

September 17th, 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**

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

# Agenda

1. **Apologies.**

2. **Declarations of Interest.**

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*Minutes for Consideration and Adoption*

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

*Planning Minutes 2 September 2015.pdf*

*Page 1*

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*For Noting*

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

*Action Sheet - 8 September 2015.pdf*

*Page 7*

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5. **Planning Performance Figures. (Report to follow).**

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*Development Management*

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

<a href="#"><u>Council Schedule - 30 September 2015.pdf</u></a>	Page 11
<a href="#"><u>LA07-2015-0499-F - Education Authority South.pdf</u></a>	Page 15
<a href="#"><u>R-2014-0487-F Alternative Heat and Kane Heating.pdf</u></a>	Page 21
<a href="#"><u>Council Schedule - Deferred 30 September 2015.pdf</u></a>	Page 37
<a href="#"><u>P-2010-1041-F - Mr and Mrs Murphy.pdf</u></a>	Page 39
<a href="#"><u>P-2014-0923-F Very Rev Canon Brown.pdf</u></a>	Page 52

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*For Discussion/Decision*

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**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.

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

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**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.

[R-2015-0056-0 Mr Joseph McGreevy.pdf](#)

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# Invitees

Cllr. Terry Andrews	<a href="mailto:terry.andrews@downdc.gov.uk">terry.andrews@downdc.gov.uk</a>
Cllr. Naomi Bailie	<a href="mailto:naomi.bailie@nmandd.org">naomi.bailie@nmandd.org</a>
Cllr. Patrick Brown	<a href="mailto:patrick.brown@nmandd.org">patrick.brown@nmandd.org</a>
Cllr. Robert Burgess	<a href="mailto:robert.burgess@downdc.gov.uk">robert.burgess@downdc.gov.uk</a>
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Cllr. Garth Craig	<a href="mailto:garth.craig@downdc.gov.uk">garth.craig@downdc.gov.uk</a>
Cllr. Dermot Curran	<a href="mailto:dermot.curran@downdc.gov.uk">dermot.curran@downdc.gov.uk</a>
Mr. Eddie Curtis	<a href="mailto:eddie.curtis@newryandmourne.gov.uk">eddie.curtis@newryandmourne.gov.uk</a>
Mr. Andrew Davidson	<a href="mailto:andrew.davidson@nmandd.org">andrew.davidson@nmandd.org</a>
Cllr. Laura Devlin	<a href="mailto:laura.devlin@downdc.gov.uk">laura.devlin@downdc.gov.uk</a>
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Mr. Patrick Green	<a href="mailto:patrick.green@downdc.gov.uk">patrick.green@downdc.gov.uk</a>
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Cllr. William Walker	<a href="mailto:william.walker@nmandd.org">william.walker@nmandd.org</a>
Mrs. Marie Ward	<a href="mailto:marie.ward@downdc.gov.uk">marie.ward@downdc.gov.uk</a>
Cllr. Clarke William	<a href="mailto:william.clarke@downdc.gov.uk">william.clarke@downdc.gov.uk</a>

**NEWRY, MOURNE & DOWN DISTRICT COUNCIL**

Ref: PL / DM

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**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**

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**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**

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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><b>Application ref:</b> P/2014/0204/F</p> <p><b>Applicant Name:</b> Mr Erroll Flynn</p> <p><b>Proposal:</b> Erection of detached dwelling</p> <p><b>Site Location:</b> Between 12 and 14 Kidds Road (Doctors Hill, Bessbrook) Newry</p> <p><b>Recommendation from Planning Officer:</b> <b>APPROVAL</b></p> <p><b>Briefing Panel Decision:</b> (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><b>Agree with the decision as proposed by the Officers under delegated powers – APPROVAL.</b></p>

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

DETAILS OF APPLICATION	ACTION
<p><b>Application ref:</b> R/2015/0056/0</p> <p><b>Applicant Name:</b> Mr Joseph McGreevy</p> <p><b>Proposal:</b> Detached dwelling and garage</p> <p><b>Site Location:</b> Lands to the rear of 105 Manse Road, Crossgar</p> <p><b>Recommendation from Planning Officer:</b> <b>REFUSAL</b></p> <p><b>Briefing Panel Decision:</b> (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><b>In default of agreement to refer planning application R/2015/0056/0 to the Planning Committee for determination.</b></p>

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

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

**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**

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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	R/2014/0487/F	Full	<b>DATE VALID</b>	9/15/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Alternative Heat and Kane Heating		<b>AGENT</b>	Paul SKelly PS Design 49 Hillsborough Road Carryduff BT8 8HS 07801747897
<b>LOCATION</b>	11 Burrenreagh Road Castlewellan BT31 9HH.			
<b>PROPOSAL</b>	Proposed new production buildings to be erected in two phases, and located behind the existing storage and production area, extension to existing car park.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	1	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

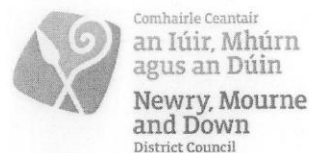
0                      0                      0                      0

- 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**

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

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

<b>Case Officer Report</b>		
<b>Site Location Plan</b>		
<b>Consultations:</b>		
<b>Consultation Type</b>	<b>Consultee</b>	<b>Response</b>
Statutory	NIEA	Content
<b>Representations:</b>		
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	
<b>Summary of Issues</b>		
<b>Characteristics of the Site and Area</b>		
<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>		
<b>Planning Assessment of Policy and Other Material Considerations</b>		
<b>Site History</b>		
<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>		
<b>Consultations</b>		
<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

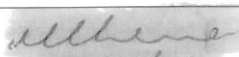
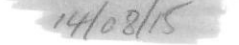
This application seeks to increase the size of the recently approved playground area, from that approved under application R/14/0516.

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.

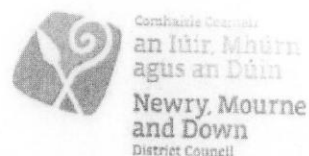
As such approval is now recommended.

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

<b>ANNEX</b>	
<b>Date Valid</b>	22nd June 2015
<b>Date First Advertised</b>	8th July 2015
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b> 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,	
<b>Date of Last Neighbour Notification</b>	29th July 2015
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>	
<b>Summary of Consultee Responses</b>	
<b>Drawing Numbers and Title</b>	



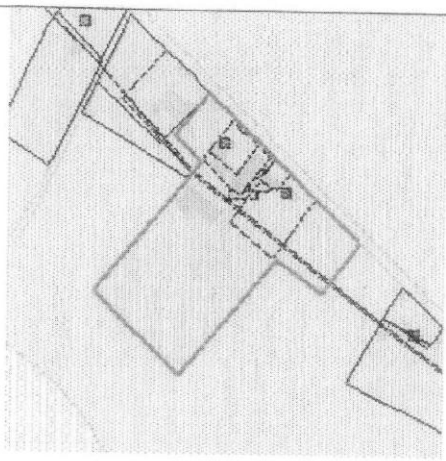
<p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p>
<p><b>Notification to Department (if relevant) N/A</b></p> <p>Date of Notification to Department: Response of Department:</p>



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

### Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 30 September 2015	<b>Item Number:</b>
<b>Application ID:</b> R/2014/0487/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed new production buildings to be erected in two phases, and located behind the existing storage and production area, extension to existing car park.	<b>Location:</b> 11 Burrenreagh Road Castlewellan BT31 9HH.
<b>Referral Route:</b>	
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.	
<b>Recommendation:</b>	Refusal
<b>Applicant Name and Address:</b> Alternative Heat and Kane Heating	<b>Agent Name and Address:</b> Paul SKelly PS Design 49 Hillsborough Road Carryduff BT8 8HS
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

<b>Case Officer Report</b>		
<b>Site Location Plan</b>		
		
<b>Consultations:</b>		
<b>Consultation Type</b>	<b>Consultee</b>	<b>Response</b>
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
<b>Representations:</b>		
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	
<p><b>Summary of Issues</b> 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.</p>		
<b>Characteristics of the Site and Area</b>		
<p>The site is located in the open countryside, along the minor Burrenreagh Road, approximately 2 miles from the village of Castlewellan and outside the small settlement of Burrenbridge. The application site consists of a portion of an agricultural field and also</p>		

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 ID: R/2014/0487/F

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

<b>Neighbour Notification Checked</b>	Yes
<p><b>Summary of Recommendation:</b>  <b>Recommendation: Refusal.</b></p> <p>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.</p>	
<p>Reasons for Refusal:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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</li> </ol>	

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.

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**Signature(s)**

**Date:**

Application ID: R/2014/0487/F

<b>ANNEX</b>	
<b>Date Valid</b>	15th September 2014
<b>Date First Advertised</b>	1st October 2014
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (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	
<b>Date of Last Neighbour Notification</b>	7th October 2014
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>	
<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

<b>DARD Rivers Agency: No objection, with informatives.</b>
<b>Drawing Numbers and Title</b>

Application ID: R/2014/0487/F

Drawing No.  
Type:  
Status: Submitted

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Type:  
Status: Submitted

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Type:  
Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department:



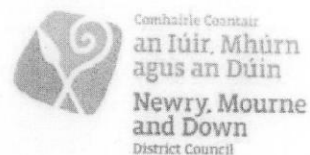
Application ID: R/2014/0487/F



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

<b>ITEM NO</b>	<b>D2</b>			
<b>APPLIC NO</b>	P/2014/0293/F	Full	<b>DATE VALID</b>	3/28/14
<b>COUNCIL OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Very Rev Canon Brown. ADM. Cathedral Presbytery 40-41 Hill Street Newry		<b>AGENT</b>	Delahunt Lavery Architecture 79 Greenan Road Newry BT342PT 02841772220
<b>LOCATION</b>	Lands between the Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.			
<b>PROPOSAL</b>	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.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	56	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			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	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> P/2010/1041/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed motor home site (amended P2 form)	<b>Location:</b> Lands to the rear of 35 Ballagh Road, Ballaghanery, Newcastle, Co. Down, BT33 OLA
<b>Referral Route:</b> Application was referred to Committee by breifing panel.	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Mr & Mrs Murphy C/o Agent	<b>Agent Name and Address:</b> Matrix Planning Consultancy 29 Old Belfast Road Newtownards Co Down BT23 4SG
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

<b>Case Officer Report</b>		
<b>Site Location Plan</b>		
		
<b>Consultations:</b>		
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
<b>Representations:</b>		
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	
<b>Summary of Issues</b>		
<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.

<b>Neighbour Notification Checked</b>	<b>Yes</b>
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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:**

<b>ANNEX</b>	
<b>Date Valid</b>	24th August 2010
<b>Date First Advertised</b>	31st August 2012
<b>Date Last Advertised</b>	5th November 2014
<b>Details of Neighbour Notification (all addresses)</b>	
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 Gortallowry 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	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: P/2005/1843/F Proposal: Provision of new access Address: 35 Ballagh Road, Newcastle Decision: Decision Date: 21.12.2005	
<b>Summary of Consultee Responses</b>	
<b>Drawing Numbers and Title</b>	

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

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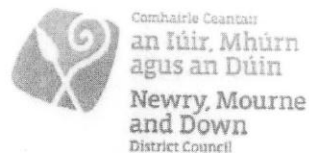
Drawing No.  
Type:  
Status: Submitted

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	
<b>Case Officer:</b>  Jacqueline McParland	
<b>Application ID:</b> P/2010/1041/F	<b>Target Date:</b> <add date>
<b>Proposal:</b> Proposed motor home site (amended P2 form)	<b>Location:</b> Lands to the rear of 35 Ballagh Road, Ballaghanery, Newcastle, Co. Down, BT33 OLA
<b>Applicant Name and Address:</b> Mr & Mrs Murphy C/o Agent	<b>Agent name and Address:</b> Matrix Planning Consultancy 29 Old Belfast Road Newtownards Co Down BT23 4SG
<b>Summary of Issues:</b>  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;  A number of representations have also been submitted in support of the proposal.	

**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.

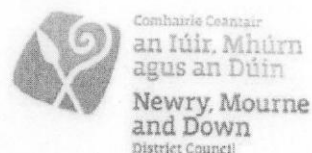
**Conditions**

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	
<b>Committee Meeting Date:</b> 5th December 2013	<b>Item Number:</b>
<b>Application ID:</b> P/2014/0293/F	<b>Target Date:</b>
<b>Proposal:</b> 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.	<b>Location:</b> Lands between the Sacred Heart Grammar School and Newry High School Ashgrove Avenue Newry.
<b>Referral Route:</b> Application falls within the major category within the Development Management Regulations 2015.	
<b>Recommendation:</b>	Refusal
<b>Applicant Name and Address:</b> Very Rev Canon Brown. ADM. Cathedral Presbytery 40-41 Hill Street Newry	<b>Agent Name and Address:</b> Delahunt Lavery Architecture 79 Greenan Road Newry BT342PT
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

Application ID: P/2014/0293/F

Application ID: P/2014/0293/F

<b>Case Officer Report</b>		
<b>Site Location Plan</b>		
		
<b>Consultations:</b>		
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
<b>Representations:</b>		
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	
<b>Summary of Issues</b>		

### 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

<b>Neighbour Notification Checked</b>	<b>Yes</b>
<b>Summary of Recommendation:</b>	
<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>	
<b>Reasons for Refusal:</b>	
<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>	
<b>Signature(s)</b>	
<b>Date:</b>	



Application ID: P/2014/0293/F

<b>ANNEX</b>	
<b>Date Valid</b>	28th March 2014
<b>Date First Advertised</b>	18th April 2014
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b>	
<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  
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Kay Cashman  
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Maire Kearns  
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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

<b>Date of Last Neighbour Notification</b>	
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<b>Date of EIA Determination</b>	
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<b>ES Requested</b>	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
Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
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Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted



Application ID: P/2014/0293/F

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department: