



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 26 SEPTEMBER 2018

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

Wednesday 19 SEPTEMBER 2018 by 5.00 pm

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

democratic.services@nmandd.org

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

26/09/2018

ITEM NO	1				
APPLIC NO	LA07/2016/0865/F		Full	DATE VALID	21/06/2016
COUNCIL OPINION	REFUSAL				
APPLICANT	Mr and Mr Dean Brown 34 Wood Road Castlewellan			AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
LOCATION	60m SE of No. 34 Wood Road Castlewellan County Down BT31 9LR				NA
PROPOSAL	Proposed farm dwelling and domestic garage				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	1	0	0	0
			Addresses	Signature s	Addresse s
			0	0	0
					Signatures
					0

- The proposal is contrary to the SPSS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that insufficient information has been submitted demonstrating a level of involvement commensurate with commercial activity over the requisite period of six years, or that the farm business is currently active and has been established for at least six years.

ITEM NO	2			DATE VALID	22/07/2016
APPLIC NO	LA07/2016/0983/F			AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
COUNCIL OPINION	APPROVAL				
APPLICANT	Kathleen Dobbin 30 Bann Road Castlewellan				07969919145; 028 9081 3084
LOCATION	8 Grove Road Annalong BT34 4XB				
PROPOSAL	Replacement Dwelling (Amended plans)				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	18	0	0	0	
			Addresses	Signature s	Addresse s Signatures
			0	0	0 0

ITEM NO	3				
APPLIC NO	LA07/2016/1632/O			Outline	DATE VALID 07/12/2016
COUNCIL OPINION	REFUSAL				
APPLICANT	Jason Fegan 9 Forestbrook Avenue Rostrevor BT34 3BX			AGENT	
LOCATION	Lands 45m north west of No. 12 Upper Knockbarragh Road Warrenpoint BT34 3DL				NA
PROPOSAL	Proposed Farm Dwelling				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	0
			Addresses	Signature	Adresse
			0	s	s
				0	Signatures
				0	0

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:
(delete as appropriate)
(the farm business is currently active (and has been established for at least six years);

(other dwelling(s)/development opportunities have not been sold off from the farm holding within 10 years of the date of the application);
Please note this provision will only apply from 28 November 2008 and will not apply to opportunities sold off before that date.

(the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm (and access to the dwelling is not obtained from an existing lane.)

(health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm)

(verifiable plans exist to expand the farm business at the existing building group(s) to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm)
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
the building would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.
4. The proposal is contrary to the Strategic Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Upper Knockbarragh Road.

ITEM NO	4			
APPLIC NO	LA07/2017/0290/O	Outline	DATE VALID	24/02/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs McMurray 73 Station Road Saintfield BT24 7EN		AGENT	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS 028 90450681
LOCATION	110 m south of No 52 Carsonstown Road Saintfield BT24 7EB			
PROPOSAL	Single Storey 200sqm house with Outbuilding - garage and stores			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signature s
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years.

2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Carsonstown Road.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, create a ribbon of development which would result in damage to the rural character and would therefore result in a detrimental change to the rural character of the countryside.

ITEM NO	5			
APPLIC NO	LA07/2017/0449/F	Full	DATE VALID	23/03/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Tony Cunningham 52 Upper Dromore Road Warrenpoint BT34 3PN		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 02841753679
LOCATION	Vacant ground between Dromore Heights and Cloughmore View and east of No. 4 Dromore Heights Upper Dromore Road Warrenpoint			
PROPOSAL	Proposed 2 No. Dwellings (further amendments since previous letter of 30th April 2018)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	12	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to the SPPS and Policy QD1 of the Department's Planning Policy Statement 7:

'Quality Residential Environments' in that it has not been demonstrated that the development would create a quality and sustainable residential environment. The proposed development fails to meet the requirements of QD1 in that it has not been shown:

(a) that the development respects the surrounding context and is appropriate to the character of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

(c) that adequate provision is made for landscaped areas as an integral part of the development;

(g) that the design and layout of the development draws upon the best local traditions of form, materials and detailing;

(h) that the design and layout will not cause/create unacceptable adverse impacts on proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

2. The proposed development is contrary to the SPPS and Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, (b) in that:

The proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

3. The proposed development is contrary to the SPPS and Planning Control Principle 1 of PPS 12, in that the proposed form, scale, massing and layout do not respect local character and environmental quality.

4. The proposed development is contrary to the SPPS and Planning Control Principle 2 of PPS 12, in that the proposed development does not represent a high quality of design, layout and landscaping.

5. The proposed development is contrary to the SPPS and Policy NH 6 of Planning Policy Statement 2 (PPS 2) in that the design, size and scale is not appropriate to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and does not respect local housing layout and local materials.

6. The proposal is contrary to the SPPS and Policy DES2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the townscape of Warrenpoint and would not be sensitive to the character of the area surrounding the site with regard to design, scale and use of materials.

ITEM NO	6						
APPLIC NO	LA07/2017/1256/O			Outline	DATE VALID	16/08/2017	
COUNCIL OPINION	REFUSAL						
APPLICANT	Trevor Mawhinney 82 A Carryduff Road Temple Lisburn BT27 6UA				AGENT		
LOCATION	Land between 205 and 209 Belfast Road Ballynahinch BT24 8UR						NA
PROPOSAL	Dwelling on a farm						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	2	0	0		0		
			Addresses	Signature	Addresse	Signatures	
			0	s 0	s 0	0	0

1. The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policies CTY10 and CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active (and has been established for at least six years) and the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.

ITEM NO	7			
APPLIC NO	LA07/2017/1424/F	Full	DATE VALID	15/09/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down DC Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6GQ		AGENT	Kennedy Fitzgerald Architects 3 Eglantine Place Belfast BT9 6EY

02890661632

LOCATION
Down Leisure Centre
114 Market Street
Downpatrick

PROPOSAL
Alterations to site levels along ramped access from Ballyduggan Rd, provision of external steps from building, revisions to car parking layout and relocation of NIE substation.
(Amended description/plans received)

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

ITEM NO	8				
APPLIC NO	LA07/2017/1619/F			Full	DATE VALID 23/10/2017
COUNCIL OPINION	REFUSAL				
APPLICANT	Thomas Grant 48 Leode Road Hilltown Newry BT34 5TJ			AGENT	Neil Byrne CGDM 27 Patrick Street Newry BT35 8EB 028 3025 0844
LOCATION	Land adjacent North West of 48 Leode road Hilltown BT34 5TJ				
PROPOSAL	Proposed dog kennel including office and storage (amended plans)				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	0
			Address	Signature	Addresses
			0	0	0
				Signatures	0

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

- in that the building proposed is not a locally important building suitable for conversion and
- the reuse or conversion would unduly affect the amenities of nearby residents.

2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that the proposal would not support the core planning principle of improving health and well-being in that if approved the proposed use would impact adversely on the residential amenity of nearby properties in terms of noise pollution.

ITEM NO	9			
APPLIC NO	LA07/2018/0159/F	Full	DATE VALID	17/01/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Patrick Murphy 19 Ryan Road Mayobridge Newry BT34 2HZ		AGENT	CGDM Construction 27 Patrick Street Newry BT35 8EB
				02830250844
LOCATION	Land adjacent and immediately south of 19 Ryan Road Mayobridge Newry BT34 2HZ			
PROPOSAL	New dwelling house and garage on farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside, and does not merit being considered as

an exceptional case in that a development opportunity approved under applications P/2009/1354/O and P/2012/0941/F was sold off from the farm holding on 14th September 2017 (within 10 years of the date of the application).

2. The proposal is contrary to Policies CTY8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would, if permitted, create ribbon development along Ryan Road and would therefore result in a detrimental change to the rural character of the countryside.

ITEM NO	10			
APPLIC NO	LA07/2018/0401/O	Outline	DATE VALID	23/02/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr & Mrs Colm Cunningham 24 School Road Ballymartin Kilkeel		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
LOCATION	NA			
PROPOSAL	60m south of No 24 School Road Ballymartin Kilkeel			
REPRESENTATIONS	Proposed site for infill dwelling and domestic garage (Amended address)			
	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a small gap site sufficient only to accommodate a maximum of two houses and would, if permitted, result in the addition of ribbon development along School Road.

3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

if permitted, the proposed building would be a prominent feature in the landscape;

the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the proposal to integrate into the landscape

the proposed dwelling would rely primarily on the use of new landscaping for integration;

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

the dwelling would, if permitted, be unduly prominent in the landscape;

the dwelling would, if permitted create or add to a ribbon of development and would therefore further erode the rural character of the countryside.

ITEM NO	11						
APPLIC NO	LA07/2018/0698/O			Outline	DATE VALID	11/05/2018	
COUNCIL OPINION	REFUSAL						
APPLICANT	Niamh D'Arcy 4 Ballykeel Road Mullaghbawn Newry BT35 9UA				AGENT		
LOCATION	Adjacent and to West of No. 4 Ballykeel Road Mullaghbawn Newry BT35 9UA						NA
PROPOSAL	Dwelling house (infill)						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	0	0	0		0		
			Addresses	Signature s	Adresse s	Signatures	
			0	0	0	0	

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Ballykeel Road and is not considered to represent an exception to the policy.

3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing buildings and add to a ribbon of development which would therefore result in a detrimental change to the rural character of the countryside.
4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

ITEM NO	12				
APPLIC NO	LA07/2018/1114/F	Full	DATE VALID	11/07/2018	
COUNCIL OPINION	APPROVAL				
APPLICANT	Newry Mourne & Down District Council Downshire Civic Centre Ardglass Road Downpatrick BT30 8DG		AGENT		
				NA	
LOCATION	83 Commons Road Ballykinler				
PROPOSAL	Prefabricated single storey building for use by community group for meetings and activities. Existing bitmac surface is for access route and on-site parking. Grass areas to be retained for outdoor open space, and other associated community activities.				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	
			Addresses	Signatures	Addresses
			0	0	0
					Signatures
					0

ITEM NO	13				
APPLIC NO	R/2013/0375/F		Full	DATE VALID	21/08/2013
COUNCIL OPINION	REFUSAL				
APPLICANT	Mrs Mary O'Prey			AGENT	Hillen Architects Limited 87 Central Promenade Newcastle BT33 0HH 02843725535
LOCATION	Lands 40m NW of 9 Wateresk Road Dundrum Co Down.				
PROPOSAL	Proposed house and garage on the farm for a family member.				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	
			Addresses	Signatures	Addresses
			0	0	0
				Signatures	0

- The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the farm business is currently active and has been established for a period of at least 6 years.

ITEM NO	14			
APPLIC NO	P/2013/0242/F	Full	DATE VALID	27/03/2013
COUNCIL OPINION	APPROVAL			
APPLICANT	MJM Group Ltd		AGENT	O'Callaghan Planning Unit 1 10 Monaghan Court BT35 6BH 02890434333

LOCATION Lands at Watson Road/ Dorans Hill Newry, including lands to the east of Watsons Road

PROPOSAL Proposed residential housing development of 200 no. units comprising 61 detached, 126 semi-detached, 13 townhouses (some with garages) improvements and widening of existing Watsons Road and Dorans Hill, introduction of new roundabout and distributor road, planting of acoustic barrier along distributor road, proposed landscaping, open space, car parking, site and access works. (Amended plans/ scheme including a reduction in the site area boundary, amendments to the garden areas of proposed site numbers 78-83 and amended landscaping details along the southernmost boundary of the site/ west of Watsons Road).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	209	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0