

Dear Sir /Madam

Please find attached submission for consideration in the Newry area plan 2035

Regards

[REDACTED]

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**From:** [REDACTED]

**Sent:** 19 April 2026 6:04 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**

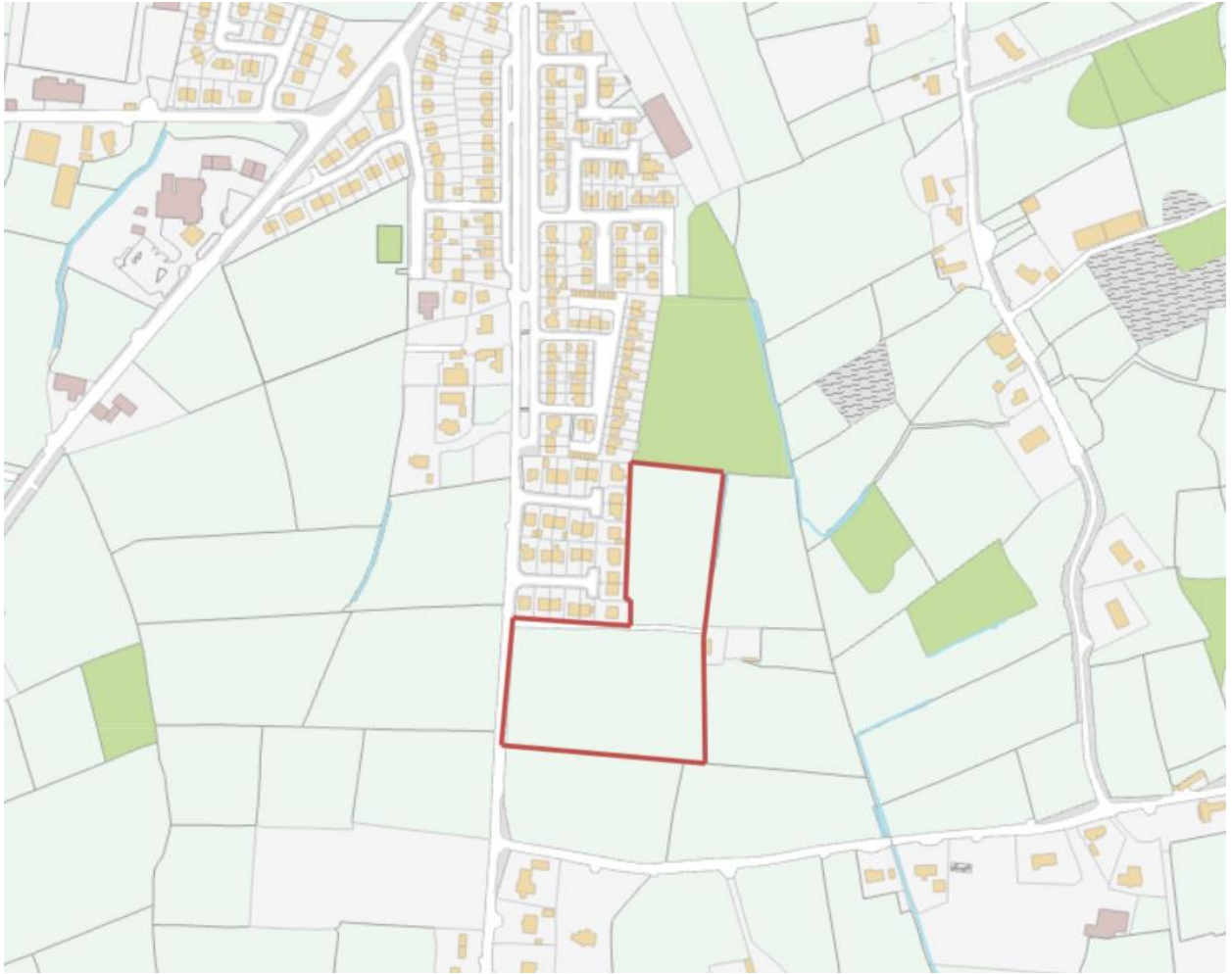
The 6.40acres (2.63 hectares) subject site is located to the East of Newtown Road Cloughoge Newry

With an existing access from Newtown 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 Newtown Road and Raps around to the South and East of Bernish Avenue and Bernish Crescent

The Site Location Map

An Arial photograph and

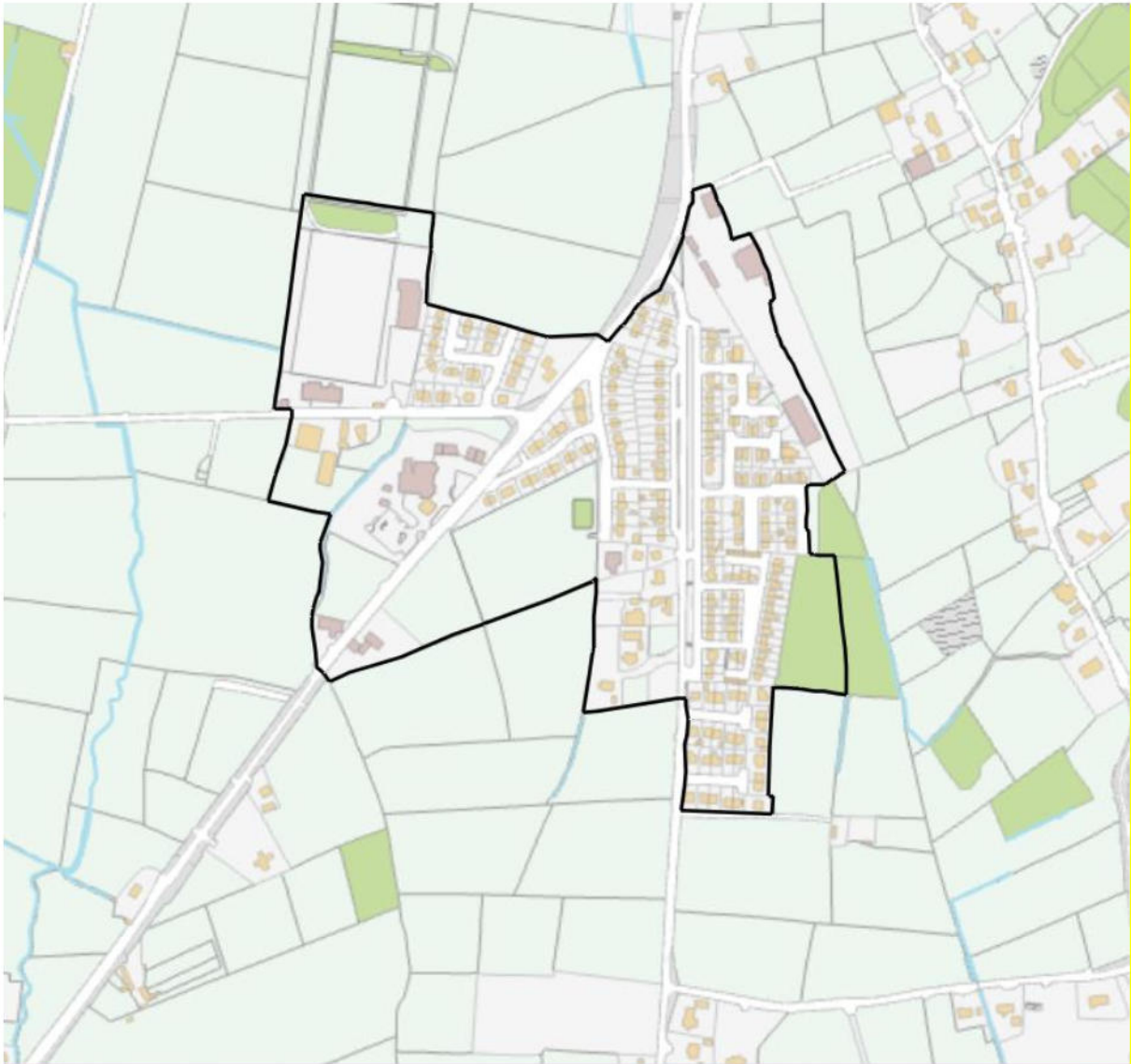
The existing area plan is shown below.



# LOCATION MAP



# ARIAL PHOTOGRAPH



**PROPOSED DEVELOPMENT OUTLINED  
REDADJACENT TO DEVELOPMENT  
LIMIT**

The subject site is an inverted L shape and measures 95 metres road front 153m deep to rear boundary and the rear boundary is 236m long

There are no trees or features within the site which is mostly level with a slight fall to rear towards the rear boundary.

Generally, the houses in the area are detached and semidetached. The dwellings are mostly single storey with there being a NIHE development of 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 Newtown Road and the 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 Cloghoge area development without increasing the road frontage of the Settlement Development Limit.

An existing agricultural exists from the Newtown Road

Agent



Architectural Design Service

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