

September 28th, 2015

Notice Of Meeting

You are invited to attend the Planning Committee Meeting to be held on **Wednesday, 30th September 2015** at **10:00 am** in the **Boardroom District Council Offices Monaghan Row, Newry.**

The Members of the Planning Committee are:-

Chair: Councillor J Tinnelly

Vice Chair: Councillor W Clarke

Members:	Councillor M Larkin	Councillor M Ruane
	Councillor V Harte	Councillor D McAteer
	Councillor K Loughran	Councillor L Devlin
	Councillor M Murnin	Councillor G Craig
	Councillor H McKee	Councillor P Brown

Agenda

1. **Apologies.**

2. **Declarations of Interest.**

Minutes for Consideration and Adoption

3. **Minutes of Planning Development Committee Meeting held on Wednesday 2 September 2015. (Attached).**

Planning Minutes 2 September 2015.pdf

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For Noting

4. **Action Sheet of the Members' Briefing Panel Meeting held on Tuesday 8 September 2015. (Attached).**

Action Sheet - 8 September 2015.pdf

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5. **Planning Performance Figures. (Report attached).**

Planning Performance Indicators - Sept 2015.pdf

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Development Management

6. **Schedule of Planning applications and applications deferred from previous meetings for determination. (Schedule attached).**

- LA07/2015/0499/F - Education Authority South Eastern - increase in size of recently approved bitmac playground to give an additional 27.5 x 17 metres of area at 10 Mount Crescent, Downpatrick. **REC: APPROVAL. (Case Officer Report attached).**
- R/2014/0487/F - Alternative Heat and Kane Heating - proposed new production building to be erected in two phases, and located behind the existing storage and production area, extension to existing car park. **REC: REFUSAL. (Case Officer Report attached).**
- P/2010/1041/F - Mr and Mrs Murphy - proposed motor home site (amended P2

form) on lands to the rear of 35 Ballagh Road, Ballaghanery, Newcastle BT33 0LA **REC: APPROVAL. (Case Officer report attached).**

- P/2014/0293/F - Very Rev. Canon Brown ADM - proposed extension of existing approved housing development planning ref: P/2011/1067 to incorporate relocated entrance and repositioning of 6 No. dwellings with amendments to house types A, F, G & B Nos. 42-47 on lands between the Sacred Heart Grammar School and Newry High School, Ashgrove Avenue, Newry. **REC: REFUSAL. (Case Officer report attached).**

Please click on the link below which will take you to the Planning Portal - this will allow you to view the supporting documents for each planning application:-

http://epicpublic.planningni.gov.uk/PublicAccess/zd/zdApplication/application_searchform.aspx

<u>Council Schedule - 30 September 2015.pdf</u>	Page 15
<u>LA07-2015-0499-F - Education Authority South.pdf</u>	Page 19
<u>R-2014-0487-F Alternative Heat and Kane Heating.pdf</u>	Page 25
<u>Additional information - Kane Heating.pdf</u>	Page 41
<u>Council Schedule - Deferred 30 September 2015.pdf</u>	Page 49
<u>P-2010-1041-F - Mr and Mrs Murphy.pdf</u>	Page 51
<u>P-2014-0923-F Very Rev Canon Brown.pdf</u>	Page 64

For Discussion/Decision

7. Consultation response on planning application P/2015/0218/F - (Windfarm).

On lands approximately 650m south west of 40 Mullaghgarraff Road, Newry in the townlands of Gruggandoo, Grugganskeagh and Mullaghgarve BT34 5LT - construction of a wind farm comprising 12 No. wind turbines (tip height not exceeding 125 metres) and electrical substation and control building, construction of internal access tracks, spoil deposition areas, temporary construction compound, formation of passing bays on the Mullaghgarraff Road, and all associated ancillary works.

Items Restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (NI) 2014

8. R/2015/0056/0 - Mr Joseph McGreevy - lands to the rear of 105 Manse Road, Crossgar.

- Detached dwelling and garage (under PPS21 CTY6). **(Representations made by Councillor Andrews attached). (Case Officer report attached).**

This item is deemed to be restricted by virtue of Paragraph 1 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 - Information relating to any individual. The public may, by resolution, be excluded during this item of business.

Invitees

Cllr. Terry Andrews	terry.andrews@downdc.gov.uk
Cllr. Naomi Bailie	naomi.bailie@nmandd.org
Cllr. Patrick Brown	patrick.brown@nmandd.org
Cllr. Robert Burgess	robert.burgess@downdc.gov.uk
Cllr. Stephen Burns	stephen.burns@downdc.gov.uk
Cllr. Michael Carr	michael.carr@newryandmourne.gov.uk
Cllr. charlie casey	charlie.casey@newryandmourne.gov.uk
Cllr. Patrick Clarke	patrick.clarke@downdc.gov.uk
Cllr. Garth Craig	garth.craig@downdc.gov.uk
Cllr. Dermot Curran	dermot.curran@downdc.gov.uk
Mr. Eddie Curtis	eddie.curtis@newryandmourne.gov.uk
Mr. Andrew Davidson	andrew.davidson@nmandd.org
Cllr. Laura Devlin	laura.devlin@downdc.gov.uk
Ms. Louise Dillon	louise.dillon@newryandmourne.gov.uk
Cllr. Geraldine Donnelly	geraldine.donnelly@newryandmourne.gov.uk
Cllr. Sean Doran	sean.doran@newryandmourne.gov.uk
Cllr. Sinead Ennis	sinead.ennis@nmandd.org
Cllr. Cadogan Enright	cadogan.enright@downdc.gov.uk
Cllr. Gillian Fitzpatrick	gillian.fitzpatrick@newryandmourne.gov.uk
Mr. Patrick Green	patrick.green@downdc.gov.uk
Cllr. Glyn Hanna	glyn.hanna@nmandd.org
Mr. Liam Hannaway	liam.hannaway@nmandd.org
Cllr. Valerie Harte	valerie.harte@newryandmourne.gov.uk
Cllr. Harry Harvey	harry.harvey@newryandmourne.gov.uk
Cllr. Terry Hearty	terry.hearty@newryandmourne.gov.uk
Cllr. David Hyland	david.hyland@newryandmourne.gov.uk
Mrs. Patricia Kelly	patricia.kelly@newryandmourne.gov.uk
Cllr. Liz Kimmins	liz.kimmins@nmandd.org
Cllr. Mickey Larkin	micky.larkin@nmandd.org
Mr. Michael Lipsett	michael.lipsett@downdc.gov.uk
Cllr. Kate Loughran	kate.loughran@newryandmourne.gov.uk
Cllr. Kevin Mc Ateer	kevin.mcateer@nmandd.org
Cllr. Colin Mc Grath	colin.mcgrath@downdc.gov.uk
Collette McAteer	collette.mcateer@newryandmourne.gov.uk
Cllr. Declan McAteer	declan.mcateer@newryandmourne.gov.uk
Mr. Anthony McKay	anthony.mckay@nmandd.org
Cllr. Harold McKee	harold.mckee@newryandmourne.gov.uk
Eileen McParland	eileen.mcparland@newryandmourne.gov.uk
Ms. Jacqui McParland	jacqui.mcparland@nmandd.org
Cllr. Roisin Mulgrew	roisin.mulgrew@nmandd.org
Cllr. Mark Murnin	mark.murnin@nmandd.org

Mrs. Aisling Murray	aisling.murray@newryandmourne.gov.uk
Cllr. Barra O Muiri	barra.omuiri@nmandd.org
Cllr. Pol O'Gribin	pol.ogribin@nmandd.org
Mr. Canice O'Rourke	canice.orourke@downdc.gov.uk
Ms. Patricia Oakes	patricia.oakes@downdc.gov.uk
Cllr. Brian Quinn	brian.quinn@newryandmourne.gov.uk
Cllr. Henry Reilly	henry.reilly@newryandmourne.gov.uk
Mr. Sean Robb	sean.robb@downdc.gov.uk
Ms. Alison Robb	Alison.Robb@downdc.gov.uk
Pat Rooney	pat.rooney@nmandd.org
Cllr. Michael Ruane	michael.ruane@newryandmourne.gov.uk
Cllr. Gareth Sharvin	gareth.sharvin@downdc.gov.uk
Cllr. Gary Stokes	gary.stokes@nmandd.org
Sarah Taggart	sarah-louise.taggart@downdc.gov.uk
Cllr. David Taylor	david.taylor@newryandmourne.gov.uk
Caroline Taylor	Caroline.Taylor@downdc.gov.uk
Cllr. Jarlath Tinnelly	jarlath.tinnelly@nmandd.org
Cllr. William Walker	william.walker@nmandd.org
Mrs. Marie Ward	marie.ward@downdc.gov.uk
Cllr. Clarke William	william.clarke@downdc.gov.uk

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 2 September 2015 at 12.10 pm in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor J Tinnelly

In attendance: (Committee Members)

Cllr G Craig	Cllr K Loughran
Cllr L Devlin	Cllr D McAteer
Cllr M Murnin	Cllr H McKee
Cllr M Larkin	Cllr M Ruane

(Officials)

Mr L Hannaway	Chief Executive
Mr C O Rourke	Director Regulatory & Technical Services
Mr A McKay	Head of Planning
Mr P Green	Legal Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Mr R McLaughlin	Transport NI
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

Noted: Committee Members assembled at 8.30am and proceeded to visit on site the following location prior to the commencement of the Planning Committee Meeting:

(Application No: P/2010/1041/F - Lands to the rear of 35 Ballagh Road Ballaghanery Newcastle)

**P/37/2015: PLANNING APPLICATION – P/2010/1041/F
RE: PROPOSED MOTOR HOME SITE
- LANDS TO REAR OF NO. 35 BALLAGH ROAD NEWCASTLE**

Mr McKay explained additional information had been received from objectors in relation to Planning Application P/2010/1041/F giving detail on a number of aspects of this development relating to traffic surveys and other survey work carried out on behalf of the objectors.

He also added a number of challenges have been made regarding the Planning Departments processes and recommendation in regard to this application.

Mr McKay said that in light of the above information the Planning Department recommend that Planning Application P/2010/1041/F be removed from the agenda in order that Officers can examine the additional information received and look at the challenges to the Department's procedures and recommendation in relation to the said Planning Application, and bring this application to the next meeting of the Planning Committee to be held on Wednesday 30 September 2015.

AGREED: It was unanimously agreed to remove Planning Application No. P/2010/1041/F from the Planning Committee Meeting agenda dated 2 September 2015 and, in the meantime, Planning Officers to investigate the matters as contained in additional information which has been received by Planning Officers on behalf of the objectors to this planning application, and arrange for this planning application to be tabled for consideration at the next meeting of the Planning Committee to be held on Wednesday 30 September 2015.

P/38/2015: APOLOGIES / CHAIRMANS REMARKS

The following apologies were received:

Councillor W Clarke Vice Chairperson of Planning Committee
Councillor V Harte

P/39/2015: DECLARATIONS OF INTEREST

No declarations of interest were received.

**P/40/2015: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 5 AUGUST 2015**

Read: Minutes of Planning Committee Meeting held on Wednesday 5 August 2015. (Copy circulated)

AGREED: On the proposal of Councillor Craig seconded by Councillor McKee it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 5 August 2015 as a true and accurate record, subject to amending the Declaration of Interest from Councillor L Devlin to read as follows:

“Councillor L Devlin declared an interest in Planning Application P/2010/1041/F in respect of a proposed motor home site at lands at Ballagh Road Newcastle as she had dealt with the objectors of this application during her full time role working for Mr S Rogers

MLA, and she would be withdrawing from the meeting during discussion on this application.”

Matters Arising

The following issues were raised by Members under matters arising.

P/2015/0026/ FULL – Telecommunication Mast Yellow Road Hilltown

Councillor Ruane referred to concerns which had been raised with him regarding the contents of a letter received from the applicant of Planning Application P/2015/0026/F in which reference was made to the urgency of obtaining the planning decision for the application due to financial reasons. He said there were concerns that this could be seen to be potentially influencing Councillors' decision on this particular application.

Mr McKay explained the letter simply highlighted that the applicant was anxious to have a decision issued on the application whether it be an approval or a refusal and in his view the contents of the applicant's letter was not an attempt to put Councillors under any pressure in respect of the application. He added that the Planning Department alert Councillors of the submission of any information which is received after the closing date relating to Planning Applications which are tabled for discussion at the Planning Committee Meeting and the Department continue to be consistent in doing so.

Mr Green said discussions regarding Planning Application P/2015/0026/F did not take into account the contents of the letter submitted by the applicant.

P/2010/1041/ FULL – Motor Home Site Ballagh Road Newcastle

Councillor McAteer referred to the decision taken at the Planning Committee Meeting in August 2015 whereby it was agreed representatives from Transport NI and Building Control would be requested to be in attendance at the site visit to the proposed motor home site at Ballagh Road Newcastle which was the subject of Planning Application P/2010/1041/F, and he enquired why the representatives from Transport NI and Planning Service were not in attendance at the said site visit.

Mr McKay said that in light of the receipt of late representations in relation to the planning application and his knowledge of the site, he took the decision that there would be no requirement for representatives from Building Control and Transport NI to attend the site visit. He also added the purpose of the visit was to give Members an opportunity to familiarise themselves with the site and its context in terms of the surrounding area.

P/41/2015: ACTION SHEET

**RE: MEMBERS' BRIEFING PANEL MEETING
TUESDAY 11 AUGUST 2015**

Read: Action Sheet of Members' Briefing Panel held on Tuesday 11 August 2015. (Copy enclosed)

AGREED: It was agreed to mark the above Action Sheet noted.

P/42/2015: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) P/2014/0282/ FULL

Location:

Lands opposite and approximately 50 metres south-west of No.57 Millvale Road Bessbrook (extending to the rear and north-east of Brooklawns (off McKnights Hill))

Proposal:

Erection of residential development (comprising 7 detached dwellings and 10 semi-dwellings) with associated access provision, parking provision, landscaping and site works. Amended scheme to that previously approved under File Refs; P/2008/1549/O and P/2009/0688/RM with re-routing of part of public right of way (PROW) through site and part-demolition and re-development of former mill building site with 2 detached dwellings. Part of former mill to be retained as a boundary wall.

Conclusion and recommendation from Planning Official

Approval.

AGREED: On the proposal of Councillor McAteer seconded by Councillor Craig it was agreed to approve Planning Application No. P/2014/0282/F as per the Development Management Officer Report subject to Conditions 1-8 and Informatives 1-10 as contained therein.

Abstentions 0

(2) P/2015/0049/ FULL

Location:

Cloghogue Roundabout at junction of Forkhill and Dublin Road Newry.

Proposal:

Proposed erection of antique gate and traditional stone pillars as part of heritage project on Cloghogue Roundabout.

Conclusion and recommendation from Planning Official

Approval.

AGREED: On the proposal of Councillor McKee seconded by Councillor Devlin it was agreed to approve Planning Application No. P/2015/0049/F as per the Development Management Officer Report subject to Conditions 1-7.

Abstentions 0

**P/43/2015: CONFERENCE
PLANNING REFORM IN NORTHERN IRELAND
TUESDAY 1 DECEMBER 2015**

Read: Email correspondence dated 24 June 2015 from Policy Forum for Northern Ireland giving details of a forthcoming Planning Reform Conference to be held in Belfast on Tuesday 1 December 2015 at a cost of £210 plus vat per delegate. (Copy circulated)

AGREED: It was unanimously agreed to appoint the following delegates to attend the Planning Reform Conference to be held on Tuesday 1 December 2015 in Belfast at a cost of £210 plus vat per delegate:

- Councillor M Murnin
- 1 No. Official

P/44/2015: SCHEME OF DELEGATION

Noted: In response to a query from Councillor Murnin regarding the Scheme of Delegation, Mr McKay confirmed that in line with legislation the Scheme of Delegation was available on the Council's website and a copy of the document is also available for viewing in either the Newry or Downpatrick Council Office.

**P/45/2015: FOLLOW UP
INFORMATION SESSION FOR AGENTS
RE: PLANNING COMMITTEE**

Noted: In response to a query from Councillor Murnin regarding whether a follow up information session for agents regarding the operation of the Planning Committee should be arranged, it was noted that this could be looked at in approximately 3 months time.

P/46/2015: PERFORMANCE FIGURES

RE: PLANNING COMMITTEE

AGREED: It was unanimously agreed that performance figures in respect of the Planning Department which are reported on a monthly basis to the Regulatory & Technical Services Committee Meeting are also tabled at Planning Committee Meetings on a monthly basis for noting.

There being no further business the meeting concluded at 1.00pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 30 September 2015.

Signed: _____ Chairperson

Signed: _____ Chief Executive

NEWRY, MOURNE AND DOWN DISTRICT COUNCIL
MEMBERS' BRIEFING PANEL (PLANNING)

ACTION SHEET – from Meeting held on Tuesday 8 September 2015

In Attendance: Councillor J Tinnelly (Chair)
 Councillor W Clarke (Vice Chair)
 Councillor D McAteer
 Councillor H McKee

Officials in Attendance: Mr A McKay, Head of Planning
 Mr C O'Rourke, Director of Technical and Regulatory Services
 Mr P Rooney, Principal Planning Officer
 Mr A Davidson, Senior Planning Officer
 Mr M Keane, Senior Planning Officer
 Mr P Green, Legal Advisor
 Mrs E McParland, Democratic Services Manager
 Ms C McAteer, Democratic Services Officer

The following delegated applications were presented to the Members' Briefing Panel for consideration:-

DETAILS OF APPLICATION	ACTION
<p>Application ref: P/2014/0204/F</p> <p>Applicant Name: Mr Erroll Flynn</p> <p>Proposal: Erection of detached dwelling</p> <p>Site Location: Between 12 and 14 Kidds Road (Doctors Hill, Bessbrook) Newry</p> <p>Recommendation from Planning Officer: APPROVAL</p> <p>Briefing Panel Decision: (Representations made by Councillor Taylor on behalf of local objectors)</p> <p>Councillor McAteer proposed and Councillor W Clarke seconded that the Panel are satisfied with the decision as proposed by officers under delegated powers – APPROVAL.</p>	<p>Agree with the decision as proposed by the Officers under delegated powers – APPROVAL.</p>

DETAILS OF APPLICATION	ACTION
The proposal was UNANIMOUSLY agreed.	
<p>Application ref: R/2014/0675/F</p> <p>Applicant Name: Mr and Mrs Graham</p> <p>Proposal: Dwelling and garage on a farm</p> <p>Site Location: 110m south west of 99 Drumnaconagher Road Crossgar</p> <p>Recommendation from Planning Officer: REFUSAL</p> <p>Briefing Panel Decision: (Representations made by Councillor Walker supporting the application)</p> <p>Councillor McAteer proposed and Councillor McKee seconded that the Panel are satisfied with the decision as proposed by officers under delegated powers – REFUSAL.</p> <p>The proposal was UNANIMOUSLY agreed.</p>	<p>Agree with the decision as proposed by the Officers under delegated powers – REFUSAL.</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: R/2015/0056/0</p> <p>Applicant Name: Mr Joseph McGreevy</p> <p>Proposal: Detached dwelling and garage</p> <p>Site Location: Lands to the rear of 105 Manse Road, Crossgar</p> <p>Recommendation from Planning Officer: REFUSAL</p> <p>Briefing Panel Decision: (Representations made by Councillor Andrews supporting the application)</p> <p>Councillor W Clarke proposed and Councillor McKee seconded that the Panel are satisfied with the decision as proposed by officers under delegated powers – REFUSAL – on the basis that the objection from the Ward Councillor did not merit the application being referred to the Planning Committee.</p> <p>Councillor Tinnelly proposed and Councillor D McAteer seconded that the decision be referred to the Planning Committee for determination to consider the nature and extent of the objection from the Ward Councillor.</p> <p>It was noted that the Members' Briefing Panel Operating Protocol did not make reference to a casting vote and as the Members' Briefing Panel was not a Committee or Sub Committee of the Council, Standing Orders did not therefore apply.</p> <p>Mr P Green advised that in the absence of agreement by the Members' Briefing Panel, that planning application R/2015/0056/0</p>	

DETAILS OF APPLICATION	ACTION
<p>should by default be referred to the Planning Committee for determination and that this item should be considered as exempt information under Paragraph 1 of Part 1 of Schedule 6 of the Local Government Act (NI) 2014.</p> <p>Councillor W Clarke asked that it be recorded that he was concerned the referral to the Planning Committee would set a precedent for applications being determined under CTY6 of PPS21.</p>	<p>In default of agreement to refer planning application R/2015/0056/0 to the Planning Committee for determination.</p>

For noting at the Planning Committee Meeting to be held on Wednesday 30 September 2015.

**Signed: Mr A McKay
Head of Planning**

Planning Department Performance Indicators.

Members received a report at the August Committee Meeting containing a number of performance indicators around the processing of planning applications. The report also contained some comparative historical data together with commentary on the challenging environment within which the planning function was currently operating.

This report updates the performance figures provided in August 2015 and contains some general commentary on planning matters.

The figures demonstrate continuing improvement generally and improvement by individual case officers in terms of numbers of decisions being issued. (See attached figures/graph).

It is acknowledged that the number of live planning applications in the system still sits at around 1500. However the Department is moving ahead with the process of filling vacant posts and recruiting additional planning assistants and administrative support staff and it is only when the staffing complement is enlarged that Members can reasonably expect this backlog to start decreasing.

An action arising out of the August meeting was a request by Members that older applications which could help benefit economic regeneration should be dealt with as soon as possible. Senior planning staff have responsibility for such applications. These are often complex applications and resolving outstanding issues can be time consuming. However significant progress is being made and officers expect to be able to report on applications being concluded at the Committee meeting in October.

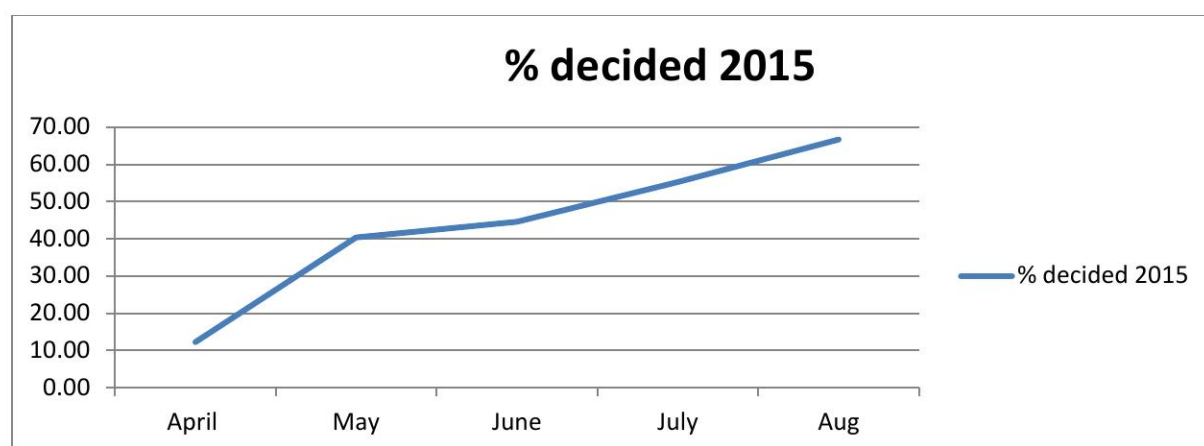
Members are advised that in the period since the August meeting, more than 110 applications have been recommended for approval and appeared on the weekly lists circulated to Members. These include new industrial development, significant investment in expanding and upgrading health and education facilities within the District, a number of tourist facilities, significant new house building and renewable energy projects including wind turbines and anaerobic digestors. This represents a significant contribution to economic wellbeing – new employment, sustaining existing jobs and investment in health and education.

Members are advised that the Independent Unionist MLA for South Down has recently issued a press statement describing the Council's planning system as at a point of stagnation, that he has had numerous complaints from constituents and planning agents about the failings of the system and that the level of service is poor. He is seeking an urgent meeting with the Chief Executive. In its response the Council has highlighted the scale of the project to reshape local government, the size of the planning resource that was transferred to Council from the Department of the Environment, the scale of the planning challenges faced in Newry, Mourne and Down, the additional resources being provided for planning by the Council and the Council's determination to transform the planning service.

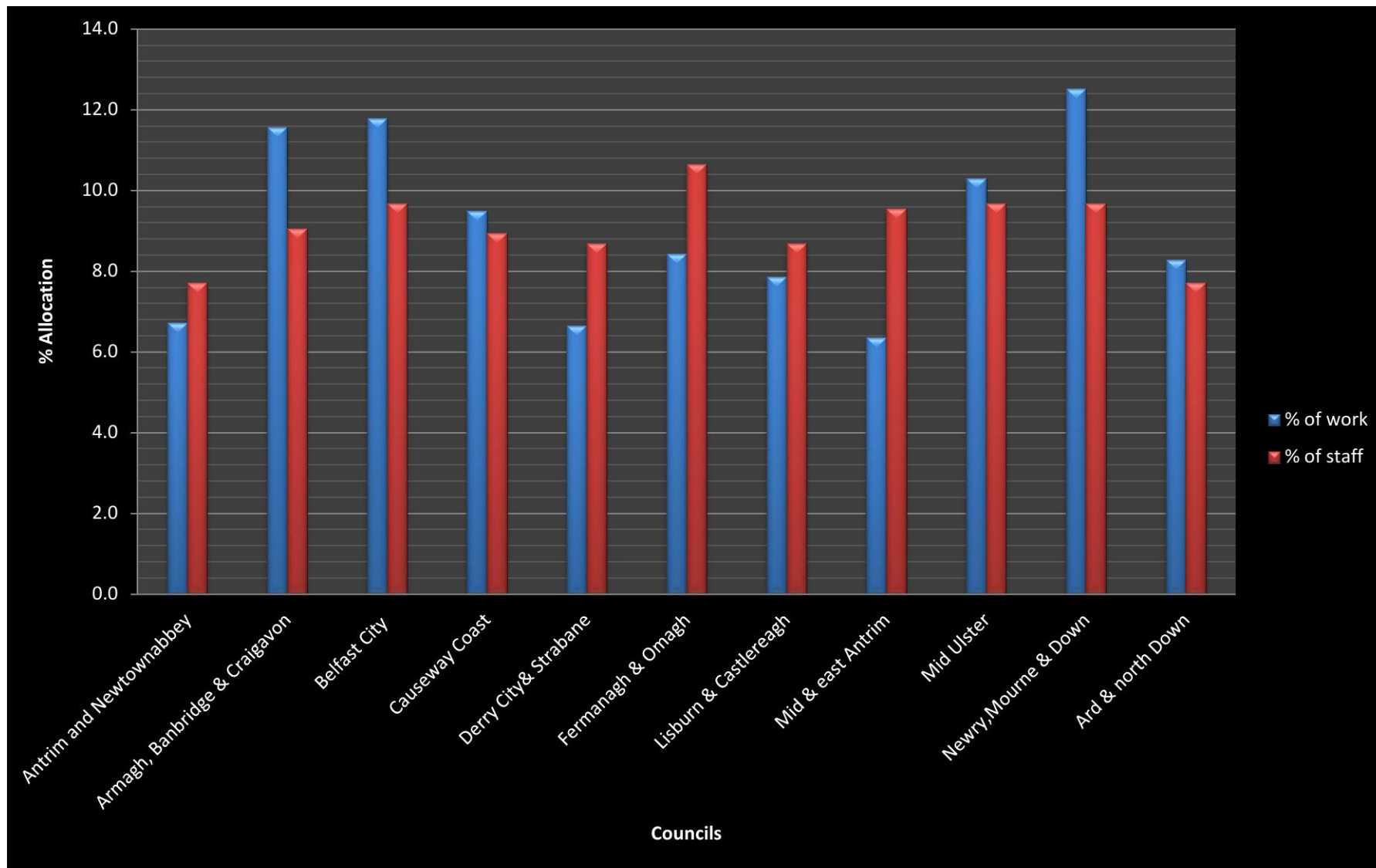
Anthony McKay

Chief Planning Officer

Month	Received 2015	Decided 2015	% decided 2015	% decided per officer 2105
April	164	20	12.20	1.22
May	171	69	40.35	4.04
June	148	66	44.59	4.46
July	152	84	55.26	5.53
Aug	102	68	66.67	6.67
Total	737	307		



Share out of DoE Planning Staff, compared to Planning Applications per Council



Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

9/30/15

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 9/30/15

ITEM NO	1			
APPLIC NO	LA07/2015/0499/F	Full	DATE VALID	6/22/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Education Authority South Eastern Grahamsbridge Road Dundonald BT16 2HS		AGENT	Education Authority South Eastern Grahamsbridge Road Dundonald BT16 2HS 02890 566347
LOCATION	10 Mount Crescent Downpatrick			
PROPOSAL	Increase in size of recently approved bitmac playground to give an additional 27.5 x 17 metres of area			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	2			
APPLIC NO	R/2014/0487/F	Full	DATE VALID	9/15/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Alternative Heat and Kane Heating		AGENT	Paul SKelly PS Design 49 Hillsborough Road Carryduff BT8 8HS 07801747897
LOCATION	11 Burrenreagh Road Castlewellan BT31 9HH.			
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.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

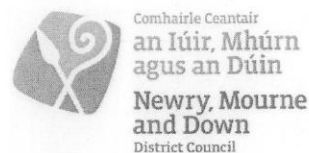
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- 1 1. The proposal is contrary to the Ards and Down Area Plan 2015 and the Banbridge and Newry and Mourne Area Plan 2015, the statutory plans for the area, in that the site lies outside any settlement limit and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for industry or economic development in the main towns or villages in the Council area in accordance with the sustainability objectives of the plans.
- 2 2. The proposal is contrary to Policy PED 2 of Planning Policy Statement 4 'Planning and Economic Development' in that there is insufficient justification to allow this type and scale of economic development within the countryside and on this sensitive site.
- 3 3. The proposal is contrary to PED 3 of Planning Policy Statement 4 'Planning and Economic Development' in that the proposal does not represent the expansion of an established Economic Development Use in the Countryside.
- 4 4. The proposal is contrary to PED 3 of Planning Policy Statement 4 'Planning and Economic Development' in that the proposal, if permitted, would harm the rural character and appearance of the local area; the proposal represents a major increase in the site area of the enterprise; the proposed buildings are not in proportion to the existing buildings and would not integrate with the overall development; the proposed buildings do not respect the scale of the original buildings on the site; and it has not been demonstrated that exceptional circumstances exist to justify that the proposal should be permitted.
- 5 5. The proposal is contrary to PED 9 of PPS 4 in that it is not compatible with the surrounding land uses; would adversely affect features of natural heritage and does not provide a high quality site layout and building design.
- 6 6. 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 site's special character and location within an Area of Outstanding Natural Beauty.
- 7 7. The proposal is contrary to Policy CTY 1 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.
- 8 8. The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, 'Sustainable Development in the Countryside' in that the proposed buildings will be a prominent feature in the landscape and would not visually integrate into the surrounding landscape.
- 9 9. The proposal is contrary to Policy CTY 14 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 and further erode the rural character of the area.
- 10 10. The proposal is contrary to Planning Policy Statement 1 in that it would cause harm to interests of planning importance.

