



January 6th, 2016

Notice Of Meeting

You are invited to attend the Planning Committee Meeting to be held on **Wednesday, 20th January 2016** at **10:00 am** in the **Boardroom, Monaghan Row, Newry.**

The Members of the Planning Committee are:-

Chair: Councillor J Tinnelly

Vice Chair: Councillor W Clarke

Members: Councillor M Larkin

Councillor M Ruane

Councillor V Harte

Councillor D McAteer

Councillor K Loughran

Councillor L Devlin

Councillor M Murnin

Councillor G Craig

Councillor H McKee

Councillor P Brown

Agenda

1. **Apologies.**
2. **Declarations of Interest.**
3. **Minutes of Planning Committee Meeting held on Wednesday 16 December 2015. (Attached).**

[Planning Minutes - 16 December 2015.pdf](#)

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For Noting

4. **Action Sheet of the Members' Briefing Panel Meeting held on Tuesday 5 January 2016. (Attached).**

[Action Sheet - 5 January 2016 KS.pdf](#)

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5. **Planning Performance figures. (Attached).**

[Planning Performance Indicators - 1 April - 31 December 2015.pdf](#)

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Development Management - Planning Applications for determination

6. **LA07/2015/0065/F- Newry, Mourne and Down District Council - proposed waste transfer station at Drumnakelly Landfill Site. (Case Officer report attached).**

REC: Approval

[LA07-2015-0065-F - NMDDC.pdf](#)

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7. **LA07/2015/0096/F - ABO Wind Ltd. - installation of a meteorological monitoring mast approx. 1.33 km south west of 40 Mullaghgariff Road, Hilltown. (Case Officer report attached).**

REC: Approval

8. **P/2014/0296/0 - Mr Eamon Clerkin - erection of a dwelling on a farm 285 metres east of No. 17 Kilbroney Road, Rostrevor. (Case Officer report attached).**

REC: Refusal

P-2014-0296-0 - E Clerkin.pdf

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9. **P/2014/0471/F and P/2012/0797/0 - Mr Martin Farnon - proposed dwelling and detached garage (amended P2) 30m east of 41 Ballygorian Road, Hilltown. (Case Officer report attached).**

REC: Refusal

P-2014-0471-F - M Farnon.pdf

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10. **P/2014/0791/F - Mr and Mrs T Magill - erection of replacement dwelling - 91A Ballagh Road, Newcastle. (Case Officer report attached).**

REC: Refusal

P-2014-0791-F - Mr & Mrs T Magill.pdf

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11. **P/2014/0853/F - S Meade - retention of two light industrial units, erection of three light industrial units to the immediate north and east of 16 Rostrevor Road, Hilltown. (Case Officer report attached).**

REC: Refusal

P-2014-0853-F - S Meade.pdf

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12. **P/2014/1040/F - MJM - temporary road entrance 100m north east of 9 Shepherd's Way and adjacent to MJM Group Carnbane Industrial Estate, Newry. (Case Officer report attached).**

REC: Approval

P-2014-1040-F - MJM.pdf

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13. **R/2013/0559/F - John Watson - retrospective application to retain change of use from domestic garage to Class B2 light industry (noise survey received) 23 Manse Road, Seaforde. (Case Officer report attached along with a letter from the applicant to Ms M Ritchie MP).**

REC: Refusal.

[R-2103-0559-F - John Watson.pdf](#)

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14. **R/2014/0094/F - OBC Development Company - erection of restaurant with drive-thru at 10-14 Church Street, Downpatrick. (Case Officer report attached).**

REC: Refusal

[R-2014-0094-F - OBC Development.pdf](#)

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15. **R/2015/0058/LBC - Down District Council - repairs to the existing tarmac surface for maintenance and health and safety matters at North Quay, Newcastle Harbour. (Case Officer report attached).**

REC: Consent

[R-2015-0058-LBC - Down DC.pdf](#)

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16. **P/2014/0120/F - Glasgiven Contracts Ltd. - commercial village retail store with first floor apartments and associated car park (amended plans) on vacant site fronting onto Glassdrumman Road, Annalong.(Case Officer report attached).**

REC: Refusal

[P-2014-0120-F - Glasgiven.pdf](#)

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Planning Portal

***** Please click on the link below which will take you to the Planning portal - this will allow you to view supporting documents *****

<http://epicpublic.planningni.gov.uk/publicaccess/>

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NEWRY, MOURNE & DOWN DISTRICT COUNCIL

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 16 December 2015 at 10.00 am in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor J Tinnelly**Deputy Chairperson:** Councillor W Clarke**In attendance: (Committee Members)**

Cllr P Brown	Cllr M Larkin
Cllr G Craig	Cllr V Harte
Cllr L Devlin	Cllr K Loughran
Cllr H McKee	Cllr M Ruane
Cllr M Murnin	

(Officials)

Mr A McKay	Head of Planning
Mr P Green	Legal Officer
Mr P Rooney	Principal Planning Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

P/72/2015: APOLOGIES / CHAIRMAN'S REMARKS

Councillor D McAteer

P/56/2015: DECLARATIONS OF INTEREST**Councillor M Ruane** declared an interest in Planning Application P/2014/0042/F regarding a proposed relocation of existing horse shelter 65m south west of No.22 Donaghaguy Road Warrenpoint, as he had previously made representations in the past in support of this Application.**Councillor V Harte** declared an interest in Planning Application P/2014/0042/F regarding a proposed relocation of existing horse shelter 65m south west of No.22 Donaghaguy Road Warrenpoint, as she had been involved in a decision which was made in respect of this Application in the legacy Newry & Mourne District Council.

**P/73/2015: MINUTES OF PLANNING COMMITTEE MEETING
- WEDNESDAY 30 NOV25BER 2015**

Read: Minutes of Planning Committee Meeting held on Wednesday 25 November 2015. (Copy circulated)

AGREED: On the proposal of Councillor Craig seconded by Councillor Devlin it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 25 November 2015 as a true and accurate record.

**P/74/2015: ACTION SHEET
RE: MEMBERS' BRIEFING PANEL MEETING
FRIDAY 4 DECEMBER 2015**

Read: Action Sheet of Members' Briefing Panel Meeting held on Friday 4 December 2015. (Copy enclosed)

AGREED: It was agreed to mark the above Action Sheet noted.

P/75/2015: PLANNING PERFORMANCE FIGURES

Read: Planning Department Performance Indicators. (Copy circulated)

AGREED: It was agreed to note the Planning Performance Figures.

P/76/2015: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) LA07/2015/1063/F

Location:

Rooney's Meadow Clanyre Avenue Newry

Proposal:

Rear extension to existing swimming pool including entrance hall, universal toilets, stores, boiler room, physio room, fitness room, offices, kitchen and viewing gallery.

Conclusion and recommendation from Planning Official:

Approval

AGREED: On the proposal of Councillor Ruane seconded by Councillor Devlin it was agreed to issue an approval in respect of Planning Application No. LA07/20151063/F, subject to Condition 1 and

Informative 1 – 3, as per the Development Management Officer Report.

Noted: No abstentions

Noted: Councillor V Harte and Councillor M Ruane left the Meeting at this point. (10.10am)

(2) P/2014/0042/FULL

Location:

65 metres south west of No.22 Donaghaguy Road Warrenpoint.

Proposal:

Re-location of existing horse shelter, retention of hardcored area, proposed storage shed midden and underground slurry tank (Amended Scheme).

Conclusion and recommendation from Planning Official

Approval.

AGREED: On the proposal of Councillor McKee seconded by Councillor Clarke it was agreed to issue an Approval in respect of Planning Application P/2014/0042/F, as per the Development Management Officer Report.

Noted: Councillor V Harte and Councillor M Ruane re-joined the meeting at this point. (10.20am)

Councillor Tinnelly wished everyone a happy Christmas.

There being no further business the meeting concluded at 10.20am.

