



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 19 JULY 2017

The closing date/time for requests for speaking rights and accompanying written submissions for Planning Applications listed on the agenda for the above Planning Committee Meeting is as follows:-

Friday 14 JULY 2017 by 5.00 pm

Requests for speaking rights/written submissions should be emailed to:-

democratic.services@nmandd.org

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

19/07/2017

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

Council Newry, Mourne and Down

Date 19/07/2017

ITEM NO	1			
APPLIC NO	LA07/2016/0054/O	Outline	DATE VALID	11/01/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Jane Quinn 12 Oldtown Road Cullyhanna Armagh BT35 0JP		AGENT	Karl Sherry 103 Rostrevor Road Hilltown BT34 5TZ 02840638336
LOCATION	170 metres west of No9 Oldtown Road Cullyhanna Co Armagh			
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 the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2
The proposal is contrary to the SPPS and Policy 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.
- 3
The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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ITEM NO	2			
APPLIC NO	LA07/2016/0677/F	Full	DATE VALID	23/05/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Northern Ireland Electricity 57 Daragn Road Belfast BT3 9JU		AGENT	
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
			0	0
			Addresses	Signatures
			0	0

NA

ITEM NO	3			
APPLIC NO	LA07/2016/0691/F	Full	DATE VALID	26/05/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Helm Housing Association Helm Housing 38-52 Lisburn Road Belfast BT9 6AA		AGENT	CEP Planning Ltd 2a Wallace Avenue Lisburn BT27 4AA 028 92669668
LOCATION	Lands bounding Manse Road and to the west of numbers 1 Forde Close and 7 9 and 11 Forde Way Seaforde			
PROPOSAL	10 semi-detached dwellings and associated road, car parking and landscaping with access from Forde Close			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	11	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	4		
APPLIC NO	LA07/2016/0836/F	Full	DATE VALID 22/06/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Kings Castle Nursing Home Kildare Street Ardglass BT30 7TR	AGENT	MB Architectural Design Services 42 Crew Road Ardglass BT30 7TF
			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	2	0	0	Addresses	Signatures	Addresses	Signatures
			0	0	0	0	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.
- 3 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, result in the loss of a protected tree which contributes to the character and appearance of this area, which is identified as a Conservation Area.

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ITEM NO	5		
APPLIC NO	LA07/2016/0837/LBC	Listed Building	DATE VALID 20/06/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Kings Castle Nursing Home Kildare Street Ardglass BT30 7TR	AGENT	MB Architectural Desing Services 42 Crew Road Ardglass BT30 7TF 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	Addresses	Signatures
					0	0	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.

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ITEM NO	6			
APPLIC NO	LA07/2016/0865/F	Full	DATE VALID	21/06/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mr Dean Brown 34 Wood Road Castlewellan		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB NA
LOCATION	60m SE of No. 34 Wood Road Castlewellan County Down BT31 9LR			
PROPOSAL	Proposed farm dwelling and domestic garage			
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 CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that insufficient information has been submitted demonstrating a level of involvement commensurate with commercial activity over the requisite period of six years, or that the farm business is currently active and has been established for at least six years
- 2 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

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ITEM NO	7			
APPLIC NO	LA07/2016/1028/O	Outline	DATE VALID	04/08/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Barry Higgins		AGENT	Colm Quinn ABS Services NI 51 Old Railway Close Leitrim BT31 9PL NA
LOCATION	15 metres south of 23 Back Road Mullartown Annalong BT34 4RA			
PROPOSAL	Single storey dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7: Quality Residential Environments and associated guidance, in that it would, if permitted, result in unacceptable damage to the local character and general amenity of this Area of Outstanding Natural Beauty and would result in inadequate viable private amenity space for prospective residents.

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ITEM NO	8		
APPLIC NO	LA07/2016/1403/F	Full	DATE VALID 20/10/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr & Mrs D Graham 48 Raleagh Road Crossgar Downpatrick BT30 9JG	AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED 07969919145

LOCATION 20m North East of 44 Raleagh Road
Crossgar
BT30 9JG

PROPOSAL Dwelling and garage on a farm

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement (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 (SPPS) 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 further erosion the rural character of the countryside.
- 3 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) 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 Raleagh Road.

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ITEM NO	9		
APPLIC NO	LA07/2016/1458/F	Full	DATE VALID 01/11/2016
COUNCIL OPINION	REFUSAL		
APPLICANT	Declan Quinn 61 Annaghmare Road Crossmaglen Newry BT35 9BG	AGENT	J.A. Murphy B.SC., M.I.C.E. Chartered Engineer 43 New Road Silverbridge Newry BT35 9NB 02830888214

LOCATION 61 Annaghmare Road
Crossmaglen
Newry
BT35 9BG

PROPOSAL Depot for 'End of Life Vehicle Authorised Treatment Facilities' under farm diversification scheme

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 and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Strategic Planning Policy Statement (paragraphs 4.11 and 4.12) and 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 and would if permitted harm the living conditions of adjacent residents by reason of noise and general nuisance.
- 3 The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 11 (WM1) in that it would if permitted have an adverse impact on the surface water environment, will cause demonstrable harm to surrounding residents through noise and general nuisance, proposals are incompatible with the character of the area/ adjacent land uses and it has not been demonstrated that access to the site can be adequately accommodated and that the frequency of associated traffic movements will not prejudice the safety and convenience of road users.
- 4 The proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 11 (WM2) in that the need for such development has not been identified through the Waste Management Strategy

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ITEM NO 10
APPLIC NO LA07/2016/1483/F Full **DATE VALID** 03/11/2016
COUNCIL OPINION REFUSAL
APPLICANT Mr Michael McConville 19 **AGENT** Henry Marshall
Carrickrovaddy Road Brown
Jerrettspass Architectural
Newry Partnership 10
BT34 1SN Union Street
Cookstown
BT80 8NN
028 86763515

LOCATION Land approx. 100m NW of 16 Carrickrovaddy Road
Jerrettspass
Newry
BT34 1SN

PROPOSAL Proposed free range poultry shed with 2no feed bins and a standby generator building
(poultry shed to contain 16,000 free range hens laying eggs)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
			Addresses	Signatures	Addresses	Signatures
	4	0	0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21 in that
- it is not appropriate to this location due to the unacceptable character and scale of the development;
 - the development, if permitted, would not visually integrate into the local landscape without the provision of additional landscaping;
 - the proposal is sited away from the existing farm buildings
- and 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;
 - that the alternative site away is essential for the efficient functioning of the business.

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- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY13 and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
- the proposed building is a prominent feature in the landscape;
 - the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the proposed building relies primarily on the use of new landscaping for integration;
 - the ancillary works do not integrate with their surroundings;
 - the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop;
 - the impact of ancillary works would damage rural character;
- and therefore would not visually integrate into the surrounding landscape and would result in a detrimental change to the rural character of the countryside.

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ITEM NO	11			
APPLIC NO	LA07/2016/1487/O	Outline	DATE VALID	07/11/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr David Wilson 41 Ballynure Road Newtownabbey BT36 5SL		AGENT	S W Marcus Architectural Services 48 Sand Road Galgorm Ballymena BT42 1DL 02825656780
LOCATION	41 Moss Road Ballynahinch BT24 8EG			
PROPOSAL	Proposed Housing Development (4no semi-detached and 2no detached dwellings)			
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 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/gradient/visibility/other) of the proposed access is unacceptable, in accordance with the standards contained in the Department's Development Control Advice Note 15.

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ITEM NO	12			
APPLIC NO	LA07/2016/1500/RM	Reserved M:	DATE VALID	09/11/2016
COUNCIL OPINION	APPROVAL			
APPLICANT	Joe Parkes Newry Mourne & Down District Council Ardglass Road Downpatrick BT30 6GQ	AGENT	Violeta Morosan RPS Elmwood House 74 Boucher Road Belfast BT12 6RZ 02890667914	
LOCATION	Adjacent to 40 Flying Horse Road Downpatrick Co Down BT30 6QW			
PROPOSAL	Household recycling centre with new access road, office building, retaining structures, drainage, concrete aprons.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	13			
APPLIC NO	LA07/2016/1542/F	Full	DATE VALID	14/11/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Alan Morgan 2 Clanfort Hill Castlewellan BT31 9FB	AGENT	Design RTH Ltd 45 Halfpenny Gate Road Moir BT67 0HW 07931855841	
LOCATION	50m East of 141 Newcastle Road Drumee Castlewellan BT31 9HF			
PROPOSAL	Proposed barn conversion with extension to provide a dwelling (amended plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building proposed is not a locally important building suitable for conversion.
- 2 The proposal is contrary to 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 and appearance of the locality;
 - access to the public road will prejudice road safety.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.

The A50 is a PROTECTED TRAFFIC ROUTE and Planning must be satisfied that this application falls within the exceptions listed in the policy relating to intensification of accesses onto protected routes. If this application does not fall within the exceptions listed then it should be REFUSED.

- 4 The proposal is contrary to Planning Policy Statement 3, Policy AMP3 Access to Protected Routes (Consequential Revision) in that the proposal fails to meet the criteria for development in the countryside and would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.
- 5 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Planning Policy Statement 2 'Natural Heritage' Policy NH5 Habitats, Species or Features of Natural Heritage Importance in that it has not been demonstrated that proposal is not likely to result in the unacceptable adverse impact on, or damage to the trees afforded protection by the Tree Preservations Order which affects the site.

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ITEM NO	14			
APPLIC NO	LA07/2016/1580/F	Full	DATE VALID	29/11/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Owen Miskelly		AGENT	Surveying & Architectural Mgmt Mullowen Cottage Drumsnade Road Ballynahinch BT24 8NG 07855012221
LOCATION	61 Ballylone Road Ballynahinch Co Down BT24 8XX			
PROPOSAL	Change to vehicular access onto Ballylone Road from dwelling previously approved for replacement Ref: LA07/2015/0729/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 (SPPS) and Policy CTY 13 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it would not, if permitted, visually integrate into the surroundings landscape.

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ITEM NO	15			
APPLIC NO	LA07/2016/1612/F	Full	DATE VALID	06/12/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Robert Harte 308 Rathfriland Road Dromara Dromore BT25 2EW		AGENT	
				NA
LOCATION	Approximately 110m east of 83 Slievenaboley Road Dromara Dromore BT25 2EW			
PROPOSAL	Proposed agricultural shed			
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 CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that;
- the proposal is sited beside existing farm or forestry buildings;
 - that health and safety reasons exist to justify an alternative site away from the existing farm buildings;
 - that the alternative site away is essential for the efficient functioning of the business.

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ITEM NO	16			
APPLIC NO	LA07/2017/0010/O	Outline	DATE VALID	23/12/2016
COUNCIL OPINION	REFUSAL			
APPLICANT	Edgewater Ltd 3 Ballytrustan Road Downpatrick BT30 7JW		AGENT	Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT 07768057822

LOCATION 58 Crossgar Road
Ballynahinch
BT24 8XS

PROPOSAL Housing development 5no dwellings

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

- 1 The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7, in that it would lead to an unacceptable development form out of keeping with the local character of an established area.
- 2 The proposed development is contrary to LC1 of the addendum to PPS 7 in that the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.
- 3 The application is unacceptable as insufficient information has been submitted regarding the presence of bats on the site to enable the Authority to make an informed decision on the proposal.
- 4 The application is unacceptable as insufficient information has been submitted regarding the former activities on the site to enable the Authority to make an informed decision on the proposal.

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ITEM NO	17				
APPLIC NO	LA07/2017/0072/F	Full	DATE VALID	18/01/2017	
COUNCIL OPINION	REFUSAL				
APPLICANT	Mr D Mahon 8a Manse Road Seaforde BT30 8PD		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED 07969919145	
LOCATION	15m South 4 Austin Terrace Newcastle Road Seaforde				
PROPOSAL	Car wash				
	(Additional supporting info received)				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	7	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

- 1 The proposal is contrary to Policy PED9 of PPS4 Planning and Economic Development, in that the development is incompatible with the surrounding land uses, and will harm the amenity of nearby residents.

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ITEM NO 18
APPLIC NO LA07/2017/0078/F Full **DATE VALID** 18/01/2017
COUNCIL OPINION REFUSAL
APPLICANT Mr D Mahon 8a Manse Road **AGENT** Ewart Davis 14
 Seaforde Killynure Avenue
 BT30 8PD Belfast
 BT8 8ED
 07969919145

LOCATION 20m East of 223a Newcastle Road
 Seaforde
 BT30 8NP

PROPOSAL Erection of 3 light industrial units
 (Additional supporting info received)

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

- 1 The proposal is contrary to Policy PED1 of PPS4 Planning and Economic Development, in that the development is incompatible with the surrounding land uses.
- 2 Having notified the applicant/agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information (Bio Diversity checklist) is 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.
- 3 The proposal is contrary to Policy PED9 of PPS4 Planning and Economic Development, in that the development would if permitted, harm the amenities of nearby residents, and will create noise nuisance.

ITEM NO 19
APPLIC NO LA07/2017/0164/F Full **DATE VALID** 03/02/2017
COUNCIL OPINION REFUSAL
APPLICANT Patrick McQuillan 4 **AGENT** J.A. Murphy B.Sc.,
 Lurgancullenboy Road M.I.C.E. Chartered
 Crossmaglen Engineer 43 New
 Newry Road
 BT35 9EH Silverbridge
 Newry
 BT35 9NB
 02830 888214

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LOCATION 100 Metres northeast of 4 Lurgancullenboy Road
 Crossmaglen
 Newry
 BT35 9EH

PROPOSAL Dwelling 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 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 (SPPS), Policies CTY1 and CTY10 (Criteria C) of Planning Policy Statement 21 as it has not been demonstrated the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and it has not been demonstrated that there are no alternative sites available at another group of buildings on the holding and that there are either
 - demonstrable health and safety reasons; or
 - verifiable plans to expand the farm business at the existing building groups.
- 3 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 a ribbon of development along Lurgancullenboy Road.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape; ancillary works do not integrate with their surroundings and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on a farm and therefore would not visually integrate into the surrounding landscape.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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 further erode the rural character of the countryside.

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ITEM NO	20			
APPLIC NO	LA07/2017/0172/F	Full	DATE VALID	03/02/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	SCS 62A Drumlough Road Rathfriland BT34 5DP		AGENT	Kevin Cartin Architects Ltd Unit 5 Belmont Office Park 232 - 240 Belmont Road Belfast BT4 2AW 028 90769755
LOCATION	Lindsay's Hill Approx 60 Metres South East of 53-55 North Street Newry BT34 1DD			
PROPOSAL	Renewal of Extant Planning Approval Ref. P/2011/0340/F for residential development of 14 units (of social housing) with new access road from St Clare's Avenue			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	79	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	21			
APPLIC NO	LA07/2017/0184/O	Outline	DATE VALID	27/01/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Paul Stewart 15 Drumkeeragh Road Guinness Ballynahinch BT24 8QX		AGENT	O'Neill Architects 147 Main Street Dundrum BT33 0LX
				02843771876

LOCATION Adjacent to 15 Drumkeeragh Road
Guinness
Ballynahinch
BT24 8QX

PROPOSAL Proposed dwelling and garage with associated site works

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 for N.I (SPPS) 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 this private laneway, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for N.I (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not respect the existing development pattern along this lane frontage in terms of its size, scale and plot size.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	22			
APPLIC NO	LA07/2017/0228/F	Full	DATE VALID	14/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs Tate 44 Windsor Hill Warringstown BT66 7FZ		AGENT	Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 028 9756 1488
LOCATION	Lands immediately North of 37 Dromore Road Ballynahinch			
PROPOSAL	Proposed dwelling and garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal, if permitted, would have a detrimental impact on the setting of the adjacent Local Landscape Policy Area 6 (LLPA 6) as designated in the Ards and Down Area Plan 2015.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Criteria A of Policy QD1 of PPS 7 in that does not respect the surrounding context.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23			
APPLIC NO	LA07/2017/0318/F	Full	DATE VALID	24/02/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Telefonica UK Limited 260 Bath Road Slough SL1 4DX		AGENT	Taylor Patterson C/O Ross Planning 9a Clare Lane Cookstown BT0 8RJ 02886764800
LOCATION	On lands within William Kirkwood & Sons Timber Yard 5-9 Newcastle Road Castlewellan BT31 9DP			
PROPOSAL	Proposed 15m telecommunications mast to carry 3No. antennae and 2 No. radio dishes, 3No. equipment cabinets and associated works including site compound. (Additional supporting info received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	46	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	LA07/2017/0371/F	Full	DATE VALID	08/03/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Kieran and Briega King 56a Drumintee Road Meigh Newry BT35 8SJ		AGENT	Sean Callan & Associates 3 St. Moninna Park Meigh Newry BT35 8SL 077 3600 4223
LOCATION	56a Drumintee Road Meigh Newry BT35 8SJ			
PROPOSAL	Retention of existing caravan port at 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 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy EXT1 (a) of the Addendum to the Planning Policy Statement 7 in that the scale, design and external materials of the proposal are not sympathetic with the built form and appearance of the existing property.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy EXT1 (b) of the Addendum to the Planning Policy Statement 7 in that the proposal would, if permitted, unduly affect the amenity of the neighbouring residents to the rear of the development.

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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	25			
APPLIC NO	LA07/2017/0470/F	Full	DATE VALID	27/03/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Frank Clark 40 Flagstaff Road Newry		AGENT	Bernard Dinsmore RIBA 24a Duke Street Warrenpoint BT34 3JY 028417 53698

LOCATION 40 Flagstaff Road
Newry

PROPOSAL Erection of a two storey granny flat extension and alterations to existing dwelling including front boundary wall

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 EXT1 (a) of the Addendum to the Planning Policy Statement 7 in that the scale, massing, design and external materials of the proposal are not sympathetic with the built form and appearance of the existing property.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy EXT1 of the Addendum to the Planning Policy Statement 7 in that the proposal would, if permitted, constitute a self-contained unit of accommodation in addition to the existing dwelling.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	26			
APPLIC NO	LA07/2017/0615/O	Outline	DATE VALID	25/04/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Raymond Rice Park View Newtowncloghogue Newry		AGENT	Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG 07867976610

LOCATION Lands immediately north of No. 36 Flagstaff Road
Newry

PROPOSAL Infill Site for 2 No. 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 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 would, if permitted, result in the addition of ribbon development along Flagstaff Road and is not considered an exception.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and add to a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy 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 proposed building relies primarily on the use of new landscaping for integration. The proposed dwellings would therefore not visually integrate into the surrounding landscape.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2: Natural Heritage in that the siting of the dwelling is unsympathetic to the special character of the AONB in general and of the particular locality.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 27
APPLIC NO LA07/2017/0726/O Outline **DATE VALID** 12/05/2017
COUNCIL OPINION REFUSAL
APPLICANT Barry McDonnell 39 Church Road Forkhill Newry BT35 9SX **AGENT** Gary McArdle 26 Newry Road Forkhill Newry BT35 9RN
003538 7923 5643

LOCATION Adjacent to and North West of No. 39 Church Road Forkhill Newry BT35 9SX

PROPOSAL Proposed dwelling and associated works

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 SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the SPPS and Policy 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 Church Road.
- 3 The proposal is contrary to the SPPS 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;
 - the dwelling would, if permitted create a ribbon of development;
 - and would therefore result in a detrimental change to further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 28
APPLIC NO P/2014/0782/F Full **DATE VALID** 15/09/2014
COUNCIL OPINION REFUSAL
APPLICANT Mr and Mrs Shane and Anne Garvey 20 Aghmakane Road Camlough Newry BT35 7HY
AGENT Architect Francis McShane RIBA 2 Old Road Camlough Newry BT35 7JW
02830838379

LOCATION Beside 20 Aghmakane Road
Camlough
Newry
Co Armagh
BT35 7HY

PROPOSAL Conversion and reuse of existing building to dwelling with new rear extension (amended 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) 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 (SPPS), in that the former structure that was previously replaced and retained is not eligible for conversion back into residential use.
- 3 The proposal is contrary to 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.
- 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 it proposes to intensify the use of an existing access at which visibility splays of (2.0 metres x 60 metres) cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 5 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 proposed access is unacceptable, in accordance with the standards contained in the Department's Development Control Advice Note 15.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 6 The proposal is contrary to EXT 1 of Planning Policy Statement 7 in that the scale and massing of the extension proposed is not sympathetic with the built form and appearance of the existing building.

ITEM NO	29			
APPLIC NO	R/2012/0413/RM	Reserved M:	DATE VALID	13/08/2012
COUNCIL OPINION	APPROVAL			
APPLICANT	Brackhill Ltd	AGENT	Alan Bennett Architects 2 St Judes Avenue Ormeau Road Belfast BT7 2GZ 028 9064 0064	
LOCATION	Lands to the rear of 28-54 Ballylough Road and adjacent to 100-108 Castlewellan Annsborough			
PROPOSAL	Proposed residential development comprising apartments, townhouses, semi-detached and detached and other associated works (Amended site plan/boundary line received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	13	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	30			
APPLIC NO	R/2014/0657/F	Full	DATE VALID	12/12/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	Bluebuild Developments ltd C/ O 91 Main Street Bangor BT20 4AF		AGENT	LIKE Architects 34 Bedford Street Belfast BT2 7FF
				02890278000
LOCATION	The Mourne Observer The Roundabout Castlewellan Road Newcastle and Lands Adjacent No 10 Burren Park BT33 0JX			
PROPOSAL	Proposed Residential Development Comprising 11 No. Dwellings (10 Semi-Detached and 1 Bungalow) (Amended proposal and landscaping details)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	18	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	31			
APPLIC NO	R/2014/0689/F	Full	DATE VALID	30/12/2014
COUNCIL OPINION	APPROVAL			
APPLICANT	RGE Developments Ltd C/O Agent		AGENT	Donaldson Planning 50a High Street Holywood BT18 9AE 028 90423320
LOCATION	Lands north of Nos 9 10 & 11 Ashdale Gardens and 21a Downpatrick Road and 100m north-west of No 17 Crew Hill Gardens Ardglass			
PROPOSAL	Housing development of 68no dwellings and garages with associated landscaping. Access from Downpatrick Road through approved Phase 1 housing site under ref: R/ 2009/1085/F. (Amended site plan received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

Council Newry, Mourne and Down

Date 19/07/2017

ITEM NO	D1			
APPLIC NO	P/2013/0767/F	Full	DATE VALID	23/10/2013
COUNCIL OPINION	APPROVAL			
APPLICANT	Patrick McShane 21b Warren Hill Newry BT34 2PH		AGENT	Quinn Design & Engineering Services 36 Corrags Road Burren Warrenpoint BT34 3PY 41772377

LOCATION Adjacent to and 30 metres east of no 21b Warren Hill Newry

PROPOSAL Erection of 2 dwellings with detached garages and re-align existing lane in substitution to approval granted under P/2008/1042/O

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	14	0	2	0
			Addresses	Signatures
			72	75
			Addresses	Signatures
			0	0