

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

7/6/16

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 7/6/16

ITEM NO 1
APPLIC NO LA07/2015/0150/O Outline **DATE VALID** 4/15/15
COUNCIL OPINION **REFUSAL**
APPLICANT Mr Clark McCourt 30 **AGENT**
 Drumbanagher Road
 Pontyzpass
 Newry
 BT35 6SR

NA

LOCATION Lands 30m North East of No 32 Cullentragh Road
 Jerrettspass
 Newry.

PROPOSAL Dwelling and garage

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

1 The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:

the farm business is currently active;

other dwelling(s)/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;

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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- 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 dwelling is not visually linked or sited to cluster with an established group of buildings on the farm.

and therefore would not visually integrate into the surrounding landscape.

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

the (building) would, if permitted, be unduly prominent in the landscape;

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 result in a detrimental change to and further erode the rural character of the countryside.

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ITEM NO	2			
APPLIC NO	LA07/2015/0300/F	Full	DATE VALID	5/13/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Sinead McShane 13 High Street Newry		AGENT	Design 3 3 Cedar Grove Newry BT34 1SQ 07845811586
LOCATION	13 High Street Newry.			
PROPOSAL	2 storey extension to rear of dwelling.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that access to the rear of the property was required to allow the Council to determine this application, and having not been granted access, the Council hereby refuses this application.

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ITEM NO	3			
APPLIC NO	LA07/2015/0381/F	Full	DATE VALID	5/29/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr B Loughran		AGENT	O'Hare Associates Architectural Consultants Ltd The Masters House Abbey Yard Newry BT34 2EG
				NA

LOCATION South of 108 Tullyah Road
Whitecross
BT60 2TQ

PROPOSAL Dwelling and detached 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 CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
the proposed building will be a prominent feature in the landscape;
the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
the proposed building relies primarily on the use of new landscaping for integration
the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 4 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 Tullyah Road.

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ITEM NO 4
APPLIC NO LA07/2015/0418/O Outline **DATE VALID** 6/4/15
COUNCIL OPINION **REFUSAL**
APPLICANT Messrs T and D Doyle 41 Upper **AGENT** Collins and Collins
Knockbarragh Road 18 Margaret Street
Rostrevor Newry
Newry BT34 1DE
BT34 3DL 02830266602

LOCATION Opposite 39 and 41 Upper Knockbarragh Road
Rostrevor
Newry

PROPOSAL Dwelling and garage on a farm

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 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 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.
- 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 therefore further erode the rural character of the countryside.

ITEM NO 5
APPLIC NO LA07/2015/0639/F Full **DATE VALID** 7/15/15
COUNCIL OPINION **REFUSAL**
APPLICANT Mr and Mrs P McMillan 22 **AGENT** 8a Architects Ltd
Rosemount Crescent 8a Catherine
Newtownabbey Street Killyleagh
BT37 ONH BT30 9QQ
NA

LOCATION Site 45metres East of 55 Rossglass Road Killough

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PROPOSAL	Replacement Dwelling and conversion of former mill to ancillary accommodation							
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions			
	0	0	0		0			
			Addresses	Signatures	Addresses	Signatures		
			0	0	0	0		

- 1 1. The proposal is contrary to 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 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 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	6		
APPLIC NO	LA07/2015/0676/O	Outline	DATE VALID 7/24/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Sean Finnegan 74 Crossan Road Mayobridge Newry BT34 2HY	AGENT	Collins & Collins 18 Margaret Street Newry BT34 1DF
			07768835792

LOCATION Lands immediately north of 76 Crossan Rd including lands immediately south of 79 Crossan Rd extending for approx. 120m

PROPOSAL Dwelling & garage on farm

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm
- 2 The proposal is contrary to 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 Crossan Road.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 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	7		
APPLIC NO	LA07/2015/0691/F	Full	DATE VALID 7/28/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Patrick Francis Rooney 119 Tullyah Road Belleek Newry BT30 2TQ	AGENT	Collins & Collins 18 Margaret Street Newry BT34 1DF
			028 302 66602

LOCATION 255m south west of No 34 Tullyah Road
Belleeks Newry

PROPOSAL Proposed wind turbine with hub height of 50m to generate electricity for exporting to grid

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	7	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

- 1 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding noise impacts were required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
- 2 The proposal is contrary to policy RE 1 of Planning Policy Statement 18, Renewable Energy in that the proposal would, if permitted, have an unacceptable impact on the character of the surrounding area by reason of its scale and impact on the amenity of nearby residents.