For adoption at the Planning Committee Meeting to be held on Wednesday 20 January 2016.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**

NEWRY, MOURNE AND DOWN DISTRICT COUNCIL**MEMBERS BRIEFING PANEL (PLANNING)**

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ACTION SHEET – from Meeting held Tuesday 5th January 2016

In Attendance: Councillor J Tinnelly (Chair)
Councillor W Clarke (Vice Chair)
Councillor D McAteer
Councillor H McKee

Officials in Attendance: Mr C O'Rourke, Director of RTS
Mr A McKay, Head of Planning
Mr P Rooney, Principle Planning Officer
Mrs E McParland, Democratic Services Manager
Ms L Dillon, 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>Application ref: P/2012/0797/0 & P/2014/0471/F</p> <p>Applicant Name: Mr Martin Farnon</p> <p>Proposal: Dwelling on a farm 30m east of No. 41 Ballygorian Road, Hilltown</p> <p>Site Location: 30m east of No. 41 Ballygorian Road, Hilltown</p> <p>Recommendation from Planning Officer: REFUSAL</p> <p>Mr A McKay, Head of Planning, advised that this application came to the DoE in 2012 for a farm dwelling and was approved. The application was then subject to a Judicial Review and the approval decision was quashed. The application then came back to the DoE for re-consideration, following which Planners were</p>	

recommending a refusal.**Briefing Panel Decision:**

(Representation of support for the application was received from Councillor Fitzpatrick)

It was unanimously agreed to refer the decision to the Planning Committee for determination and also to seek an opinion from Patrick Green, Legal Advisor, on any possible issue of administrative unfairness in the way Planners reached an opinion on this application.

Refer to the Planning Committee for determination and seek an opinion from Patrick Green, Legal Advisor.

**Application ref:
P/2014/0296/O****Applicant Name:**

Mr EamonClerkin

Proposal:

Erection of a dwelling on a farm

Site Location:

285 metres east of No. 127 Kilbroney Road, Rostrevor

**Recommendation from Planning Officer:
REFUSAL****Briefing Panel Decision:**

(Representation of support for the application was received from Councillor Carr).

It was unanimously agreed to refer the decision to the Planning Committee for determination.

Refer to the Planning Committee for determination.

DETAILS OF APPLICATION	ACTION
<p>Application ref: P/2014/0120/F</p> <p>Applicant Name: Glasgiven Contacts Ltd</p> <p>Proposal Vacant site fronting onto Glassdrudrumman Road, Annalong adjacent/between No. 2 Kelly's Brae and No. 3 Mullartown Heights – commercial village retail store with first floor apartments and associated car park</p> <p>Site Location: No. 2 Kelly's Brae and No. 3 Mullartown Heights, Annalong</p> <p>Recommendation from Planning Officer: REFUSAL</p> <p>Briefing Panel Decision: (Representation of support for the application was received from Councillor Devlin).</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination.</p>	<p>Refer to the Planning Committee for determination.</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: R/2014/0440/F</p> <p>Applicant Name: Mr M Russell</p> <p>Proposal New single dwelling to replace 2 existing dwellings</p> <p>Site Location: 69 Drumcullen Road, Downpatrick</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation of support for the application was received from Councillor McGrath and Councillor Doran</p> <p>It was unanimously agreed to return the application to Planning Officers for clarification and consideration of further relevant information.</p>	<p>Return the application to Planning Officers</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: P/2015/0080/LDP</p> <p>Applicant Name: Ciaran Carvill</p> <p>Proposal Construct agricultural shed using the permitted development rights afforded to the applicant by the Planning General Development Order</p> <p>Site Location: 70m south east of No. 73 Leitrim Road, Hilltown</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation of support for the application was received from Councillor Fitzpatrick</p> <p>Mr McKay advised the agent had now submitted a revised site location for the proposed shed and this would be considered by Planning Officers. If the recommendation continues as a refusal the application will come back on a subsequent delegated list.</p>	<p>Return the application to Planning Officers</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: P/2015/0152/F</p> <p>Applicant Name: Mr W S Thompson</p> <p>Proposal Retention of horticultural polytunnell, footbridge, ancillary hard standing and chain link fencing adjacent to roadside approximately 65 metres north east of 3 Rath Road, Warrenpoint</p> <p>Site Location: 65 metres north east of 3 Rath Road, Warrenpoint</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation of support for the application was received from Councillor Ennis)</p> <p>It was unanimously agreed to return the application to Planning Officers for clarification and further discussion regarding issues raised by Members of the Briefing Panel.</p>	<p>Return the application to Planning Officers</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: LA07/2015/0373/O</p> <p>Applicant Name: Mr McCullough</p> <p>Proposal Erection of a dwelling on a farm</p> <p>Site Location: 40m south west of 49 Cahard Road, Ballynahinch</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation of support for the applicant was received from Councillor Andrews and Councillor Harvey).</p> <p>It was unanimously agreed that the Panel are satisfied with the decision as proposed under delegated powers – REFUSAL.</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>

DETAILS OF APPLICATION	ACTION
<p>Applicationref: LA07/2015/0276/F</p> <p>Applicant Name: Briege and Terry Rafferty</p> <p>Proposal Conversion of existing 1 and ¾ storey garage and storey to self-contained 1 bedroom town house</p> <p>Site Location St Andrew's, 13 Seaview, Warrenpoint</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation of support for the applicant was received from Councillor Fitzpatrick</p> <p>It was unanimously agreed to return the application to Planning Officers for clarification and further discussion regarding issues raised by Members of the Briefing Panel.</p>	<p>Return the application to Planning Officers</p>

Applications Received

Month	2014	2015
April	140	164
May	185	171
June	100	148
July	128	152
August	119	102
September	145	136
October	125	144
November	136	115
December	105	130
Total	1183	1262

No. of Applications Decided

Month	2014	2015
April	87	20
May	106	69
June	106	66
July	128	84
August	122	72
September	118	119
October	121	130
November	120	95
December	104	79
Total	1012	734

Breakdown of Decisions 1 April – 31 December 2015

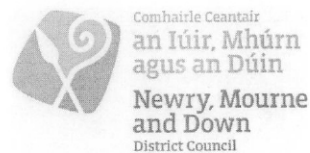
Decision	Total	Percentage
Approve	669	91%
Refuse	65	9%
Total	734	100%

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

Council Newry, Mourne and Down

Date 1/20/16

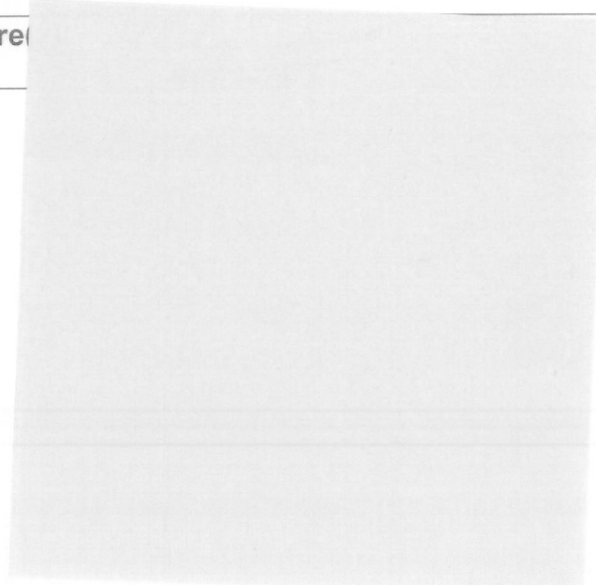
ITEM NO	1			
APPLIC NO	LA07/2015/0065/F	Full	DATE VALID	3/30/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6RA		AGENT	MCL Consulting Ltd Unit 5 48 Duncrue Street Belfast BT3 9BJ
LOCATION	Drumnakelly Landfill Site Demesne Road Seaforde BT30 8SE			
PROPOSAL	Proposed Waste transfer Station			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA07/2015/0065/F	Target Date:
Proposal: Proposed Waste transfer Station	Location: Drumnakelly Landfill Site Demesne Road Seaforde BT30 8SE
Referral Route: The application has been submitted by Newry, Mourne and Down Council, thus must be presented to the Planning Committee for determination.	
Recommendation:	APPROVAL
Applicant Name and Address: Newry Mourne and Down Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6RA	Agent Name and Address: MCL Consulting Ltd Unit 5 48 Duncrue Street Belfast BT3 9BJ
Executive Summary:	
Signature	



Case Officer Report		
Site Location Plan		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Downpatrick Office	Content
Statutory	Env Health Newry Mourne And Down District Council	Content
Statutory	NIEA	Content
Statutory	NI Water - Strategic Applications	Content
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Characteristics of the Site and Area		
<p>The site outline in red comprises a portion of land within the long established and extensive grounds of Drumnakelly Landfill site. This site is accessed from the Demesne Road whereby the lands undulated although are initially above road level whereby the entrance road rises steadily to the reception area.</p> <p>The portion of lands associated with this application are set well back from the road in an area that is cut out of rock and set down into the site and landscape. There is an existing building and yard area immediately adjacent to the site of this current application, whereby there is also a service road providing access to this part of the site.</p> <p>The site is located in the countryside several mile north of Seaforde, off the Demesne Road, comprising the long established and extensive grounds of a landfill site, as identified in the Ards and Down Area Plan 2015, in an area of constraint on minerals development.</p> <p>The surrounding area is predominantly rural comprising undulating farmland, scattered dwellings and farm complexes. The area is characterised by fields bounded by a mix of post and wire fences, ditches and hedgerows punctuated by some vegetation.</p>		
Planning Assessment of Policy and Other Material Considerations		
<p>Site History A history search has been carried out for the site and surrounds, whereby it is noted there have</p>		

been a number of previous applications/approvals for works/development within these established grounds of Drumnakelly Landfill Site (including recycling centre, waste transfer station), whereby the original permission dates back to the 1980's.

Representations

No representations have been received to date (30-12-15).

Consultations

Having account the nature and size of this proposal and constraints of the site and surrounds, consultations have been carried out with Transport NI, NI Water, NIEA and Environmental Health, who offer no objections in principle.

Policy: Ards and Down Area Plan 2015, SPPS, PPS2, PPS3, PPS4, PPS6, PPS11, PPS21.

As advised above the site is located in the countryside as identified in the Ards and Down Area Plan, comprising the extensive and well established grounds of Drumnakelly Landfill Site.

Volume 1, Part 2 of this Area Plan (Pg 69) discusses waste within the region and states that it is not the purpose of the Plan to prescribe either the preferred methods of dealing with waste materials or specific sites for new facilities. These are matters for the producers or holders of waste in the context of land use policies and the Waste Management Strategy for Northern Ireland.

This document also advises how the management of waste is an essential community service, and makes reference to the landfill site at Drumnakelly.

The use of this site as a waste management facility has already been established through the previous planning approvals on the site and it is therefore considered that the proposed extension is not contrary to the Area Plan.

Policy CTY 1 of PPS21, states that there are a range of other types of non-residential development that may be acceptable in principal in the countryside and such development will continue to be considered in accordance with existing published planning policies.

It is contended that this aspect of Policy CTY 1 is most relevant to this proposal and as such it will be considered within the context of Planning Policy Statement 11 (PPS 11) Planning and Waste Management (see consideration of PPS 11).

Consideration

As stated above the site is located within the grounds of Drumnakelly Landfill site off the Demesne Road, whereby the site for this proposed waste transfer station is set well back from the road in a low lying parcel of land which has been cut out of the landscape, and which is not readily visible from any public viewpoint.

The siting for this new station is located immediately adjacent to an existing building, whereby the upper part of the roof is visible for a stretch of the Demesne Road.

As part of this Full application a P1 form, supporting statement, detailed plans, odour impact and noise impact assessment have been submitted.

Having account the location of the site and associated zonings, and nature of this proposal, no objections are offered in principle, whereby it is considered this is an appropriate location for such a use, within the boundary of this established site.

Planning Policy Statement 11 (PPS 11) - Planning and Waste Management

This proposal is considered to be a waste management facility and within PPS11 the relevant planning policies include Policy WM 1 (Environmental Impact of a Waste Management Facility) and Policy WM 2 (Waste Collection and Treatment Facilities).

Policy WM 1 states that proposals for the development of a waste management facility will be subject to a thorough examination of environmental effects and will only be permitted where it can be demonstrated that a number of criteria are met.

Having account the established use of these lands and site history which includes previous approvals for recycling centres and waste transfer stations, no objections are offered to the principle of the development proposed.

The supporting information advises this waste transfer station is required to facilitate waste management operations of the council comprising the storage and bulking up of various incoming non-hazardous and inert waste streams for onward transfer for recycling/disposal elsewhere. In addition that this landfill site is due to close in the coming 2 years and the transfer station will serve to accept previously landfilled municipal and road sweeping waste for onward transfer for recycling/treatment. In addition, the transfer station will be used to bulk up dry recyclables for onward transfer and will handle other supplementary waste streams.

This development will comprise a new waste transfer station building, with concrete yard, parking (staff, visitor and lorries), weighbridge, and also staff offices. This site is immediately adjacent to the existing building and yard, which is at one of the lowest lying portions of this site.

The supporting documents also outlines how waste will be delivered to the site and subsequently transferred, while proposed operating hours are also outlined. Drainage run-off, water generated and sewage effluent are also considered as part of this supporting information.

As stated above the siting indicated is within the boundary of this landfill site and comprises a low lying site, which is well set back from the road, located some distance from any residential property and is not readily visible, and will be accessed via the existing entrance potin and internal service road.

Having account these factors and comments from the respective consultees it is considered this development is compatible with this site and area, and will not result in any demonstrable harm on the amenity of any property/person or the environment.

As stated above the site will use the existing access point, while parking is also to be provided within the site. It is noted Transport NI offer no objections to this proposal. There is no information available to suggest the site is at risk of flooding or will cause or exacerbate flooding elsewhere.

As such it is considered the proposal does not offend policy WM1 of PPS11.

Policy WM 2 of PPS11 details the planning policy relating to waste collection and treatment facilities and sets out the situations in which such facilities will be granted planning permission. The policy requires that there is a need for the facility as established through the Waste Management Strategy (WMS) and the relevant Waste Management Plan (WMP) and also that

<p>the facility is the Best Practicable Environmental Option (BPEO). As this site is located within the boundary of this existing landfill site, and having account the extent of development proposed, and responses from respective consultees, it is considered the facility proposed complies with the requirements of Policy WM2, and will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures.</p> <p>Taking into account the above no objections are offered to this proposed waste transfer station.</p> <p>Accordingly, Approval is recommended.</p>	
Neighbour Notification Checked	Yes
<p>Summary of Recommendation: It is considered the proposal complies with applicable policy test, thus Approval is recommended.</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Conditions</p> <p>Informatives</p>	
<p>Signature(s)</p> <p>Date:</p>	

ANNEX	
Date Valid	30th March 2015
Date First Advertised	29th April 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 75 Demesne Road, Scrib, Ballynahinch, Down, BT24 8NS, The Owner/Occupier, 77 Demesne Road Scrib Ballynahinch The Owner/Occupier, 77a Demesne Road, Scrib, Ballynahinch, Down, BT24 8NS, The Owner/Occupier, 79 Demesne Road Ardtanagh Ballynahinch The Owner/Occupier, 79a Demesne Road, Scrib, Ballynahinch, Down, BT24 8NS,	
Date of Last Neighbour Notification	15th December 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
Summary of Consultee Responses	
Drawing Numbers and Title	

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

Conditions

1. As required by Article 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
2. All waste transfer activities, including off loading, storage and loading of waste, shall only occur within the main building located as shown in drawing no. P688-RA-02.
3. Hours of operation shall be limited to between the following hours:
 Monday to Friday: 07:00 – 19:00
 Saturday: 08:00 – 17:00
 Sunday: No activity
 Christmas Day and Easter Sunday: No activity

Informatives

1. This process will require a PPC permit to operate from the NIEA. It is anticipated that this permit will introduce conditions which will control noise and odour from the process.
2. The proposed cesspool to collect sewage effluent from the proposed development must be watertight with no outlet or leaks, any overflow/leak from such a tank may constitute a pollution incident, which is an offence under the Water (NI) Order 1999. The tank must be emptied regularly by a registered waste carrier and Water Management Unit recommends the installation of a level warning device. Similarly, Water Management Unit notes that effluent from within the building will be contained in impermeable sumps before removal. The sumps must be watertight with no outlet or leaks, any overflow/leak from such a tank may constitute a pollution incident, which is an offence under the Water (NI) Order 1999. The sumps must be emptied regularly by a registered waste carrier and Water Management Unit recommends the installation of a level warning device.
 Water Management Unit recommends the applicant refers to and (where applicable) adheres to the precepts contained in DOE Standing Advice Note No.5 – Sustainable Drainage Systems (April 2015).
 Due to the close proximity of the site to a watercourse, care will need to be taken to ensure that polluting discharges do not occur during the works phase. The applicant should refer to and adhere to the precepts contained in DOE Standing Advice Note Discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment. Any proposed discharges not directly related to the construction of the development, such as from septic tanks or wash facilities, will also require separate discharge consent applications. The applicant should refer to in DOE Discharges to the Water Environment (April 2015).
 The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata.
 Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.
 The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.
 The NIEA Waste Management Unit Pollution Prevention Control Team advise that the operation of a transfer station will require the applicant to apply to Waste Management Unit for a Waste Management Licence (WML).
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

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

ITEM NO	2			
APPLIC NO	LA07/2015/0096/F	Full	DATE VALID	3/27/15
COUNCIL OPINION	APPROVAL			
APPLICANT	ABO Wind NI Ltd Adelaide House Hawthorn Business Centre Falcon Road Belfast BT12 6SJ		AGENT	
				NA
LOCATION	Land approximately 1.33km South West of 40 Mullaghgariff Road Hilltown BT34 5LT			
PROPOSAL	Installation of a meteorological monitoring mast comprising an 80m high lattice mast supported by cable stays anchored at 21m, 42m and 56m radii from the base for a temporary period			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



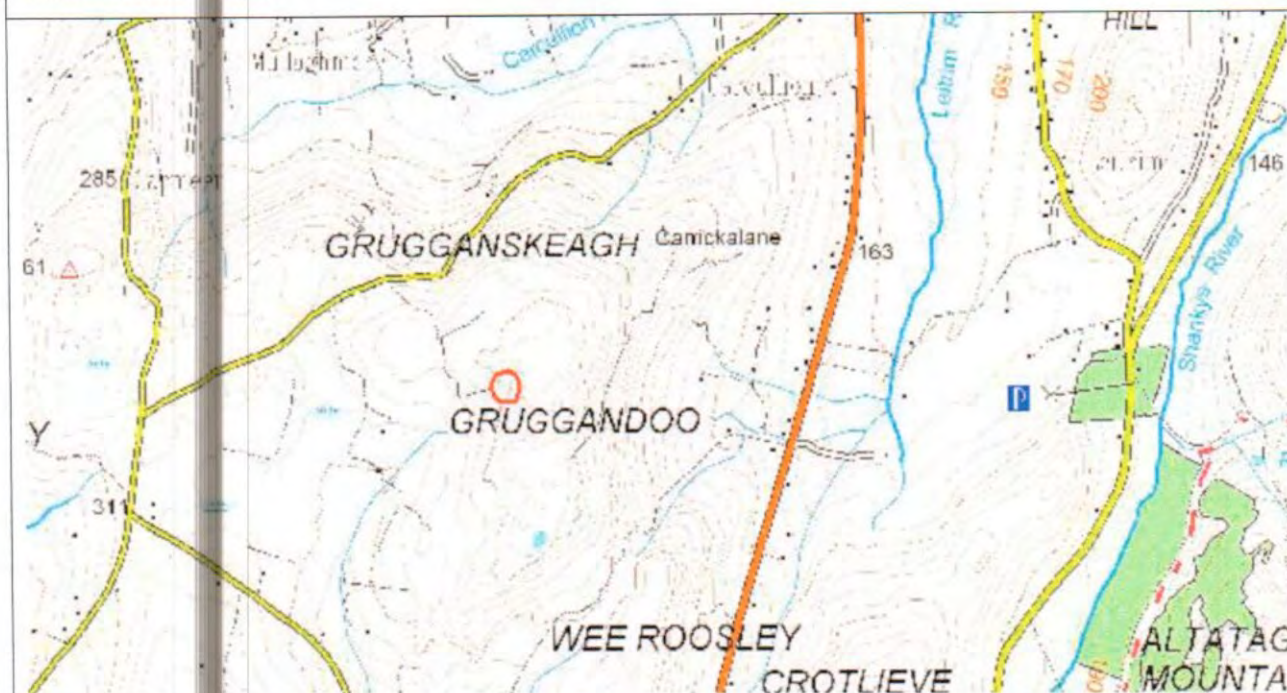
Newry, Mourne and Down District Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DJ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 th January 2016	Item Number:
Application ID: LA07/2015/0096/F	Target Date:
Proposal: Installation of a meteorological monitoring mast comprising an 80m high lattice mast supported by cable stays anchored at 21m, 42m and 56m radii from the base for a temporary period	Location: Land approximately 1.33km South West of 40 Mullaghgariff Road Hilltown BT34 5LT
Referral Route: The application is significantly contrary to policy COU1 of the adopted development plan and is recommended for temporary approval.	
Recommendation:	Temporary approval for 2 years
Applicant Name and Address: ABO Wind NI Ltd Adelaide House Hawthorn Business Centre Falcon Road Belfast BT12 6SJ	Agent Name and Address:
Executive Summary: While the proposal is contrary to policy COU1 of the area plan in that it is within a Special Countryside Area and not of national or regional importance, it is considered that the adverse effects on the landscape character of the area can be mitigated through granting only a 2-year temporary permission. The proposal meets other relevant policies in the SPPS and PPS18 for wind energy development.	
Signatures:	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	P.S.N.I. Information And Communications Services	No Objection
Advice and Guidance	Env Health Newry Mourne And Down District Council	No Objection
Non Statutory	Belfast International Airport	No Objection
Non Statutory	CAA - Directorate of Airspace Policy	No Objection
Non Statutory	National Air Traffic Services	No Objection
Non Statutory	DFP-CPD - Windfarm Geotechnical & Advisory	Add Info Requested
Non Statutory	Foyle Carlingford & Irish Lights Commission	No Objection
Non Statutory	Arqiva Services Limited	No Objection
Non Statutory	N.I Water - Windfarms	No Objection
Non Statutory	Ofcom Northern Ireland	No Objection
Non Statutory	NIE - Windfarm Developments	No Objection
Non Statutory	UK Crown Bodies - D.I.O. LMS	No Objection
Non Statutory	UK Crown Bodies - D.I.O. Safeguarding	No Objection

Non Statutory	NI Transport - Downpatrick Office	No Objection
Statutory	NIEA	No Objection

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Installation of a meteorological monitoring mast comprising an 80m high lattice mast supported by cable stays anchored at 21m, 42m and 56m radii from the base for a temporary period
 The mast will have a square section 0.35m wide. It will be fixed to a removable foundation frame and will have 33 stay cables fixed to 9 removable guy anchors spaced at 21m, 42m and 56m from the base.

The application was made for a period of 60 months or five years. However, as the proposal is contrary to the development plan zoning for the area, a shorter time period of 2 years has been considered appropriate, as discussed below.

Characteristics of the Site and Area

The site comprises a circular area 110m in diameter. It is located in an open upland area that is heavily grassed with some rushes. The area is west of the top of Gruggandoo Ridge and the land slopes generally from east to west. The base of the mast will sit on a slightly raised flat area with its support cables extending out beyond this. The site is accessed via agricultural laneways from Mullaghgariff Road, then across open countryside.

The site is located approximately 2 miles SW of Hilltown in a rural area designated as Special Countryside Area in the Banbridge, Newry and Mourne Area Plan 2015. It is also part of the Mourne and Slieve Croob Area of Outstanding Natural Beauty. The area is part of the Western Mourne and its elevated location makes it visible from a wide area of Counties Down, Armagh and Louth. While not on the top of the ridge, the height of the mast will make it appear on the skyline from the surrounding area. There are no other wind farm developments in the area, though there are a few single wind turbines.

Planning Assessment of Policy and Other Material Considerations

The application will be assessed under the Regional Development Strategy 2035, the Strategic Planning Policy Statement for Northern Ireland (SPPS), the Banbridge / Newry & Mourne Area Plan 2015, Wind Energy Development in Northern Ireland's Landscapes, PPS2 – Natural Heritage, and PPS18 – Renewable Energy.

