand the farm business at the existing building group to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.

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- 3 3. The proposal is contrary to 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; lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; relying primarily on the use of new landscaping for integration; ancillary works will not integrate with their surroundings and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 4 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; create a ribbon of development; the impact of ancillary works would damage rural character and would therefore result in a detrimental change to and further erode the rural character of the countryside.
- 5 5. 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 Edentrumley Road

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ITEM NO	19			
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.

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ITEM NO	20			
APPLIC NO	R/2013/0441/O	Outline	DATE VALID	10/9/13
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr C Lavery and Miss R O'Higgins 17 Ballymoney Road Kilcoo Newry BT34 5HU	AGENT	K'Lar Consultancy 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822	
LOCATION	50m North East of No 19 and 60m North of No 17 Ballymoney Road Kilcoo Newry BT34 5HU.			
PROPOSAL	Proposed new dwelling on a farm under policy CTY10 of PPS21.			
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 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.

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ITEM NO	21			
APPLIC NO	R/2014/0178/O	Outline	DATE VALID	4/3/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr PJ McKeown c/o 108 Loughinisland Road Loughinisland Downpatrick BT30 8JL	AGENT	Jason Walker Architect 51 Buckshead Road Downpatrick BT30 8JR 07738054941	
LOCATION	Site approx 120m South of No 108 Loughinisland Road Loughinisland Downpatrick BT30 8JL.			
PROPOSAL	Proposed single storey dwelling for disabled occupant in accordance with PPS21 CTY6.			
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 2015 and Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

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ITEM NO	22			
APPLIC NO	R/2014/0442/O	Outline	DATE VALID	8/18/14
COUNCIL OPINION	REFUSAL			
APPLICANT	John Breen 1 Laurel Close Darragh Cross Saintfield BT24 7PN	AGENT		
LOCATION	Rear of 25 Killybawn Road Crossgar			
PROPOSAL	Proposed dwelling on a farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

NA

- 1 The proposal is contrary to the SPPS 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 equestrian business is currently active and has been established for at least six years and is visually linked or sited to cluster with an established group of buildings on the holding.
- 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 a farm.
- 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 2.0metres x 60 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 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.

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ITEM NO	23			
APPLIC NO	R/2014/0575/F	Full	DATE VALID	10/24/14
COUNCIL OPINION	APPROVAL			
APPLICANT	Maguire Hotels Ltd Millbrook Lodge Hotel 5 Drumaness Road Ballynahinch BT12 6EQ	AGENT	Douglas Wallace Consultants 1 Grantham Street Dublin 8 Ireland D8 003531478500	
LOCATION	Millbrook Lodge Hotel 5 Drumaness Road Ballynahinch BT12 6EQ			
PROPOSAL	Demolitons, Alterations, Extension and New Buildings at Millbrook Lodge Hotel including demolition of existing staff quarters, Staff rooms, toilet areas & storage areas & storage buildings, modifications to existing ground and first floor areas of hotel and construction of new conference/function facility, lounge bars, 28 No. hotel bedrooms & new spa building including all necessary consequent alterations & site developments works including closing off existing hotel entrance to vehicles and crating revised access location and associated sightlines onto Drumaness Road.			
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	24			
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
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the SPPS and Policies CTY1 and 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.

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ITEM NO	25			
APPLIC NO	R/2014/0660/A	Advertiseme	DATE VALID	12/12/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr M Judge 7 Marguerite Close Newcastle		AGENT	Michael Smith Building Design 139 Ballydugan Road Downpatrick BT30 8HE NA
LOCATION	43 High Street Ballynahinch			
PROPOSAL	Shop sign			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1 The retrospective shop sign relates to an unauthorised use and therefore cannot be granted consent.

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ITEM NO	26			
APPLIC NO	R/2015/0093/F	Full	DATE VALID	3/19/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Kennedys Direct Catch Ltd C/O Agent		AGENT	Hillen Architect Ltd 87 Central Promenade Newcastle BT33 0HH

LOCATION 21 Enterprise Avenue
Down Business Park
Belfast Road
Downpatrick

PROPOSAL Proposed Fitness Facility and Associated Parking

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 Department's Planning Policy Statement 4, Industrial Development and SPPS in that the development would, if permitted, be incompatible with the existing land use identified as existing industry.
- 2 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development, SPPS and the Ards and Down Area Plan 2015 in that the site is located on land zoned for industrial use which should be retained to meet further demand.
- 3 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development, SPPS and the Ards and Down Area Plan 2015 in that the existing industrial land is a valuable resource with the potential to accommodate employment opportunities for the local area and should therefore be retained in its present use.

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Council Newry, Mourne and Down

Date 8/3/16

ITEM NO	D1			
APPLIC NO	P/2012/0712/F	Full	DATE VALID	9/4/12
COUNCIL OPINION	REFUSAL			
APPLICANT	Brendan Carragher 24 New Road Silverbridge Newry BT35 9PQ		AGENT	J A Murphy B.Sc.,M.I.C.E Chartered Engineer 43 New Road Silverbridge Newry BT35 9NB 02830888214

LOCATION 24 New Road
Silverbridge
Newry
BT35 9PQ

PROPOSAL Extension to Tyre Depot

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 PED 2 of the Department's Planning Policy Statement 4, Planning and Economic Development, in that the proposal does not meet any of the exceptions for economic development uses in the countryside.
- 2 The proposal is contrary to Policy PED 9 of the Department's Planning Policy Statement 4, Planning and Economic Development, in that is has not been demonstrated that the proposal;
 - is compatible with the surrounding land uses;
 - appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view; and
 - that there are satisfactory measures to assist integration into the landscape.
- 3 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;
 - the farm (forestry) business is not currently active and established;
 - the character and scale of the development is not appropriate to its location;

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- 4 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
- the proposed building is a prominent feature in the landscape;
 - the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the proposed building relies primarily on the use of new landscaping for integration;
 - the ancillary works do not integrate with their surroundings;
 - the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop
- and therefore would not visually integrate into the surrounding landscape.
- 5 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;
 - the impact of ancillary works would damage rural character;
 - and would therefore result in a detrimental change to (further erode) the rural character of the countryside.
- 6 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.