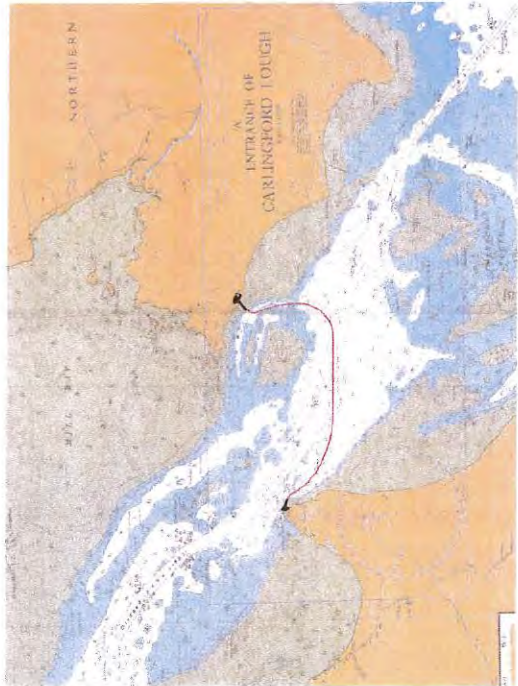
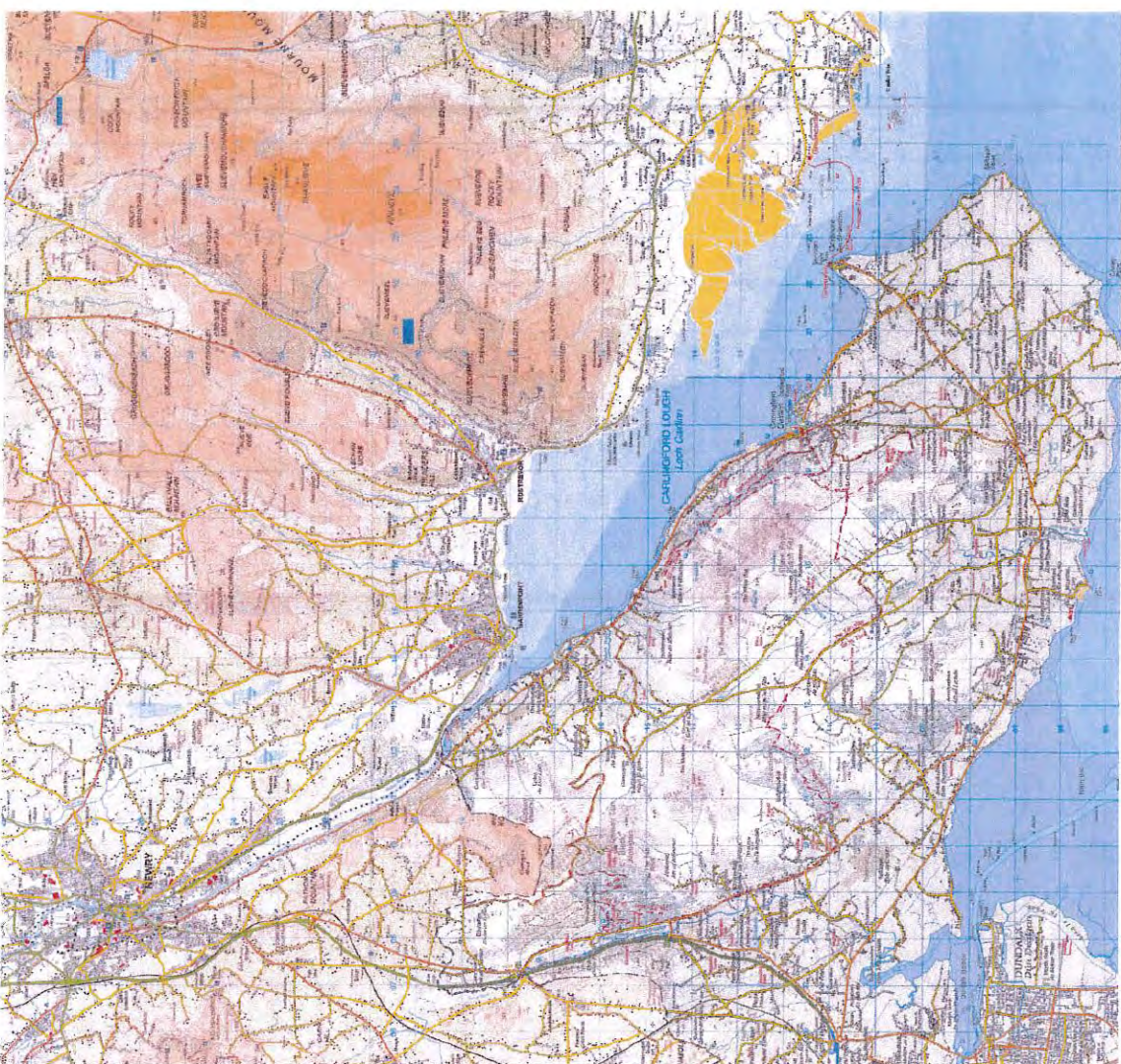


- NOTES**
1. Verifying Dimensions. The contractor shall verify dimensions against all other drawings. All dimensions are given to the part of the work.
 2. Existing Structures. In cases where the location of existing structures is indicated on the drawing to be removed for general purposes only, it shall be the contractor's responsibility to verify the location of such structures. The contractor shall indicate any structural or material support conditions, such as, but not limited to, underpinning and (overhead) overhead water connections.
 3. Basis of Drawing. The drawing is based on the published data of the contractor. All other data, such as, but not limited to, the contractor's own data, shall be used only where indicated on these drawings. The contractor shall be responsible for the accuracy of the data used. The contractor shall be responsible for the accuracy of the data used. The contractor shall be responsible for the accuracy of the data used. The contractor shall be responsible for the accuracy of the data used.
 4. THE USER: As noted

PROPOSED FERRY ROUTE



EXTRACT FROM ADMIRALTY CHART [1:25,000]
(Scale relative to coordinate)



EXTRACT FROM DISCOVERY MAP SERIES [1:50,000]
(Scale relative to coordinate datum)

Drawing Number **DOE**

REV	Amendments	Drawn	Date
1			

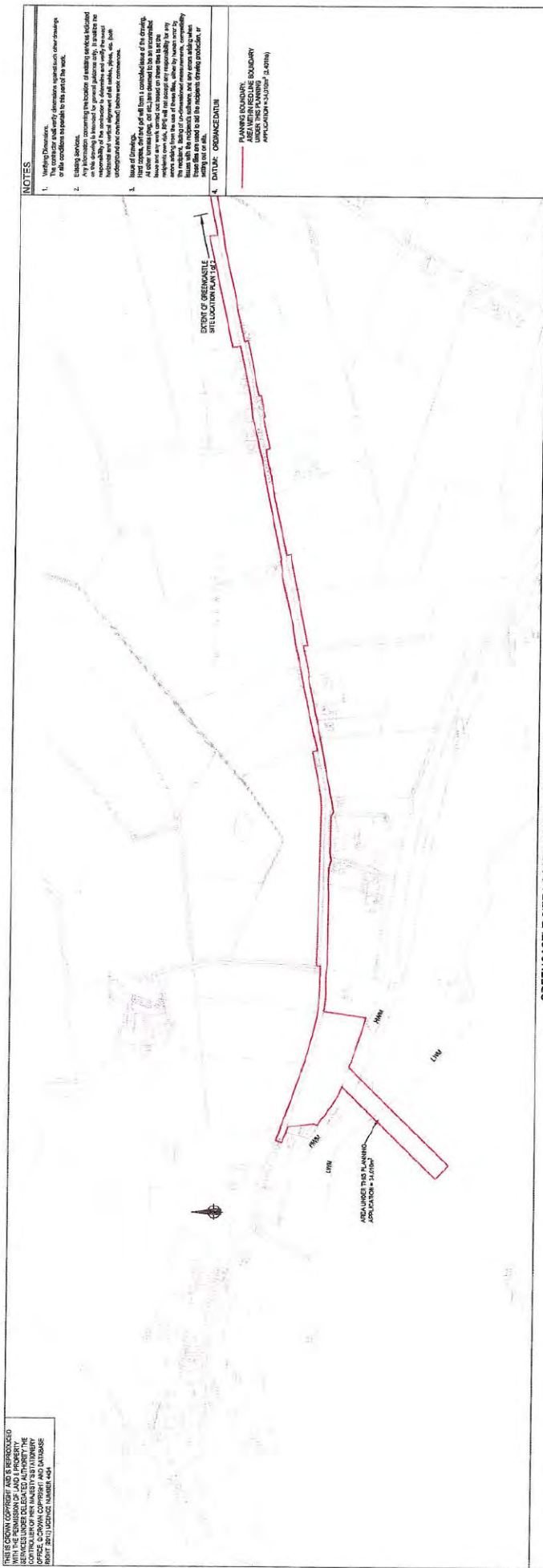
Client: Carlingford Ferries
Project: Carlingford Ferry
Title: Site Location Maps
Author:



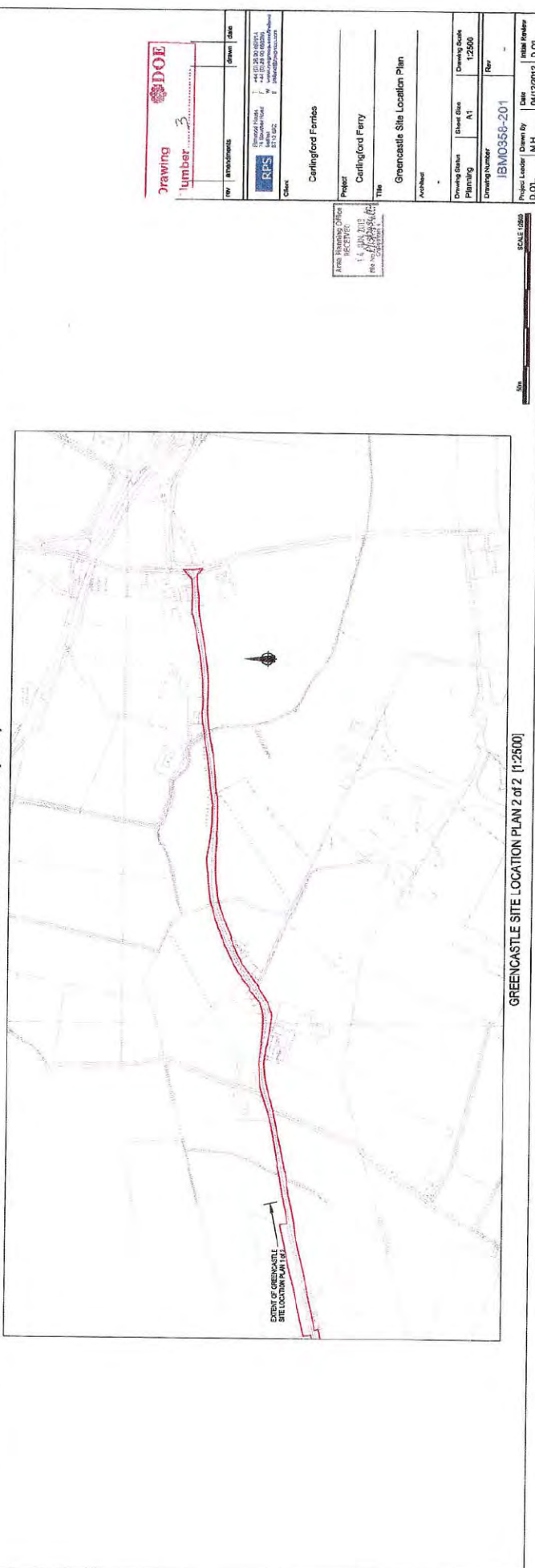
Drawing Status	Sheet Size	Drawing Scale
Planning	A1	1:50,000 (LINK)
Drawing Number		Rev
13M0358-50		-
Project Leader / Drawn By	Date	Issue Number
D.O.L. / M.H.	0052013	D.O.L.