Planning History

This application is associated with a larger development proposal for a wind farm in this area. Its planning application P/2015/0218/F was declared an Article 31 application on 31st March 2015 and is being dealt with by DOE Strategic Planning Division. It is for 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 Mullaghgariff Road, delivery route

improvements at Rostrevor Road, junction improvements at Rostrevor/Mullaghgarraff Road and all associated ancillary works on lands approximately 650m south west of 40 Mullaghgarraff Road Newry in the townlands of Gruggandoo Grugganskeagh and Mullaghgarve BT34 5LT. The application remains to be determined.

The Banbridge / Newry & Mourne Area Plan 2015

Section 45 of the Planning Act (Northern Ireland) 2011 requires the Council to have regard to the local development plan, so far as material to the application, and to any other material considerations. The site is currently within the remit of the Banbridge / Newry & Mourne Area Plan 2015 as the new Council has not yet adopted a local development plan. The site is located outside settlement limits on the above Plan, and is zoned as Special Countryside Area. This reflects the exceptional landscape character of the area. Development should only be permitted in exceptional circumstances. It is also within the Mournes and Slieve Croob Area of Outstanding Natural Beauty.

Policy COU1 of the Plan relates to development in Special Countryside Areas. It states that planning permission will only be granted to development proposals which are:

- of such national or regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment; or
- the consolidation of existing development providing it is in character and scale, does not threaten any nature conservation or built heritage interest and can be integrated with the landscape.

It has not been demonstrated that this proposal for a temporary wind mast is of national or regional importance and its scale would have a detrimental impact upon the unique qualities of the upland environment and views within the AONB. The Council considers that even the wind farm is not of such national or regional importance as to overcome the policy test. It cannot be considered a consolidation of existing development as there is no similar existing development in the locality and the wind farm has not been approved. Therefore the proposal is contrary to the provisions of the Area Plan and should be refused under Policy COU1.

The application was initially submitted requesting the temporary wind mast for a period of 60 months (or five years). The Council considers that this timescale would make any structure appear as a permanent feature in the landscape. However, consideration has been given to mitigating the adverse impact of the proposal by giving temporary approval for a shorter time period of two years. It is felt that this would be a sufficient time period to gather the wind data necessary in a range of weather and seasonal conditions to inform the development of the wind farm if approved. It would also ensure that the adverse impacts of the proposal on the landscape were of a more temporary nature. Therefore, as the wind mast meets the other policy criteria outlined below, the planning department recommends that Council grants temporary approval for a shortened period of only two years as mitigation against the failure to comply with policy COU1 for Special Countryside Areas.

Renewable Energy Policy

Regional guidance is found in the NI regional Development Strategy 2035. One of its strategic objectives is to deliver a sustainable and secure energy supply including increasing the contribution that renewable energy can make to the overall energy mix.

Operational policy for renewable energy projects is found in the Strategic Planning Policy Statement for Northern Ireland (SPPS) and PPS18 – Renewable Energy. The SPPS aims to facilitate the siting of renewable energy generating facilities in appropriate locations and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance (para 6.218). Para 6.223 states that *"A cautious approach for renewable energy development proposals will apply within designated landscapes which are of significant value, such as Areas of Outstanding Natural Beauty, and the Giant's Causeway and Causeway Coast World Heritage Site, and their wider settings. In such sensitive landscapes, it may be difficult to accommodate renewable energy proposals, including wind turbines, without*

detriment to the region's cultural and natural heritage assets." The Council considers that the High Mourne are an environmental asset that ought to be protected and therefore this is not an appropriate location for a 12-turbine wind farm. Notwithstanding this view expressed to DOE Strategic Planning Division, it falls to the Council to consider this separate application for temporary approval for the wind monitoring mast on its own merits, and without prejudice to the outcome of the wind farm planning application. It is unreasonable to hold this application pending the outcome of that application and any subsequent appeal. This consideration is based on a reduced temporary period of two years as discussed above to limit the adverse effect on the Special Countryside Area.

As there is no significant change to the specific policy requirements for renewable energy following the publication of the SPPS (para 6.224) and it is arguably less prescriptive, the retained policy of PPS18 will be given substantial weight in determining the application in accordance with para 1.12 of the SPPS.

Policy RE1 of PPS18 sets five criteria which the proposal must not adversely affect. These are assessed as follows:

- (a) No adverse impacts on public safety, human health or residential amenity have been identified. The nearest occupied dwellings are over 1km away from the site. The monitoring mast will not produce noise or other adverse amenity impacts and there is no public access to the area in which it is to be located.
- (b) In the document "Wind Energy Development in Northern Ireland's Landscapes", the site is within the Slieve Roosley Landscape Character Area. It has a high sensitivity to wind energy development. Care must be taken to avoid adverse impacts on the distinctive skyline profile of the upland ridges. The proposal will have an impact on visual amenity and landscape character in what is currently an unspoiled upland landscape with limited human intervention. The principal consideration is the height of the structure which means it will be visible over a long distance from a number of roads in the Hilltown and Rostrevor areas. However, its impact is ameliorated by the narrow profile and lattice structure. It will be only 0.35m wide, though the supporting cables will increase the perceived bulk of the overall structure in closer range views. To assist consideration of the visual impact of the proposal, a set of photomontages was requested from the agent. These show its perceived impact at distances of 2 - 4km from the mast location. While it will appear as an alien feature in the otherwise unspoiled upland area, and its visual impact is not insignificant, it is considered that a 2 year temporary permission would not have an unacceptable adverse impact on visual amenity or landscape character and will ensure no permanent effect on the skyline profile of the area.
- (c) NIEA has assessed the potential impacts on Gruggandoo ASSI (388m away) and on protected species including raptors. They are satisfied that there will be no likely significant effects on biodiversity or protected sites and species provided bird deflectors are located on the guy wires as shown on the plans. There are no nearby built heritage interests that would be affected by the proposal.
- (d) The monitoring mast will have no impact on local natural resources such as air or water quality.
- (e) The mast is to be located on private agricultural land, and it is not an area used regularly by hill walkers. Therefore, it will not affect public access to the countryside.

The proposal has also been assessed against the specific requirements for wind energy development as follows:

- (i) Only a single wind monitoring mast is proposed and its siting here for a temporary period of 2 years would not unacceptably impact on visual amenity or landscape character.
- (ii) There is one other nearby wind turbine at Ballyvally to the west. The mast together with this turbine would not have an unacceptable cumulative impact on the visual amenity of

the landscape. DOE will consider cumulative issues with regard to the larger wind farm proposal.

- (iii) DFP CPD Geotechnical Engineering Division was consulted and declined to comment. However, DETI Geological Survey was consulted by DOE on the wind farm application and were satisfied that Peat Slide Hazard Risk Assessment (PSHRA) had been properly completed for these much heavier structures. Therefore we can be satisfied that there is no risk of landslide or bog burst.
- (iv) Various organisations were consulted to establish whether the proposal would cause unacceptable electromagnetic interference. There have been no objections from Belfast International Airport, Civil Aviation Authority, National Air Traffic Services, OFCOM , Arqiva, PSNI or Defence Estates.
- (v) A number of improvements to the road network are proposed under the wind farm application. The temporary mast can be transported to the site using a 4x4 vehicle on the existing road network without alteration. TransportNI are satisfied that there will be no risk to road safety. The consultees referred to above have confirmed that there will be no risk to aviation safety.
- (vi) The nature of the development means there are no concerns regarding noise, shadow flicker, ice throw or reflected light.
- (vii) The application should be conditioned to ensure that the planning authority is notified of the erection of the mast, that it operates only for two years, and that it is subsequently removed along with all supporting structures and the site restored to grass.

Impact on the AONB

Policy NH6 of PPS2 applies to development within Areas of Outstanding Natural Beauty. The siting and scale of the proposal has the potential to harm the special character of the AONB. Therefore only a temporary (2 year) permission is recommended.

Representations

No objections or representations were received.

Case Officer Recommendation – Temporary Approval

Neighbour Notification Checked	Yes – no notifiable neighbours
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Summary of Recommendation:

While the proposal is contrary to policy COU1 of the area plan in that it is within a Special Countryside Area and not of national or regional importance, it is considered that the adverse effects on the landscape character of the area can be mitigated through granting only a 2-year temporary permission. The proposal meets other relevant policies in the SPPS and PPS18 for wind energy development. No objections were received.

Conditions:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The developer shall notify the Council in writing within 7 days of the erection of the meteorological monitoring mast, stating the date on which the mast was erected.

Reason: To ensure that the Council can have the temporary mast removed at the end of the two-year temporary permission.

3. The meteorological monitoring mast hereby permitted shall be removed and the land restored to its former condition within two years of the date of its erection, as notified to the Council under condition 2 above.

Reason: The permanent use of the site hereby permitted would harm the scenic quality and amenity of this Area of Outstanding Natural Beauty and Special Countryside Area.

Informatives:

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3. Advice from Civil Aviation Authority:

Anemometer masts and/or their guy wires should be equipped with aids to increase their daytime visual conspicuity where a risk based proposal demonstrating specific need for such measures has been submitted by the aviation stakeholder. Noting that the deployment of any such measure can only be mandated by the relevant Planning Authority, it is acknowledged that such visual conspicuity aids should not impact upon the integrity of the structure itself, the data generated or risk to personnel these aspects are for the developer to consider/assess.

The most effective means of achieving this may be the use of orange marker buoys on the guy wires, such as those that may be fitted to overhead power cables (the use of which has some basis in international regulatory direction). However it is noted that in some locations the structural loads imposed by such markers may be unacceptable. In such cases, the goal of increasing the visual conspicuity of masts and supporting guys might be achieved by different means, which generally place little or no additional structural load on the mast/guy combination. Such means include:

- Painting all or part of the mast; options could include alternate contrasting stripes, such as orange and white, or a single contrasting colour (noting that it may need to contrast with terrain, or sky, or both) and/or,
- Reflective bird flight deflectors of minimum 120mm diameter fitted to the guy wires at intervals, and/or,
- High visibility sheaths enveloping the supporting guy and/or,
- Ground mats, or construction such as a box, of a contrasting colour scheme to the ground at the foot of the mast.

Whichever method is chosen it will need to satisfy all other relevant planning considerations. For example, bird deflectors may be required for bird protection reasons, and visual intrusion concerns may need to be taken into account. It is envisaged that the norm would be that one method would suffice.

4. Advice from Northern Ireland Electricity:

At present, there exist NIE high voltage overhead lines in close proximity to the site of the proposed mast. As these lines may service both the immediate and wider areas, it is NIE's view that these lines are presently required to remain.

The proposed development should take into account the position of any NIE equipment in the area to ensure safety. The developer should maintain statutory clearance from NIE equipment in accordance with HSE Guidance Note GS6 (Avoidance of Danger from Overhead Electric Lines) and HSE Booklet HS(G)47 (Avoiding Danger from Underground Services). Further information is also available at <http://www.nie.co.uk/Safety-Environment>. Any infringement of the clearances to NIE equipment may require overhead line diversions or placing the circuits underground.

5. Advice from NIEA:

The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

- kill, injure or take any wild bird; or
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
- obstruct or prevent any wild bird from using its nest; or
- take or destroy an egg of any wild bird; or
- disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

6. Advice from Loughs Agency:

The applicant should demonstrate best environmental practice when working close to watercourses. The potential for deleterious matter to enter a watercourse is of primary concern. Impacts on the aquatic environment such as a decrease in water quality can cause a significant impact upon various life history stages of fish species. The applicant should also be aware that it is an offence under section 41 of the Foyle Fisheries Act (1952) to cause pollution which is detrimental to fisheries interests.

Signatures:

Date:

ANNEX	
Date Valid	27th March 2015
Date First Advertised	29th April 2015
Date Last Advertised	1st May 2015
Details of Neighbour Notification (all addresses) No notifiable neighbours	
Date of EIA Determination	Not applicable
ES Requested	No
Planning History	
<p>Ref ID: <u>P/2015/0218/F</u> Proposal: 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 Mullaghgarrieff Road, delivery route improvements at Rostrevor Road, junction improvements at Rostrevor/Mullaghgarrieff Road and all associated ancillary works. Address: Lands approximately 650m south west of 40 Mullaghgarrieff Road, Newry in the townlands of Gruggandoo, Grugganskeagh and Mullaghgarve, BT34 5LT, Decision: Pending Decision Date:</p> <p>Ref ID: <u>LA07/2015/0096/F</u> Proposal: Installation of a meteorological monitoring mast comprising an 80m high lattice mast supported by cable stays anchored at 21m, 42m and 56m radii from the base for a period of 60 months Address: Land approximately 1.33km South West of 40 Mullaghgarrieff Road, Hilltown, BT34 5LT, Decision: Pending Decision Date:</p>	
Summary of Consultee Responses	
A range of organisations were consulted for advice on impacts on aviation, road transport, telecommunications and the environment. No objections were received.	
Drawing Numbers and Title	

Drawing No. 01
Type: Site Location Plan
Status: Submitted

Drawing No. 02
Type: Site Location Plan
Status: Submitted

Drawing No. 03
Type: Proposed Plans
Status: Submitted

Drawing No. 04
Type: Proposed Elevations
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

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

ITEM NO	3			
APPLIC NO	P/2014/0296/O	Outline	DATE VALID	3/31/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Eamon Clerkin 141A Kilbroney Road Rostrevor BT34 3BW		AGENT	Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 02841753679
LOCATION	285 metres East of No. 127 Kilbroney Road Rostrevor BT34 3BW			
PROPOSAL	Erection of a Dwelling on a Farm			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0


- 1 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business has been established for at least six years, it has not been demonstrated that a development opportunity has been sold off from the farm and it has not been sited beside an established group of buildings on the farm.



Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2014/0296/O	Target Date:
Proposal: Erection of a Dwelling on a Farm	Location: 285 metres East of No. 127 Kilbroney Road Rostrevor BT34 3BW
Referral Route: Application referred to Committee by Briefing Panel for Consideration	
Recommendation:	Refusal
Applicant Name and Address: Mr Eamon Clerkin 141A Kilbroney Road Rostrevor BT34 3BW	Agent Name and Address: Cole Partnership 12A Duke Street Warrenpoint BT34 3JY
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	DARDNI - Downpatrick	Substantive Response Received
Non Statutory	NI Water - Single Units East - Planning Consultations	No Objection
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	Env Health Newry & Mourne District Council	No Objection
Non Statutory	DARDNI - Downpatrick	Substantive Response Received
Statutory	NI Transport - Downpatrick Office	Content
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Application for Farm Dwelling, which is not established and active for 6 years, nor is it sited adjacent to an established agricultural building or demonstrated that it does not have a development opportunity sold off.</p>		
Characteristics of the Site and Area		
<p>This site comprises part of a larger agricultural field located approximately 240 metres east of No. 127 Kilbroney Road. It includes an existing lane of similar length which traverses a stream/river to reach the site proper. The sites northern boundary is defined by mature trees/hedgerow. Its western, eastern and southern boundaries are undefined on the ground. Part of the southern boundary abuts the aforementioned river.</p>		

This site is located in the open countryside approximately 3 kilometres north of Rostrevor Village. It also lies within the Mourne Area of Outstanding Natural Beauty and west of Kibronney River (SLNCI 151): The site lies within the Kilbroney River Valley, surrounding lands rising gently towards higher woodland areas and the Higher Mourne .

Planning Assessment of Policy and Other Material Considerations

Relevant area plans, planning policy statements and supplementary planning guidance documents include:

The Regional Development Strategy 2035;

PPS 3 Access, Movement and Parking;

PPS 21 Sustainable Development in the Countryside;

Development Control Advice Note 15 Vehicular Access Standards;

PPS 2 Natural Heritage

PPS 6 Planning Archaeology and Built Heritage.

Building on Tradition A sustainable Design Guide for Rural Northern Ireland

Dwellings in the Mourne A design guide

Banbridge Newry and Mourne Plan (BNMAP) 2015 and other associated and supplementary planning advice documents.

Site History

P/2013/0651/F – Erection of Replacement Dwelling -Approval 24th March 2014.

Neighbour notification has been carried out as appropriate and the application has been advertised in accordance with the Department's statutory obligations. At the time of writing no third party objections have been received.