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

ITEM NO	3			
APPLIC NO	R/2015/0056/O	Outline	DATE VALID	2/5/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Joseph McGreevy 105 Manse Road Crossgar BT30 9LZ		AGENT	Gary Patterson Architects 10 Castleward Road Strangford BT30 7LY
				NA
LOCATION	Lands to the rear of 105 Manse Road Crossgar BT30 9LZ			
PROPOSAL	Detached dwelling and garage (Under PPS21 CTY6)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- The proposal is contrary to Policy CTY1 andCTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused, while it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.



Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30th September 2015	Item Number:
Application ID: LA07/2015/0499/F	Target Date:
Proposal: Increase in size of recently approved bitmac playground to give an additional 27.5 x 17 metres of area	Location: 10 Mount Crescent Downpatrick
Referral Route: Application falls within the Major Category (the area of the site exceeds 1 hectare) within the Development Management Regulations 2015.	
Recommendation:	Approval
Applicant Name and Address: Education Authority South Eastern Grahamsbridge Road Dundonald BT16 2HS	Agent Name and Address: Education Authority South Eastern Grahamsbridge Road Dundonald BT16 2HS
Executive Summary:	
Signature(s): <i>allh...</i>	

Case Officer Report		
Site Location Plan		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NIEA	Content
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		
Characteristics of the Site and Area		
<p>The site comprises the grounds of Downpatrick Primary School, which are located off Mount Crescent, accessed via English Street, whereby the lands slope downhill from English Street to the school and beyond. The school includes the main building with area of parking, and grassed and play area and is enclosed by a mix of fencing and a wall and planting.</p> <p>The site is located within the development limits of Downpatrick, outside the boundary of the town centre, as identified in the Ards and Down Area Plan 2015, and comprises the grounds of Downpatrick Primary School. The northern and eastern boundaries of this site form the edge of the settlement limit, and it is also noted a portion of these grounds, to the northern side of the main school building is also within an LLPA. This LLPA (LLPA1) extends to include a large area including the Mound of Down.</p> <p>This area includes a mix of uses and also listed buildings and Archaeological Sites and Monuments. The grounds of this school are outside the boundary of the Conservation Area.</p>		
Planning Assessment of Policy and Other Material Considerations		
Site History		
<p>A history search has been carried out for the site and surrounds, whereby it is noted there have been previous approvals for alterations, extensions, fencing and temporary classrooms for this school.</p> <p>There is also a recent approval for works within the grounds of the primary school. R/2014/0516- Single storey detached 3 classroom blocks including replacement playground, pathways and steps, Full,, Approval, 23-01-15, Applicant: SEELB.</p>		
Consultations		
<p>Having account the location, zonings and constraints of the site and nature of this amended proposal, consultation has been carried out with NIEA, who offer no objections in principle to this</p>		

proposal.

It is noted additional consultations were carried out for the previous application as outlined above (R/14/0516).

Representations -

1 representation in opposition to the proposal has been received to date (14-08-15) from the owner/occupier of no.25 English Street, whereby the main issues raised include:

- potential impact on the amenity of this property,
- impact on the character of this area,

See file for full content of representation received.

With regards to the representation received, full account has been given to the sensitive character and nature of this area, whereby comments have been sought from NIEA whose duty is to ensure that the natural and historic environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development. As outlined above NIEA have no objections to this proposal.

Having account the location of the proposed playground area, which is located to the lower side of the site and some distance from the boundary of no.25 it is considered it will not result in any unacceptable impact on the amenity of this property, in this urban context. It is also noted how the use of this site as a school is well established.

It is noted no.25 is located within the Conservation Area of Downpatrick, although the grounds of the school are outside this boundary.

Policy: RDS, PPS1, PPS3, PPS6, Parking Standards, Ards and Down Area Plan 2015.

As stated above the site is located on the inner edge of the development limits of Downpatrick as identified in the Ards and Down Area Plan 2015, whereby the northern and eastern boundaries of this site form the edge of the settlement limit, while a portion of these grounds, to the northern side of the main school building is also within an LLPA. This LLPA (LLPA1) extends to include a large area including the Mound of Down.

Consideration

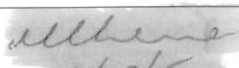
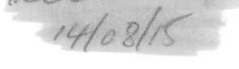
This application seeks to increase the size of the recently approved playground area, from that approved under application R/14/0516.

This playground area is located towards the lower end of the site, and is comfortably located within the grounds and boundary of the school. It is noted the lands comprising the school grounds slope steadily down from English Street to the boundary adjoining the playing fields of the high school which are located beyond.

This increased playground area will measure some 55m in length and 18m wide, which almost doubles the size of that previously approved.

It is considered this playground area which will comprise a bitmac surface will not have any significant or unacceptable impact on the character of this area or any adjoining property, due to its size, location and existing boundary treatment. This playground area will replace an existing grassed area associated with the school. The comments from NIEA are also noted.

As such approval is now recommended.

Neighbour Notification Checked	Yes
Summary of Recommendation:	
Conditions/Reasons for Refusal:	
Conditions	
Informatives	
Signature(s)	
Date:	

ANNEX	
Date Valid	22nd June 2015
Date First Advertised	8th July 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 23 English Street Demesne Of Down Acre Downpatrick The Owner/Occupier, 25 English Street,Demesne Of Down Acre,Downpatrick,Down,BT30 6AB, AS Adams 25, English Street, Downpatrick, Down, Northern Ireland, BT30 6AB The Owner/Occupier, 27 English Street,Demesne Of Down Acre,Downpatrick,Down,BT30 6AB,	
Date of Last Neighbour Notification	29th July 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
Summary of Consultee Responses	
Drawing Numbers and Title	

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

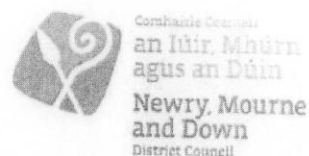
Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant) N/A

Date of Notification to Department:
Response of Department:



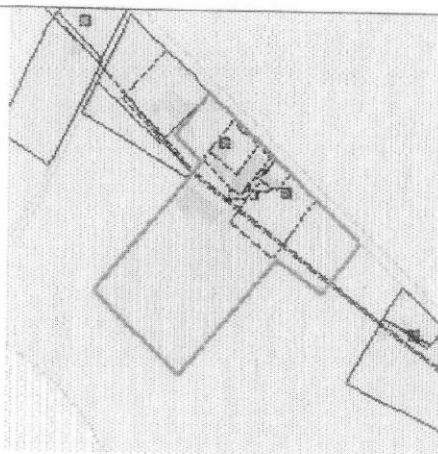
Newry, Mourne and Down District Council
 Planning Office
 Downshire Civic Centre
 Ardglass Road
 Downpatrick
 BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30 September 2015	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) 2105.	
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
Non Statutory	Rivers Agency	No Objection
Non Statutory	NI Transport - Downpatrick Office	No Objection. Substantive Response Received
Non Statutory	Env Health Down District Council	No Objection. Substantive Response Received

Representations:

Letters of Support	2
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 Issues relate to the proposals compliance with current planning policy framework and requirements as provided in the statutory plans for the area, Planning Policy Statements 1, 2, 4, and 21 primarily. The nature of the proposed use, the size and scale of the proposal are important material consideration given the site's rural location and the scale of the expansion proposed, given that it is considered to be a significant increase.

Characteristics of the Site and Area

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 unit, 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.

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

A large car parking area and access has recently been created 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.

The immediate 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.

The surrounding topography is undulating with more elevated land to the rear of the site, while the land to the north slopes down in a generally 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. The applicant was able to demonstrate at that time that buildings and the use within the application site boundary had been established for more than 5 years previous and would have been immune from enforcement action.

Planning Assessment of Policy and Other Material Considerations

Nature of the Proposal

The applicant, Alternative Heat and Kane Heating, seeks full planning permission for the erection of two production buildings to be erected in two phases, and located behind the existing storage and production area 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 buildings proposed 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. The proposed buildings are 8m to the ridge, 38m in length and

with a 25.3m gable length. The buildings will be finished with kingspan roof cladding. The buildings will be stepped into the site and cut into the existing levels.

The applicant submitted amended details on 5 June, 19 June and 3 August. These included a repositioning of the 2 additional units to the north east of the site to include an existing building currently used for storage, (a stated reduction in area within the red line of 1800sq ms). The scale of the buildings is to remain the same as originally proposed, (38m by 25.3ms) but moved to lower ground: enhanced boundary treatments to include landscaping and terracing of the car parking area; changes to the materials on the existing buildings; and improvements to existing access.

Assessment

The policy context for this application is mainly provided by the statutory plans for the District, (Ards and Down Area Plan 2015 and the Banbridge, Newry and Mourne Area Plan 2015), 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' and PPS 1 'General Principles'.

The site is located outside of any rural settlement designated in the Ards and Down Area Plan and within the open countryside. It is located within an Area of Outstanding Natural Beauty, (AONB). Amongst other things the Ards and Down Area Plan 2015 and the Banbridge, Newry and Mourne Area Plan 2015 have identified land for economic development uses in the main towns and rural settlements throughout the council area.

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. It states that all proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings.

PED 2 of PPS 4 allows for categories of economic development uses in the countryside in accordance with the provisions of specific policies contained in PPS 4:

- expansion of an established Economic Development Use in the countryside, (PED 3);
- Redevelopment of an Established Economic Use, (PED 4);
- Major Industrial Development, (PED 5); or
- Small Rural Project, (PED 6).

PED 2 also states that all other proposals for economic development in the countryside will only be permitted in exceptional circumstances. This would refer to all proposals not fitting within the categories outlined above.

The subtext to PED 2 states that the general approach is that development in the countryside should benefit economic activity while protecting or enhancing the environment. Farm diversification, the re-use of rural buildings and appropriate redevelopment and expansion proposals for industrial and business purposes offer the greatest scope for sustainable economic development in the countryside. Such proposals may, on occasion, involve the construction of new buildings however there is a need, in the interests of rural amenity and wider sustainability objectives to restrict the

level of new building for economic development purposes outside settlements. In general, new buildings for such uses in the open countryside will be strictly controlled, although it is recognised that some major industrial proposals may require a countryside location and that some small scale economic development projects may be permissible outside villages or smaller rural settlements.

The relevant policies in this case, within PPS 4, are PED 2 and PED 3. In the context of PED 2, the issue to be considered is whether the Economic Development Use that is proposed is established at this particular site or whether this represents a new use proposed in the countryside. In additional material submitted in support of the application, Donaldson Planning, on behalf of the applicant states that the application is for an extension to commercial premises at Burrenreagh Road, Castlewellan to provide improved production and storage facilities at an established commercial development.

While the Department accepted, in 2011, that there was an established use on the site for storage and offices, there was no suggestion by the applicant, at that time, that there was any manufacturing or production at the site. In the current application, submitted in September 2014, the proposal description and supporting information on current and anticipated uses includes a reference to production.

It is also clear that the scale of the use has increased to include an additional area/buildings and car parking. The number of employees has also increased from 20 to 45.

The Planning Department considers, based on the information before it and in view of the past planning history and the previous approval on the site that the established use on the site is purely office and storage. There is no planning history of an economic development use related to manufacturing or production on the site, as stated by the applicant. As a consequence, if this is accepted in planning terms, the proposal does not fall within any of the specific categories listed above in PED 2. The proposal does not represent an expansion of an established Economic Development Use in the countryside, (PED 3), Redevelopment of an Established Economic Use, (PED 4); Major Industrial Development, (PED 5); or a Small Rural Project, (PED 6). It falls into all other proposals for economic development in the countryside. On this basis the issue to be decided is if exceptional circumstances exist that might permit this proposal at this specific location. This issue is addressed below.

Even if the applicant could establish and it was accepted in planning terms that the proposal relates to the expansion of an Established Economic Development Use in the Countryside, it is also considered that the proposal would be contrary to PED 3 of PPS4. PED 3 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.*

Expansion proposals will normally be expected to be accommodated through the reuse or extension of existing buildings on the site. Where it is demonstrated that this is not possible, new buildings may be approved provided they are in proportion to the existing building(s) and will integrate as part of the overall development. Any extension or new building should respect the scale, design and materials of the original building(s) on the

site...

It is considered that the proposal represents a major expansion that does not meet the above policy provisions. In 2011 information was provided with a previous planning application stating that the area of the site was 0.22 hectares. In 2014 the area of the site is stated, by the applicant, to be 1.350 hectares, approximately 6 times the original site area, (although it is acknowledged that this was subsequently reduced by 1800sq metres). The proposal also involves the construction of 2 large units, (a proposed increase in floorspace of 1922 sq ms), and the creation of a large area of car parking, (albeit retrospectively).

In addition, it is considered, notwithstanding the proposed enhanced landscaping scheme 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 also considered to be contrary to Policy PED 9 of PPS 4, which states that a proposal for economic development use will be required, amongst other things, to ensure it is compatible with surrounding land uses and does not adversely affect features of natural heritage.

It is also contrary to Policy NS 6 of Planning Policy Statement 2 (PPS 2) 'Natural Heritage', which 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:

- the siting and scale of the proposal is sympathetic to the special character of the AONB in general and of the particular locality; and
- it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape; and
- 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.

It is considered that the proposal is contrary to 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 of integration and rural character. It is considered that the size and scale of the proposal, as described above 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.

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, as required by PED 3 of PPS 4.

In these circumstances, , as stated in PED 3, where a proposal for the major expansion

of an existing industrial enterprise does not meet with the policy provisions it 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 submitted additional material in support of the application outlining the 'exceptional circumstances' which should enable this proposal to be permitted in the context of PED 3. These have been fully assessed in the context of both PED 2 and PED 3.

This included details of: the operation and scale of current development; its economic contribution to the local economy; current and future contracts, the location of employees in relation to the application site; the need for the proposal and details of the proposed amendments to the proposal. In summary:

- the requirement to provide improved combined production and storage facilities at an established commercial development;
- details of the low cost investment proposal at the application site which is needed to increase operational efficiency for Kane/Alternative Heating to combine production/storage/office uses, currently carried out across 3 sites, at one location and to ensure the company remains in the Castlewella area;
- details of the contribution to the local economy, including a turnover of £37.4m, (80% from outside NI with offices in London, Inverness and Dundalk) £2m paid in direct wages in local area per annum, (pa); £8m to local suppliers pa; up to £6m to subcontractors pa; 112 local employees, (trebled employment levels in last 4 years);
- the proposal would mean greater efficiencies and a reduction in the current entire floor space area, (1625 sqms existing and 970 sqms proposed). The proposed floor area is the minimum required to meet the needs of the business;
- the lack of alternative options in the local area and unsuitability of sites currently being used at Mill Hill and Burrenbridge;
- the cost of relocation would make business uncompetitive and make it economically logical to relocate to England or Scotland where main contracts were, (81% of the turnover from here). Enterprise Areas on offer here. Because of the location of established markets and projected expansion and cost and time efficiencies, this would mean a relocation outside NI and a diminished role for Castlewella; and
- there was an exceptional need in the public interest to allow this proposal at this location.

The supporting material has been fully assessed in the context of prevailing planning policy by the Planning Department in its consideration of this application.

In the context of the statutory planning framework it is considered that the current statutory area plans for Newry, Mourne and Down District make sufficient provision for this type of economic development uses throughout the district. The Plan Strategy in both area plans is to focus development in the main district towns of Downpatrick and Newry to ensure appropriate critical mass to support services and business commensurate with their role as main towns. Current figures show that there is almost 54 hectares of land zoned for economic development use in Downpatrick, almost 38 hectares of which remains undeveloped. This includes almost 21 hectares of undeveloped land in Down Business Park. There is almost approximately 124 hectares of employment land zoned in Newry of which 97 hectares remain undeveloped. There is, also, employment lands available in Ballynahinch and Kilkeel as well as other smaller settlements throughout the council area. The Ards and Down Area Plan also designated a mixed Industrial Policy Area/Housing Policy Area in nearby Annsborough. While it is acknowledged that the development of this site would involve start up costs, nonetheless, a significant proportion of this designation remains available for economic uses.

The Planning Department is fully mindful of the role of planning and the Council to facilitate the growth of businesses and growing the local economy and that over time businesses will need to expand. This has been a material consideration for the Planning Department in its assessment of this application. Against this is the need to ensure, in accordance with prevailing policy as outlined above, that such growth should be sustainable and balanced against the potential for an adverse impact on the rural environment.

The Planning Department fully recognises the significant economic benefits created by the existing business, based on supporting information. It also appreciates that the business currently operates over 3 sites and a significant part of the workforce is locally based. That said, it is considered that there has been insufficient evidence or justification of the exceptional circumstances as to why this businesses requires a countryside location and why it needs to locate on this specific site.

The applicant states that the development of the site represents a low cost option that will enable the company to remain competitive and to ensure that local jobs are not lost. The Planning Department considers that there are sufficient alternative sites allocated in the statutory plan for the District and within reasonable distance from the Castlewellan. The relocation of the proposal to these available employments lands would not be unreasonable or represent a loss to the local economy. In these circumstances it has not been demonstrated why relocation of the enterprise to available employment lands elsewhere in the plan area and in accordance with the strategy in the statutory area plan is not possible for operational or employment reasons. It is considered reasonable, sustainable and appropriate to locate these jobs in these major towns in line with the statutory plan and the Regional Development Strategy, (RDS).

In arriving at this recommendation weight has also been attached to the site location within this rural area where the adjacent uses are residential and agricultural. In this context it is also considered inappropriate in planning policy terms and unsustainable to locate this scale of economic activity and associated level of staff within the rural area outside any settlement, particularly mindful of the figures submitted in support of the

application to demonstrate the progressive nature of the company and the potential for future expansion. Such a scale of economic development at this site would not be in keeping with the predominantly rural character of this area.

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 cannot be successfully integrated into this site or rural area without harm to the rural area. It is considered that insufficient grounds have been submitted to justify why a proposal of this scale has to be located at this location within the rural area and on this sensitive site within the Mourne AONB.

In the light of the above it is considered that the proposal is contrary to the provisions of the statutory area plans for the District and prevailing planning policy, including PPS 1, PED 2 and PED 3 of PPS 4, CTY 1, CTY 13 and CTY 14 of PPS 21.

Planning Policy Statement 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:

- such access will not prejudice road safety or significantly inconvenience the flow of traffic; and
- 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 has confirmed 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 2 letters of support from Margaret Ritchie MP stating that the proposal will improve and consolidate the business' operations in the Castlewellan 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 Planning Department recommends refusal.

Application ID: R/2014/0487/F

Neighbour Notification Checked

Yes

Summary of Recommendation:**Recommendation: Refusal.**

The proposal is considered to be contrary to statutory plans for the area, Policies PPS 1, PED 2, 3 and 9 of PPS 4, NH 6 of PPS 2, CTY 1, 13 and 14 of PPS 21. In arriving at this recommendation the Planning Department has assessed all material planning considerations, including issues raised by representations and consultees.

Reasons for Refusal:

1. The proposal is contrary to the Ards and Down Area Plan 2015 and the Banbridge and Newry and Mourne Area Plan 2015, the statutory plans for the area, in that the site lies outside any settlement limit and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for industry or economic development in the main towns or villages in the Council area in accordance with the sustainability objectives of the plans.
2. The proposal is contrary to Policy PED 2 of Planning Policy Statement 4 'Planning and Economic Development' in that there is insufficient justification to allow this type and scale of economic development within the countryside and on this sensitive site.
3. The proposal is contrary to PED 3 of Planning Policy Statement 4 'Planning and Economic Development' in that the proposal does not represent the expansion of an established Economic Development Use in the Countryside.
4. The proposal is contrary to PED 3 of Planning Policy Statement 4 'Planning and Economic Development' in that the proposal, if permitted, would harm the rural character and appearance of the local area; the proposal represents a major increase in the site area of the enterprise; the proposed buildings are not in proportion to the existing buildings and would not integrate with the overall development; the proposed buildings do not respect the scale of the original buildings on the site; and it has not been demonstrated that exceptional circumstances exist to justify that the proposal should be permitted.
5. The proposal is contrary to PED 9 of PPS 4 in that it is not compatible with the surrounding land uses; would adversely affect features of natural heritage and does not provide a high quality site layout and building design.
6. 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 site's special character and location within an Area of Outstanding Natural Beauty.
7. The proposal is contrary to Policy CTY 1 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

Application ID: R/2014/0487/F

located within a settlement.

8. The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, 'Sustainable Development in the Countryside' in that the proposed buildings will be a prominent feature in the landscape and would not visually integrate into the surrounding landscape.
9. The proposal is contrary to Policy CTY 14 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 and further erode the rural character of the area.
10. The proposal is contrary to Planning Policy Statement 1 in that it would cause harm to interests of planning importance.

Signature(s)

Date:

Application ID: R/2014/0487/F

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	
<p>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:</p> <p>Ref ID: R/1991/0415 Proposal: Farm dwelling Address: ADJ 11 BURRENREAGH ROAD CASTLEWELLAN Decision: Decision Date:</p> <p>Ref ID: R/1996/0783 Proposal: Farm dwelling Address: ADJ TO 11 BURRENREAGH ROAD CASTLEWELLAN Decision: Decision Date:</p> <p>Ref ID: R/1997/0780</p>	

Application ID: R/2014/0487/F

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, no working on Sunday; exit doors on west elevation to be kept closed during production.

Application ID: R/2014/0487/F

DARD Rivers Agency: No objection, with informatives.
Drawing Numbers and Title

Application ID: R/2014/0487/F

Drawing No.
 Type:
 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

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 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
 Response of Department:

Application ID: R/2014/0487/F

KANE HEATING/ALTERNATIVE HEAT

Applicants response to Planning Officers Reasons for Refusal – 23rd SEPTEMBER 2015

PROPOSAL TO EXTEND BUSINESS PREMISES AT BURRENREAGH ROAD, CASTLEWELLAN

PLANNING REF: R/2014/0487/F

This application has been recommended to Committee for REFUSAL for 10 reasons. The fact that there are 10 reasons does not reflect the fact that the Planning Department's main concerns stem from matters of policy interpretation and landscape character.

The Applicants have worked extensively to address the concerns, and have reduced the proposal to the minimum necessary to meet their needs.

This Note addresses the refusal reasons. However before addressing these directly it is relevant to set out an overview of the proposal and policy.

Proposal

The proposal seeks to erect a new production shed of 1915 sq metres. An existing shed of about 495 square metres will be removed – so effectively an increase of 1420 sq meters. The new shed is needed to facilitate the safe storage of materials and the construction of pre-fabricated heating units for the established Kane Heating and Alternative Heat businesses.

The site area will be increased from the existing 0.64hectares to 1.12 hectares. The new shed will be positioned to the rear of existing buildings, so as to integrate effectively into the landscape.

Extensive landscaping and other improvements will be provided which will not only help to integrate the new building, but will substantially improve the appearance of the existing buildings.

Company Profile

1. Kane Heating/Alternative Heat employ **112 persons** (top 2% of NI businesses).
2. The businesses have a **turnover of £37.4 million**.
3. The local wage bill is about **£2.6 million p.a.**
4. The businesses purchase some **£8 million p.a.** worth of products and services from the local area.
5. Payments to sub-contractors amount to some **£6 million p.a.**
6. In summary, the applicants contribute some **£16 million per annum to the local community and business suppliers.**

7. The existing fabrication premises used at Mill Hill and Burrenbridge are on short leases. There is no security of tenure. There are no other suitable premises in Castlewellan. The Burrenreagh Road proposals will consolidate and secure the business.

8. Permission has been granted for office use at this site, on the basis that the businesses were already established in existing sheds. If the fabrication building cannot be permitted then the only realistic option will be to relocate to England or Scotland, where **80% of the companies markets are located.**

Policy Context

The refusal reasons assert that the development is contrary to the Area Plan and planning policy.

The purpose of the planning system is to make decisions which are in the public interest. This is why planning powers were eventually returned to local Councils.

There is a presumption in favour of permission being granted unless harm will be caused.

Legislation, the development plan, planning policy and other material considerations provide the context for decision making.

This proposal is **not** contrary to any planning legislation.

This proposal is **not** contrary to the development plan. The development plan does not set out any policies for development in the rural area – such policies are set out in Planning Policy Statements.

The most relevant planning policy statements in this case are PPS 21 and PPS4.

Decision makers must have flexibility to ensure that decisions are in the public interest. As Justice Kerr commented in the Lisburn Development Consortium's application for judicial review ***" the nature of planning policy is to give guidance to planners as to the general approach to be taken to regularly encountered planning problems...one should not parse too closely the wording of a particular paragraph of a policy statement in an effort to discover if it falls four square within it. The purpose of such a statement is to provide general guidance; it is not designed to provide a set of immutable rules..."***

This approach is endorsed within PPS4, where it states (page 15), that ***'the provisions of these policies will prevail unless there are other overriding policy or material considerations which outweigh them and justify a contrary decision'***.

In this case there are very significant material considerations which fully justify a decision to approve. In particular, approval of the development will secure the future of the business in the Castlewellan area, with the existing 112 direct

employees, the sub-contractors, the substantial contribution to local expenditure; the purchase of some £8 million worth of materials and services from local suppliers; etc. There are NO alternative locations nearby, and if permission cannot be granted then the applicants will be forced to expand their business elsewhere. This would not be in the interest of those living and working in Newry, Mourne and Down Council area.

CONSIDERATION OF REFUSAL REASONS

Reason 1 – Contrary to Area Plan

The Ards and Down Area Plan does not set out any specific policies for this area. As the site is in the rural area, the most relevant policies are to be found in PPS 21 and PPS4.

Reason 2 – Contrary to Policy PED 2 of PPS4

Policy PED 2 simply sets out the policies under which economic development uses may be permitted in the countryside. The expansion of an established use under PED 3 is one of the policies.

It should be noted that the policy again countenances the possibility of exceptions, as it states '**All other proposals for economic development in the countryside will only be permitted in exceptional circumstances**'.

Reason 3 - Contrary to Policy PED 3 as it does not represent the expansion of an established economic development use.

This reason is completely incomprehensible. This site has been the base for Kane Heating for over 25 years. It has an established commercial storage and manufacturing use, which was accepted when the Department granted permission for the new offices in 2011. In granting this consent the case officer noted '*the proposal to expand this existing business carried out on site is acceptable*'. The established and approved uses fall under Class B (Industrial and business use) of the Planning (Use Classes) Order 2015. The proposed uses also fall under Class B. **PPS 4 makes clear on page 1 that it refers to the range of uses defined as 'industrial and business uses' in the Use Classes Order.**

Reason 4 - Contrary to PED 3 as it would harm character and appearance; be a major extension; not respect scale; and it has not been demonstrated to be an exceptional case.

Policy PED 3 states that '**normally**' expansion should be by reuse or expansion of existing buildings. However in this case a purpose-built shed is essential to facilitate manufacturing facilities on the site. This new building is integral to the applicant's growing business.

Policy PED 3 recognises that proposals for the major expansion of an existing industrial enterprise may be permitted in exceptional circumstances. These are where it is demonstrated that:

i) relocation is not possible for particular operational or employment reasons;

Significant investment has already been committed to the office (c.70staff) and storage facilities on the site. At present most of the fabrication activities are carried out on rented sites divorced from the business headquarters. Plainly, the integration of the fabrication 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. The consolidation of the business on a single site which will remain under the applicant's long term ownership and control is a business critical factor.

It is also important to note that these are locally based Companies, and that the majority of employees are from the local area. This location allows employees to balance their employment and family commitments on a site which is close to their homes.

It must also be noted that the ADAP failed to zone any land for employment or industrial purposes within Castlewellan.

In addition, the Company has calculated that to relocate to another site would cost in the region of £4 million (land costs, planning and design; construction of new offices; parking areas and new manufacturing facilities). This compares with the on-site expansion costs of c£1.2 million. If some £4 million has to be invested in new facilities elsewhere than Burrenreagh Road then this will logically have to be in England or Scotland, where 80% of the markets are located.

If expansion is not permitted on site this will not only curtail growth, but will inevitably result in job losses in South Down.

ii) the proposal would make a significant contribution to the local economy;

In relation to economic contribution, it is plainly significant that the Companies now have over 100 direct employees, most of whom live locally and contribute significantly to the economy of south Down. They are growing rapidly.

The role of the planning system must be to facilitate and encourage the economic viability of rural communities.

iii) the development would not undermine rural character.

The proposed extension has been designed so that the new buildings will be set into the landscape, and against a backdrop of higher ground. In views from the A25 to the east they will be almost completely screened by the existing buildings along the site frontage. The proposed car park extension will extend

development along the Burrenreagh Road frontage, but this will be integrated by earth banking and extensive planting. Overall, there will be no significant impact upon rural character.

Reason 5 – Contrary to PED 9 of PPS4

This refers to adverse effect on heritage, land uses, design etc. In this respect it should be noted that there are no heritage features on the site; there are no objections from neighbours; and there are no objections on noise or traffic grounds.

The proposed design and planting to be undertaken have given proper consideration to the area to ensure proper integration is achieved.

Reason 6 – Area of Outstanding Natural Beauty

The refusal reason asserts that the development would harm character and appearance of the AONB by reason of scale, nature and increase in site area.

Policy NH6 of PPS2 **does not prohibit** new development in the AONB. There are many examples of large farm complexes, industrial buildings etc. In this case the proposed development will be directly behind existing buildings, and will be set into the hillside.

In relation to views, it is relevant to note that in consideration of this application the case officer refers to the site as **'relatively prominent when viewed from Burrenreagh and Dublin Road'** This contrasts starkly with the case officer's more accurate comment on the previous office application that views from Dublin Road **'are long distance and fleeting'**.

The images prepared by Park Hood Landscape Architects demonstrate that the visual impact will be minimal.

The revised proposals to reduce the scale of development and to include substantial landscaping measures will enhance the AONB.

Reason 7 – Contrary to CTY1 of PPS21

As the proposal complies with PPS4 then it is an acceptable use under CTY1.

Reasons 8 and 9 – Contrary to CTY 13 and CTY 14 of PPS21

These reasons all relate to landscape integration and rural character. They assert that development will be prominent; will not integrate; and will not blend with landform.

As noted above the new buildings will be located directly behind the approved office building. They will have a narrow frontage of only c25 metres. The depth of the buildings will not be perceived from public viewpoints due to the rising ground to the rear and the proposed landscaping.

The proposed landscaping will also greatly enhance the appearance of the existing yard area.

Reason 10 – Contrary to PPS1 in that it would cause harm to interests of planning importance.

This is effectively just a 'catch-all' reason. The proposal will not cause material harm. On the contrary, it will secure jobs and associated economic activity to the material benefit of a large number of people in Castlewellan and the surrounding areas.

CONCLUSIONS

This development is not contrary to the area plan or planning policy.

In its consideration the Planning Department has failed to give adequate weight to the most important material consideration, which in this case is the protection of employment and the potential to provide further employment in an area of economic need. It is well established that economic considerations can outweigh subjective concerns about other impacts.

It should be noted that the PAC has given significant weight to similar considerations in an appeal in Kilkeel, where a new fabrication shed was shown to be an essential requirement for an existing business (2006/A1337).

Similar considerations also applied in the Planning Service's approval for the retention of a major new production shed on a green field site at Aughlisnafin Road, Castlewellan for Walter Watson Ltd (R/2007/0140). In granting this permission the Department was plainly (and correctly) giving significant weight to the importance of a local company and its significant economic contribution to the local economy.

No precedent will be set if permission is granted, due to the **specific and well documented exceptional circumstances of this case.**

The Planning system exists to serve the public interest.

This proposal has:

- **no public objection.**
- **It has political support.**
- **Significant benefits for the local community**

A strong rural economy must be encouraged. The public interest in South Down will be best served by a planning approval for this important economic development.

Summary of Concessions given by the Applicant over the course of the process

1. Overall site area reduced from 1.35 hectares to 1.12 hectares - 17% reduction
2. Increase site boundary embankments & planting – totalling 3,200 sqm. We have engaged a Landscape Architect to specify the nature of and scale of planting to ensure it is in keeping with the local surroundings
3. Proposal to reduce the overall shed size by incorporation of the existing shed into the new proposed facility
4. Advanced Pallet racking system costs incurred to allow for the redesign necessary as a result of concession in point 3.
5. Enhancement of Existing Buildings adjacent to road frontage to aid integration of the overall site.

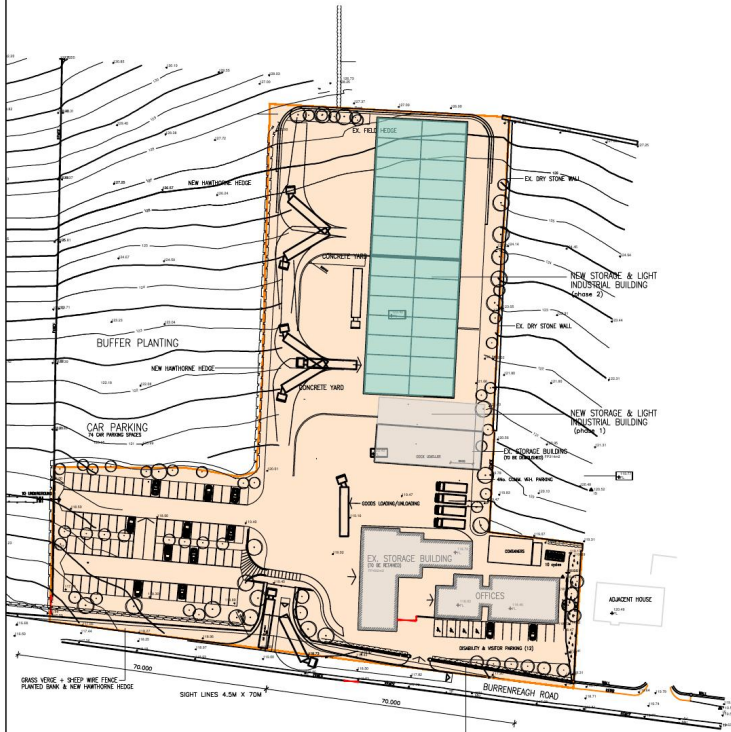
CURRENT SITE LAYOUT



■ EXISTING SITE AREA - KANE / ALTERNATIVE HEAT OFFICES/STORAGE/MANUFACTURING
 AREA 0.424 Ha
■ EXISTING KANE / ALTERNATIVE HEAT STAFF CAR PARKING
 AREA 0.221
TOTAL AREA 0.645 Ha

EXISTING SITE AREA 1:750

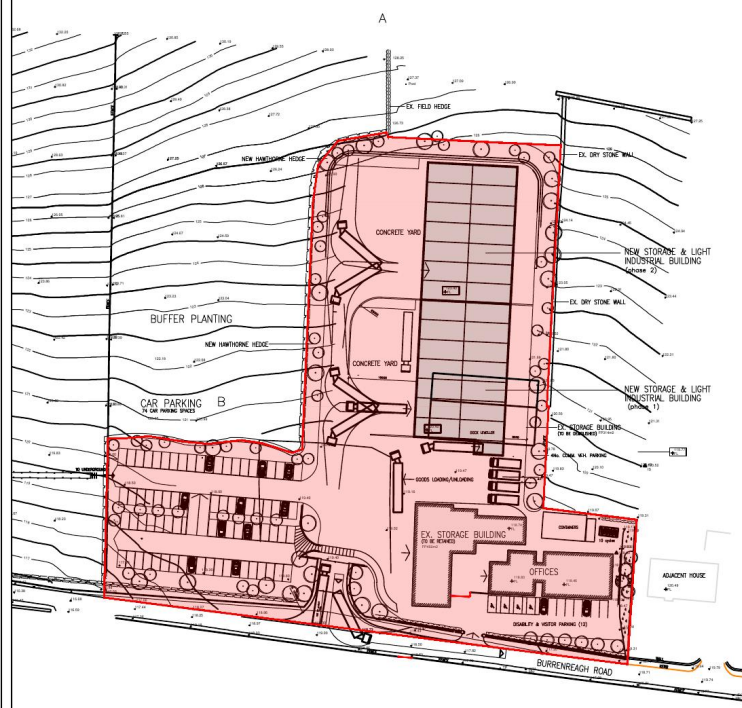
INITIAL PROPOSAL



■ PROPOSED SITE AREA - KANE / ALTERNATIVE HEAT OFFICES/STORAGE/MANUFACTURING
 AREA 1.35 Ha

PROPOSED SITE AREA 1:750
(PLANNING APPLICATION SEPTEMBER 2014)

CURRENT PROPOSAL



■ PROPOSED SITE AREA - KANE / ALTERNATIVE HEAT OFFICES/STORAGE/MANUFACTURING
 AREA 1.12 Ha - (17% REDUCTION)

PROPOSED SITE AREA 1:750
(PLANNING RE -SUBMISSION JULY 2015)

PROJECT
 PRODUCTION FACILITY
 11 BURRENREAGH ROAD
 CASTLEWELLAN BT31 9HH
 PROJECT No. 1321 DRAWING No. C 02 REVISION B
 DRAWING TITLE
 PROPOSED SITE AREAS

CLIENT
 ALTERNATIVE HEAT & KANE HTG
 DATE SEPT '15 SCALE 1:750@AI DRAWN BY WSA

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

Council Newry, Mourne and Down Date 9/30/15

ITEM NO	D1			
APPLIC NO	P/2010/1041/F	Full	DATE VALID	8/24/10
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr & Mrs Murphy C/o Agent		AGENT	Matrix Planning Consultancy 29 Old Belfast Road Newtownards Co Down BT23 4SG 028 91828375

LOCATION Lands to the rear of 35 Ballagh Road, Ballaghanery, Newcastle, Co. Down, BT33 OLA

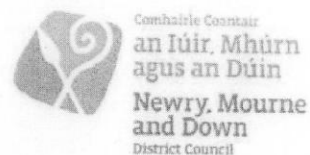
PROPOSAL Proposed motor home site (amended P2 form)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	27	1	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

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

ITEM NO	D2			
APPLIC NO	P/2014/0293/F	Full	DATE VALID	3/28/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Very Rev Canon Brown. ADM. Cathedral Presbytery 40-41 Hill Street Newry		AGENT	Delahunt Lavery Architecture 79 Greenan Road Newry BT342PT 02841772220
LOCATION	Lands between the Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.			
PROPOSAL	Proposed extension of existing approved housing development, planning ref P/2011/1067, to incorporate relocated entrance and repositioning of 6no dwellings with amendments to house types A,F,G & B. Nos 42-47.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	56	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0


- 1 The proposal is contrary to Planning Policy Statement 7, Quality Residential Environments, Policy QD1 in that the proposal the layout and design of the proposed access road will have a detrimental impact on the residential amenity of the existing residents along Ashgrove Avenue.
- 2 The proposal is contrary to Planning Policy Statement 1, General Principles, in that the proposed access road will have a demonstrable impact on the residential amenity of the existing residents along Ashgrove Avenue.



Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2010/1041/F	Target Date:
Proposal: Proposed motor home site (amended P2 form)	Location: Lands to the rear of 35 Ballagh Road, Ballaghanery, Newcastle, Co. Down, BT33 OLA
Referral Route: Application was referred to Committee by breifing panel.	
Recommendation:	Approval
Applicant Name and Address: Mr & Mrs Murphy C/o Agent	Agent Name and Address: Matrix Planning Consultancy 29 Old Belfast Road Newtownards Co Down BT23 4SG
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Northern Ireland Tourist Board	
Non Statutory	NI Transport - Downpatrick Office	Add Info Requested
Non Statutory	Newry & Mourne District Council	Substantive Reply
Non Statutory	Protecting Historic Monuments	Add Info Requested
Non Statutory	Natural Heritage	Add Info Requested
Non Statutory	Env Health Newry & Mourne District Council	Approval Subject to Conditions
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Transport - Downpatrick Office	Acceptable in Policy terms - Cond. Attached
Representations:		
Letters of Support	1	
Letters of Objection	27	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Assertions that proposal is contrary to Policies CTY 1 of PPS 21, and the tourist policies contained within PPS 16, Loss of privacy; Need for EIA assessment, and damage to wildlife habitats. Inappropriate nature, scale and location of development; Inappropriate intensification of access onto a Protected Route;</p>		

Area has ample touring caravan facilities;
 Visually intrusive development;
 Applicant does not control land required for sight splays;

A number of representations have also been submitted in support of the proposal.

Characteristics of the Site and Area

The site is located to the rear of 35 Ballagh Road between Annalong and Newcastle in the Mourne Area of Outstanding Natural Beauty (AONB). No 35 is a single-storey bungalow. It fronts onto the main A2 Kilkeel to Newcastle Road. This is classified as a Protected Route. Access is gained from an entrance on Ballagh Road. This entrance was approved under application P/2005/1843/F. There is a general incline in from east to west, up from Ballagh Road to a wooded area at the rear of the site.

No. 35 is set back approx. 60 metres from Ballagh Road. There are significant belts of mature trees along each of the site's boundaries. Part of the rear of the site has been graded. A new driveway was created, and this runs up to the rear of No 35. A rough surface road has been created, which leads up to the highest part of the site. A number of rectangular areas have been hard surfaced at this part of the site. These areas are to be used for parking motor homes.

Although the site is elevated above Ballagh Road. Views through the site are restricted to fleeting glimpses on the adjacent road. The surrounding terrain also helps mask views of the site. The area is high in landscape and amenity value. It is characterised by a dispersed pattern of settlement however a recent pattern has emerged whereby a number of dwellings in particular have been strung along the roadside. This has occurred due to the availability of services along the roadside and also due to the views over the Irish Sea to the east.

Planning Assessment of Policy and Other Material Considerations

This application will be assessed in accordance with the current Planning Policies PPS 1, PPS 2, PPS 3, PPS 16, and PPS 21 together with the existing Area Plan.

The RDS identifies the Mourne Mountains and Ring of Gullion as Strategic Natural Resources. The Area Plan recognises the contribution that tourism can make both in terms of the economy and , in relation to the quality of life for both visitors and the resident population. Therefore the Plan's overall strategy includes the promotion of the development of sustainable tourism. This means facilitating tourist development in suitable locations without adversely impacting on environmental and man made assets which attract tourists. This is achieved in line with the Plan's overall strategy for promoting settlements as sustainable locations for development and conserving assets through environmental designations. The Plan has not generally sought to designate local policy areas for tourism, removing the Cranfield Holiday Development Limit, as proposals for tourism development will be considered in accordance with the prevailing regional policies.

PPS 21 policy CTY 1 assesses the need for this development within the rural area. If this proposal meets the policies set out with PPS 16 then this application will automatically meet the policy requirements of CTY 1.

TSM 6

New and Extended Holiday Parks in the Countryside

Proposals for holiday park development must be accompanied by a layout and landscaping plan

and will be subject to specific criteria.

This site is located to the rear of an existing single storey dwelling. The surrounding area has the capacity to absorb this proposal for tourist development. The site itself is well integrated and will not be visually obtrusive to the amenity or character of the rural area.

This site is located to the rear of an existing bungalow. The surrounding area is densely covered with woodland, making the site very well integrated and barely visible from any public vantage point. The existing boundaries are mature and significant enough to ensure integration within the surrounding area.

This development scheme has an informal layout which has several gravelled areas and mostly grassed and landscaped gardens. There is sufficient provision made for communal open space within the layout and there are no concerns in relation to this criteria.

The layout plan submitted shows an informal layout with gravel used instead of tarmac or concrete and areas of landscaped gardens and appropriate soft landscaping incorporated within the scheme.

This scheme involves several areas of hard standing being utilised to park the motor homes. These are primarily constructed in gravel with soft landscaping surrounding the site. The building to be constructed utilises appropriate building materials and mass scale and form of the building and development as a whole respects the local traditions within the local area.

The site was amended through the course of the application to ensure that the proposal would respect the environmental designations located adjacent to the site. The amended site area together with the existing and proposed works would not have a detrimental impact on the environmental assets of the area, and care has been taken through the design to ensure that an informal layout respects the natural features and vegetation on site.

The application form has been filled in to show that Mains Water supply and Septic Tank are to be utilised to supply water and for means of sewage disposal. This is in line with the requirements of this policy criterion.

TSM 7

Criteria for Tourism Development

A proposal for a tourism use, in addition to the other policy provisions of this Statement, will be subject to design criteria.

The proposal is located within the rural area just off the A2 protected route on the outskirts of Newcastle Town. The site is accessed through a private driveway and has sufficient internal access to individual parking locations within site. There are local walking and cycle routes within the immediate area for tourists to make use of, in particular the tourist facility offered at bloody bridge. No rights of way are affected through the course of this application.

The site layout, together through its informal design and soft landscaping and use of low level lighting are adequate to ensure that the biodiversity of the immediate landscape are safeguarded. The building design for the proposed toilet block are within acceptable standards of design and materials.

The existing boundaries of this site are sufficiently adequate to ensure that the view from the public vantage points are fleeting and would not have detrimental impact on the rural character. All areas of bin storage are adequately screened from public view.

The proposal involves areas of gravel being used to park motor homes. The use of a permeable

material will aid in reduction of the surface water run off. There is no area of known surface water ponding shown within the site constraints. It is envisaged that there would be adequate soil moisture storage for the small amount of impermeable hard standing associated within this proposal.

The proposal is located to the rear of an existing property and would deter crime by its location.

There is no public art proposed.

This proposal is small in nature and would not detract from the landscape quality or the character of the surrounding area as the site has mature existing vegetation screening it from public vantage points and is utilising the natural boundaries to achieve sufficient integration.

There are two neighbours in close proximity to this site. The scheme is relatively small in scale. Neighbouring residents have objected to this proposal on grounds of residential amenity. While the proposal would involve an element of outdoor use while the motor homes are parked on site, the noise and impact which may occur as a result of this proposal would not cause a demonstrable harm to the living conditions experienced where it would represent significant harm to residential amenity. Other bodies such as Environmental Health would also have control over this if unacceptable noise occurred under their regulations. The existing vegetation on site is such that it would screen the neighbouring residents sufficiently. This can be conditioned to be added too. Therefore there would also be no impact on residential amenity by reason of PPS 1.

The proposal with its amended site location will not have an adverse impact on built or natural heritage features.

The application form has been filled in to show that Mains Water supply and Septic Tank are to be utilised to supply water and for means of sewage disposal. This is in line with the requirements of this policy criterion.

The proposal utilises the existing access which serves the dwelling situated on site. This access was established and implemented under the 2005 application for an amended access to the dwelling. The visibility splay to the Kilkeel direction will require some improvement. This will be conditions to be implemented within 2 months from the date of approval (if forthcoming). Objections have been received in relation to the access. This is primarily in relation to the land ownership issue which will be discussed later on in the report and the lack of visibility to the Kilkeel side of the entrance. Transport NI have been consulted with the latest plans and have no road safety concerns subject to the visibility being implemented on the Kilkeel side. The site has adequate parking for the proposal. Access onto the protected route has been accepted in line with AMP 3.

The proposal does not diminish an existing tourist or public asset. PPS 21 CTY 13 assesses the design and siting of a building within the countryside. The proposal involves a small ancillary building for toilet block located to the rear of the existing dwelling. This building would not have a detrimental impact on the rural character by way of its design or materials and would integrate satisfactorily within the rural area.

NIEA were concerned about the presence of a gate at the end of a concrete laneway to the rear of the site as they feel it would encourage walkers to use this route through the SAC rather than designated walk ways and routes. During the course of this application the site was reduced to remove this land from the application site and the land outlined in red are now not located within the SAC and all development will be restricted to this application site. Any future use of adjacent lands within the SAC will be subject to a further planning application and the Department under law is required to carry out a HRA for these. Therefore under Planning Authority has adhered to The Conservation (Natural Habitats) Regulation 1995 Northern Ireland. The proposal will not

have an adverse impact on Nature and Conservation and the proposal meets NH 1 of PPS 2. There have been numerous objections received to this proposal. These are in relation to several issues including residential amenity, the principle of the development and nature and conservation issues which have all been addressed with the report and what I have outlined earlier. There are also concerns regarding the land ownership issue and that of whether the application is valid. The P2 Certificate has been filled in using Certificate C whereby the application is declaring that he does not own all the land. The purpose of the P2 certificate is so notice can be served on interested land owners that a planning application has been submitted and they are aware of it and can make representations to the Planning Authority if they so wish, so that they are not prejudiced by not being aware of the proposal. The land owners who feel that they should have had notice served on them, are aware of the application and have made representations to the Planning Authority. The visibility splays to the have been established through the implementation of the 2005 application. The splays were in place for some two years and under the General Permitted Development Order 2015 Article 3 (5) no development is permitted which will result in the which creates an obstruction to the view of persons using any road at or near any crest, bend, corner, junction or inter-section so as to be likely to cause danger to such persons. Therefore these splays must be maintained under the current legislation. Therefore no prejudice has occurred and it is the Planning Authorities opinion that this does not invalidate the application.

Neighbour Notification Checked	Yes
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Summary of Recommendation:
 Given the consideration above, The proposal complies with the prevailing planning policies of PPS 16, PPS 21 and PPS 1. Approval is recommended.

Conditions

The site shall not become operational until the visibility splays to the south have been fully implemented in accordance with the approved plans. .

Reason: Road Safety

The development hereby permitted shall not become operational until all boundaries have been defined by buffer planting of at least 5m in depth consisting of a native species hedgerow and trees and shrubs of mixed woodland species, in a scheme to be submitted to and agreed in writing by the Planning Authority.

Reason: To ensure the proposal is in keeping with the character of the rural area.

Signature(s)

Date:

ANNEX	
Date Valid	24th August 2010
Date First Advertised	31st August 2012
Date Last Advertised	5th November 2014
Details of Neighbour Notification (all addresses)	
Willie Clarke MLA 17 Circular Road, Castlewellan, Down, BT31 9ED, David McCauley 20 Linden Brae, Moneydorrugh More, Annalong, Down, BT34 4XS, B Rooney 23 Ballagh Road Ballaghanery Upper Newcastle Una Rooney 23, Ballagh Road, Newcastle, Down, Northern Ireland, BT33 0LA Gloria Ritchie 25, Ballagh Road, Newcastle, Down, Northern Ireland, BT33 0LA Ian Ritchie 26 Ballagh Road Ballaghanery Upper Newcastle Ian & Gloria Ritchie 26 Ballagh Road, Ballaghanery Upper, Newcastle, BT33 0LA The Owner/Occupier, 29 Ballagh Road, Ballaghanery Upper, Newcastle, Down, BT33 0LA, Peter Byrne 29, Ballagh Road, Newcastle, Down, Northern Ireland, BT33 0LA Carmel Rooney 31 Ballagh Road, Newcastle, Down, Northern Ireland, BT33 0LA The Owner/Occupier 31 Ballagh Road, Ballaghanery Upper, Newcastle, BT33 0LA Chris Rooney 31 Ballagh Road, Ballaghanery Upper, Newcastle, Down, BT33 0LA, Toirleach Gourley 32 The Spires Gortalowry Cookstown Toirleach Gourley 32 The Spires, Cookstown, Co. Tyrone, BT80 8QT The Owner/Occupier 35 Ballagh Road, Ballaghanery Upper, Newcastle, BT33 0LA B Doyle 37 Ballagh Road Ballaghanery Upper Newcastle R Doyle 37 Ballagh Road, Ballaghanery Upper, Newcastle, BT33 0LA Helen Rooney 5A Ballagh Road, Newcastle, Down, Northern Ireland, BT33 0LA Marie Brennan 71 Ballagh Road, Newcastle, Down, Northern Ireland, BT33 0LA John Rodgers	

Application ID: P/2010/1041/F

75A Ballagh Road, Newcastle, Down, Northern Ireland, BT33 0LA	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: P/2005/1843/F Proposal: Provision of new access Address: 35 Ballagh Road, Newcastle Decision: Decision Date: 21.12.2005	
Summary of Consultee Responses	
Drawing Numbers and Title	

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

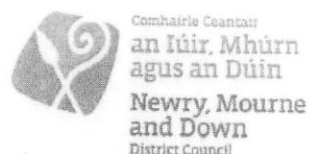
Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Application ID: P/2010/1041/F

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:



Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Deferred Consideration Report

Summary	
Case Officer:	
Jacqueline McParland	
Application ID: P/2010/1041/F	Target Date: <add date>
Proposal: Proposed motor home site (amended P2 form)	Location: Lands to the rear of 35 Ballagh Road, Ballaghanery, Newcastle, Co. Down, BT33 OLA
Applicant Name and Address: Mr & Mrs Murphy C/o Agent	Agent name and Address: Matrix Planning Consultancy 29 Old Belfast Road Newtownards Co Down BT23 4SG
Summary of Issues:	
<p>Assertions that proposal is contrary to Planning Policies, Noise disturbance; Loss of privacy; Need for EIA assessment, and damage to wildlife habitats. Inappropriate nature, scale and location of development; Inappropriate intensification of access onto a Protected Route; Area has ample touring caravan facilities; Visually intrusive development; Applicant does not control land required for sight splays;</p> <p>A number of representations have also been submitted in support of the proposal.</p>	

Summary of Consultee Responses: All consultee responses are satisfactory.

Characteristics of the Site and Area:

The site is located to the rear of 35 Ballagh Road between Annalong and Newcastle in the Mourne Area of Outstanding Natural Beauty (AONB). No 35 is a single-storey bungalow. It fronts onto the main A2 Kilkeel to Newcastle Road. This is classified as a Protected Route. Access is gained from an entrance on Ballagh Road. This entrance was approved under application P/2005/1843/F. There is a general incline in from east to west, up from Ballagh Road to a wooded area at the rear of the site.

No. 35 is set back approx. 60 metres from Ballagh Road. There are significant belts of mature trees along each of the site's boundaries. Part of the rear of the site has been graded. A new driveway was created, and this runs up to the rear of No 35. A rough surface road has been created, which leads up to the highest part of the site. A number of rectangular areas have been hard surfaced at this part of the site. These areas are to be used for parking motor homes.

Although the site is elevated above Ballagh Road. Views through the site are restricted to fleeting glimpses on the adjacent road. The surrounding terrain also helps mask views of the site. The area is high in landscape and amenity value. It is characterised by a dispersed pattern of settlement however a recent pattern has emerged whereby a number of dwellings in particular have been strung along the roadside. This has occurred due to the availability of services along the roadside and also due to the views over the Irish Sea to the east.

Deferred Consideration:

This further reassessment of this application assesses the information which was received by the Planning Authority just prior to the last committee meeting.

Following receipt of this information, the planning authority forwarded the information to Transport NI for their expert opinion on items raised especially in relation to Roads Safety.

Transport NI came back with the following response: "TransportNI carried out a further inspection on site on 8 September 2015 and it remains the opinion that the sight line standards at the access to the proposal will be acceptable when they are formed in accordance with the submitted drawings.

Whilst Development Control Advice Note 15 makes reference to access traffic flow, road traffic flow and road traffic speeds these are not matters which necessarily require specific measurement and DCAN15 must not be read with the strictness applied to legislation. Experienced professional assessment is important in forming balanced judgement to ensure road safety and the prevention of danger to road users.

Nevertheless it should be pointed out that the submission on behalf of the objectors indicating sightlines of 2.4x130m on the offside towards Kilkeel and traffic speeds of 53mph do fall within the bracketed figures of Tables A & B of DCAN15. It should also be noted that on site TransportNI measured the sightlines to be approximately 2.4x140m at the stipulated measuring height of 1.05m.

Application ID: P/2010/1041/F

I would stress that the ultimate standard is that the access should not prejudice road safety or significantly inconvenience the flow of traffic and in this regard TransportNI has no objections to the proposal".

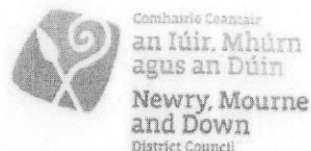
Therefore given the expert advice from the Statutory consultee that the visibility splays proposed on the submitted plans are in line with the bracketed figures of Tables A & B of DCAN 15 and that the proposal would not represent a roads safety concern once the access has been constructed in accordance with the approved plans then the previous recommendation remains, that the application is recommended for approval with the previously recommended conditions. All other points of the recently received objection letters have been addressed in the previous report.

Approval is recommended.

Conditions

Please see main report for recommended conditions

Signature(s):**Date**

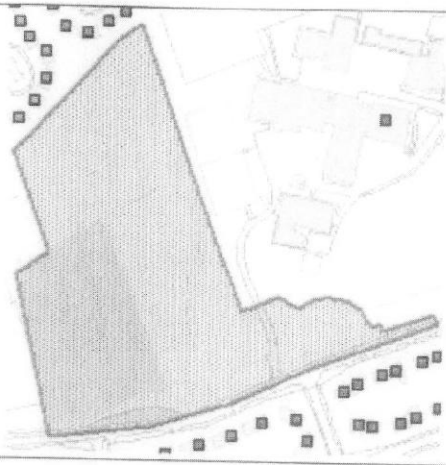


Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 5th December 2013	Item Number:
Application ID: P/2014/0293/F	Target Date:
Proposal: Proposed extension of existing approved housing development, planning ref P/2011/1067, to incorporate relocated entrance and repositioning of 6no dwellings with amendments to house types A,F,G & B. Nos 42-47.	Location: Lands between the Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.
Referral Route: Application falls within the major category within the Development Management Regulations 2015.	
Recommendation:	Refusal
Applicant Name and Address: Very Rev Canon Brown. ADM. Cathedral Presbytery 40-41 Hill Street Newry	Agent Name and Address: Delahunt Lavery Architecture 79 Greenan Road Newry BT342PT
Executive Summary:	
Signature(s):	

Application ID: P/2014/0293/F

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Water - Multi Units West - Planning Consultations	No Objection
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	Foyle Carlingford & Irish Lights Commission	Substantive Response Received
Non Statutory	Protecting Historic Monuments	Substantive Response Received
Non Statutory	Water Management Unit	Substantive Response Received
Non Statutory	Env Health Newry & Mourne District Council	No Objection
Non Statutory	NI Water - Multi Units East - Planning Consultations	Superseded by further Consultation
Non Statutory	Rivers Agency	No Objection
Representations:		
Letters of Support	None Received	
Letters of Objection	56	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		

Characteristics of the Site and Area

This application site sits on an elevated part of Newry and north of Ashgrove Avenue where the southern boundary runs alongside. The eastern boundary of the site is shared with the Sacred Heart Grammar School and the western boundary with the grounds of Newry High School. The rear north western boundary abuts the rear of the properties in Cloverdale housing development. A section of the site along Ashgrove Avenue includes part of the Sacred Heart Grammar School's curtilage of which the applicant is also in ownership.

In November 2012, planning application P/2011/1067/F was approved for the erection of a residential development. This comprised 2 detached dwellings, 28 semi-detached dwellings, 9 terraced dwellings in 3 blocks and 8 apartments in 4 blocks. This proposal has 47 units in total which includes 16 units for social housing.

This site is located within the development limits of Newry to the north east.

Most of the site lies within the designated housing zoning NY 50 – East of Newry High School and the Key Site requirements for this parcel of land state;

A minimum of 16 dwellings shall be provided for social housing

The gross density shall be a minimum of 20 dwellings per hectare

The site shall be accessed from Ashgrove Avenue.

The remainder of the site is whiteland as designated in the Banbridge, Newry and Mourne Area Plan 2015.

Planning Assessment of Policy and Other Material Considerations

Regional Development Strategy for Northern Ireland 2035 (RDS)

Banbridge/Newry & Mourne Area Plan 2015

Planning Strategy for Rural NI

Planning Policy Statement (PPS) 1 - General Principles

PPS 3 - Access, Movement and Parking

PPS 7 – Quality Residential Environments

PPS 12 – Housing in Settlements

Creating Places – Achieving Quality in Residential Developments

Improving the Quality of Housing Layouts in Northern Ireland

DCAN 8 - Housing in Existing Urban Areas

Roads Service (now Transportni), Rivers Agency, NIW, Loughs Agency, DOE Conservation Officer, NIEA –

Water Management Unit and Built Heritage were all consulted about this development proposal.

Consultation Responses

Roads Service initially requested a Transport Assessment Form to show information on traffic generation that is proposed to utilise this new combined access to this proposal and the Sacred Heart Grammar School. They also stated a speed control device would be required on the access road between 47A and Ashgrove Avenue.

Upon receipt of the Transport Assessment Form and having noted the objections to this proposal Transportni have no objections to the amended plans. They requested nine copies of Private Streets Drawings coloured accordingly and that any decision be withheld until they have received and endorsed these drawings.

Rivers Agency have no objections to this proposal. A Drainage Assessment was not requested as this proposal would not affect the watercourse any differently than the extant permission of which this is an amendment.

Water Management Unit of NIEA stated the sewage loading associated with this proposal has the potential to cause an environmental impact if transferred to Newry WWTW. They stressed the need to consult NIW to see if this WWTW could cope or need upgrading but had no objections otherwise.

NIW said there is available capacity at the receiving WWTW.

Loughs Agency have no objections.

Historic Monuments Unit of NIEA have no objections and say to include the same conditions 9 & 10 as are in initial approval.

NIEA – Built Heritage have no objections, subject to conditions.

The Department's Conservation Officer was also consulted with regards to this application as there were concerns highlighted by neighbouring residents about the removal of 10 trees.

Amended drawings show that all the existing trees will be retained and the newly planted trees along the access road and open space area are to be Lime "Greenspire" extra heavy standard (EHS) with a girth 14-16 cm as requested. Subject to attaching conditions and informatives, the Department's Conservation Officer has no objections.

The application was advertised in the local press and 33 letters were sent to residents neighbouring this site.

Planning application P/2011/1067/F was granted planning permission in November 2012 for the erection of residential development comprising 2 detached dwellings, 28 semi-detached dwellings, 9 terraced dwellings (in 3 blocks) and 8 apartments (in 4 blocks). This amounts to 47 units in total and includes 16 social housing units.

As the principle of housing has already been established on this site and 47 units have already been granted planning permission, this report will only look at the changes this proposal are to make in comparison to the original permission.

House Nos 1-41 are in the same position as they were in the approved proposal. Nos 42, 43 and 44

(House Types F, G and B) are now proposed as a terrace of three, Nos 44 and 45, and Nos 45 and 46 are semis (House Types G and F) and only 1 detached dwelling will sit at the entrance to the development as opposed to two in the approved proposal. There is no increase in the numbers of houses being applied for, just amended designs and layouts. There is a slight increase in some of the levels but only by 200mm at a maximum. Therefore there is no issue in relation the layout for the housing in relation to over looking, loss of amenity or their siting to the approved housing. I will discuss the layout for the access road separately.

The new proposed access will join Ashgrove Avenue approximately 40 metres north of the current staff access. It sweeps in a northerly direction with an area of open space buffering it from the road. This new access will also be utilised by those entering the existing Sacred Heart Grammar School staff entrance which will need slight realignment where they join. Therefore this proposal is to close one existing access and not develop a further approved access and instead create one access for the school staff together with the traffic generated by the proposed residential development.

There were requests from a local MLA and local residents for a Tree Preservation Order to be placed on the trees which sit along Ashgrove Avenue. This request was as a result of the initial drawings which showed that 10 trees would be affected by the proposal. Following this amendment drawings were submitted which showed that no trees would be impacted by this proposal. The request for a TPO on this site was therefore refused as it was not felt these trees met the criteria for a TPO.

A solicitor's letter was submitted stating there was a dispute ongoing with respect to a parcel of land included within the application site which was located between the public footpath and the boundary fence. Subsequently land registry deeds were submitted showing that a third party owns a portion of the land, and the P2 form does not mention him or has noticed been served upon him. The planning authority has requested that the P2 form is amended and that notice is served on the land owner. This has not been forthcoming. That said, the third party is aware of the planning application and has made representation to the Planning Authority in relation to this. There has therefore been no prejudice to the third party land owner in this regard.

A Transport Assessment Form and amended drawings were submitted as a response to a request from Roads Service and the issue of land ownership.

The amended drawings reduced the site area and a reduced visibility splay. These amended drawings show visibility splays of 2.4 metres by 60 metres which are available within the depth of the existing footpath. The initial drawings showed visibility splays of 4.5 metres by 60 metres however the amended splays comply with DCAN 15. A raised table has been provided at the new access road and the existing staff only school road.

New 2.4 metre high green wire fencing will sit along the west of the proposed access lane where ten trees are also incorporated into the layout and the access will also have a 2 metre footpath. These amended drawings show that it is not necessary to remove any of the existing trees along Ashgrove Avenue.

33 neighbour notification letters were sent out to the neighbouring residents and to date 57 letters of objection were received. The main concerns are summarised below;

The initial planning permission for the Sacred Heart School P/462/80 stated as Condition 3;

"None of the trees along the boundary with the roadway shall be lopped, topped, felled or removed without the prior consent of the Department in writing, except for those trees the removal of which would be necessary for the construction of the access."

The removal of trees would create a gap which would be noticeable due to the elevated nature of

Ashgrove Avenue and dispose of a wildlife habitat for birds.

Traffic conflict due to both the school and the proposed development utilising the same access.

Overflowing sewage in Chestnut Grove, the current system is already under pressure.

Ashgrove Avenue already is congested with traffic from various schools.

There are already are too many entrances (11) onto this road.

Traffic has difficulty exiting Chestnut Grove.

Loss of 10 Ash trees and 5 Lime Trees.

The use of 2.4m as oppose to 4.5m in the visibility splays.

As previously stated the ten trees under this scheme will remain and will not be adversely affected by the development. They can be conditioned to be retained on site thereafter.

Transport NI are satisfied with the visibility splays required and that they fall within the remit of the guidelines as set out within DCAN 15. They believe that there will be no issue in relation to Roads Safety with this access, therefore the proposal complies with AMP 2 and DCAN 15.

Water NI have stated that there is capacity to take the sewage generated by this within the WWTW's and therefore there is no issue in relation to sewage.

In relation to the traffic congestion, while there are no concerns in relation to the traffic congestion in relation to roads safety issues from a residential amenity issue this will be addressed separately.

QD1 of PPS 7 requires that 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.

Having visited the site at the times of 8.20 to 9.00 and 15.00 to 15.45 on a school day, I am of the opinion that this section of the Ashgrove Avenue is already clearly congested at the times that school starts and finishes. Residents within the existing dwellings which have accesses directly out onto the Ashgrove Avenue, cannot exit and enter their driveways at ease. This together with the increase traffic which will utilise one entrance as oppose to having two separate entrances at two different locations would also represent a unfavourable additional impact on the residential amenity of the existing residents along this section of Ashgrove Avenue. The Trics database shows an average of 7/8 movements per dwelling a day. Therefore you would have approximately 330 to 370 car movements using the proposed entrance for the proposed residential development alone without adding the existing staff traffic for the school. This would have a detrimental impact on the residential amenity of the existing dwellings facing this proposed entrance. Having two separate entrances onto Ashgrove Avenue represents a better access and transport layout than that proposed under this application. It would result in significant traffic accessing the site opposite existing driveways which exit directly onto Ashgrove Avenue. This will undoubtedly have an impact on the existing amenities of the residents which will cause demonstrable harm to their living conditions which they experience at present. In this manner, the proposal is contrary to criteria h of QD 1 of PPS 7 and to PPS 1.

Refusal is recommended.

Application ID: P/2014/0293/F

Neighbour Notification Checked	Yes
Summary of Recommendation:	
<p>The proposal has ben assessed in relation to the existing planning policies and guidance. The proposal as it stands is contrary to QD 1 point h, and PPS 1 in that if allowed the development will have a significant detrimental impact on the residential amenity of the existing residents along Ashgrove Avenue.</p>	
Reasons for Refusal:	
<p>The proposal is contrary to Planning Policy Statement 7, Quality Residential Environments, Policy QD1 in that the proposal the layout and design of the proposed access road will have a detrimental impact on the residential amenity of the existing residents along Ashgrove Avenue.</p> <p>The proposal is contrary to Planning Policy Statement 1, General Principles, in that the proposed access road will have a demonstrable impact on the residential amenity of the existing residents along Ashgrove Avenue.</p>	
Signature(s)	
Date:	

Application ID: P/2014/0293/F

ANNEX	
Date Valid	28th March 2014
Date First Advertised	18th April 2014
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Ashgrove Avenue Carneyhough Newry</p> <p>The Owner/Occupier, 10 Cloverdale, Newry, Co Down</p> <p>The Owner/Occupier, 11 Ashgrove Avenue Carneyhough Newry</p> <p>The Owner/Occupier, 11 Ashgrove Road, Carneyhough, Newry, Down, BT34 1QN,</p> <p>The Owner/Occupier, 13 Ashgrove Avenue Carneyhough Newry Barbara Rodgers</p> <p>15 Ashgrove Avenue Carneyhough Newry Dominic Bradley MLA</p> <p>15 Trevor Hill Carneyhough Newry E Murphy</p> <p>17 Ashgrove Avenue Carneyhough Newry Michael Grant</p> <p>17 Sugar Island Lisdrumgullion Newry A McCashman</p> <p>19 Ashgrove Avenue Carneyhough Newry Enda Boylan</p> <p>2 Seavers Road Ballymacdermot Killeavy Brendan Keeney</p> <p>21 Ashgrove Avenue Carneyhough Newry The Owner/Occupier,</p> <p>22 Ashgrove Road Drumcashellone Newry The Owner/Occupier,</p> <p>23 Ashgrove Avenue Carneyhough Newry The Owner/Occupier,</p> <p>23 Cloverdale, Newry, Co Down The Owner/Occupier,</p> <p>24 Ashgrove Road Drumcashellone Newry Aodh McGuinness</p> <p>24 Cloverdale Drumcashellone Newry The Owner/Occupier,</p> <p>24 Cloverdale, Newry, Co Down Marie Kearns</p> <p>25 Ashgrove Avenue Carneyhough Newry O Finnegan</p>	

25 Chestnut Grove Carneyhough Newry
 The Owner/Occupier,
 25 Cloverdale, Newry, Co Down
 Kathleen Sands
 27 Ashgrove Avenue Carneyhough Newry
 Sean C McGuigan
 29 Ashgrove Avenue Carneyhough Newry
 The Owner/Occupier,
 3 Ashgrove Avenue Carneyhough Newry
 J. Curran
 30 Ashley Heights Dromore Warrenpoint
 Patrick J Boyle
 31 Ashgrove Avenue Carneyhough Newry
 Owner / Occupier
 33 Ashgrove Avenue Carneyhough Newry
 Owner / Occupier
 35 Ashgrove Avenue Carneyhough Newry
 Martin & Geraldine Maginn
 5 Ashgrove Avenue Carneyhough Newry
 The Owner/Occupier,
 7 Ashgrove Avenue Carneyhough Newry
 The Owner/Occupier,
 8 Cloverdale, Newry, Co Down
 The Owner/Occupier,
 9 Ashgrove Avenue Carneyhough Newry
 The Owner/Occupier,
 9 Cloverdale, Newry, Co Down
 The Owner/Occupier,
 Newry High School 23 Ashgrove Road Drumcashellone
 Dominic Bradley MLA
 Parliament Buildings Stormont Estate Ballymiscaw
 The Owner/Occupier,
 Police Service NI 3 Belfast Road, Newry, Co Down
 The Owner/Occupier,
 Sacred Heart Grammar School 10 Ashgrove Avenue Drumcashellone
 Barbara Rodgers
 barbaraodgers22@gmail.com
 D. Hannaway
 hannaway5000@outlook.com
 Enda Boylan EDB construction ltd
 info@edbdevelopments.com
 Kay Cashman
 kay.cashman@hotmail.com
 Maire Kearns
 kearns_m@sky.com
 Elizabeth Murphy
 murphyb@hotmail.co.uk
 Neil thompson
 neil.thompson1@outlook.com
 Neil Thompson

Application ID: P/2014/0293/F

neil.thompson1@outlook.com
 Neil Thompson
 neil.thompson1@outlook.com
 The Owner/Occupier,

 John McCardle

 Andy Moffett

 Davy Hyland

 Jack Patterson

 Frank Feely

 Gary Stokes

 Charlie Casey

 Charlie Casey

 Valerie Harte

Date of Last Neighbour Notification	
--	--

Date of EIA Determination	
----------------------------------	--

ES Requested	Yes /No
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Planning History

Ref ID: P/2014/0293/F
 Proposal: Proposed extension of existing approved housing development, planning red P/2011/1067, to incorporate relocated entrance and repositioning of 6no dwellings with amendments to house types A,F,G & B. Nos 42-47.
 Address: Lands between the Sacred Heart Grammar School and Newry High School, Ashgrove Avenue, Newry.,
 Decision:
 Decision Date:

Ref ID: P/2006/2294/F
 Proposal: Erection of new vehicular staff entrance to existing school.
 Address: Sacred Heart Grammar School, Ashgrove Avenue, Newry
 Decision:
 Decision Date: 11.07.2007

Ref ID: P/1994/1140
 Proposal: Erection of Science and Technology Building

Application ID: P/2014/0293/F

Address: SACRED HEART GRAMMAR SCHOOL NEWRY

Decision:

Decision Date:

Ref ID: P/1993/0478

Proposal: 3No mobile classrooms

Address: SACRED HEART SCHOOL ASHGROVE AVENUE NEWRY

Decision:

Decision Date:

Ref ID: P/1997/0059

Proposal: Extension to Dining Hall

Address: SACRET HEART GRAMMAR SCHOOL

Decision:

Decision Date:

Ref ID: P/1980/0462

Proposal: PROPOSED GRAMMAR SCHOOL AND PLAYING FIELDS

Address: ASHGROVE AVENUE, NEWRY

Decision:

Decision Date:

Ref ID: P/1976/0381

Proposal: PROPOSED SITE OF SENIOR HIGH SCHOOL

Address: ASHGROVE, NEWRY

Decision:

Decision Date:

Ref ID: P/1999/0222

Proposal: Erection of temporary classroom

Address: SACRED HEART GRAMMAR SCHOOL, ASHGROVE ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1999/0466

Proposal: Extension to school

Address: SACRED HEART GRAMMER SCHOOL 10 ASHGROVE AVENUE NEWRY

Decision:

Decision Date:

Ref ID: P/2005/2592/F

Proposal: Extension and alteration to existing school gymnasium to provide new sports hall, fitness suite and storage facilities

Address: Sacred Heart Grammer School, 10 Ashgrove Avenue, Newry

Application ID: P/2014/0293/F

Decision:
Decision Date: 14.03.2006

Ref ID: P/1980/1007
Proposal: SITE FOR HOUSING DEVELOPMENT
Address: ASHGROVE ROAD, NEWRY
Decision:
Decision Date:

Ref ID: P/1980/0080
Proposal: PROPOSED SITE FOR HOUSING DEVELOPMENT
Address: BELFAST ROAD, NEWRY
Decision:
Decision Date:

Ref ID: P/1982/0088
Proposal: SITE FOR A POLICE STATION
Address: ARDMORE HOTEL, DOWNSHIRE ROAD, NEWRY, COUNTY DOWN
Decision:
Decision Date:

Ref ID: P/1987/0386
Proposal: Erection of dwelling
Address: ADJACENT TO NO50 BETTYSHILL ROAD NEWRY
Decision:
Decision Date:

Ref ID: P/1989/0831
Proposal: Erection of Police Station
Address: ARDMORE HOTEL DOWNSHIRE ROAD NEWRY
Decision:
Decision Date:

Ref ID: P/2000/0766/F
Proposal: Extension to dwelling
Address: 8 Cloverdale, Newry.
Decision:
Decision Date: 13.06.2000

Ref ID: P/1991/0325
Proposal: Erection of housing development (17No dwellings)
Address: SOUTH OF KENNARD VILLAS ASHGROVE ROAD NEWRY
Decision:
Decision Date:

Application ID: P/2014/0293/F

Ref ID: P/1989/6058

Proposal: Housing Development Kennard Villas Ashgrove Road Newry

Address: Kennard Villas Ashgrove Road Newry

Decision:

Decision Date:

Ref ID: P/2006/0966/F

Proposal: Extension and alterations to dwelling

Address: 24 Cloverdale, Newry

Decision:

Decision Date: 16.03.2007

Ref ID: P/1993/0851

Proposal: Erection of 13No dwellings (detached bungalows with front dormers)

Address: IMMEDIATELY WEST OF CLOVERDALE KENNARD VILLAS ASHGROVE ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1982/0765

Proposal: 11 KV O/H LINE

Address: DRUMCASHELLONE, NEWRY

Decision:

Decision Date:

Ref ID: P/2005/3016/O

Proposal: Site for residential development

Address: Ashgrove Avenue between Sacred Heart Grammer School and Newry High School, Ashgrove, Newry

Decision: WITHDR

Decision Date: 03.12.2012

Ref ID: P/2011/1067/F

Proposal: Erection of residential development (comprising 2 No. detached dwellings, 28 No. semi-detached dwellings, 9No. terraced dwellings (in 3 blocks) and 8 No. apartments (in 4 blocks) - 47 No. units in total, to include 16 No. social housing units).

Address: Lands between The Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.,

Decision: PG

Decision Date: 15.11.2012

Ref ID: P/2005/1491/F

Application ID: P/2014/0293/F

Proposal: External ramp and complimentary steps at entrance

Address: Newry High School, 23 Ashgrove Road, Newry

Decision:

Decision Date: 15.12.2005

Ref ID: P/2002/0626/F

Proposal: Alteration to boundary wall and entrance in line with road service scheme

Address: Newry High School, 23 Ashgrove Road, Newry

Decision:

Decision Date: 03.07.2002

Ref ID: P/2012/0953/F

Proposal: Extension to existing school to form 4 new classrooms with associated internal alterations and siteworks

Address: 10 Ashgrove Avenue, Newry, BT34 1PR,

Decision: PG

Decision Date: 01.03.2013

Ref ID: P/2013/0707/F

Proposal: Proposed 3G synthetic playing field with associated flood lighting, perimeter ballstop and spectator fencing, along with a changing/sports pavillion and associated parking

Address: Newry High School, 23 Ashgrove Road, Newry BT34 1QN,

Decision: PG

Decision Date: 26.02.2014

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
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Drawing No. Type: Status: Submitted

Application ID: P/2014/0293/F

<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department:</p> <p>Response of Department:</p>
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Application Number: R/2015/0056/0

Applicant: Mr M McGreevy

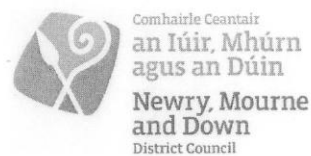
Proposal and Location: Lands to the rear of 105 Manse Road, Crossgar – dwelling and garage under CTY6 pf PPS21)

Councillor's Name: Councillor Terry Andrews

Reason(s) for requesting application appear before the Planning Committee:

The applicant does not enjoy good health and is deteriorating and will require constant care and attention from family. This application is essential for that to happen.

Briefing Panel Decision:



Newry, Mourne and Down District Council
 Planning Office
 Downshire Civic Centre
 Ardglass Road
 Downpatrick
 BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2015/0056/O	Target Date:
Proposal: Detached dwelling and garage (Under PPS21 CTY6)	Location: Lands to the rear of 105 Manse Road Crossgar BT30 9LZ
Referral Route: Application was referred to Committee from Briefing Panel.	
Recommendation:	Refusal
Applicant Name and Address: Mr Joseph McGreevy 105 Manse Road Crossgar BT30 9LZ	Agent Name and Address: Gary Patterson Architects 10 Castleward Road Strangford BT30 7LY
Executive Summary:	
Signature(s): <i>Allyne</i>	

Case Officer Report		
Site Location Plan		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Env Health Down District Council	Substantive Response Received
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Water - Single Units East - Planning Consultations	Substantive Response Received
Non Statutory	Water Management Unit	Substantive Response Received
Non Statutory	Protecting Historic Monuments	No Objection
Statutory	Env Health Newry Mourne And Down District Council	
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		
Characteristics of the Site and Area		
<p>The site outlined in red comprises a sizeable plot of land beyond the rear of no.103 and 105 Manse Road. The site is accessed via the driveway of no.105 and opens onto the Manse Road via a shared access point with no.105, 103 and 101a. There is an existing entry to the application site from the driveway of no.105 which comprises what appears to be a storage area, with overgrown grassed surface (not a yard area) including pallets, doors, glazing, timber, skip and scrap, whereby the lands fall away from the dwelling at no.105. It is also noted there are 2 garage buildings to the rear of no.105, although which are outside the red line.</p> <p>No.103 and 105 comprise detached single storey dwellings, whereby no.105 includes a wide driveway to the side. The boundary with no.103 includes a wall to the front and side and close boarded fencing to the rear. It is noted there is a large single story outbuilding to the rear of no.103.</p> <p>See photos attached to file.</p> <p>The site is located in the countryside between Darragh Cross and Derryboye as identified in the Ards and Down Area Plan 2015. While it is noted the site is located in the countryside there are a number of dwellings along this stretch of road, the majority of which front and open onto the Manse Road. It is also noted there is an un-scheduled site or monument beyond the rear of the site.</p>		

Planning Assessment of Policy and Other Material Considerations

History

A history search has been carried out for the site and surrounds whereby it was observed there have been a number of applications along this stretch of road, the most relevant of which includes:

R/2004/1603- To the rear of no.105 Manse Road, Detached dwelling, Outline, Refusal, 04-05-06,
Applicant: Mr J McGreevy

Refusal reason:

- The proposal is contrary to Policies GB/CPA3 and HOU12 of the Department's Planning Strategy for Rural Northern Ireland in that the site lies within a Green Belt and the development would not merit being treated as an exceptional case to justify a relaxation of the strict planning controls in this area.

Consultees

Having account the nature of this proposal, and location and constraints of the site consultations have been carried out with Transport NI, NI Water, Environmental Health, NIEA WMU, and NIEA PHM as part of this application.

NIW offer no objections, however Roads Service recommend refusal being contrary to AMP2 of PPS3.

Representations

1 letter has been received from M Ritchie MP in support of the application (01-07-15).

Policy- RDS, Down Area Plan 1982-1997, Ards & Down Plan 2015, PPS1, PPS3, PPS6, PPS21.

PPS 21

In a statement to the Assembly on 1st June 2010, the Minister of the Environment indicated that the policies in this final version of PPS21 should be accorded substantial weight in the determination of any planning application received after 16 March 2006.

PPS21 sets out the planning policies for development in the countryside (any land lying outside of development limits as identified in development plans).

Policy CTY 1

Development in the Countryside. There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Details of these are set out below. Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan. Where a Special Countryside Area (SCA) is designated in a development plan, no development will be permitted unless it complies with the specific policy provisions of the relevant plan.

There are a range of developments that may be permitted in the countryside in certain cases.

Housing Development

Planning permission will be granted for an individual dwelling house in the countryside in the following cases:

- A dwelling sited within an existing cluster of buildings in accordance with Policy CTY2a;
- a replacement dwelling in accordance with Policy CTY 3;
- a dwelling based on special personal or domestic circumstances in accordance with Policy CTY 6;
- a dwelling to meet the essential needs of a non-agricultural business enterprise in accordance with Policy CTY 7;

- the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8; or
- a dwelling on a farm in accordance with Policy CTY 10;

Based on the info submitted on the P1 form, this proposal appears to fall within the 3rd criteria- special person or domestic circumstance, and therefore Policy CTY6 applies.

CTY 6: Personal and Domestic Circumstances

Planning permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling and site specific reasons for this related to the applicant's personal or domestic circumstances and provided the following criteria are met:

- a) The applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused; and
- b) There are no alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances.

All permissions granted under this policy will be subject to a condition restricting the occupation of the dwelling to a named individual and their dependents.

Assessment

As stated above the site is located in the countryside between Darragh Cross and Derryboye, being located beyond the rear of the dwelling and curtilage of no.105 Manse Road. This stretch of Manse Road is lined by a number of dwellings, and as the application site is located to the rear of these buildings, it is not readily visible or apparent from this road. It is also noted the proposed access will use the existing shared access point of no.105, 103 and 101a).

As part of this Outline application P1 form, a site location plan, existing and proposed site plan have been submitted. In addition letters have been received from the agent, Dr M Christy (Saintfield Health Care), and the applicant.

The information on the P1 form states that the applicant (Mr Joseph McGreevy) currently lives at No.105 Manse Road, which is immediately adjacent to and adjoining the application site.

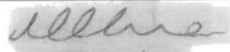
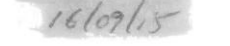
Outline permission is sought for a new dwelling to the rear of no.105 for the applicant's son (Tony McGreevy) to be in a position to live nearby. It is understood Mr Tony McGreevy currently lives in Birkenhead (Merseyside).

The information submitted in support of this application is noted, however it is considered there are not compelling and site specific reasons to permit a dwelling in this countryside location, related to the applicant's personal or domestic circumstances.

In addition it is considered other alternatives are possible within the sizeable existing curtilage of no.105, despite the applicant's son ruling out the option of an extension.

While the principle of a dwelling is not accepted, no issues of concern are expressed regarding undue prominence, or a lack of integration of this site in question, which is also considered large enough to accommodate a dwelling with sufficient spacing for parking, turning and amenity space, while also being located a sufficient distance from any existing/approved dwelling to prevent any unacceptable impact.

However, taking into account the comments above refusal is recommended.

<p>Additional Information The case was discussed internally in June 2015 following which a letter was issued to the agent advising the proposal is contrary to the applicable policy context (CTY6), and requested any additional supporting information the agent/applicant wished to be considered. The purpose of this letter was to afford the agent/applicant an opportunity to submit further information in support of the application. It is noted Cllr Andrews wrote in support of the application, the agent sought clarification regarding the letter issued (which was provided), while a phone call was also received from the applicant.</p> <p>However it is noted no further information has been received in support of the application to date (1st July 2015).</p> <p>Accordingly, based on the comments above, it is considered the case put forward does not meet the policy test of CTY6 thus Refusal is recommended.</p>	
Neighbour Notification Checked	Yes
Summary of Recommendation:	
<p>Conditions/Reasons for Refusal:</p> <p>Refusal Reasons</p> <p>1. The proposal is contrary to Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:</p> <p>(the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused (and/or it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case).</p>	
Signature(s)	
Date:	

ANNEX	
Date Valid	5th February 2015
Date First Advertised	18th February 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 101A Manse Road Raffrey Crossgar The Owner/Occupier, 103 Manse Road Raffrey Crossgar The Owner/Occupier, 103 Manse Road,Raffrey,Crossgar,Down,BT30 9LZ, The Owner/Occupier, 105 Manse Road Raffrey Crossgar The Owner/Occupier, 109 Manse Road,Raffrey,Crossgar,Down,BT30 9LZ, The Owner/Occupier, 111 Manse Road,Raffrey,Crossgar,Down,BT30 9LZ, The Owner/Occupier, 89 Manse Road,Raffrey,Crossgar,Down,BT30 9LZ, The Owner/Occupier, 91 Manse Road,Raffrey,Crossgar,Down,BT30 9LZ, The Owner/Occupier, 93 Manse Road,Raffrey,Crossgar,Down,BT30 9LZ,	
Date of Last Neighbour Notification	12th February 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
Summary of Consultee Responses	

Drawing Numbers and Title
<p>Drawing No. Type: Status: Submitted</p>
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<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department:</p> <p>Response of Department:</p>
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