ORANGE SURVEY BELAND
 O'CONNOR SURVEY BELAND
 AND GOVERNMENT OF IRELAND

THIS DRAWING CONTAINS AND IS REPRODUCED
 SERVICES UNDER DELEGATED AUTHORITY THE
 OFFICE OF THE ADMIRALTY AND THE
 HYDROGRAPHIC OFFICE OF THE ADMIRALTY
 (MORT 001) LICENSE NUMBER 445



GREENCASTLE SITE LOCATION PLAN 1 of 2 (1:2500)



GREENCASTLE SITE LOCATION PLAN 2 of 2 (1:2500)

NOTES

1. Verify dimensions, bearings, and elevations of all corners and other conditions as shown on this plan and as shown on the plan.
2. Existing buildings, structures, and other improvements shown on this plan are shown as they exist on the date of this plan. Any information concerning the location of buildings, structures, and other improvements shown on this plan is based on the information provided by the applicant and is not guaranteed by the Department of Environmental Protection. The Department of Environmental Protection does not warrant the accuracy of the information provided by the applicant.
3. All other lines (lines, or other lines) shown on this plan are shown as they exist on the date of this plan. Any information concerning the location of lines, or other lines, shown on this plan is based on the information provided by the applicant and is not guaranteed by the Department of Environmental Protection. The Department of Environmental Protection does not warrant the accuracy of the information provided by the applicant.

4. DATA: ORIGINATOR: [Name]

PLANNING BOUNDARY
AREA UNDER REGULATORY APPLICATION (31.0000)

Drawing Lumber 3

DOE

REV: [] APPROVED: [] DATE: []

Project: Greencastle Site Location Plan

Title: Greencastle Site Location Plan

Author: []

Project Leader: [] Date: [] Initial Reviewer: []

D.O.L.: [] M.H.: [] D.O.L.: []

Area Under Review Office RECEIVED

1 JUN 2013

10:30 AM

SCALE 1:2500

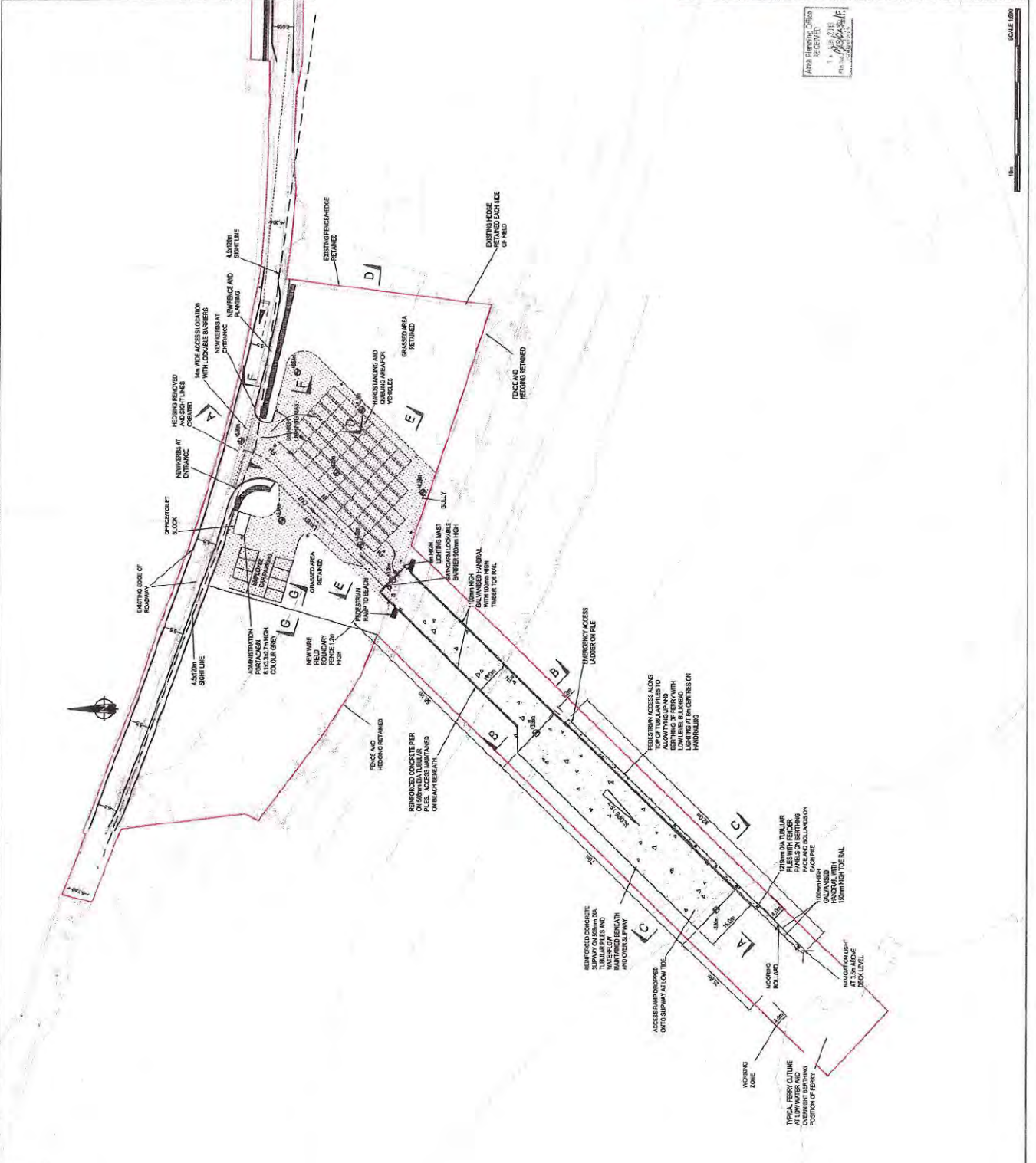
THIS DRAWING, COPYRIGHT AND IS REPRODUCED BY THE STATE OF NEW YORK UNDER THE AUTHORITY OF THE STATE ENGINEERING BOARD. THE CONTROLLER OF THE STATE ENGINEERING BOARD IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE STATE ENGINEERING BOARD.

NOTES

1. Verify dimensions, elevations, and other data as shown on this drawing against the site plan and other drawings on file with the Planning Department.
2. Existing structures, utilities, and other features shown on this drawing are for information only. It is the responsibility of the applicant to verify the location and depth of all utilities, structures, and other features before construction.
3. Base of finished grade (B.F.G.) is shown in red. All other elevations are in feet above mean sea level (A.M.S.L.).
4. DATUM: DISTANCE DATUM

LEGEND

- PLANNING BOUNDARY
- HATCHING
- PROPOSED LEVEL
- 3-4" FENCE WITH WHITE STRIPS
- 3-4" FENCE WITH WHITE STRIPS AND 1/2" GALVANIZED HORIZONTAL SLATS
- 3-4" FENCE WITH WHITE STRIPS AND 1/2" GALVANIZED HORIZONTAL SLATS AND 1/2" GALVANIZED HORIZONTAL SLATS
- DPR PERFORMANT
- 1/2" GALVANIZED HORIZONTAL SLATS



THIS IS A DRAWING FOR INFORMATION PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORD DRAWINGS AND AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PLANNING DEPARTMENT OF ANY CHANGES TO THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PLANNING DEPARTMENT OF ANY DELAYS TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PLANNING DEPARTMENT OF ANY PROBLEMS WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PLANNING DEPARTMENT OF ANY OTHER MATTERS THAT MAY AFFECT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PLANNING DEPARTMENT OF ANY OTHER MATTERS THAT MAY AFFECT THE PROJECT.

Drawing Number: 5

DOE

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/14/13
2	ISSUED FOR PERMIT	08/14/13

Client: Centingford Ferries

Project: Centingford Ferry

Title: Greencastle Proposed General Arrangement

Drawing Status: Planning

Drawing Scale: A1

Drawing Date: 1/20/13

Drawing Number: IBM00358-210

Revision: Rev A

Project Leader: [Name]

Drawn By: [Name]

Date: 04/11/2012

Initial Review: [Name]

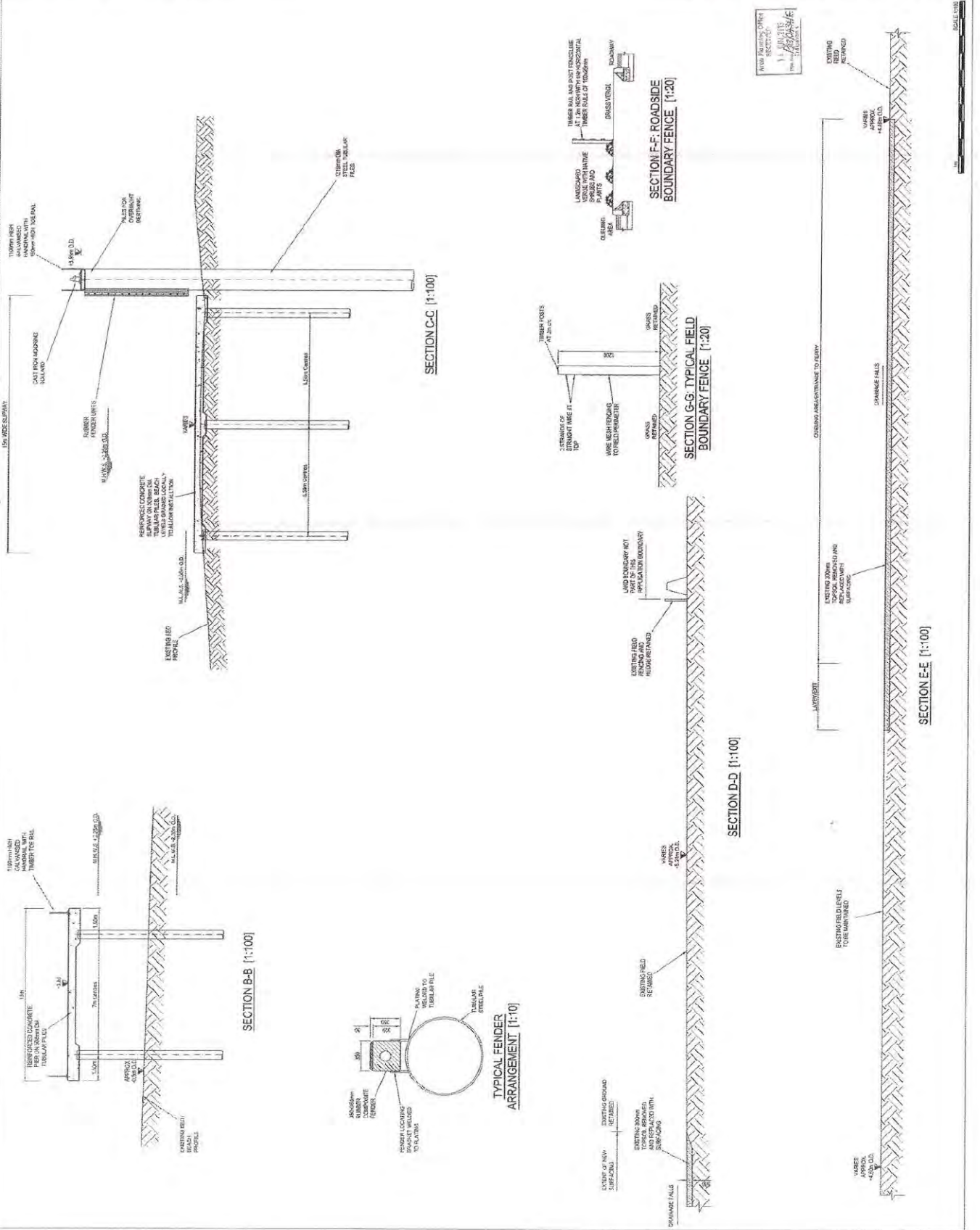
D.O.C.: [Name]

I.M.H.: [Name]

SCALE 1/8" = 1'-0"

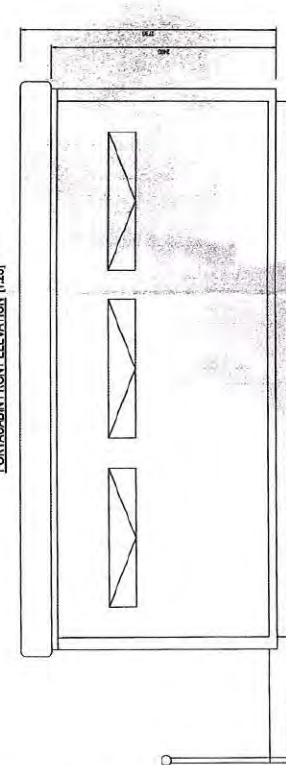
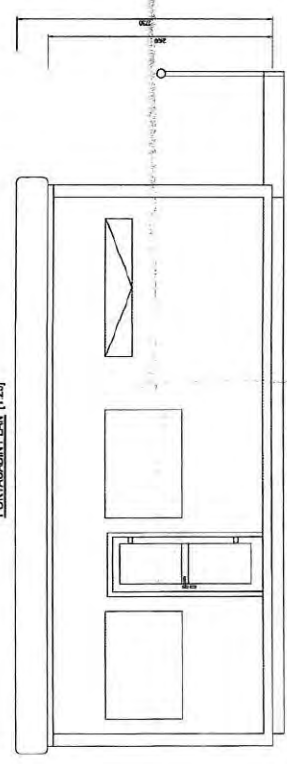
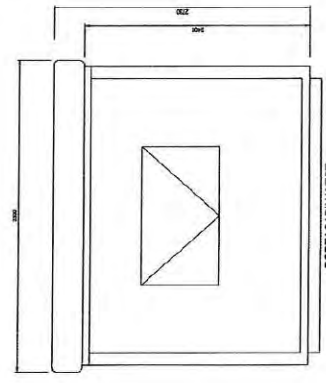
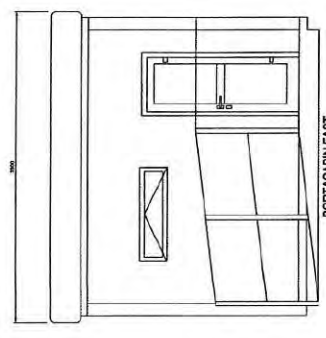
Area Planning Office
RECEIVED
[Signature]

<p>NOTES</p> <p>1. Offsetting Dimensions: All dimensions are shown in the plan view unless otherwise specified. All dimensions are shown in the plan view unless otherwise specified.</p> <p>2. Existing Utilities: Any structures, conduits, or utilities existing within the proposed work area shall be protected and maintained. All existing utilities shall be marked and maintained. All existing utilities shall be marked and maintained.</p> <p>3. Basis of Design: The design is based on the information provided by the client. The design is based on the information provided by the client. The design is based on the information provided by the client.</p> <p>4. DATE: 11/20/12</p>	
<p>Client: Carlingford Ferries</p> <p>Project: Carlingford Ferry</p> <p>Title: Proposed Sections Street 2</p> <p>Drawing Number: IBMD358-212</p> <p>Drawing Scale: 1:100</p> <p>Project Number: IBMD358-212</p> <p>Project Location: Carlingford Ferry</p> <p>Drawn By: M.H.</p> <p>Checked By: M.H.</p> <p>Date: 04/12/2012</p> <p>Scale: 1:100</p>	<p>DRWING NUMBER: IBMD358-212</p> <p>DATE: 04/12/2012</p> <p>SCALE: 1:100</p>



NOTES

1. All dimensions are given unless otherwise specified. All dimensions are given unless otherwise specified.
2. Callings: Showings.
3. Any information concerning the location of existing services (water, sewer, gas, etc.) is for information only. The contractor is responsible for the location of all services and for the correct horizontal and vertical alignment of all cables, pipes, etc. Both underground and overhead services are shown.
4. DATE: 15/03/2013



FINISHES:
 WALL PANELS - STANDARD LIGHT GREY BS 4800 (00.A.05)
 ROOF FASCIA - STANDARD LIGHT GREY BS 4800 (00.A.05)
 FRAMEWORK - NATURAL ANODISED ALUMINIUM
 STEEL MESH OVER WINDOWS FOR SECURITY
 CONCRETE BASE MUST FULLY SUPPORT FLOOR OVER ENTIRE AREA.
 MINIMUM THICKNESS OF FOUNDATION 125mm
 CONCRETE RAMP TO SIDE DOOR FOR DISABLED ACCESS TO TOILET FACILITIES

APR 17 2013
 RPS
 17 JUN 2013

Client	Cerlingford Ferries
Product	Cerlingford Ferry
Title	Proposed Portacabin Details at Greencastle
Author	
Drawing Status	Planning
Sheet Size	A1
Drawing Scale	1:25
Client's Number	IBM0358-214
Project Leader	M.J.N.
Date	15/03/2013
Issue Number	1
D.O.L.	D.O.L.



Deferred Consideration Report

Summary	
Case Officer: Jacqui McParland	
Application ID: P/2013/0434/F	Target Date: <add date>
<p>Proposal: The proposed construction of ferry terminal facilities adjacent to 80 Greencastle Pier Road, Greencastle in Co Down to allow operation of a vehicular ferry across the mouth of Carlingford Lough. The proposed works include the construction of a reinforced concrete suspended pier (58 metres long), supported by vertical tubular piles and a reinforced concrete slipway (70 metres long) to allow vehicular access to the Ferry and 12 berthing piles with fenders and steel gangway to facilitate berthing and tying up of vessels overnight, new access and hardstand for parking and queuing, kiosk for office and ancillary staff facilities, drainage and landscape proposals; Upgrade and widening to parts of the Greencastle Pier Road and provision of passing bays; floating navigational marks anchored to the bed of the Lough and laid at the edges of the navigable channel to delineate appropriate channel boundaries or to mark shallow rock outcrops and provide for safety of navigation. (Amended Pland / Additional Information Received).</p>	<p>Location: Land adjacent to 80 Greencastle Pier Road Greencastle</p>
Applicant Name and Address: Frazer Ferries Ltd Care of Agent	Agent name and Address: RPS Elmwood House 74 Boucher Road Belfast BT12 6RZ

Summary of Issues:**Summary of Consultee Responses:**

As per previous case officer report. Additional NIEA response has been considered and raises no additional concerns that cannot be dealt with by way of negative condition.

Characteristics of the Site and Area:

As per previous case officer report

Deferred Consideration:

Further to the full case officer report the application has a further assessment which must be read in conjunction with the main case officer report.

DOE marine division emailed the council on the 12th May 2015 in relation to the above application to state that they were unsure that the ES provided with the application adequately addressed the Shellfish Waters along the Greencastle shore. Shellfish Waters are protected under an EC directive.

Following this initial email, discussions took place between DOE Marine division and the Planning Department in which the Planning Department highlighted chapters 7 and 8 of the environmental statement together with the FEI submitted with the application. We also highlighted that Chapter 8 recommended mitigating measure in relation to the discharge of the toilet and that this would be negatively conditioned that this is has an agreement to be linked to a public sewer or discharge consent to demonstrate a waste water treatment solution that ensures <230 *E.coli* colony forming units (cfu) per 100 mls of water over the shellfish harvesting area for <75% of the time prior to commencement of development on site. DOE Marine division having reviewed the content of the environmental statement and in light of the proposed negative condition have no further issues in relation to this proposal accept the negative condition proposed. Condition No. 15 has been amended to reflect this.

In relation to the latest response from NIEA HMU they have highlighted concerns in relation to the archaeological impact of the proposed road widening and its potential impact on the archaeological remains within the surrounding area. The Planning Department have already considered this in their assessment of the application and have included a condition (No. 10) of the previous report stating that all No site works of any nature or development, including road widening take place until a programme of archaeological work takes place in a scheme to be submitted to and agreed by the Planning Authority. In attaching this condition, the Planning Authority have ensured that the precautionary approach as outlined within BH 1 has been adopted.

Therefore given the most recent consultation response from NIEA, together with all the relevant material consideration, it is recommended that this proposal meets Planning Policy.

Conditions/Reasons for Refusal:**Conditions**

10. No site works of any nature or development, including road widening, shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Planning Authority. The programme should provide for the identification and evaluation of the archaeological remains within the site, for mitigation of the impacts of the development through excavation recording or by preservation of remains and for the preparation of an archaeological report.

Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

15. No development shall take place on site until method of sewage disposal has been agreed in writing with Northern Ireland Water or a consent to discharge to demonstrate a waste water treatment solution that ensures <230 *E.coli* colony forming units (cfu) per 100 mls of water over the shellfish harvesting area for <75% of the time prior to commencement of development on site has been granted. This must be submitted to and agreed in writing by the Planning Authority.

Reason: To protect the designated sites.

