

Dear Sir/Madam
Please find attached submission for the 2035 Newry area plan
Regards

[REDACTED]

From: [REDACTED]

Sent: 19 April 2026 5:38 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

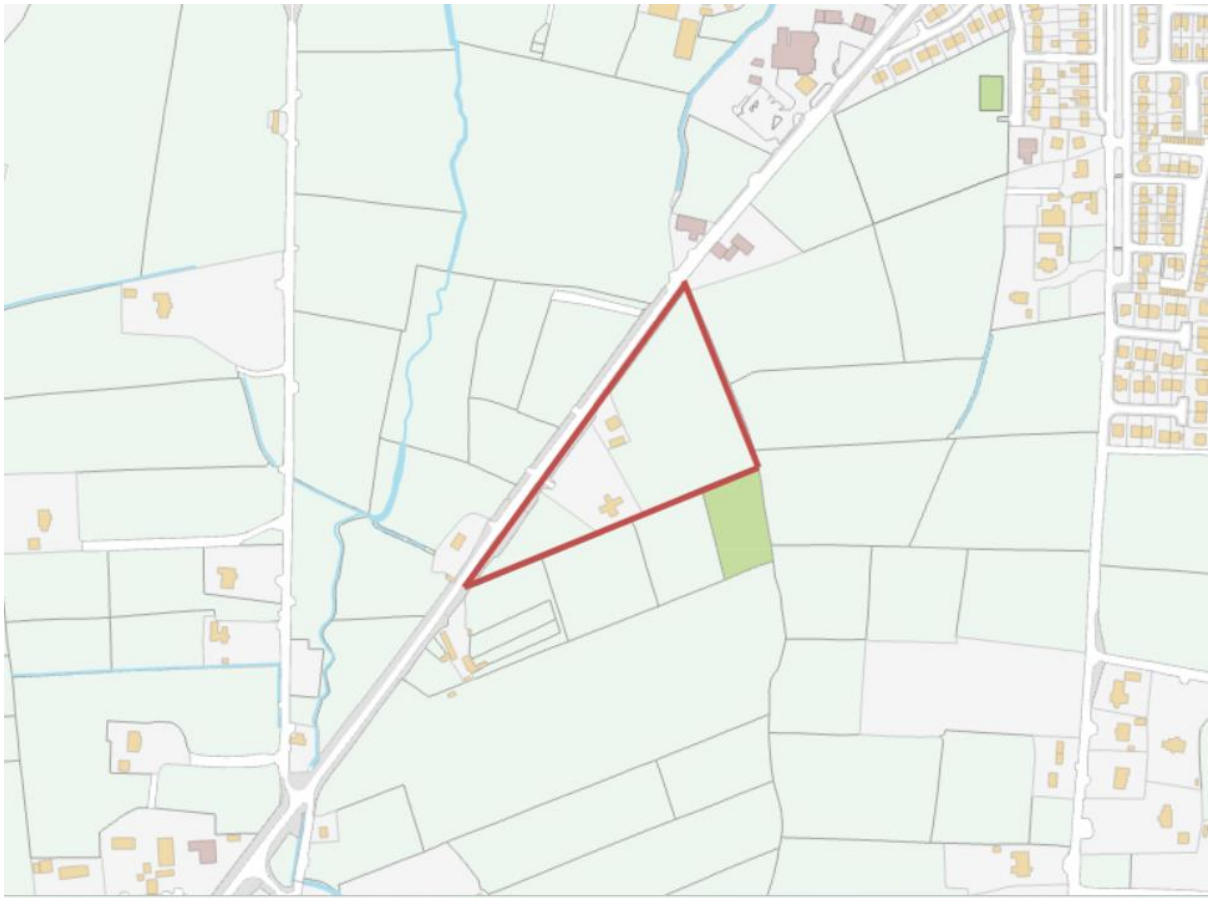
The 5.20 acres (2.20 hectares) subject site is located to East of The Forkhill Road Newry

There are two dwellings already within the proposed area With an existing access from Forkhill Road- see location map below. The broken black line on the second location map represents the Settlement Development Limit from the current Cloughoge Area (see later in document). The subject site can be accessed from the Forkhill Road

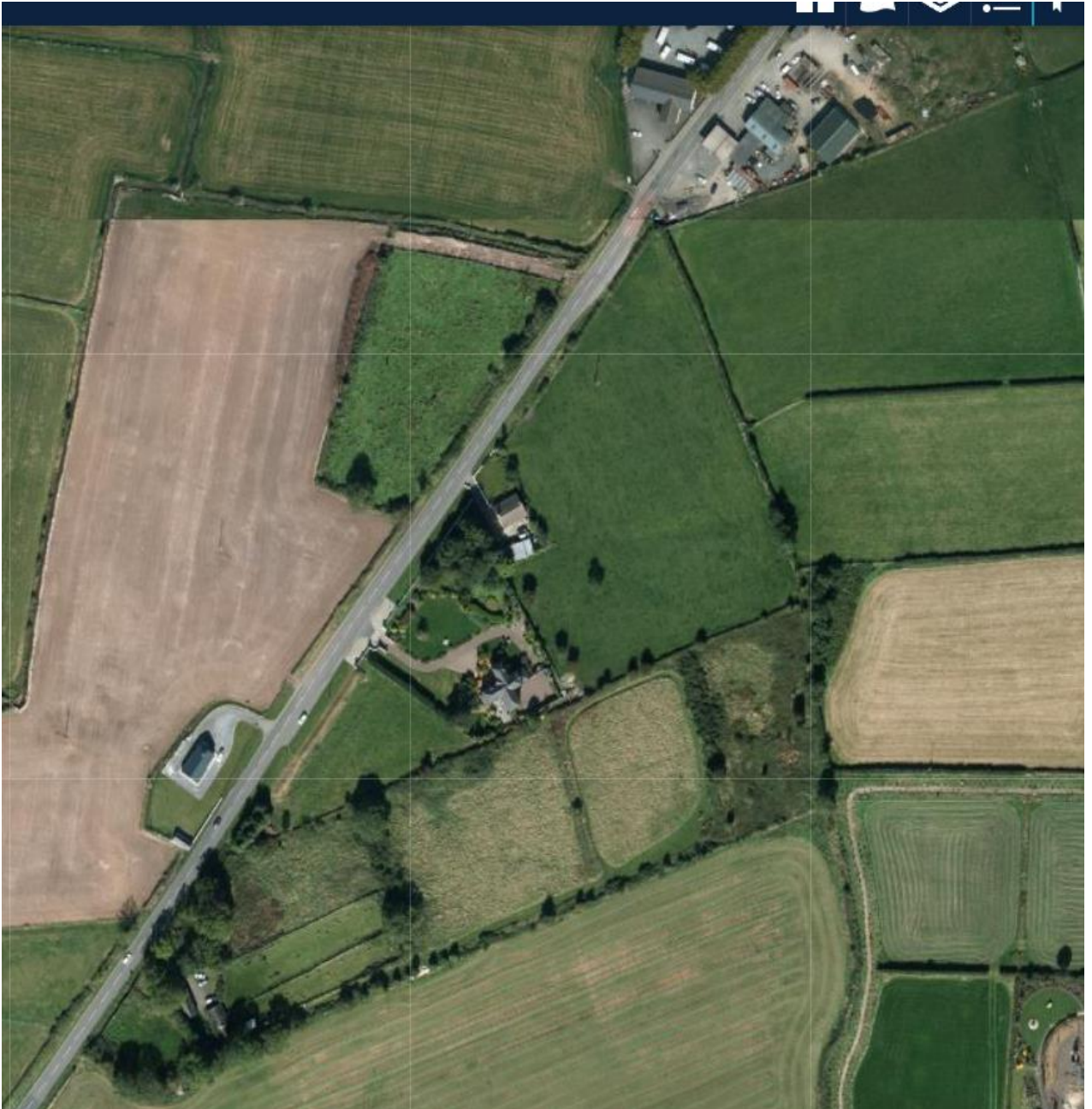
The Site Location Map

An Arial photograph and

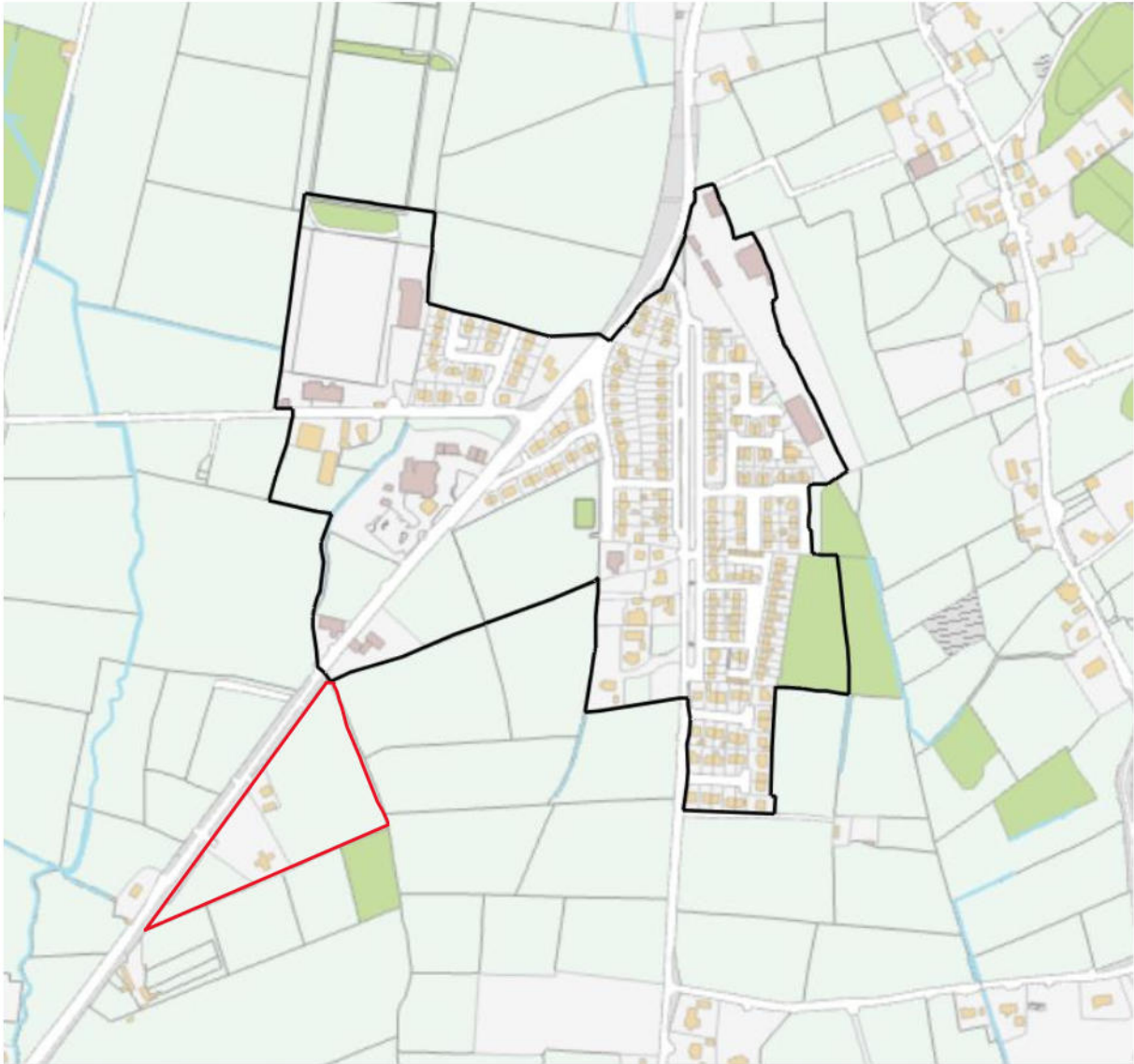
The existing area plan is shown below.



LOCATION MAP



ARIAL PHOTO



**PROPOSED DEVELOPMENT OUTLINED
REDADJACENT TO DEVELOPMENT
LIMIT**

The subject site is triangle in shape and measures 300 metres front along Forkhill Road. Depth to rear boundary is 145M at its deepest point

There are trees and hedge rows within the site which rises gradually towards the rear boundary.

Generally, the houses in the area are detached. The dwellings are mix of single storey and two story

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

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 Cloughoge area development

Agent



Architectural Design Service

20 Upper Burren Road

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