

Dear Sir/Madam
Please find attached submission on behalf of our client
Regards

[REDACTED]

From: [REDACTED]
Sent: Sunday, April 19, 2026 5:29 PM
To: [REDACTED]
Subject: [REDACTED]

Planning Department Newry Mourne and Down District Council

Haughey House Unit 19 Rampart Road

Greenbank Industrial Estate

Newry BT34 2QU

Dear Sir/Madam,

**RE: Representation to Newry and Mourne District Council
regarding the Local Development Plan Draft Plan Strategy 2035**

Please consider this as a formal representant to the Draft Plan Strategy as it relates to Bessbrook.

Our client wishes for the lands outlined in red to be reconsidered for rezoning to allow for it to be included within the settlement development limit

We have attached the following

1 Site location Map

2 Site areal Photo

3 excising development limit and the proposed land inclusion for easy reference

SITE DESCRIPTION & CONTEXT

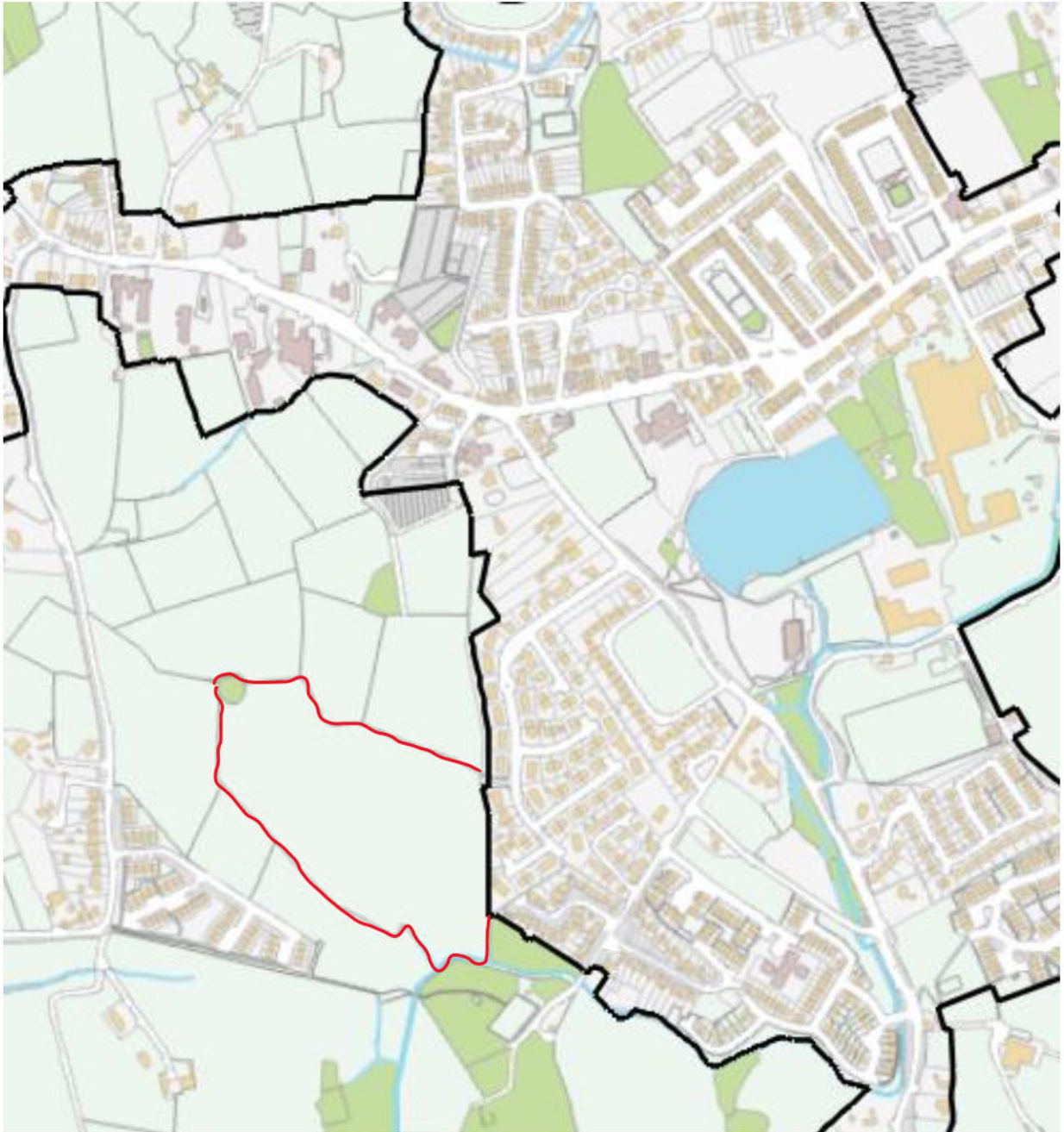
The 14.5 acres (5.85 hectares) subject site is located to the WEST of Church View Bessbrook With an existing access from Church View - see location map below and aerial view 1 below. The broken black line on the location map represents the Settlement Development Limit from the current Bessbrook Area Plan (see later in document). The subject site can be accessed through the area between the dwellings at 21 and 23- in this area of housing. This area is in land already zoned for development in the current Bessbrook area plan.



LOCATION MAP



ARIAL PHOTOGRAPH 1



**PROPOSED DEVELOPMENT OUTLINED
REDADJACENT TO DEVELOPMENT
LIMIT**

The subject site is rectangular in shape and measures 329 metres front to rear boundary and is 129 deep

There are no trees or features within the site which rises gradually from Church View towards the rear boundary.

Generally, the houses in the area are detached and semidetached. The dwellings are mostly single storey with there being a few two storey and a half dwelling

The subject site, outlined in red on the above Area Plan, would appear suitable for zoning for development as access is available from Church View and required visibility standards at the access point should be readily achievable, and available, given that the site is substantially developed.

SUMMARY

The subject site would appear to be suitable for zoning as it lies next to the existing Settlement Development Limit and dovetails neatly into it. By zoning the subject site, or part thereof, there would effectively increase the Bessbrook area development without increasing the road frontage of the Settlement Development Limit.

An existing access is provided between 21 and 23 Church View to any zoned land

Agent



Architectural Design Service

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