Signature(s): Jacqui McParland

Date: 27th May 2015

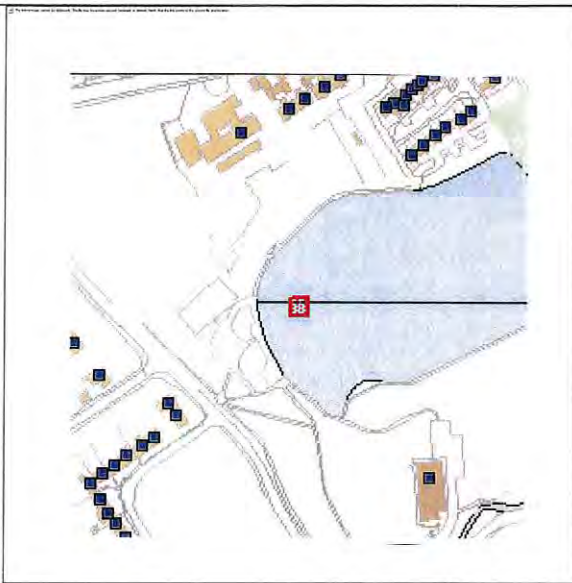


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 10th June 2015	Item Number:
Application ID: LA07/2015/0200/F	Target Date:
Proposal: A piece of public art.	Location: Bessbrook Pond 200m NW from Bessbrook Community Centre Mill Road Bessbrook Newry BT35 7DS
Referral Route: Application made by Newry Mourne and Down District Council	
Recommendation:	Approval
Applicant Name and Address: Darren Rice Newry Mourne and Down District Council Crossmaglen Community Centre O'Flaich Square Crossmaglen BT35 9HG	Agent Name and Address:
Executive Summary: Full application for Public Art at Bessbrook Pond, Bessbrook.	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
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Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Application has been assessed against the relevant planning policy as discussed. No issues as a result.

Characteristics of the Site and Area

The site as outlined in red takes in the entire Bessbrook Pond, which is located behind the old mill in Bessbrook. The site is located within the development for Bessbrook and is zoned as a Conservation Area and LLPA as defined in the Banbridge Newry and Mourne Area Plan 2015. Surrounding the area a number of land uses exist including, recreational, educational, commercial, community and residential. A park area and community centre are located immediately south and west of the pond.

Planning Assessment of Policy and Other Material Considerations

Planning History
 No recent / relevant site history.

Banbridge Newry and Mourne Area Plan 2015.
 The site lies within the Development Limit for Bessbrook and also within a designated LLPA and Conservation Area.
 Policy CVN3 - Local Landscape Police Areas

The proposal will not adversely affect the intrinsic environment value and character and is therefore acceptable with regard to the designated LLPA.

PPS1 General Principals
 The application as proposed will not cause demonstrable harm to interests of acknowledges importance, and will not adversely impact on the residential amenity of any properties given the distance the nearest properties are to the proposed artwork - which is located within the pond. The application is in compliance with this planning policy.

PPS 6 BH 12 - Planning, Archaeology and the Built Environment.
 As the site lies within a Conservation Area the application was assessed against this policy. The artwork has been designed to enhance the area and sympathetic to the surrounding area and environment. The scale, form and materials are acceptable and will not result in any environmental problems. The views of the conservation remain undisturbed and natural features remaining protected. The proposal is in accordance with Bessbrook conservation Guide 1983.

DES 2 - Planning Strategy for Rural Northern Ireland
 The proposal will make a positive contribution to the townscape and remain sensitive to the character of the surrounding area in terms of design, size and scale.

In conclusion the proposal meets the above policy criteria and is therefore acceptable.

Neighbour Notification Checked	Yes
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Summary of Recommendation:
 All material planning considerations assessed before final recommendation.

Conditions/Reasons for Refusal:

Conditions

1. As required by Article 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Informatives

Signature(s)

Date:

ANNEX	
Date Valid	28th April 2015
Date First Advertised	27th May 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 44 Fountain Street, Clogharevan, Bessbrook, Armagh, BT35 7DF, The Owner/Occupier, 45 Fountain Street, Clogharevan, Bessbrook, Armagh, BT35 7DF, The Owner/Occupier, 46 Fountain Street, Clogharevan, Bessbrook, Armagh, BT35 7DF, The Owner/Occupier, 47 Fountain Street, Clogharevan, Bessbrook, Armagh, BT35 7DF, The Owner/Occupier, 48 Fountain Street, Clogharevan, Bessbrook, Armagh, BT35 7DF, The Owner/Occupier, 49 Fountain Street, Clogharevan, Bessbrook, Armagh, BT35 7DF, The Owner/Occupier, Bessbrook Community Centre, Mill Road, Clogharevan, Bessbrook, Armagh, BT35 7DS,	
Date of Last Neighbour Notification	22nd May 2015
Date of EIA Determination	
ES Requested	No
Planning History No recent / relevant history.	
Summary of Consultee Responses N/A	
Drawing Numbers and Title	

Drawing No. 01
Type: Site Location Plan
Status: Approved

Drawing No. 02
Type: Site Layout or Block Plan
Status: Approved

Drawing No. 05
Type: Detailed Drawing Plans
Status: Approved

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 10th June 2015	Item Number:
Application ID: P/2014/0284/F	Target Date:
Proposal: Construction of a BMX Track with the provision of a formal parking area (on existing tarmaced space adjacent and north-west of Derrybeg Community Centre), associated perimeter fencing, landscaping and site works and the re-location of the existing footpath link to Camlough Road at the north-west end of the site (with vehicular access via existing route between Nos. 28-30 First Avenue)	Location: Lands comprising existing open space along Camlough Road Newry (extending between approx. 25-155 metres to the South East of No.33 Second Avenue adjacent to Derrybeg Community Centre adjacent and to the rear of No's 22-28 First Avenue and adjacent and South of No. 23 Second Avenue)
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: Newry and Mourne District Council C/O Mr Dermot Russell Greenbank Industrial Estate Newry BT24 2QU	Agent Name and Address: Design3 Design 3 C/O 8 Chapel Road Camlough Newry BT35 7HQ
Executive Summary: Application for BMX Track and associated site works on existing open space along Camlough Road.	
Signature(s):	

Case Officer Report

Site Location Plan

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Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Water - Single Units East - Planning Consultations	Consulted in Error
Non Statutory	Rivers Agency	Add Info Requested
Non Statutory	Env Health Newry & Mourne District Council	No Objection
Non Statutory	Protecting Historic Monuments	No Objection

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

No objections or representations received. All consultations returned with no objection.

Characteristics of the Site and Area

The site is located adjacent to Derrybeg Community Building and to the rear of 1st and 2nd Avenue, Derrybeg. The site as outlined in red takes in gravel area / carpark immediately west of First Avenue and extends to a triangular 'green' area of open space which includes paths until the metal fencing boundary at Camlough Road. There is a gentle gradient between Camlough Road to First Avenue with the land falling sloping down towards the west.

Planning Assessment of Policy and Other Material Considerations

History

P/2012/0011/F

Provision of a 232 metre squared single story modular building for the purposes of a community centre. The centre will consist of a multi-purpose room, meeting rooms and ancillary accommodation, with 2.4 metre high paladin type perimeter fencing and access gates.

Lands adjacent to First Avenue

Derrybeg

Newry and between Camlough Road

Newry and First Avenue Derrybeg

Approval

11.05.2012

Below is the prevailing planning policy this application has been assessed against with an analysis of this application against policy requirements.

The Banbridge / Newry & Mourne Area Plan 2015

The site is located within the Development Limit for Newry City and within an area of Major Existing Open Space. The Plan states these areas will be safeguarded under policy OS1 in PPS8 - Open Space, Sport and Outdoor Recreation. The site also lies within an Archaeological Site and Monument and also within a Pluvial Surface Water Flood Zone.

PPS1 – General Principles

This document sets out the hierarchy of policy that the proposal will be considered under, and other material considerations. There are no objections to the proposals on the basis of this policy.

PPS3 Access, Movement and Parking.

PPS8 Open Space, Sport and Outdoor Recreation - Policy OS1

This policy deals primarily with development in Existing Area of Open Space within a settlement. The policy states The Department (or Local Authority which is now applicable) will not permit development that would result in the loss of existing open space or land zoned for the provision of open space. Annex A within this policy document sets out the definition of Open Space.

A2 (ii) outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sport pitches, golf courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;

The above extract from Annex A A2 (ii) sets out the provision that best describes this proposal for a BMX Track. As the proposed application fits within the the definition of Open Space, it will not result in the loss of existing open space and is therefore acceptable with regard to this Planning Policy Statement.

A Planning Strategy for Rural Northern Ireland / Policy DES 2 Townscape

Land Use

As discussed above under the provision of Planning Policy Statement 8 the land use is acceptable for this proposed application.

<p>Amenity The proposed development as submitted will not a detrimental impact on neighbouring properties or detract from the current residential amenity of any dwelling in the vicinity of the site. The relocation of the footpath proximately 10m north west will not have a detrimental impact on neighbouring dwellings or prejudice the safety of predestrians.</p> <p>Design The design of the proposal is minimal in terms of the scheme itself not having any buildings as such apart from one storage unit located below the start hill. The site has been designed to utilise existing open space with planting provided along the Camlough Rd behind the existing metal railings to provide enclosure and screening, which helps to soften the appearance of the development from the critical views.</p> <p>This application meets the provisions of DES 2</p> <p>PPS15 Given the Pluvial Water Surface Water Zone the site is partially within Rivers Agency were consulted. On their first consultation response a drainage assessment was recommended to be carried out for consideration. This was subsequently carried out and sent to Reviers Agency for consideration. Rivers Agency then responded on 25th February 2015 accepting the findings of the Assessment and therefore have no objections to the proposal from a drainage or flood risk perspective.</p> <p>PP6 Planning, Archaeology and The Built Environment Northern Ireland Environmental Agency were consulted with regard to the Archaeological Site and Monument in this area. NIEA responded with no objections.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes/No</p>
<p>Summary of Recommendation: All material planning considerations have been taken into account - approval as recommended.</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Conditions</p> <p>1. As required by Article 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>Informatives</p> <p>1.Under the terms of Schedule 6 of the Drainage (Northern Ireland) Order 1973 the applicant must submit to Rivers Agency, for its consent, any proposal to carry out works which might affect a watercourse. Failure to obtain such a consent prior to carry out such proposals is an offence under the aforementioned Order which may lead to prosecution or statutory action as provided for.</p>	

Signature(s)
Date:

ANNEX	
Date Valid	26th March 2014
Date First Advertised	18th April 2014
Date Last Advertised	9th May 2014
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 11 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 13 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 15 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 16 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 17 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 18 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 19 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 20 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 21 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 22 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 23 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 24 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 26 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 28 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 30 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 32 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 33 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB</p> <p>The Owner/Occupier, 34 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 36 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 38 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier, 40 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ</p> <p>The Owner/Occupier,</p>	

<p>42 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ The Owner/Occupier, 44 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ The Owner/Occupier, 46 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ The Owner/Occupier, 48 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ The Owner/Occupier, 50 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ The Owner/Occupier, 52 First Avenue,Derrybeg,Newry,Co. Down,BT35 6EZ The Owner/Occupier, 9 Second Avenue,Derrybeg,Newry,Co. Down,BT35 6HB The Owner/Occupier, Head Of Trust,Southern Health And Social Care Trust,Trust Headquarters,Craigavon Area Hospital,68 Lurgan Road,Portadown,Co. Armagh,BT63 5QQ The Owner/Occupier, Newry Ambulance Station,Hospital Road,Newry,BT35 8DP</p>	
Date of Last Neighbour Notification	25th April 2014
Date of EIA Determination	
ES Requested	No
Planning History	
<p>Ref ID: P/2014/0284/F Proposal: Construction of a BMX Track with the provision of a formal parking area (on existing tarmaced space adjacent and north-west of Derrybeg Community Centre), associated perimeter fencing, landscaping and site works and the re-location of the existing footpath link to Camlough Road at the north-west end of the site (with vehicular access via existing route between Nos. 28-30 First Avenue). Amended site address and description of proposal. Address: Lands comprising existing open space along Camlough Road, Newry (extending between approx. 25-155 metres to the South East of No.33 Second Avenue adjacent to Derrybeg Community Centre adjacent and to the rear of No's 22-28 First Avenue and Decision: Decision Date:</p>	
<p>Ref ID: P/1986/157PD Proposal: EXTENSION AND REPAIRS TO DWELLING Address: 32 FIRST AVENUE, DERRYBEG PARK, NEWRY Decision: Decision Date:</p>	
<p>Ref ID: P/2006/0293/F Proposal: Provision of new play area, associated footways and curtilage including erection of 2.4 metre high paladin fence to perimeter of play area. Address: Derrybeg Play Park, between Camlough Road and First Avenue, Newry Decision: Decision Date: 17.08.2006</p>	

Ref ID: P/1999/1332/F
Proposal: Erection of community centre
Address: Second Avenue, Derrybeg Park, Newry
Decision:
Decision Date: 24.07.2001

Ref ID: P/1977/0244
Proposal: PROPOSED EXTENSION TO EXISTING BUILDING
Address: SECOND AVENUE, DERRYBEG PARK, NEWRY
Decision:
Decision Date:

Ref ID: P/1981/0490
Proposal: EXTENSION TO COMMUNITY CENTRE
Address: DERRYBEG COMMUNITY CENTRE, SECOND AVENUE, DERRYBEG PARK, NEWRY
Decision:
Decision Date:

Ref ID: P/2012/0011/F
Proposal: Provision of a 232 metre squared single story modular building for the purposes of a community centre. The centre will consist of a multi-purpose room, meeting rooms and ancillary accommodation, with 2.4 metre high paladin type perimeter fencing and access gates.
Address: Lands adjacent to First Avenue, Derrybeg, Newry and between Camlough Road, Newry and First Avenue Derrybeg, Newry,
Decision:
Decision Date: 16.05.2012

Ref ID: P/1988/1459
Proposal: Alterations to Roads Lay-out
Address: DERRYBEG ESTATE CAMLOUGH ROAD. NEWRY
Decision:
Decision Date:

Ref ID: P/1973/0152
Proposal: PROPOSED SUB-STATION DRAWING NO. MC/T 5191
Address: CARNAGAT HOUSING SITE (NEWRY)
Decision:
Decision Date:

Ref ID: P/1974/0798
Proposal: PROPOSED PLAYING FIELDS, PLAY AREAS, PATHS AND SEATING
Address: DERRYBEG PARK
Decision:
Decision Date:

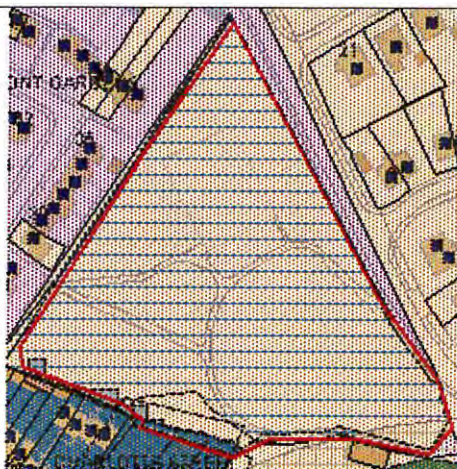
Summary of Consultee Responses All returned no objection
Drawing Numbers and Title
Drawing No. 02 REV 2 Type: Site Layout or Block Plan Status: Submitted
Drawing No. 03 REV 2 Type: Detailed Drawing Plans Status: Submitted
Drawing No. 05 Type: Miscellaneous Status: Submitted
Drawing No. 04 Type: Miscellaneous Status: Submitted
Drawing No. 01 Type: Site Location Plan Status: Submitted
Notification to Department (if relevant)
Date of Notification to Department: Response of Department:

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 10 June 2015	Item Number:
Application ID: P/2014/0996/F	Target Date:
Proposal: Proposed new play park and hurling wall facility, and ballstop fencing behind existing goal posts	Location: Located approx 70m east of 29 Clermont Gardens Warrenpoint Newry BT34 3LG
Referral Route: Application lodged by the District Council and on lands owned by the District Council.	
Recommendation: Approval	
Applicant Name and Address: Newry & Mourne District Council	Agent Name and Address: W & M Given Architects Beresford House 2 Beresford Road Coleraine BT52 1GE
Executive Summary:	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	Env Health Newry & Mourne District Council	Substantive Response Received
Non Statutory	Protecting Historic Monuments	No Objection

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

The proposal will be considered having regard to the Area Plan, all relevant material considerations and any representations received.

Characteristics of the Site and Area

The site is located at the existing play park at the Bridle Loanan, Warrenpoint. The existing grounds are in use as a community play park and playfields. The site boundary with Clermont Gardens is defined by approximately 1.5 metre high post and wire fence. The rear boundary of the properties along Charlotte is defined by a stone wall approximately 2 metres in height. The boundary with the Police station is defined by a similar sized wall with vertical sheeted cladding approximately 4 metres on top of it. To grounds to the rear of Duke Street are defined by approximately 3 metre Palisade fence and the side elevation of a large shed. The boundary running along the side of the Bridle Loanan is defined by a 1 metre high steel post fence. The playground is located on a sloping site. The playfields and playground are level with the lands sloping down towards Charlotte Street in a south western directly. The site is located within the settlement limits of Warrenpoint and An Area of Outstanding Natural Beauty. The site is within a major area for existing open space as defined in the

Banbridge, Newry and Mourne Area Plan 2015.

Planning Assessment of Policy and Other Material Considerations

Regional Development Strategy 2035, Banbridge/Newry and Mourne Area Plan 2015

PPS1

'The department's guiding principle in determining planning applications is that development should be permitted, having regard to the development plan and all other material consideration, unless the proposed development will cause demonstrable harm to interests of acknowledge importance'

PPS 3

Access, Movement and Parking

This policy is designed to ensure that any new development does not create a traffic hazard.

*The site is within an existing area of open space as defined in the Area Plan. The site therefore benefits from the protection afforded by **Policy OS 1 of Planning Policy Statement 8- Open Space, Sport and Outdoor Recreation.***

The Department operates with a presumption against the loss of existing open space and this applies irrespective of its physical condition and appearance.

The proposal includes the following:

- *New Hurling wall facility;*
- *3.5 metre high ballstop fencing behind the existing goal posts of the playing field;*
- *New play park facility; and*
- *Associated landscaping, fencing and retaining walls.*

The new hurling wall facility is to be sited on the lower end of the site (FGL 10.45) backing onto Warrenpoint Police Station. The facility will have a 5 metre high wall with a 1.2 metre high cranked fencing on top. Immediately to the rear of this wall there is to be a row of indigenous planting. Either side of the facility will be enclosed by a 5 metre high IbeX Elite fencing with one end remaining open. The surface will be of a Bitmac finish. The proposed 5 metre high wall within an existing open space maybe quite obtrusive. However having considered its siting lower than the adjacent road level and given the existing boundary to the rear of the proposal that surrounding the Police Station and the large blank side elevation of the large shed, a refusal reason on such grounds could not be sustained.

The 3.5 metre high ballstops are to be 7.5 metres in length sited behind the existing goal posts.

The new play park facility is to be sited north west of the proposed hurling wall on a slightly higher ground level of 10.80. The proposal is to be build into the gradient and will involve the

installation of a 1 metre high retaining wall. The boundaries of the park are to be defined by a 1.2 metre high bow topped railing fence. The proposed retaining wall is not of a significant height or area and the proposed facility will enhance the area and make it more attractive and user friendly.

The proposal is to provide additional community facilities within an existing community space which in my opinion will enhance and safeguard this space.

The application is also in keeping with Policy OS 5 Noise generating sports and outdoor recreational facilities, play parks do tend to create noise however it is not considered there will be any unacceptable increase in the level of noise generated given what the present use. The District Council Environmental Health section have been consulted on this this application and returned with no objections.

Open space, sport and outdoor recreation are important components of life. They provide many cultural, social, economic and environmental benefits and contribute positively to physical and mental health and a better quality of life.

This proposal is in line with the Departments Policies and will safeguard this existing open space while achieving good standards of design and landscaping.

Consultations

Roads- no objections

NIEA HMU- no objections

Environmental Health- no objections

No representations or objections received.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Having considered all of the above- Approval

Conditions/Reasons for Refusal:

Conditions

Informatives

<p>Signature(s) Joanne McVeigh</p> <p>Date:</p>

ANNEX	
Date Valid	3rd December 2014
Date First Advertised	17th December 2014
Date Last Advertised	As above
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Charlotte Street Ringmackilroy Warrenpoint</p> <p>The Owner/Occupier, 1 Duke Street,Warrenpoint,BT34 4JY</p> <p>The Owner/Occupier, 1 Oakland Crescent Dromore Warrenpoint</p> <p>The Owner/Occupier, 1 Oakland Grove Dromore Warrenpoint</p> <p>The Owner/Occupier, 10 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p> <p>The Owner/Occupier, 11 Duke Street, Warrenpoint, BT34 4JY</p> <p>The Owner/Occupier, 11 Oakland Grove Dromore Warrenpoint</p> <p>The Owner/Occupier, 12 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p> <p>The Owner/Occupier, 13 Duke Street, Warrenpoint, BT34 4JY</p> <p>The Owner/Occupier, 13A Duke Street, Warrenpoint, BT34 4JY</p> <p>The Owner/Occupier, 14 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p> <p>The Owner/Occupier, 14A Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p> <p>The Owner/Occupier, 15 Duke Street, Warrenpoint, BT34 4JY</p> <p>The Owner/Occupier, 16 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p> <p>The Owner/Occupier, 16A Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p> <p>The Owner/Occupier, 17 Duke Street, Warrenpoint, BT34 4JY</p> <p>The Owner/Occupier, 18 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p> <p>The Owner/Occupier, 19 Duke Street, Warrenpoint, BT34 4JY</p> <p>The Owner/Occupier, 2 Charlotte Street Ringmackilroy Warrenpoint</p> <p>The Owner/Occupier, 2 Oakland Grove Dromore Warrenpoint</p> <p>The Owner/Occupier, 2 Pinewood Hill, Warrenpoint, BT34 3RH</p>	

The Owner/Occupier,
20 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
21 Duke Street, Warrenpoint, BT34 4JY
The Owner/Occupier,
21 Oakland Crescent Dromore Warrenpoint
The Owner/Occupier,
22 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
23 Duke Street, Warrenpoint, BT34 4JY
The Owner/Occupier,
24 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
25 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
25 Duke Street Ringmackilroy Warrenpoint
The Owner/Occupier,
26 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
26 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
27 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
27 Duke Street, Warrenpoint, BT34 4JY
The Owner/Occupier,
28 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
28 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
28A Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
29 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
3 Charlotte Street Ringmackilroy Warrenpoint
The Owner/Occupier,
3 Duke Street, Warrenpoint, BT34 4JY
The Owner/Occupier,
3 Oakland Grove Dromore Warrenpoint
The Owner/Occupier,
30 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
30 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
30A Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,
The Owner/Occupier,
31 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
32 Charlotte Street Ringmackilroy Warrenpoint
The Owner/Occupier,
32 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
33 Clermont Gardens Dromore Warrenpoint
The Owner/Occupier,
34 Charlotte Street Ringmackilroy Warrenpoint
The Owner/Occupier,

<p>34 Clermont Gardens Dromore Warrenpoint The Owner/Occupier, 35 Clermont Gardens Dromore Warrenpoint The Owner/Occupier, 36 Charlotte Street Ringmackilroy Warrenpoint The Owner/Occupier, 36 Clermont Gardens Dromore Warrenpoint The Owner/Occupier, 38 Charlotte Street Ringmackilroy Warrenpoint The Owner/Occupier, 4 Charlotte Street Ringmackilroy Warrenpoint The Owner/Occupier, 40 Charlotte Street Ringmackilroy Warrenpoint The Owner/Occupier, 42 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF, The Owner/Occupier, 44 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF, The Owner/Occupier, 46 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF, The Owner/Occupier, 48 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF, The Owner/Occupier, 5 Duke Street, Warrenpoint, BT34 4JY The Owner/Occupier, 5 Oakland Grove Dromore Warrenpoint The Owner/Occupier, 50 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF, The Owner/Occupier, 7 Duke Street, Warrenpoint, BT34 4JY The Owner/Occupier, 7 Oakland Grove Dromore Warrenpoint The Owner/Occupier, 9 Duke Street, Warrenpoint, BT34 4JY The Owner/Occupier, 9 Oakland Grove Dromore Warrenpoint The Owner/Occupier, Duke Lodge, 29 Duke Street, Warrenpoint, BT34 4JY The Owner/Occupier, Flat A 20 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF, The Owner/Occupier, Flat B 20 Charlotte Street, Ringmackilroy, Warrenpoint, Down, BT34 3LF,</p>	
Date of Last Neighbour Notification	16th February 2015
Date of EIA Determination	N/A
ES Requested	No

Planning History

Ref ID: P/2008/1059/F

Proposal: Demolition of existing store and replacement with new unit for car maintenance.

Address: To the rear of 25 Duke Street, Warrenpoint

Decision:

Decision Date: 12.02.2009

Ref ID: P/1985/1188

Proposal: WALLED CIVIC AMENITY SITE WITH SKIPS AND COMPACTOR FOR USE BY THE PUBLIC

Address: 25A DUKE STREET, WARRENPOINT

Decision:

Decision Date:

Ref ID: P/2004/0934/A

Proposal: Erection of Crimestoppers Sign

Address: PSNI Station, No.26 Charlotte Street, Warrenpoint

Decision:

Decision Date: 03.08.2004

Ref ID: P/2005/2653/F

Proposal: Erection of garage and file storage room

Address: 22 - 24 Charlotte Street, Warrenpoint

Decision:

Decision Date: 28.04.2006

Ref ID: P/1974/0804

Proposal: PROPOSED ERECTION OF 2 NO. SHOPS AND OFFICES

Address: CHARLOTTE STREET, WARRENPOINT

Decision:

Decision Date:

Ref ID: P/2002/0518/A

Proposal: Erection of projecting steel Police Service Identification crest.

Address: Police station, Nos 22-24 Charlotte Street, Warrenpoint.

Decision:

Decision Date: 24.06.2002

Ref ID: P/1997/1299

Proposal: Housing Development (8No Dwellings)

Address: 26-30 CHARLOTTE STREET WARRENPOINT

Decision:

Decision Date:

Ref ID: P/1993/0558

Proposal: Construction of footpath from Charlotte Street to

Clermont Gardens
 Address: BETWEEN NOS40 & 42 CHARLOTTE STREET WARRENPOINT
 Decision:
 Decision Date:

Ref ID: P/2000/0102/Q
 Proposal: Site for housing
 Address: Land at Bridle Loanan, Warrenpoint
 Decision:
 Decision Date:

Ref ID: P/2007/0813/F
 Proposal: Refurbishment of playing fields to include bitmac multi sports area, footpaths, steps and ramps. General re-grading, tree and shrub planting
 Address: The existing playing fields at Bridal Loanan, Warrenpoint, BT34 3PD
 Decision:
 Decision Date: 25.09.2007

Ref ID: P/2014/0996/F
 Proposal: Proposed new play park and hurling wall facility, and ballstop fencing behind existing goal posts
 Address: Located approx 70m east of 29 Clermont Gardens, Warrenpoint, Newry, BT34 3LG,
 Decision:
 Decision Date:

Ref ID: P/1984/0569
 Proposal: HOUSING DEVELOPMENT - 28 NO 2 STOREY SEMI-DETACHED HOUSES, 15 NO 3
 Address: BRIDAL LOANAN, WARRENPOINT
 Decision:
 Decision Date:

Ref ID: P/1978/1117
 Proposal: PROPOSED SITE FOR HOUSING DEVELOPMENT
 Address: UPPER DROMORE ROAD, WARRENPOINT
 Decision:
 Decision Date:

Summary of Consultee Responses

Roads- no objections
 NIEA HMU- no objections
 Environmental Health- no objections

Drawing Numbers and Title

Drawing No. 01
Type: site location plan 1:1250
Status: Submitted

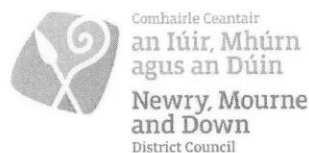
Drawing No. 02
Type: Existing site layout
Status: Submitted

Drawing No. 03
Type: Proposed site layout
Status: Submitted

Drawing No. 04
Type: Amended Park layout NTS
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2014/0145/F	Target Date:
Proposal: Erection of 52 dwellings (change of house types from previously approved under 2004/A563 and R/2003/0888/F) including car parking and landscaping	Location: Boulevard Park Dundrum Road Newcastle
Referral Route: The proposal falls within the Major Application Category as it seeks approval for 50+ dwellings and is located within a site which is more than 2 hectares in size as per the Planning (Development Management) Regulations (Northern Ireland) 2015.	
Recommendation:	Approval
Applicant Name and Address: Windsor Developments Ltd c/o agent	Agent Name and Address: Coogan and Co Architects Ltd 144 Upper Lisburn Road Belfast BT10 0BG
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Rivers Agency	Substantive Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Water - Multi Units West - Planning Consultations	No Objection
Non Statutory	Water Management Unit	No Objection
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Representations:		
Letters of Support	None Received	
Letters of Objection	1	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Issues relate to layout, design, amenity, roads, rivers. I have considered all issues, representations and consultations in light of current policy and other material considerations.		
Characteristics of the Site and Area		
<p>The site is located along Dundrum Road, Newcastle and is positioned to the rear of an existing residential development at Boulevard Park. The site is currently enclosed by mature vegetation and to the NE and NW boundaries. It was a former caravan park and contains tarmac roads, hardstandings etc associated with that use. Mounds of builders material remain on site.</p> <p>The site is located within a predominantly residential area, with roadside dwellings along Dundrum Road and a large static caravan site to the south. To the north and NE there is a residential development and another caravan park. The Carrigs River defines the rear boundary of the site.</p> <p>The proposal seeks full planning permission for the erection of 52 dwellings - a mix of semi-detached and detached dwellings with a variety of 11 house types A-F.</p> <p>The site has been previously approved for housing following a non-determination appeal for 51 dwellings R/2003/0888/F (Appeal Ref 2004/A563) granted 21st September 2005. This permission has since expired but remains a material consideration to the current proposal. This permission had a layout which followed the same road layout as in the current application but was dominated by short rows of two storey terraced dwellings with communal car parking to the front of the dwellings.</p>		

Planning Assessment of Policy and Other Material Considerations

The site is located within the settlement limit of Newcastle and within an area zoned within the Down and Ards Area Plan 2015 as Proposal NE 13 an area west of Dundrum Road, Newcastle which has been approved for 51 dwellings following a planning appeal.

In consideration of this proposal the Department will have regard to the Area Plan, Planning Policy Statements 1, 3, 7, 8, 12 and 15 and any other material consideration.

While the previous approval on site has expired, the principle of housing on this site has been accepted. Planning Policy Statement 7: Policy QD1 provides the policy context for new residential developments stating that all proposals for residential development will be expected to conform to all of the following criteria:

(A) the development respects the surrounding context and is 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 surfaced areas;

(B) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development

(C) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

(D) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;

(E) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures

(F) adequate and appropriate provision is made for parking

(G) the design of the development draws upon the best local traditions of form, materials and detailing

(H) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance; and

(I) the development is designed to deter crime and promote personal safety.

In consideration of the above it is considered that the proposal respects the surrounding residential context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance, in that it is in keeping with that constructed and immediately adjacent to the south east in Phase 1 of Boulevard Park.

There are no archaeological or built heritage features of concern within the site. The rear of the site is however, defined by the presence of the Carrigs River, regarding which Rivers Agency have been consulted - no objections to the proposal from a flood risk perspective have been

received.

With regard to the provision of public and private open space within the development. It is considered that the proposal provides a satisfactory level of private open space for each dwelling, with average rear gardens for each dwelling. A variety of garden sizes are provided which is in line with current guidance. In terms of public open space, PPS 8 is applicable as the proposal seeks approval for more than 25 dwellings, with regard to this the proposal includes a large amenity space area to the rear of the development, between those dwellings to the north west of the development and the Carrigs River - such an arrangement while not ideal for all residents in the development is considered satisfactory provision.

The site is located within walking distance of all the nearest neighbourhood facilities available in Newcastle and has an adequate movement pattern which support walking, cycling etc. The site is located on a busy bus route and the proposed layout promotes traffic calming measures.

Following a lengthy consultation with Transport NI, it is considered that adequate and appropriate provision has been made for parking within the development. Each dwelling will have incurtilage parking for two vehicles, provision has also be made for visitor parking to the rear of the development.

The design of the development is considered acceptable, it will be in keeping with the existing phase 1, in terms of design i.e. two storey, hipped roof etc. The proposed dwellings in this phase will have the following finishes rustic facing brick with contrasting bands, smooth render off white with contrasting bands to openings, black rain water goods, hardwood doors painted black, white pvc patio doors and windows, which are considered acceptable.


In terms of layout, the dwellings have been designed to ensure there is no overlooking within the development, with dwellings sufficiently separated back to back. All dwellings will front the road, which provides a pleasing asethaethic when travelling through the site.

It is considered that the development has been designed to deter crime and promte personal safety by providing an open and accessible layout with footpaths throughout.

The proposal has received an objection from Ms Magowan of Woodcroft Caravan Park, regarding the proposal, stating that proposed dwellings Nos 44, 45, 48 _ 49 are in close proximity to the adjacent boundary of the Caravan Park, they consider that this would be an invasion of privacy and that sunlight will be blocked. With respect to this, the proposed development is in close proximity to the existing caravan park and the caravans that are parked along the boundary of the above mentioned proposed dwellings. It is acknowledged that while the caravans are in close proximity to the proposed development, they are not buildings of permanent residence and as such are occupied on a temporary basis and would not therefore be affected by the proposal on a permanent basis, as such the concerns of Woodcroft Caravan Park are not given significant or determining weight.

Ms Magowans concerns also relate to the site being prone to flooding - this issue has been investigated with DARD Rivers Agency, a flood risk assessment has been submitted by the applicant / agent and Rivers Agency are content with the content of that Assessment and consequently have no reason for refusal from a drainage or flood risk perspective - see their comments dated 31st July 2014. It is noted however, that Rivers Agency advise the developer that the Murlough Drain cannot not accommodate storm water discharge from this site at present and recommend that the storm water is attenuated on site and discharge rate is restricted to green field run -off.

No objections have been received from Transport NI (Private Streets Determination drawings have been approved), NIW or NIEA Water Management Unit.

Based on the assessment of all of the above, I recommend approval.	
Neighbour Notification Checked	Yes
Summary of Recommendation:	
I have assessed all material planning considerations, issues raised by representations and consultees and consider that the proposal meets the current policy criteria. I therefore recommend approval.	
Conditions/Reasons for Refusal:	
<p>Conditions Time, Roads, Landscaping</p> <p>Informatives Rivers, Roads</p>	
Signature(s)	<i>Claire Conley</i> 
Date:	<i>27.05.15</i> <i>27.05.15</i>

ANNEX	
Date Valid	20th March 2014
Date First Advertised	2nd April 2014
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 10 Boulevard Park Murlough Upper Newcastle T Magowan</p> <p>104 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 106 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 11 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 113 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 115 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 117 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 12 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 120 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 121 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 127 Dundrum Road Murlough Upper Newcastle</p> <p>The Owner/Occupier, 14 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 15 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 16 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 17 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 18 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 19 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 2 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 20 Boulevard Park Murlough Upper Newcastle</p> <p>The Owner/Occupier, 21 Boulevard Park Murlough Upper Newcastle</p>	

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Date of Last Neighbour Notification	27th March 2014
Date of EIA Determination	^{13th} May 2015
ES Requested	No

Planning History

Ref ID: R/2014/0145/F

Proposal: Erection of 52 dwellings (change of house types from previously approved under 2004/A563 and R/2003/0888/F) including car parking and landscaping

Address: Boulevard Park Dundrum Road Newcastle,

Decision:

Decision Date:

Ref ID: R/2013/0562/PREAPP

Proposal: Pad for Social housing

Address: To rear of Boulevard Park, Newcastle,

Decision:

Decision Date:

Ref ID: R/1981/0128
Proposal: HOUSING DEVELOPMENT
Address: MURLOUGH UPPER, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/1979/0865
Proposal: PUBLIC AUTHORITY HOUSING
Address: DUNDRUM ROAD, MURLOUGH UPPER, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/2006/0121/Q
Proposal: Proposed 2G radio base station
Address: Murlock Works Dundrum Road Newcastle
Decision:
Decision Date:

Ref ID: R/1988/1042
Proposal: Housing development
Address: BOULEVARD CARAVAN SITE DUNDRUM ROAD NEWCASTLE
Decision:
Decision Date:

Ref ID: R/2003/0888/F
Proposal: Development of 60 houses.
Address: Boulevard Caravan Park, 114 Dundrum Road, Newcastle.
Decision:
Decision Date:

Ref ID: R/1999/6069
Proposal: Proposed housing development
Address: Dundrum Road, Newcastle
Decision:
Decision Date:

Ref ID: R/2000/0509/F
Proposal: Residential development - Amended scheme (29 town houses and 36 apartments).
Address: Boulevard Caravan Park, 114 Dundrum Road, Newcastle
Decision:
Decision Date: 26.07.2002

Ref ID: R/1995/0306
Proposal: Change of use from toilet block and recreational area to additional caravan parking spaces and new toilet block

Address: BOULEVARD CARAVAN PARK DUNDRUM ROAD NEWCASTLE

Decision:

Decision Date:

Ref ID: R/2003/0886/F

Proposal: Development of 71 houses.

Address: Boulevard Caravan Park, 114 Dundrum Road, Newcastle.

Decision:

Decision Date: 19.12.2005

Ref ID: R/1981/0145

Proposal: RESIDENTIAL DEVELOPMENT

Address: BOULEVARD CARAVAN PARK, DUNDRUM ROAD, NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1979/0535

Proposal: ADDITION OF THIRTEEN CARAVAN SITES

Address: BOULEVARD CARAVAN SITE, DUNDRUM ROAD, NEWCASTLE

Decision:

Decision Date:

Ref ID: R/2010/0883/F

Proposal: Part change of road in front of units 20-23 from adopted parking to incurtilage owner parking

Address: Boulevard Park, Newcastle BT33 0GH.

Decision:

Decision Date: 09.06.2011

Ref ID: R/1994/0559

Proposal: Games room for caravan park

Address: BOULEVARD CARAVAN PARK 114 DUNDRUM ROAD (TO REAR OF 118 DUNDRUM ROAD) NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1986/0386

Proposal: REPLACEMENT BUNGALOW

Address: 118 DUNDRUM ROAD, NEWCASTLE.

Decision:

Decision Date:

Ref ID: R/1993/1090

Proposal: Replacement dwelling

Address: 114 DUNDRUM ROAD NEWCASTLE

Decision:

Decision Date:

Summary of Consultee Responses
No objections have been received from Transport NI (Private Streets Determination drawings have been approved), DARD Rivers, NIW or NIEA Water Management Unit.
Drawing Numbers and Title

Drawing No. R/2014/0145/01
Type: Site location plan
Status: Submitted

Drawing No. R/2014/0145/02
Type: Landscape Layout
Status: Submitted

Drawing No. R/2014/0145/03
Type: Site Layout
Status: Submitted

Drawing No. R/2014/0145/05
Type: Floor Plan & Elevation HT A
Status: Submitted

Drawing No. R/2014/0145/08
Type: Floor Plan & Elevation HT B
Status: Submitted

Drawing No. R/2014/0145/09
Type: Floor Plan & Elevation HT B1
Status: Submitted

Drawing No. R/2014/0145/10
Type: Floor Plan & Elevation HT C
Status: Submitted

Drawing No. R/2014/0145/11
Type: Floor Plan & Elevation HT C1
Status: Submitted

Drawing No. R/2014/0145/12
Type: Floor Plan & Elevation HT D
Status: Submitted

Drawing No. R/2014/0145/13
Type: Floor Plan & Elevation HT D1
Status: Submitted

Drawing No. R/2014/0145/14
Type: Floor Plan & Elevation HT E
Status: Submitted

Drawing No. R/2014/0145/15
Type: Floor Plan & Elevation HT E1
Status: Submitted

Drawing No. R/2014/0145/16
Type: Floor Plan & Elevation HT F
Status: Submitted

Drawing No. C-104
Type: PSD Layout

Status: Submitted

Drawing No.
Type:

Drawing No. C-105
Type: Proposed Sewers Layout
Status: Submitted

Drawing No. C-102
Type: Roads Section
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2014/0487/F	Target Date:
Proposal: Proposed new production buildings to be erected in two phases, and located behind the existing storage and production area, extension to existing car park.	Location: 11 Burrenreagh Road Castlewellan BT31 9HH.
Referral Route: The proposal falls within the Major Application Category as it seeks approval for a development which is located on a site which is larger than 1 hectare as per the Planning (Development Management) Regulations (Northern Ireland) 2015.	
Recommendation:	Refusal
Applicant Name and Address: Alternative Heat and Kane Heating	Agent Name and Address: Paul SKelly PS Design 49 Hillsborough Road Carryduff BT8 8HS
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
Consultations:		
Consultation Type	Consultee	Response
Statutory	Rivers Agency	No Objection
Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Statutory	Env Health Down District Council	Substantive Response Received
Representations:		
Letters of Support	2 (same person)	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Issues relate to the proposal's compliance with current planning policy requirements contained within PPS1, 2, 4 and 21 primarily. The size and scale of the proposal is important given the site's rural location and the size of the expansion proposed, given that it is considered to be a significant increase.</p>		
Characteristics of the Site and Area		
<p>The site is located in the open countryside, along the minor Burrenreagh Road, approximately 2 miles from the village of Castlewellan and outside the small settlement of Burrenbridge. The application site consists of a portion of an agricultural field and also contains a number of buildings. The buildings on site consist of a recently extended office block, which fronts onto the Burrenreagh Road, adjacent and to the rear of which there are two larger sheds, which are agricultural in design and used for storage. The land to the rear of the sheds rises very gently in a south-westerly direction and is defined along the field boundaries by mature vegetation.</p> <p>The site is visible from Burrenreagh Road particularly on approach from the south east. It is also visible in the wider landscape when viewed on approach from the north east along Dublin Road, Castlewellan</p> <p>A large car parking area has recently been created on the site adjacent and south east of the buildings adjacent to the road frontage, following the demolition of a vacant building. This part of the site is enclosed with fencing.</p> <p>The area is rural in character and predominantly agricultural in use. There are number of detached single dwellings dispersed throughout the area, many of which front onto the Burrenreagh Road. Burrenreagh Primary School lies further south east of the site.</p> <p>The surrounding topography is undulating with more elevated land to the rear of the site, while</p>		

the land to the north slopes down in a northerly direction towards Castlewellan.

History

A number of buildings were initially constructed on the site and subsequently made the subject of a retrospective planning application for their retention. Planning permission was granted for the retention of storage units and the retention and extension to an office building on 25 June 2012 under R/2011/0697/F.

Planning Assessment of Policy and Other Material Considerations

Nature of the Proposal

The applicant seeks full planning permission for the erection of two production buildings in connection with the established Alternative Heating Kane Heating and the retention and extension of the existing car parking area. The applicant currently uses 2 existing sites in Annsborough and Burrenbridge for the manufacture of heating units while the application site is currently used by Kane Heating for office and storage facilities.

The proposed units are to be located to the rear of the existing buildings and will be comprised of two large industrial style buildings which will be positioned one behind the other in the landscape. Both of the proposed buildings will be 38m in length and 25.3 m in width, with a maximum ridge height of 8m. They are constructed in kingspan cladding.

The buildings are proposed to step up the hill and cut into the existing levels.

The site is located within the rural area and an Area of Outstanding Natural Beauty (AONB) as identified in the Ards and Down Area Plan 2015.

