

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 6/8/16

ITEM NO	1		
APPLIC NO	LA07/2015/0481/O	Outline	DATE VALID 6/17/15
COUNCIL OPINION	REFUSAL		
APPLICANT	Mr V Quinn 101 Moor Road Kilkeel BT34 4NQ	AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY 02841753679

LOCATION 40m East 101 Moor Road
Kilkeel

PROPOSAL Site for dwelling 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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposed new building is not 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 the existing laneway.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape the proposed site 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 building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm, and therefore would not visually integrate into the surrounding landscape.
- 4 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, would result in a suburban style build-up of development when viewed with existing buildings, would not respect the traditional pattern of settlement exhibited in the area, would add to a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.
- 5 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 its siting and scale is out of keeping with the special character of the Mourne AONB and it fails to conserve features of importance to the character, appearance and heritage of the landscape.
- 6 The proposal is contrary to paragraphs 6.37, 6.38 and 6.42 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the development does not require a coastal location, it is not of national or regional importance and there are alternative sites available, and this area of the coast is known to be at risk from coastal erosion.

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ITEM NO 2

APPLIC NO LA07/2015/0504/O

Outline **DATE VALID** 6/19/15

COUNCIL OPINION REFUSAL

APPLICANT Fiona McGivern C/O Agent

AGENT Gray Design Ltd 5
Edward Street
Newry
BT35 6AN
028 30251885

LOCATION Lands between 18 & 20 Derryleckagh Road
Newry BT34 2NL

PROPOSAL Proposed infill dwelling

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

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to represent a small gap within an otherwise substantially and continuously built up frontage.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (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 Derryleckagh Road.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building 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 3
APPLIC NO LA07/2015/0526/O Outline **DATE VALID** 6/25/15
COUNCIL OPINION REFUSAL
APPLICANT David Campbell 9 Leestone Road Kilkeel **AGENT** Quinn Design & Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 028 41772377

LOCATION 49m SW of No 71 Moor Road Kilkeel

PROPOSAL Site for dwelling and detached garage

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

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not a small gap in a substantial and continuously built up rural frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the creation of ribbon development along Moor Road in combination with other approved development.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape, 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 would rely primarily on the use of new landscaping for integration, the required ancillary works would not integrate with their surroundings, the design of the proposed building is inappropriate for the site and its locality, and the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, and therefore would not visually integrate into the surrounding landscape.
- 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing and approved buildings, would not respect the traditional pattern of settlement exhibited in the area, would create a ribbon of development, and the impact of ancillary works would damage rural character, and would therefore result in a detrimental change to the rural character of the countryside.

- 5 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 Kilkeel and the surrounding countryside.
- 6 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 its siting and scale is out of keeping with the special character of the Mourne AONB and the proposal does not respect local architectural styles.

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ITEM NO 4 **DATE VALID** 6/30/15
APPLIC NO LA07/2015/0542/F **Full**
COUNCIL OPINION REFUSAL **AGENT** Michael Burroughs
APPLICANT Mr R L Annett 60 Corcreaghan Associates 33
Road Shore Road
Kilkeel Holywood
BT34 4SL BT18 9HX
02890421011

LOCATION 150 metres southwest of No 20 Council Road
Kilkeel
BT34 4NP

PROPOSAL Agricultural Building, yard and access from Council Road

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland, Policy CTY 1 and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated farm business has been active for 6 years, that this building is necessary for the efficient use of the established agricultural holding and it has not been sited to cluster with the existing buildings on the farm holding, nor has sufficient justification been submitted to demonstrate why this is required at this location.

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ITEM NO	6			
APPLIC NO	LA07/2015/0625/O	Outline	DATE VALID	7/21/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs M J Burgess 22 Drumnaconnell Road Saintfield BT24 7NB		AGENT	
				NA
LOCATION	Between 211 and 213 Derryboy Road Crossgar BT30 9DL			
PROPOSAL	One dwelling house and 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 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 Derryboye Road, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.

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ITEM NO **7**

APPLIC NO LA07/2015/0868/O

Outline **DATE VALID** 9/9/15

COUNCIL OPINION **REFUSAL**

APPLICANT Mr & Mrs Ward C/O Agent

AGENT Hawthorne
Associates 2-3
The Beeches
Grove Road
Spa
Ballynahinch
BT24 8RA
02897 561488

LOCATION Lands between 20 & 20B Station Road

PROPOSAL Killough
Single dwelling and garage

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

Addresses	Signatures	Addresses	Signatures
0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, add to a ribbon of development along this private laneway at Station Road and 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 8

APPLIC NO LA07/2015/1055/O

Outline **DATE VALID** 10/16/15

COUNCIL OPINION REFUSAL

APPLICANT Mr J Convery 12 Chancellors
 Road
 Newry
 BT35

AGENT Brian Fearon 10
 Fullerton Road
 Newry
 BT34 2BB
 07732364991

LOCATION Site at 20M Northeast of No 15 Chancellors Road
 Newry
 Correnshego

PROPOSAL Proposed site for infill dwelling and domestic garage

REPRESENTATIONS **OBJ Letters** **SUP Letters** **OBJ Petitions** **SUP Petitions**

0 0 0 0

Addresses Signatures **Addresses Signatures**

0 0 0 0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a gap site in an otherwise substantial and built up frontage that respects the existing development pattern, and would, if permitted, result in the creation of ribbon development along Chancellors Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO 9

APPLIC NO LA07/2015/1229/O

Outline **DATE VALID** 11/5/15

COUNCIL OPINION REFUSAL

APPLICANT PJ O'Hare 4 Bog Road
 Kilcoo
 Newry

AGENT Martin Baillie 44
 Bavan road
 Mayobridge
 Kilcoo
 BT34 2HS
 30851910

LOCATION Between Nos 2 and 4 Bog Road
 Kilcoo
 Newry

PROPOSAL Infill site for dwelling and garage

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not part of a substantial and continuously built up frontage. The proposal is therefore not a valid infill opportunity and would instead result in the creation of ribbon development along Bog Road.
- 2 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would be unduly prominent in the landscape, and would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO 10

APPLIC NO P/2014/0850/F **Full** **DATE VALID** 10/13/14

COUNCIL OPINION REFUSAL

APPLICANT Gareth Nugent C/O Agent **AGENT** Feargal Carolan
 40 Larchmount
 Newry
 BT35 6TX
 07732119785

LOCATION Lands adjacent to and east of 1-7 Drumleacht & north of Whitecross Bar Tullyah Road
 Whitecross

PROPOSAL Erection of 4 Semi-detached dwellings

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions					
	0	0		0					0
					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 issues relating to the proposed layout, amenity and third party land needed addressing and 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.
- 2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy QD1 of the Department's Planning Policy Statement 7: 'Quality Residential Environments' in that it has not been demonstrated through the submitted Concept Plan that the development would create a quality and sustainable residential environment. The proposed development fails to meet the requirements of QD1 in that it has not been shown:
 - (a) that the development respects the surrounding context in terms of its layout and positioning of dwellings; and
 - (h) that the design and layout will not cause/create unacceptable adverse impacts on proposed properties in terms of overlooking, noise or other disturbance/amenity issues.

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ITEM NO 11

APPLIC NO R/2013/0375/F

Full **DATE VALID** 8/21/13

COUNCIL OPINION REFUSAL

APPLICANT Mrs Mary O'Prey

AGENT Hillen Architects
 Limited 87 Central
 Promenade
 Newcastle
 BT33 0HH
 02843725535

LOCATION Lands 40m NW of 9 Wateresk Road
 Dundrum
 Co Down.

PROPOSAL Proposed house and garage on the farm for a family member.

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

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 in that it has not been demonstrated that the farm business is currently active and has been established for a period of at least 6 years.

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ITEM NO 12
APPLIC NO R/2015/0093/F Full **DATE VALID** 3/19/15
COUNCIL OPINION REFUSAL
APPLICANT Kennedys Direct Catch Ltd C/O Agent
AGENT Hillen Architect Ltd
87 Central Promenade
Newcastle
BT33 0HH

LOCATION 21 Enterprise Avenue
Down Business Park
Belfast Road
Downpatrick

PROPOSAL Proposed Fitness Facility and Associated Parking

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

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

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Council Newry, Mourne and Down

Date 6/8/16

ITEM NO	D1			
APPLIC NO	P/2013/0938/F	Full	DATE VALID	12/13/13
COUNCIL OPINION	REFUSAL			
APPLICANT	John Morgan 9 Tamary Road Mayobridge Newry BT34 2HW		AGENT	Collins And Collins 18 Margaret Street Newry Co Down BT34 1DF 028

LOCATION 220 metres west of 6 Tamary Road
Mayobridge

PROPOSAL 225 kw wind turbine with 30 metre mast and 29 metre rotor for electricity production

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	33	0	1		0	
			Addresses	Signatures	Addresses	Signatures
			3	3	0	0