

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

12/7/16

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 12/7/16

ITEM NO	1			
APPLIC NO	LA07/2015/0087/F	Full	DATE VALID	3/30/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Martin Ward Rockmount Convenience Complex 32 Rathfriland Road Newry BT34 1JZ		AGENT	Bernard Dinsmore Chartered Architects 24a Duke Street Warrenpoint BT34 3JY 028 417 53698

LOCATION 32 Rathfriland Road
Newry

PROPOSAL Varying of condition 3 of P/2010/0171/F which currently reads "The premises shall not be open for business outside the hours of 0700 to 2300 and servicing, and deliveries of fuel and other goods, shall not occur outside the hours of 0700 and 1900 hours Monday to Friday, and 1000 hours and 1700 on Saturdays and no servicing or deliveries shall occur on Sundays" to read "The premises shall not be open for business outside the hours of 0700 to 2300 and servicing, deliveries of fuel and other goods, as well as the preparation for opening shall not occur outside the hours of 0600 and 1900 hours Monday to Friday, and 1000 hours and 1700 on Saturdays and no servicing or deliveries shall occur on Sundays."

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to The Strategic Planning Policy Statement, paragraph 4.11 and 4.12 in that the proposed varying of condition 3 of planning approval P/2010/0171/F to extend the weekday hours for the servicing, deliveries of fuel and other goods, as well as the preparation for opening not occurring outside the hours of 0600-1900 will have a demonstrable impact on the residential amenities of the surrounding residential properties by way of noise.

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ITEM NO	2			
APPLIC NO	LA07/2015/0364/F	Full	DATE VALID	5/13/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Lindsay Martin C/O Paperclip Architects		AGENT	Paperclip Architects Unit 4:1 37-39 Queen Street Belfast BT1 6EA NA
LOCATION	Lands to rear of 23 Ballymaderfy Road Kilkeel Co Down BT34 4SW			
PROPOSAL	Retention of existing building for light industrial purposes (Storage and repair of farm plant and machinery) as farm diversification project			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not demonstrated that it is to be run in conjunction with the agricultural operations on the farm, it does not involve the re-use or adaptation of existing established farm buildings, it has not been demonstrated that there are no other buildings available to accommodate the proposal, and the building is not satisfactorily integrated with an existing group of buildings.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration, and the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which would provide a backdrop, and therefore would not visually integrate into the surrounding landscape.

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ITEM NO	3			
APPLIC NO	LA07/2015/0519/O	Outline	DATE VALID	6/23/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Gerard McEvoy 243 Dublin Road Newry BT35 8RL		AGENT	
				NA
LOCATION	Adjacent and directly south of Nr 43 Newtown Road Cloughue.			
PROPOSAL	Proposed infill sites to accommodate 2nr dwellings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY 1, CTY 14 and 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 Newtown Road.

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ITEM NO	4			
APPLIC NO	LA07/2015/0611/F	Full	DATE VALID	7/15/15
COUNCIL OPINION	REFUSAL			
APPLICANT	David McKee 25 Ballymageough Road Kilkeel BT34 4HW		AGENT	Quinn Design & Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 41772377

LOCATION 27 Knockchree Avenue
Kilkeel

PROPOSAL Erect 7 dwellings in substitution to the approval granted under P/2006/2173/F

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 Banbridge, Newry and Mourne Area Plan 2015 in that the site is zoned as a development opportunity site (KL28) and it does not comply with the Key Site Requirement that any building on this site shall respect the built form of adjacent buildings and shall be a maximum of 2 storeys in height.
- 2 The proposal is contrary to Policy QD1 (criteria a & g) of Planning Policy Statement 7: Quality Residential Environments, in that it fails to respect the surrounding context of the site in terms of scale and design.
- 3 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development is of an inappropriate design, size and scale for the locality.
- 4 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that design changes are 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.

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ITEM NO	5			
APPLIC NO	LA07/2015/0620/O	Outline	DATE VALID	7/21/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Robert Burgess 22 Drumnaconnell Road Saintfield BT24 7NB		AGENT	
				NA
LOCATION	Between 62 and 64 Ballynahinch Road Saintfield BT24 7ND			
PROPOSAL	One dwelling house 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 Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide an access with visibility splays (of 2.4 metres x 120 metres), in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 2 1. The proposal is contrary to SPPS, PPS 21 – Annex 1 and Policy AMP 3 – Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route (A21), thereby prejudicing the free flow of traffic and conditions of general safety.

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ITEM NO	6			
APPLIC NO	LA07/2015/0885/O	Outline	DATE VALID	9/2/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Patrick Murray 171 Carrickmannon Road Crossgar BT30 6AN		AGENT	David Burgess 24 Templeburn Road Crossgar BT30 9NG 07720145893

LOCATION Between 171 and 173 Carrickmannon Road
Crossgar
BT30 6AN

PROPOSAL Infill site 2 dwellings

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

- 1 1. The proposal is contrary to the Strategic Planning Policy Statement 2015 (SPPS) and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the gap is such that it could accommodate more than two dwellings, therefore it is not a valid infill opportunity and 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 2015 (SPPS) and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed development would, if permitted result in a suburban style build up of development when viewed with existing and approved buildings and would therefore further erode the rural character of the countryside.

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ITEM NO	7		
APPLIC NO	LA07/2015/0910/F	Full	DATE VALID 9/17/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Kieran O'Callaghan 20 Chapel Road Camlough Newry BT35 7HN	AGENT	Paul McAlister Architects LTD The Barn 64A Drumnacanvey Road Portadown Craigavon BT63 5LY 028 383 55111

LOCATION Site adjacent to and south of 20 Chapel Road Camlough

PROPOSAL 2 storey farm dwelling & double garage (amended plans)

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

Addresses	Signatures	Addresses	Signatures
0	0	0	0

- 1 The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy 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 Chapel Road.
- 2 The proposal is contrary 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 lacks long established natural boundaries, is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and the building relies primarily on the use of new landscaping for integration. The proposed dwelling would therefore not visually integrate into the surrounding landscape.
- 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 add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

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ITEM NO	8			
APPLIC NO	LA07/2015/0965/F	Full	DATE VALID	10/1/15
COUNCIL OPINION	REFUSAL			
APPLICANT	East Down Amateur Boxing Club 79 Downpatrick Road Crossgar BT30 9EH		AGENT	Farrell Associates 6 Bramblewood Ringmackilroy Warrenpoint Down BT34 3LP 02841753213
LOCATION	Building No 2 79 Downpatrick Road Crossgar			
PROPOSAL	Retrospective change of use (from former poultry house) for retention and approval for current use as amateur boxing club and gym			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY4 - The Conversion and Reuse of Existing buildings, of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal is not considered a suitable locally important building of special character and interest and access to the public road will prejudice road safety and significantly inconvenience the flow of traffic.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy PED 2 - Economic Development in the Countryside of PPS 4 - Planning and Economic Development, in that no exceptional circumstances have been presented to allow this economic development in the countryside.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and, PPS 3 - Access, Movement and Parking and PPS 21- Sustainable Development in the Countryside - Annex 1 Policy AMP 3 Access to Protected Routes (Consequential Revision), in that it would involve access onto a Protected Route and it would not meet the exceptions to this policy.

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ITEM NO	9			
APPLIC NO	LA07/2015/1224/F	Full	DATE VALID	11/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs E Fitzsimons 53 Saintfield Road Crossgar BT30 9HY		AGENT	Graeme Goudy Architectural Services 2B Ballydoonan Road Greyabbey BT22 2LP 02842788904

LOCATION 53a Saintfield Road
Crossgar
Downpatrick
BT30 8HY

PROPOSAL Proposed conversion with extension of vernacular stone outbuilding to form 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 CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that access to the public road will prejudice road safety and significantly inconvenience the flow of traffic.
- 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 visibility splays (of 2.4.. metres x 220.. metres) from the proposed access cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 3 The proposal is contrary to PPS3 Access, Movement and Parking, Policy AMP 3 Access to Protected Routes as the access to the Protected Route cannot be safely achieved.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the building proposed for conversion is not locally important.

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ITEM NO	10			
APPLIC NO	LA07/2015/1326/F	Full	DATE VALID	12/1/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Brendan Boyd Rademon House 60 Ballynahinch Road Crossgar BT30 9HD		AGENT	The Bowsie Partnership 3 Lower Clay Road Toye Downpatrick BT30 9PL 028 97543301

LOCATION 360 metres south of Rademon House
60 Ballynahinch Road
Crossgar
BT30 9HD

PROPOSAL Retrospective approval for Amendments to R/2014/0235/F involving extension to existing micro-distillery and elevation changes, visitor area, public bar, bottling area/ storage, cafe, sales area, toilets, mezzanine floor for offices, treatment plant, and associated works, with access on to Church Road and 3 passing bays along Church Road.

(Amended description received)

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

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ITEM NO	11			
APPLIC NO	LA07/2016/0005/F	Full	DATE VALID	12/23/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Adrian Sherry Sharry O'Hare Ltd No45 Drumminmore Road Kilkeel BT34 4LH		AGENT	J Lynam RIBA Chartered Architect 11 Newry Road Mayobridge Newry BT34 2ET 02830851129
LOCATION	No 55 and part of Garden at No 59 Newry Road Kilkeel BT34 4DT			
PROPOSAL	Change of house type to site no 5 in on going approved development at Newry Road, Kilkeel.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	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 evidence to demonstrate that the development of P/2007/0579/F had commenced was 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 QD 1 of PPS 7, Quality Residential Environments, in that the layout of the proposed development fails to respect the surrounding context in relation to the existing building line of dwellings in the area and the appearance of the hard surfaced areas. Also features of archaeological and built heritage are not protected and integrated in a suitable manner into the overall design and layout of the development.
- 3 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.
- 4 The proposal is contrary to Policy BH3 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that insufficient information has been submitted to enable determination of the planning application as an archaeological evaluation has not been made available.

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ITEM NO 12
APPLIC NO LA07/2016/0226/F Full **DATE VALID** 2/15/16
COUNCIL OPINION **APPROVAL**
APPLICANT Mr Mark Devlin C/O Agent **AGENT** Like Architects 34
Bedford Street
Belfast
BT1 5JG
028 90 222800

LOCATION Lands adjacent and south east of Nos 16 & 19 Lisbeg Park
Lismore Dundalk
Crossmaglen (extending to the rear of and adjacent to Nos 61 & 63 Dundalk Road
Crossmaglen)

PROPOSAL Erection of residential development comprising of 19 dwellings

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
			Addresses	Signatures	Addresses	Signatures
	18	2	0	0	0	0
			0	0	0	0

ITEM NO 13
APPLIC NO LA07/2016/0227/F Full **DATE VALID** 2/16/16
COUNCIL OPINION **APPROVAL**
APPLICANT Mr Mark Devlin **AGENT** Like Architects 34
Bedford Street
Belfast
BT1 5JG
NA

LOCATION Lands adjacent and south east of Nos 16 and 19 Lisbeg Park
Lismore Dundalk
Crossmaglen (and adjacent and west/south of 63 Dundalk Road)

PROPOSAL Erection of residential development, comprising 2no dwellings with associated parking
provision and ancillary works (with access via Lisbeg Park and road layout proposed
in conjunction, application for 19no dwellings, under file Ref. P/2007/0058/F)

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

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ITEM NO	14			
APPLIC NO	LA07/2016/0228/F	Full	DATE VALID	2/16/16
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Mark Devlin		AGENT	Like Architects 34 Bedford Street Belfast BT1 5JG
				NA
LOCATION	Lands adjacent and south east of Nos 16 and 19 Lisbeg Park Lismore Dundalk Crossnaglen (and adjacent and west/south of 63 Dundalk Road)			
PROPOSAL	Erection of residential development, comprising 2no dwellings with associated parking provision and ancillary works (with access via Lisbeg Park and road layout proposed in conjunction, application for 19no dwellings, under file Ref. P/2007/0058/F)			
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	15			
APPLIC NO	LA07/2016/0401/F	Full	DATE VALID	3/25/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs Margaret Kane 142 Dundrum Road Newcastle BT33 0LN		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
				NA
LOCATION	135m ESE of No 42 Levallyreagh Road Rostrevor Warrenpoint Co Down			
PROPOSAL	Proposed Farm Building without underground tanks			
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 CTY 1 and CTY 12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that it is necessary for the efficient use of the active and established agricultural holding.
- 2 The proposal is contrary to policy CTY 12 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 or that the alternative site away is essential for the efficient functioning of the business.
- 3 The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that there are no suitable existing buildings on the holding or enterprise that can be used.

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ITEM NO	16			
APPLIC NO	LA07/2016/0434/F	Full	DATE VALID	3/25/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Paul Flanagan 27 Ballynahinch Road Crossgar BT30 9HS		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT
				NA
LOCATION	Adjacent to 27 Ballynahinch Road Crossgar BT30 9HS			
PROPOSAL	Proposed dwelling and 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 QD1 (a) of the Department's Planning Policy Statement 7: Quality Residential Environments in that;
The development does not respect the surrounding context and is not appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surface areas.
- 2 The proposal is contrary to Policy QD1(h) of the Department's Planning Policy Statement 7: Quality Residential Environments in that the design and layout will create conflict with adjacent land uses and there will be unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

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ITEM NO	17			
APPLIC NO	LA07/2016/0516/F	Full	DATE VALID	4/20/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Bernagh Brims and Gill Hindshaw 4 The Cottages Whinney Hill Holywood BT18 0HP		AGENT	Graphite Studio Chartered Architects 7/3 East Trinity Road Edinburgh EH5 3DZ
				NA
LOCATION	Lands 10m West of No.5 Stewarts Road Annalong Co. Down BT34 4UE			
PROPOSAL	Convert existing historical granite barn to 3 bedroom dwelling with associated garden, existing parking spaces and road access (revised 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 Policy CTY1 and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and would have an adverse effect on the character or appearance of the locality, the reuse or conversion would unduly affect the amenities of nearby residents and adversely affect the continued agricultural use of adjoining buildings and access to the public road will prejudice road safety.
- 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 visibility splays of 2.0 metres x 45 metres from the proposed access 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 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 -
 1. parking
 2. turning
 3. loading and unloading
 - of vehicles which would be attracted to the site.
- 4 The proposal is contrary to Policy NH 6 of Planning Policy Statement 2, Natural Heritage, in that the site lies within an Area of Outstanding Natural Beauty and fails to respect local design and local architectural styles.

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ITEM NO 18
APPLIC NO LA07/2016/0677/F Full **DATE VALID** 5/23/16
COUNCIL OPINION **APPROVAL**
APPLICANT Northern Ireland Electricity 57 **AGENT**
 Daragn Road
 Belfast
 BT3 9JU

NA

LOCATION Approx. 40m South East of 35 Ballymoyer Road
 Co. Armagh and extending South East towards
 and East of
 15 Cold Brae Road
 Co. Armagh

PROPOSAL 11Kv overhead to facilitate connection to a wind turbine (amended address)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	14	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

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ITEM NO	19			
APPLIC NO	LA07/2016/0700/F	Full	DATE VALID	5/27/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Neil Jackson 11 Bawn Lane Crossgar BT30 9NE		AGENT	David Burgess 24 Templeburn Road Crossgar BT30 9NG 07720 145893

LOCATION Adjacent to 11 Bawn Lane
Crossgar
BT30 9NE

PROPOSAL Dwelling on Farm and retention of temporary living accommodation during construction of new dwelling, in substitution of approval R/2012/0337/O

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 farm business is currently active.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY9 of Planning Policy Statement 21, Sustainable Development in the Countryside in that, the proposal is not for the provision of temporary residential accommodation pending the development of a permanent dwelling, in that, it has not been demonstrated that the farm business is currently active; the applicant has not provided compelling and site specific evidence that a residential mobile home is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused

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ITEM NO	20		
APPLIC NO	LA07/2016/0732/O	Outline	DATE VALID 6/6/16
COUNCIL OPINION	REFUSAL		
APPLICANT	Mrs Mary Carr 74 Chapel Road Killeavy Newry BT35 8JZ	AGENT	Blueprint Architectural 79 Chapel Road Killeavy Newry BT35 8JZ 07855978205

LOCATION Lands to the rear and south of No. 6 Railway Road
Meigh
Killeavy
Newry
BT35 8JU

PROPOSAL Proposed erection of a farm 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 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 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.
- 3 The proposal is contrary to SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 4 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 Meigh and the surrounding countryside and result in urban sprawl.
- 5 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding access 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.

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ITEM NO	21			
APPLIC NO	LA07/2016/0821/F	Full	DATE VALID	6/20/16
COUNCIL OPINION	REFUSAL			
APPLICANT	C Canning 22 Ringhaddy Road Killinchy BT23 6TU		AGENT	HR Jess Architecture Planning & Management 1 Jordanstown Road Newtownabbey Co Antrim BT37 0QD 028 9036 4615

LOCATION 24 Ringhaddy Road
Killinchy

PROPOSAL Change of House type to that previously approved under R/2012/0323/F.
(Further amended plan received)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	40	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 design of the proposed dwelling is inappropriate for the site and its locality
- 2 The proposal is contrary to policy NH6 of the Department's Planning Policy Statement 2, Natural Heritage, as the design of the dwelling is inappropriate for this locality and AONB.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for NI, as the dwelling is inappropriately designed and does not respect the rural character of the area.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22			
APPLIC NO	LA07/2016/0836/F	Full	DATE VALID	6/22/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Kings Castle Nursing Home Kildare Street Ardglass BT30 7TR		AGENT	MB Architectural Design Services 28 Cathedral Park Downpatrick BT30 6GF NA

LOCATION Kings Castle Nursing Home
Kildare Street
Ardglass

PROPOSAL Proposed single storey extension to accommodate 5no single bedrooms

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	11	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH8 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of the Listed Building, as the essential character of the building and its setting are not retained and its features of special interest do not remain intact and unimpaired.
- 2 The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of the Listed Building, as the detailed design does not respect the listed building in terms of scale, massing and alignment.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23			
APPLIC NO	LA07/2016/0837/LBC	Listed Buildii	DATE VALID	6/20/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Kings Castle Nursing Home Kildare Street Ardglass BT30 7TR		AGENT	MB Architectural Desing Services 28 Cathedral Park Downpatrick BT30 6GF NA

LOCATION Kings Castle Private Nursing Home
Kildare Street
Ardglass

PROPOSAL Proposed single storey extension to provide 5no single bedrooms

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	11	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH8 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of the Listed Building, as the essential character of the building and its setting are not retained and its features of special interest do not remain intact and unimpaired.
- 2 The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of the Listed Building, as the detailed design does not respect the listed building in terms of scale, massing and alignment.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	LA07/2016/0883/F	Full	DATE VALID	6/28/16
COUNCIL OPINION	REFUSAL			
APPLICANT	WBR Credit Union 14 Church Street Warrenpoint Newry BT34 3HN		AGENT	MRL Architects 56 Armagh Road Newry BT35 6DN 028 3025 3755

LOCATION 21-23 Church Street
Warrenpoint

PROPOSAL Demolition of existing bar/restaurant with 2 floors of residential use over. Relocation of existing credit union from 14 Church Street. New 3 storey building (Class A2: financial, professional and other services) with ground floor pedestrian access off Church Street and King's Lane.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to paragraph 6.22 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy ATC1 of the Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the existing building makes a material contribution to the character of the area and no exceptional reason has been demonstrated which justifies its demolition.
- 2 The proposal is contrary to paragraph 6.21 of the Strategic Planning Policy Statement for Northern Ireland (SPPS), Policy ATC2 of the Addendum to Planning Policy Statement 6: Areas of Townscape Character and Policy DES2 of A Planning Strategy for Rural Northern Ireland in that the design of the proposed building does not respect the built form of the area, does not make a positive contribution to the townscape and fails to maintain or enhance the overall character of this Area of Townscape Character.
- 3 The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development is of an inappropriate design, size and scale for the locality, is out of keeping with local architectural styles and patterns, and fails to conserve a building of importance to the character, appearance and heritage of the area.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	LA07/2016/1124/F	Full	DATE VALID	8/19/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Tesco Stores Ltd Unit 2 Abbey Retail Park Church Road Newtownabbey BT36 7GU		AGENT	One2One Planning 1 Larkfield Avenue Upper Lisburn Road Belfast BT10 0LY 07920583648
LOCATION	Lands west of Downshire Road and bounded by Newry Canal comprising nos 24-26 Downshire Road (Riverbank Industrial Park) Newry BT34 1EE			
PROPOSAL	Proposal under Section 54 of the Planning Act 2011 to vary Condition 1 of P/ 2010/1568 and Condition 14 of P/2012/0504 (both relating to permitted servicing hours for food superstore) to permit an additional hours servicing from 06.00hrs to 07.00hrs Monday to Friday and an additional hour and a half from 07.00hrs to 8.30hrs on a Saturday at Tesco Store, 24 Downshire Road, Newry.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	12	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to paragraphs 2.3 and 4.11 and Annex A of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that it would harm the living conditions of the residents in Glinree Court by reason of noise disturbance during night-time hours.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	26			
APPLIC NO	LA07/2016/1142/O	Outline	DATE VALID	8/26/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Paul Gribben 23 Drumsesk Road Rostrevor BT34 3EG		AGENT	Collins & Collins 18 Margaret Street Newry BT34 1DF 30266602

LOCATION Site Immediately North Of And Adjacent To No 23 Drumsesk Road
Rostrevor
Newry
Co. Down

PROPOSAL Dwelling & domestic garage

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

- 1 The proposal is contrary to the 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 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.
- 3 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 would, if permitted, result in the creation of ribbon development along the private laneway.
- 4 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY14 of Planning Policy Statement 21 Sustainable Development in the Countryside in that the dwelling would, if permitted, create a ribbon of development along the private laneway, and would therefore result in a detrimental change to the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	27			
APPLIC NO	LA07/2016/1198/O	Outline	DATE VALID	9/12/16
COUNCIL OPINION	REFUSAL			
APPLICANT	Neil Seward 26 Shaughan Road Belleeks BT35 7PF		AGENT	Cornett Design Associates Ltd 4 Hartford Place The Mall Armagh BT61 9BJ 028 3752 3330

LOCATION 165m south west of 26 Shaughan Road
Belleeks
BT35 7PF

PROPOSAL Site for dwelling

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

- 1 The proposal is contrary to The Strategic Planning Policy Statement and Policy 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.
- 2 The proposal is contrary to The 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	28			
APPLIC NO	P/2012/0457/F	Full	DATE VALID	6/13/12
COUNCIL OPINION	REFUSAL			
APPLICANT	Tom Fletcher 34 Craigmore Road Newry BT35 6LF		AGENT	Collins and Collins 10 Margaret Street Newry BT34 1DF 30266602

LOCATION Immediately South of Junction of Kidds Road with Craigmore Road
Newry

PROPOSAL Erection of a Farm Replacement Dwelling with Swimming Pool 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 SPPS and PPS6: Planning, Archaeology and the Built Heritage, Policy BH11 (Criteria a and b) in that the design, scale, height, massing and finishes will adversely affect the setting of a listed building.
- 2 The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the design of the proposed building is inappropriate for the site and its locality; and therefore would not visually integrate into the surrounding landscape.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	29			
APPLIC NO	P/2015/0018/RM	Reserved M:	DATE VALID	1/7/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Francis Morgan C/O Agent	AGENT	Gray Design Ltd 5 Edward Street Newry BT35 6AN 02830251885	
LOCATION	Approx 80m East of 51 Rostrevor Road Warrenpoint			
PROPOSAL	Proposed dwelling (amended plans received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	30	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	30			
APPLIC NO	P/2015/0230/F	Full	DATE VALID	3/18/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Stephen Collins C/O Agent	AGENT	Desgin 3 16 Glenvale Road Newry BT34 2JX NA	
LOCATION	10 Cloughreagh Park Cloughreagh Bessbrook Armagh BT35 7EJ			
PROPOSAL	Retention of 2 storey rear extension & new bay window & canopy on front elevation (revised description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy EXT 1 (b) of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations in that the proposal will unduly affect the amenity of the neighbouring residents at No. 12 Cloughreagh Park by reason of dominance and overshadowing / loss of light.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	31			
APPLIC NO	R/2014/0658/F	Full	DATE VALID	12/12/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr John McMullan		AGENT	CD Consulting Unit 54 Enniskillen Business Centre 21 Lackaghboy Road Enniskillen BT74 4RL 02866329787

LOCATION Lands 340m South West of 22 Slievegrane Raod
Saul
Downpatrick
Co Down
BT30 6PF

PROPOSAL Installation of a wind turbine on a tubular tower of up to 40m height with blades up to 59.5m (to tip height)

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 RE1 of the Departments Planning Policy Statement 18, in that the development would if permitted, have an unacceptable adverse impact on the landscape character and visual amenity of the area through the scale, siting and size of the turbine.
- 2 The proposal is contrary to Policy RE1 of the Departments Planning Policy Statement 18: Renewable Energy, in that the development would, if permitted, cause harm to the safety of nearby residents by reason of shadow flicker.