The policy context for this application is mainly provided by Planning Policy Statement 1 'General Principles', Planning Policy Statement 21 (PPS 21) 'Sustainable Development in the Countryside', Planning Policy Statement 4 (PPS 4) 'Planning and Economic Development' and Planning Policy Statement 2 (PPS 2) 'Natural Heritage'.

Policy CTY 1 of PPS 21 states, amongst other things, that planning permission will be granted for industry and business uses in the countryside in accordance with PPS 4.

The relevant policy in PPS 4 is Policy PED 3 which refers to proposals for the expansion of an established economic development use in the countryside. Policy PED 3 of PPS 4 states that the expansion of an established economic development use in the countryside will be permitted where the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is no major increase in the site area of the enterprise. Proposals for expansion will normally be expected to be accommodated through the reuse or extension of existing buildings on the site. Where this is not possible new buildings may be approved provided they are in proportion to the existing buildings and will integrate as part of the overall development. Any extension or new building should respect the scale, design and materials of the original buildings on the site.

The existing established use on the site relates purely to office and storage use and occupies a site of 0.44 hectares and is based in 3 buildings 858.75 sq ms in storage use and 395.75 sq ms in Office use. Contrary to what has been stated in support of the application, the established use is purely storage and office use and there is no established industrial or manufacturing economic

development use on the site. The planning application, if approved, would introduce a separate manufacturing use on the site.

The supporting statement submitted with the application advises that the business requires a purpose built shed on site to facilitate manufacturing on the site. The application proposes to increase the site area by 1.36 hectares, including an area of car parking and includes a proposed increase in floorspace of 1922 sq ms. It is considered in light of the above that this increase is significant and represents a major increase in the site area of the enterprise. In addition, it is considered that the scale of the proposed expansion will result in further unacceptable encroachment into the rural area, on a site which is relatively prominent when viewed from the surrounding roads, particularly on approach from the south west along Burrenreagh Road and Dublin Road Castlewellan. This would be harmful to the rural character and appearance of the local area. In light of this the proposal is considered to be contrary to policy.

It is considered that the proposal would not allow the satisfactory integration of the buildings into the countryside given their nature, scale and siting. It is considered that they are not in proportion to the existing buildings on the site, nor would they integrate as part of the overall development.

The policy continues that for the major expansion of an existing enterprise that would not meet the above policy provisions, the proposal will only be permitted in exceptional circumstances where it is demonstrated that:

- relocation of the enterprise is not possible for particular operational or employment reasons;
- the proposal would make a significant contribution to the local economy; and
- the development would not undermine rural character.

The applicant has addressed these issues in a supporting statement and advises that the fabrication activities of the business are carried out on rented sites divorced from the business headquarters and that integration of these activities with the existing administrative and storage facilities will ensure the efficient operation of the business and allow it to increase its productivity and success. It is acknowledged that the current business is located across a number of sites, 2 of which are located in premises in nearby settlements. However it is considered that the application site, by virtue of its location and nature, is not suitable for the proposed manufacturing use and the scale and nature of the expansion proposed.

The supporting statement advises that the proposal will make a significant contribution to the local economy, in light of its current annual turnover of £30 million and employment of over 100 people. No detailed evidence has been submitted, in support of the application, to sustain these figures or demonstrate this level of employment. It has also been stated that the proposal will result in the employment of only an additional 10-15 people.

In terms of rural character the supporting statement acknowledges that the extension will involve a significant increase in the area of the site and buildings but argues that the proposal will be integrated into the landscape given the backdrop of higher ground and stepping of buildings into the landscape along with the proposed earth banking and extensive planting. While the proposed use of planting is noted it is considered that a proposal of this nature and scale can not be successfully integrated into this site or rural area without harm to the rural area.

While the Council acknowledge that part of its role is to facilitate the growth of businesses and that over time businesses will need to expand, such growth should be sustainable and balanced against the potential for an adverse impact on the rural environment. On this basis it is considered that the proposal to be contrary to policy. The applicant has not demonstrated that the required 'exceptional circumstances' exist to permit this major expansion.

It is considered that the application fails the policy tests in PED 3 of PPS 4. The proposal is therefore contrary to PPS 4 and, as a consequence, CTY 1 of PPS 21.

In the light of the above, it is also considered that the proposal is contrary to a number of the policy tests in PED 9 of PPS 4. In particular it is considered that it is not compatible with surrounding land uses, which are predominantly rural in nature. There is no established manufacturing use on the site. Established uses are purely storage and office related. It is considered, as previously outlined that the proposal would adversely affect the natural heritage of the area within this AONB. The site layout, building design, associated infrastructure and landscaping are not of a high quality. Nor does the proposal incorporate measures to assist integration into the landscape.

PPS 2 is relevant to the proposal in that the site is located within the AONB as identified in the Ards and Down Area Plan 2015. Policy NH 6 is applicable in this case and states that planning permission for new development within an AONB will only be granted where it is of an appropriate design, size and scale for the locality and all the following criteria are met:

(A) The siting and scale of the proposal is sympathetic to the special character of the AONB in general and of the particular locality; and

(B) it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape; and

(C) the proposal respects:

- local architectural styles and patterns;
- traditional boundary details, by retaining features such as hedges, walls, trees and gates; and
- local materials, design and colour.

As outlined above, it is considered that the proposal is contrary also to this Policy NH 6 in that the siting and scale of the proposal is not sympathetic to this sensitive area.

It follows therefore that the proposal is therefore also contrary to policies CTY 13 and 14 of PPS 21 in terms integration and rural character. It is considered given the size and scale of the proposal as described above, its intention to cut into the surrounding landscape as can be seen in the cross section drawing and the ancillary works associated as shown on the layout drawing, that if permitted, the proposal would have a detrimental impact on the rural character of this area, by reason of its prominence, lack of integration and failure to blend with existing natural features which provide a backdrop.

In the light of the above it is also considered that the proposal is contrary to PPS 1 in that it would result in harm to interests of planning importance.

PPS 3 Access, Movement and Parking is relevant to the proposal in terms of the Councils consideration of road safety. Policy AMP 2 is applicable which states that planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

(A) such access will not prejudice road safety or significantly inconvenience the flow of traffic; and

(B) the proposal does not conflict with Policy AMP 3 Access to Protected Routes.

In consideration of this policy DRD Transport NI has been consulted and they have commented with no objections to the proposal. It is considered therefore that the proposal complies satisfactorily with this policy.

It is noted that the Council has received a letter of support from Margaret Ritchie MP stating that the proposal will improve and consolidate the business' operations in the Castewellan Area, provide job opportunities and allow the business to grow.

In assessment of this proposal the Council consulted with Transport NI, Rivers Agency and Down District Council Environmental Health, no objections to the proposal were received and it is noted that EHO has requested the attachment of a condition relating to hours of operation should any approval be forthcoming.

No objections were received from neighbours or third parties of the site.

On the basis of all of the above the Council recommends refusal.

Neighbour Notification Checked

Yes


Summary of Recommendation:

The proposal is considered to be contrary to Policies PED 3 and PED 9 of PPS 4, NH6 of PPS 2 and CTY 1, 13 and 14 of PPS 21, due to the nature, size and scale of the proposal at this sensitive location.

Conditions/Reasons for Refusal:

Refusal Reasons

1. The proposal is contrary to Policy PED 3 of Planning Policy Statement 4: Planning and Economic Development in that the proposal if permitted would harm the rural character / appearance of the local area by reason of its scale, nature and increase in the site area of the enterprise.
2. The proposal is contrary to PED 9 of PPS 4 in that it is not compatible with surrounding land uses; would adversely affect features of natural heritage; does not provide high quality site layout, building design, associated infrastructure or landscaping arrangements.
3. The proposal is contrary to Policy NH 6 of Planning Policy Statement 2: Natural Heritage, in that the siting, scale and massing of the proposal is not sympathetic to the sites special character and location within an Area of Outstanding Natural Beauty.
4. 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.
5. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and therefore would not visually integrate into the surrounding landscape.
6. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.

<p>7. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed buildings fail 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</p> <p>8. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p> <p>9. The proposal is contrary to Planning Policy Statement 1 in that it would cause harm to interests of planning importance.</p>	
<p>Signature(s)</p>	
<p>Date:</p>	<p>27 May 2015</p>

ANNEX	
Date Valid	15th September 2014
Date First Advertised	1st October 2014
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 15 Burrenreagh Road Burrenreagh Castlewellan M Ritchie MP 32 Saul Street Demesne Of Down Acre Downpatrick The Owner/Occupier, 9 Burrenreagh Road Burrenreagh Castlewellan	
Date of Last Neighbour Notification	7th October 2014
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: R/2014/0487/F Proposal: Proposed new production buildings to be erected in two phases, and located behind the existing storage and production area, extension to existing car park. Address: 11 Burrenreagh Road, Castlewellan, BT31 9HH., Decision: Decision Date: Ref ID: R/1991/0415 Proposal: Farm dwelling Address: ADJ 11 BURRENREAGH ROAD CASTLEWELLAN Decision: Decision Date: Ref ID: R/1996/0783 Proposal: Farm dwelling Address: ADJ TO 11 BURRENREAGH ROAD CASTLEWELLAN Decision: Decision Date: Ref ID: R/1997/0780 Proposal: Change of use from builders office to dwelling house Address: ADJACENT TO 11 BURRENREAGH ROAD CASTLEWELLAN Decision:	

Decision Date:

Ref ID: R/1995/0204

Proposal: Farm dwelling

Address: ADJ TO 11 BURRENREAGH ROAD CASTLEWELLAN

Decision:

Decision Date:

Ref ID: R/2011/0697/F

Proposal: Proposed new office building, retention of storage units and retrospective application for existing extension

Address: 11 (Trading as 11a) Burrenreagh Road Burrenreagh Castlewellan Co Down BT31 9HH,

Decision:

Decision Date: 25.06.2012

Ref ID: R/2006/0670/O

Proposal: Proposed replacement dwelling and detached garage (amended plans).

Address: 11 Upper Burren Road, Burrenreagh, Castlewellan, Co Down, BT31 9HP

Decision:

Decision Date: 04.04.2007

Ref ID: R/2007/0697/F

Proposal: Proposed replacement dwelling with garage in substitution for Outline approval R/2006/0670/O (amended proposal description)

Address: 11 Upper Burren Road Burrenreagh Castlewellan Co Down BT31 9HP

Decision:

Decision Date: 05.09.2008

Ref ID: R/1976/0050

Proposal: 11KV O/H LINE

Address: BURRENREAGH

Decision:

Decision Date:

Summary of Consultee Responses

DRD Transport NI : No objections subject to access conditions.

DDC Environmental Health: Planning Conditions on hours of operation due to close proximity of residential dwellings; operation limited to 0700 – 1800 Monday – Friday, 0800 – 1700 Saturday and no working on Sunday; exit doors on west elevation to be kept closed during production.

DARD Rivers Agency – No objection – subject to informatives

Drawing Numbers and Title

Drawing No. R/2014/0487/01
Type: Site location Plan
Status: Submitted

Drawing No. R/2014/0487/02
Type: Proposed Site Layout
Status: Submitted

Drawing No. R/2014/0487/03
Type: Elevations & Section
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: