



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 1 AUGUST 2018

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:-

Wednesday 25 JULY 2018 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

01/08/2018

Council Newry, Mourne and Down

Date 01/08/2018

ITEM NO 1
APPLIC NO LA07/2015/1219/F Full
COUNCIL OPINION REFUSAL **DATE VALID** 13/11/2015
APPLICANT Malachy Burns 39 **AGENT** ERES Limited
 Kilmonaghan Road Mourne House
 Newry 41-43 Downshire
 BT35 6QD Road
 Newry
 BT34 1EE
 02830250135

LOCATION Lands adjacent and 40m South-East of No 39 Kilmonaghan Road
 Armagh

PROPOSAL Erection of dwelling and garage on a farm

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

- 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 and has been established for at least six years and that other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application.

2. 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 and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape. The proposed dwelling would also, if permitted, rely primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.
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 Kilmonaghan 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 dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings, create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

ITEM NO 2
APPLIC NO LA07/2017/0501/O
COUNCIL OPINION REFUSAL
APPLICANT Ms Jacqueline Magee 15
Commonshall Road
Newry
BT34 2PL

Outline

DATE VALID 30/03/2017

AGENT

NA

LOCATION Land adjacent to and East of 15 Commonshall Road
Newry
BT34 2PL

PROPOSAL Proposed dwelling on a farm

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

- The proposal is contrary to the Strategic Planning Policy Statement (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.

ITEM NO 3
APPLIC NO LA07/2017/0699/O
COUNCIL OPINION REFUSAL
APPLICANT Brian & Laura Fealy 14 Bryansford Road Hilltown
AGENT Karl Sherry 103 Rostrevor Road Hilltown BT34 5TZ
 028 4063 8336

LOCATION 130m West of No. 21 Kilkeel Road Hilltown

PROPOSAL Proposed dwelling & detached garage on a farm.

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

- 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 and has been established for at least six years;
 - the proposed new building is visually linked with an established group of buildings on the farm;
- The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed 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.

ITEM NO 4
APPLIC NO LA07/2017/1198/O
COUNCIL OPINION REFUSAL
APPLICANT Terence Murphy 4 Milltown Road
 Lislea
 Newry
 BT35 9UF
AGENT Collins & Collins 18
 Margaret St
 Newry
 BT34 1DF
 028 3026 6602

LOCATION Opposite & immediately South of no. 40 Hall Road
 Lislea
 Newry

PROPOSAL Farm domestic dwelling and garage

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

1. 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 or that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.

ITEM NO	5			
APPLIC NO	LA07/2017/1261/O	Outline	DATE VALID	21/08/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Thomas Mageean 20 Junction Road Saintfield BT24 7JU		AGENT	2Plan NI 47 Lough Fea Road Cookstown BT80 9QL 028 8676 4492 078 0936 4680

LOCATION Site abutting 20 Junction Road
Saintfield

PROPOSAL Proposed dwelling and garage

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	1	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 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 Policy CTY8 and CTY14 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 Junction Road.

ITEM NO 6
APPLIC NO LA07/2017/1326/F
COUNCIL OPINION REFUSAL
APPLICANT Mr Peter Morgan 14 Kirk Lane
 Kilcoo
 Newry
AGENT Ewart Davis 14 Killynure
 Avenue
 Carryduff
 Belfast
 BT8 8ED
 07969919145

LOCATION 30m South of 28 Bog Road
 Kilcoo
 Newry

PROPOSAL Dwelling and garage on a farm

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

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policies CTY1 and CTY10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Bog Road.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS), PPS 2 NH6 and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is not appropriate nor sympathetic to this Area of Outstanding Natural Beauty.

ITEM NO 7
APPLIC NO LA07/2017/1494/O
COUNCIL OPINION REFUSAL
APPLICANT John Murnion 72 Kilkeel Road
 Hilltown
 BT34 5XH
AGENT Architectural Services 31
 Yellow Road
 Hilltown
 BT34 5UD

Outline

DATE VALID 28/09/2017

07834467502

LOCATION
 Opposite and north of No.43 Bryansford Road
 Stang
 Hilltown
 Newry
 BT34 5XQ

PROPOSAL
 Proposed one and a half storey dwelling and detached domestic garage

REPRESENTATIONS	OBJ		SUP	
	Letters	Letters	Petitions	Petitions
	0	1	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 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 or that health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.
3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm.

ITEM NO 8
APPLIC NO LA07/2017/1558/O
COUNCIL OPINION REFUSAL
APPLICANT Mr P McCormack C/O Mr C McCormack 12A Manse Road Seaforde BT30 8PD
AGENT Kieran Gilmore 14 Glebe Road Ballynarry Strangford BT30 7AW
07866389973

LOCATION 275m North of 35 Tobercorran Road Downpatrick BT30 8HU

PROPOSAL Farm dwelling

REPRESENTATIONS	OBJ		SUP	
	Letters	Letters	Petitions	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) Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm (and access to the dwelling is not obtained from an existing lane).
3. The proposal is contrary to the Strategic Planning Policy Statement (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.

ITEM NO 9
APPLIC NO LA07/2017/1625/F
COUNCIL OPINION REFUSAL
APPLICANT Diane Coulter 125 Harbour Road
 Kilkeel
 BT34 4AT

Full

DATE VALID 24/10/2017

AGENT

NA

LOCATION Adjacent to 77 Leestone Road
 Kilkeel
 BT34 4NW

PROPOSAL Self-catering accommodation comprising 8 self-catering units, open space and car parking

REPRESENTATIONS	OBJ		SUP	
	Letters	Letters	Petitions	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 Policy TSM5 of Planning Policy Statement 16: Tourism, because it is not within the grounds of an existing or approved hotel, self catering complex, guest house or holiday park, it is not at or close to an existing or approved tourist amenity that is a significant visitor attraction in its own right, and it does not involve the restoration of an existing clachan or close, through conversion or replacement of existing buildings.
3. The proposal is contrary to paragraphs 3.13 and 6.42 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and section 2.6.8 of the UK Marine Policy Statement in that this area of the coast is known to be at risk from flooding and coastal erosion and the development is inappropriate in an area of high vulnerability to coastal change and flooding.
4. The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk, in that the proposed development is partially located in a coastal flood plain, the proposal does not meet any of the stated exceptions where development in the flood plain is acceptable, and it is

not of overriding regional importance.

5. The proposal is contrary to Policy FLD 3 of Planning Policy Statement 15: Planning and Flood Risk, in that it has not been demonstrated through a Drainage Assessment that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and development elsewhere.
6. The proposal is contrary to paragraph 6.176 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH1 of Planning Policy Statement 2: Natural Heritage, in that the site lies adjacent to a proposed Special Protection Area / Ramsar Site (Carlingford Lough extension) and it has not been demonstrated that the proposal will not have a likely significant effect on this European designated site.
7. The proposal is contrary to paragraph 6.183 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH3 of Planning Policy Statement 2: Natural Heritage, in that the site is in proximity to Kilkeel Steps ASSI and it has not been demonstrated that the proposal is not likely to have an adverse effect on the integrity of the ASSI, or that mitigation measures will be undertaken.
8. 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 coastal laneway.
9. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it would result in a suburban style build-up of development when viewed with existing buildings, would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

ITEM NO	10			
APPLIC NO	LA07/2018/0190/RM	Reserved	DATE VALID	26/01/2018
COUNCIL OPINION	REFUSAL	Matters		
APPLICANT	Mrs Josephine Watson 25 Chicester Park Belfast BT15 5DR		AGENT	Norman A Quinn 2 Knockmount Gardens Belfast BT5 6

NA

LOCATION
Adjacent to 57 Tullyree Road
Kilcoo
BT34 5LD

PROPOSAL
Dwelling and garage on a farm

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

1. The proposal is contrary to The Strategic Planning Policy Statement Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed design and finishes of the building is inappropriate for the site and its locality.
2. The proposal is contrary to the SPPS and policy NH6 of Planning Policy Statement 2: Natural Heritage in that the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality, by virtue of the design and choice of materials proposed.

ITEM NO	11				
APPLIC NO	LA07/2018/0480/F	Full	DATE VALID	22/03/2018	
COUNCIL OPINION	REFUSAL				
APPLICANT	Parish of Saul & Ballee 10 St Patrick's Road Saul Downpatrick BT30 7JG		AGENT	MB Architectural Design Services LTD 42 Crew Road Ardglass BT30 7TF	

07738854520

LOCATION
Adjacent to 10 St. Patrick's Road
Saul
Downpatrick
BT30 7JG

PROPOSAL
Retention of pastor centre/hall

REPRESENTATIONS	OBJ				
	Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	1	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 paragraph 6.12 (setting) and policy BH 11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (Development affecting the Setting of a Listed Building) in that the proposal does not respect the listed building in terms of scale, height, massing and alignment.

ITEM NO	12			
APPLIC NO	LA07/2018/0841/F	Full	DATE VALID	06/06/2018
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry, Mourne and Down Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6GQ		AGENT	Newry, Mourne and Down Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6GQ

0300 013 2233

LOCATION
35m West of No. 4 Old Road
Mayobridge
Newry

PROPOSAL
Proposed play park

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