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ITEM NO	8			
APPLIC NO	LA07/2015/0732/F	Full	DATE VALID	8/6/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Hourican	C/O Agent	AGENT	Mark Tumilty 16 Glenvale Road Newry BT24 2JX 07788717465
LOCATION	Opposite No 7 Brae Road Lisnaree Newry			
PROPOSAL	Replacement Dwelling & garage			
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 Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable benefits, the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building; and, the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.

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ITEM NO	9			
APPLIC NO	LA07/2015/0764/F	Full	DATE VALID	8/12/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Fergal Rafferty		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court Monaghan Street Newry BT35 6BH 02830835700

LOCATION 16 Ummeracam Road
Silverbridge
Newry

PROPOSAL Retention of domestic garage

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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.
- 3 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7, Residential Alterations and Extensions in that the proposal is not sited within the curtilage of an established dwelling.

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ITEM NO	10			
APPLIC NO	LA07/2015/0969/O	Outline	DATE VALID	9/25/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Liam McDonnell 47 Corrags Road Burren Warrenpoint BT34 3PY		AGENT	Collins & Collins 18 Margaret Street Newry BT34 1DF
				028302 66602

LOCATION Approx 50m South East of No 41a Aughnagun Road
Derryleckagh
Newry Co. Down

PROPOSAL Dwelling and Garage on infill site

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 CTY 1 and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Aughnagun Road.
- 2 The proposal is contrary to 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; add to a ribbon of development; and would therefore further erode the rural character of the countryside.

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ITEM NO 11
APPLIC NO LA07/2015/1024/O Outline **DATE VALID** 10/13/15
COUNCIL OPINION REFUSAL
APPLICANT George, Anne & John Hanna **AGENT** Ewart Davis 14
127 Vianstown Road Killynure Avenue
Downpatrick Carryduff
BT30 8HR Belfast
BT8 8ED
07969919145

LOCATION 30m East of 44A
the Heights
Downpatrick
BT30 8PX

PROPOSAL Dwelling and Garage on Farm

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 the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application; Please note this provision will only apply from 28 November 2008 and will not apply to opportunities sold off before that date.

ITEM NO 12
APPLIC NO LA07/2015/1273/F Full **DATE VALID** 12/4/15
COUNCIL OPINION APPROVAL
APPLICANT Parker Green International **AGENT** Pat McBride C/O
Level 2 Drumalane Mill Parker Green
The Quays International
Newry Level 2
BT35 8QS Drumalane Mill
The Quays
Newry
BT35 8QS
02837524560

LOCATION The Quays Shopping and Leisure Centre
Newry
BT35 8QS

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PROPOSAL

Variation of Condition 3 and Removal of Condition 4 of planning application P/2012/0757/F which was approved on 4th July 2013 for the extension to The Quays Shopping Centre.

Condition 3 states:

The total gross floorspace of the extension hereby permitted, as denoted on the stamped approved drawings, shall not exceed 8885 square metres when measured internally, and shall consist of the following elements:

- (a) 3 no. restaurant units the gross floorspace of which shall not exceed 1091 sq. metre when measured internally; and
- (b) 4 no. comparison units, the gross floorspace of which shall not exceed 30,989 sq. metres when measured internally.

Condition 3 should be varied to state:

The total gross floorspace of the extension hereby permitted, as denoted on the stamped approved drawings, shall not exceed 9,621 sq m when measured internally, and shall consist of the following elements:

- (a) Restaurant space, the gross floorspace of which shall not exceed 1091 sq m when measured internally; and
- (b) Retail space, the gross floorspace of which shall not exceed 8,530 sq m, of which 874 sq m shall be for Food Sales.

Condition 4 states:

The total net retail floorspace of the four comparison units hereby permitted, as denoted on the stamped approved drawings, shall not exceed 7606 sq m when measured internally and shall be used only for the retail sale and display of non-convenience goods and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) Order (NI) 2004.

Convenience goods for this purpose are hereby defined as:

- (a) Food and drink including alcoholic drink;
- (b) Tobacco, newspapers, magazines and confectionery;
- (c) Stationery and paper goods;
- (d) Toilet requisites and cosmetics;
- (e) Household cleaning materials; and
- (f) Other retail goods as may be determined in writing by the Department as generally falling within the definition of convenience goods.

Condition No. 04 shall be removed

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	3	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

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ITEM NO	13			
APPLIC NO	LA07/2016/0036/F	Full	DATE VALID	1/8/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Bronagh Smith 17 Demesne Crescent Downpatrick BT30 6WA		AGENT	PTB Architecture 23 Greenwood Hill Belfast 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
			0	0
			Addresses	Signatures
			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.

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ITEM NO	14			
APPLIC NO	LA07/2016/0042/O	Outline	DATE VALID	12/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	James Hall 20a Old Belfast Road Dundrum BT33 0NG		AGENT	PS Design 49 Hillsborough Road Carryduff BT8 8HS 07801747897
LOCATION	Between 18 & 20 Old Belfast Road Dundrum			
PROPOSAL	Farm dwelling and garage (Amended site location plan)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	1	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 satisfactorily demonstrated that other dwellings/ development opportunities have not been sold off from the farm holding within 10 years of the date of the application.

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ITEM NO	15			
APPLIC NO	LA07/2016/0240/F	Full	DATE VALID	2/22/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Wayne Morton C/O Agent		AGENT	Brendan McAteer 8 Castle Hill Rathfriland BT34 5NH 07767754208
LOCATION	30m North of 28 Tunnel Road Jerretspass Newry			
PROPOSAL	Replacement single storey 3 bed dwelling with single storey 4 bed 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 Policies CTY1 and CTY3 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the building is of a temporary construction and is not eligible for replacement.

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ITEM NO	16			
APPLIC NO	P/2013/0279/F	Full	DATE VALID	4/3/13
COUNCIL OPINION	APPROVAL			
APPLICANT	Herbert Bailie 31 Cavanakill Road Newtownhamilton BT35 7PR		AGENT	NRG 54 Elmwood Avenue Belfast BT9 6AZ 07733552747
LOCATION	230m North of 31 Cavanakill Road Newtownhamilton Co Armagh BT35 7PR			
PROPOSAL	Erection of wind turbine with a maximum output not exceeding 250 kW (Amendment of previous application P/2011/0239/F to allow increase in turbine hub height from 32 metres to 40 metres, no change in rotor diameter (30 metres) and increase in maximum height to tip from 47 metres to 55 metres)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	15	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	17			
APPLIC NO	P/2014/0894/F	Full	DATE VALID	10/29/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Hilary McCamley 3 Whinnbloom Villas Mayobridge		AGENT	B Dinsmore RIBA 24a Duke Street Warrenpoint BT34 3JY 02841753698
LOCATION	Lands fronting Mayvale Court Newry Road Mayobridge (to the rear of 3 Whinnbloom Villas (off Chapel Hill Road) and adjacent and north-east of 8 Mayvale Court)			
PROPOSAL	Erection of dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	1	0
			Addresses	Signatures
			14	14
			Addresses	Signatures
			0	0

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

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ITEM NO	18			
APPLIC NO	P/2015/0231/O	Outline	DATE VALID	3/19/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Laurence McGuinness 12 Lower Newtown Road Killeavy Newry BT35 8BN		AGENT	J.A. Murphy 43 New Road Silverbridge Newry BT35 9NB
				NA

LOCATION 260 metres southeast of 28 Ballymacdermot Road
 Ballymacdermot
 Newry
 Armagh
 BT35 8AZ

PROPOSAL Dwelling house and garage on farm

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 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 CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries to provide a suitable degree of enclosure for the building to integrate into the landscape 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.

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ITEM NO 19
APPLIC NO R/2013/0544/RM Reserved M: **DATE VALID** 12/9/13
COUNCIL OPINION **APPROVAL**
APPLICANT Glenabby Ltd c/o agent **AGENT** JNP Architects
Alfred House
21 Alfred Street
Belfast
BT2 8ED
02890445930

LOCATION Lands to North of Saul Road and adjacent to Ardenlee Gardens Downpatrick

PROPOSAL Erection of 86 dwellings associated carparking site access and landscaping works

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	494	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

ITEM NO 20
APPLIC NO R/2014/0091/RM Reserved M: **DATE VALID** 2/24/14
COUNCIL OPINION **APPROVAL**
APPLICANT Glenabby Ltd C/o agent **AGENT** JNP Architects
Alfred House
21 Alfred Street
Belfast
BT2 8ED
02890445930

LOCATION Land to south of Saul Road and adjacent to Ardfern Road Downpatrick

PROPOSAL Erection of 42 dwellings (11 detached 18 semi detached and 13 terraced) with associated carparking site access and landscaping works

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	452	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

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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.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22			
APPLIC NO	R/2014/0460/F	Full	DATE VALID	8/29/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Oaklee Trinity Housing Association Maple House Beechill Business Park 96 Beechill Road Belfast BT8 7QN		AGENT	McAdam Design Ltd 1c Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 02890402000

LOCATION Site of former Community Centre
Ballynoe Road
Downpatrick
BT30 8AG.

PROPOSAL 6 No new social housing dwellings with associated private amenity space and communal car park to serve the dwellings.

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

- 1 Having notified the applicant/agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information is required (as requested by the Planning Authority and Transport NI) to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
- 2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would not create a quality residential environment, and does not respect the surrounding context in terms of its layout.