Consultations have been sent to Roads Service, Environmental Health, NI Water and DARD

Environmental Health and NI Water have no objections.

Roads Service had recommended that the application be refused on grounds of road safety.

The following refusal reason is recommended.

'The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide an access with visibility splays (of 2.4 metres x 120 metres), in accordance with the standards contained in the Department's Development Control Advice Note 15'. Since the application was originally brought before the legacy Newry and Mourne Council and Deferred under the old procedures the agent submitted additional site location plan which provides for adequate splays for access. Transport NI have been reconsulted and are satisfied with the access arrangement.

Proposals for dwellings on farms are expected to conform to all the criteria set out in Policy CTY 10 of PPS21 Sustainable Development in the Countryside.

DARD have been consulted and have advised that the farm business has not been in existence for more than least 6 years but that the applicant has claimed Single Farm Payments at some time during this period. The agent later advised that the farm operated for 30 years before his client purchased it. Following this the Planning department have asked the agent to demonstrate this. The agent submitted a farm map issued by DARD NI to the previous land owners, who did not have a DARD ID, they let the land in conacre and therefore did not have an established business for the current applicant to buy as a whole as a going concern. In any case, the Planning Departments assessment on whether or not the farm is active or established will relate to the Farm ID provided as part of the planning application. It is clear, following consultation with

DARD that this farm business has not been in existence for more than 6 years. The proposal does not therefore comply with criterion (a).

To the west of the site are remains of a dwelling which has recently been granted approval for a replacement dwelling under application P/2013/0651/F, located 70 metres to the east. The agent has not demonstrated that this has not been sold off which is a requirement of the policy by criterion (b)

The only existing building on the farm is a wooden hut located adjacent to the site. At the time of my site inspection the wooden hut was bedded with straw and used as an animal shelter for sheep and goats. It appeared to be of recent construction and there is no planning history to confirm that it is lawful and therefore cannot be considered for the assessment of this application as an established building. Given there is doubt as to whether or not this building is 'established' as required by policy, the sites ability to visually link or cluster with it cannot be achieved. The proposal therefore fails to meet criterion (c) of CTY 10 in that it cannot achieve visual linkage or clustering with existing established buildings on the farm.

Therefore this proposal fails to meet all the criteria of CTY 10 for the principle of development within the rural area, as it is contrary to CTY 10, it is also deemed to be contrary to CTY 1 also.

CTY 13 Integration and design of buildings in the Countryside.

It is considered that a dwelling on this site will not feature prominently in the landscape given its off road location, within Kilbroney River Corridor valley and the limited or long distance views from the more elevated Kilbroney Road. Surrounding rising lands provide a sufficient backdrop that would allow a building to blend unobtrusively. The proposal will also utilise an existing hedge-side lane which will limit the impact of ancillary works. Criterion (a) to (f) would therefore be fully complied with. Criteria (g) however, which repeats the requirements of CTY 10 criterion (c) cannot be met. See consideration of CTY 10 criterion (c) above.

CTY 14 Rural Character

As referred to above there are either only limited or long distance views of the site from any point of general assembly or any public vantage point, and the development will not appear prominent. It will not result in a suburban style build-up of development nor will it affect the traditional pattern of settlement in the area. The impact of ancillary works will be minimal given the use of an existing lane. The proposal is therefore in conformity with all criterion (a) to (e) of Policy CTY 14.

CTY 8 Ribbon Development.

The site is located a considerable distance off the public road, and the pattern of development along the lane is such that this proposal will not lead to the creation or extension of a ribbon of development. The proposal is therefore in conformity with Policy CTY 8.

Policy NH 6 PPS 2 Natural Heritage

The proposal complies with policy NH 6 policy in that its siting is sympathetic to the special character of the Mourne AONB.

PPS 3 Access Movement and Parking.

There are concerns with the proposal in terms road safety. Road Service have recommended the following refusal reason;

'The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide an access with visibility splays (of 2.4 metres x 120 metres), in accordance with the standards contained in the Department's

<p>Development Control Advice Note 15'</p> <p>The applicant indicated that works have been carried out on neighbouring land since the DRD Roads Service inspection which would address concerns raised. It is clear however that land would be required outside the red line (or blue line) of the proposal to achieve for 2.4 x120 visibility splays stipulated by roads service. The application site was subsequently amended to provide adequate visibility splays and Transport NI are now satisfied that the proposal will not represent a roads safety danger.</p> <p>CTY 16 Development relying on Non Mains Sewerage Policy CTY 16 requires proposals of this type to provide sufficient information about how it is intended to treat effluent from the development so that it can be properly assessed. This should normally include information about ground conditions, including the soil and groundwater characteristics, together with details of adjoining developments existing or approved. Submitted P1 forms indicate that foul sewage will be dealt with by septic tank installation, although no further details have been submitted. It is believed however, this can be addressed, in the event of an approval, by the following negative condition 'Development shall not commence until 'Consent to Discharge of effluent' under the Water (NI) order 1999 has been obtained from the Northern Ireland Environmental Agency'.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes</p>
<p>Summary of Recommendation: Case Officer Recommendation – The proposal is contrary to policy CTY 10 criterion (a-c).</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Refusal Reasons</p> <p>1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business has been established for at least six years, it has not been demonstrated that a development opportunity has been sold off from the farm and it has not been sited beside an established group of buildings on the farm.</p>	
<p>Signature(s)</p> <p>Date:</p>	

ANNEX	
Date Valid	31st March 2014
Date First Advertised	18th April 2014
Date Last Advertised	4th November 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 127 Kilbroney Road Kilbroney Rostrevor The Owner/Occupier, Owner/Occupier Kilbroney Road, Kilbroney, Rostrevor, Down, BT34 3BW,	
Date of Last Neighbour Notification	21st October 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: P/2014/0296/O Proposal: Erection of a Dwelling on a Farm Address: 285 metres East of No. 127 Kilbroney Road, Rostrevor, BT34 3BW, Decision: Decision Date:</p> <p>Ref ID: P/2004/2557/F Proposal: Site for replacement dwelling and detached garage Address: 129 Kilbroney Road, Rostrevor Decision: Decision Date: 15.02.2005</p> <p>Ref ID: P/2011/0775/O Proposal: Erection of a Replacement Dwelling Address: 170 metres East of No 127 Kilbroney Road, Rostrevor, Decision: Decision Date: 23.02.2012</p> <p>Ref ID: P/2001/0796/O Proposal: Site for replacement dwelling. Address: 129 Kilbroney Road, Rostrevor. Decision:</p>	

<p>Decision Date: 27.05.2002</p> <p>Ref ID: P/2000/1154/Q Proposal: Site for dwelling Address: Land at Kilbroney Road, Rostrevor. Decision: Decision Date:</p> <p>Ref ID: P/2013/0651/F Proposal: Proposed Replacement Dwelling Address: 170 Metres East of No. 127 Kilbroney Road, Rostrevor BT34 3BW, Decision: PG Decision Date: 24.03.2014</p>
<p>Summary of Consultee Responses</p>
<p>Drawing Numbers and Title</p>

Drawing No.
 Type:
 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Drawing No.
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 Status: Submitted

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Drawing No.
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 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Drawing No.
 Type:
 Status: Submitted

Drawing No. 01
 Type: Proposed Plans
 Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
 Response of Department:

Application ID: P/2014/0296/O

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

ITEM NO	4			
APPLIC NO	P/2014/0471/F	Full	DATE VALID	5/22/14
COUNCIL OPINION	REFUSAL			
APPLICANT	M Farnon		AGENT	O'Hagan and Associates 10 Trevor Hill Newry BT34 1DN 30266011

LOCATION 30metres East of No41 Ballygorian Road
Hilltown
Co Down
BT34 5TD

PROPOSAL Proposed dwelling and detached garage (amended P2)

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	3	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	0	0

- 1 The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed building relies primarily on the use of new landscaping for integration and In the case of a proposed dwelling on a farm the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape; the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.
- 4 The proposal is contrary to Policy NH6 (criteria a) of Planning Policy Statement 2 Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its siting which does not respect the distinctive character and landscape quality of the locality.



Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2014/0471/F	Target Date:
Proposal: Proposed dwelling and detached garage (amended P2)	Location: 30metres East of No41 Ballygorian Road Hilltown Co Down BT34 5TD
Referral Route: Referred to Committee by Briefing Panel	
Recommendation:	Refusal
Applicant Name and Address: M Farnon	Agent Name and Address: O'Hagan and Associates 10 Trevor Hill Newry BT34 1DN
Executive Summary:	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	DARDNI - Downpatrick	Substantive Response Received
Non Statutory	Env Health Newry & Mourne District Council	No Objection
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Water - Single Units East - Planning Consultations	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	3
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Application for farm dwelling which does not meet CTY 10. Previous application on site approved and subject to legal challenge, currently also under consideration now under application reference number P/2012/0797/O.

Characteristics of the Site and Area

The site is 30 metres east of No. 41 Ballygorian Road, Hilltown. This is an agricultural field that fronts onto the Ballygorian Road. It is enclosed along the eastern boundaries by hedging; the northern boundary of the site is undefined as the site is a portion of a larger agricultural field. The western boundary and southern, roadside boundary, are defined by post and wire fencing. Along the roadside there is a low grass bank.

To the west of the site, adjacent to the site, there is a one and a half storey dwelling and detached

garage. This dwelling fronts onto the site. The site itself is relatively flat, with the rear portion of the field sloping down to the north. This is a rural area with the site located within the countryside policy area. This is an area of undulating countryside with the site located on quite a narrow road. There is a dispersed settlement pattern in the area. To the east of the site there are a number of dwellings along the Ballygorian Road.

Planning Assessment of Policy and Other Material Considerations

This site is located within the open countryside and as such the Banbridge/Newry and Mourne Area Plan has no defining policy and applications located within the rural area will be assessed under the policy provision of PPS 21: Sustainable Development within the Countryside.

The principle of a dwelling on this site has been applied for under Policy CTY 10 of PPS 21. A dwelling on the farm. DARD have been consulted on this application and have confirmed that this Agricultural Business ID has not been established for six years nor has there been SFP or other farming subsidies issued for 6 years. There is a letter on file P/2012/0797/O, from a Mr John Farnon stating that he takes the lands in conacre and that he claims the single farm payment on it since 2005.

As the agricultural ID has not been established for 6 years by Mr Farnon, nor has he submitted any evidence to show that he has actively been involved in agriculture for six years. Simply letting land in conacre does not constitute active farming. There are no established agricultural buildings on the farm holding and therefore no buildings to which this proposal can cluster with. No development opportunities approved or sold off from a search of the recent planning history of land contained within the farm holding or adjacent to the farm holding. Therefore based on the information provided this application does not meet the requirements of CTY 10 criteria (a) and (c) and therefore CTY 1.

The SPPS requires consideration of Farm dwellings and what constitutes and active farm to be defined by Article 4 of the EC Regulations 1307/2013. This article clearly outlines the works required to be an active farmer and to date no information has been submitted outlining how this application meets the active and established from business criteria of CTY 10 or the SPPS. The SPPS also states that dwellings on farms must also comply with LDP policies on integration and rural character. Given that the LDP does not have current policies on this within the area Plan the weight will be attached to CTY 13 and CTY 14 instead.

The site is situated on a small portion of a large agricultural field with only two defined boundaries. The roadside boundary consists of a 1.5m hedgerow, which would be required to be substantially removed to provide access into the site and the required visibility splays. This will leave the site with only one defined hedgerow to provide any sort of integration. This hedgerow is approximately 1-1.5m in height and would do little to integrate a dwelling on this site. There is a post and wire fence between this site and No 41 with the rear boundary undefined to the larger agricultural field. Therefore there is not sufficient vegetation to adequately integrate a dwelling, which has a ridge height of 6.5m at its highest point from FFL and an overall width of 29m broken up frontage. While the materials are acceptable in the rural area, the design, massing and scale are unacceptable on this site given the lack of integration surrounding the site. As the site is located within the ANOB this proposal is therefore contrary to planning Policy CTY 13 and NH 6.

The proposal, if allowed would also mean that there would be a third building located within the immediate area which would create a suburban form of development within the rural area. This would indeed strengthen the case that the proposal is contrary to NH 6 of PPS 2 and would also appear contrary to CTY 14 of PPS 21.

This proposal if allowed would result in two buildings located side by side within the rural area. The existing dwelling at No 41 Ballygorian Road has a garage that is site back to the rear of the site and is subsidiary to the main dwelling. The proximity and location of this garage reads as one entity with the dwelling, therefore a dwelling sited adjacent to this proposal would not result in the creation of ribbon development when assessed under CTY 8. Therefore this proposal is in compliance with CTY 8.

CTY 16 assesses the impact this proposal will have on the environment by way of sewage disposal. It is the Planning Authorities opinion that this can be negatively conditioned to meet this policy requirement.

Several objections have been lodged from one interested party in relation to this application, siting reasons for which they believe the application to be refused. These points have been considered and where appropriate given weight in relation to the planning policies considered above. No significant weight has been given to CTY 8 as raised through the letters of objection and the justification of this is set out within the policy consideration. Issues in relation to land ownership have also been rectified throughout the course of the application.

Throughout the course of this application a request was issued to the applicant’s agent requesting that any additional information in relation to active farming, however in response to this a letter was received from Donaldson Planning which sited maladministration as a reason why the proposal should be approved. This is given little material weight in the determination of this proposal. The Planning Department has met with the applicant and agent to outline the information which was required to meet the principle of development. This has not been submitted.

Neighbour Notification Checked	Yes
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Summary of Recommendation:
Refusal is recommended based on CTY 1, CTY 10, CTY 13, CTY 14 SPPS and NH 6.

Reasons for Refusal:
The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape; the proposed site

lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed building relies primarily on the use of new landscaping for integration and In the case of a proposed dwelling on a farm the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.

The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape; the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

The proposal is contrary to Policy NH6 (criteria a) of Planning Policy Statement 2 Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its siting which does not respect the distinctive character and landscape quality of the locality.

Signature(s)

Date:

ANNEX	
Date Valid	22nd May 2014
Date First Advertised	13th June 2014
Date Last Advertised	25th November 2015
Details of Neighbour Notification (all addresses) Andy Stephens 29 Old Belfast Road Ballycullen Newtownards The Owner/Occupier, 40 Ballygorian Road Ballygorian More Hilltown The Owner/Occupier, 41 Ballygorian Road, Ballygorian More, Hilltown, Down, BT34 Andy Stephens Matrix Planning Consultancy LLP andy@matrixplanningconsultancy.com Andy Stephens andy@matrixplanningconsultancy.com	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: P/2014/0471/F Proposal: Proposed dwelling and detached garage Address: 30metres East of No41 Ballygorian Road, Hilltown, Co Down, BT34 5TD, Decision: Decision Date: Ref ID: P/2004/0434/O Proposal: Site for one-and-a-half-storey dwelling and garage Address: 230 metres north west of No.26 Ballygorian Road Hilltown Decision: Decision Date: 07.02.2006 Ref ID: P/2000/0548/O Proposal: Site for dwelling and garage Address: 120m N. W. of 40 Ballygorian Road, Hilltown Decision: Decision Date: 12.02.2001	

Ref ID: P/2001/1825/F

Proposal: Erection of dwelling and detached garage

Address: 120m N.W. of No. 40 Ballygorian Road, Hilltown, Newry

Decision:

Decision Date: 12.02.2002

Ref ID: P/2012/0797/O

Proposal: Site for a Dwelling on a Farm

Address: 30m East of No.31 Ballygorian Road, Hilltown, Newry, co. Down BT34 5TD,

Decision: AGREE

Decision Date:

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.
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Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

PLANNING (NI) ORDER 1991 APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D1			
APPLIC NO	P/2012/0797/O	Outline	DATE VALID	10/10/12
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr Martin Farnon 15 Ballygorian Road Ballygorian Hilltown BT34 5TD		AGENT	Mr P McBride 82 Drumconwell Road Armagh BT60 2LT 02837528963
LOCATION	30m East of No.41 Ballygorian Road Hilltown Newry Co Down			
PROPOSAL	Site for a Dwelling on a Farm (amended P2)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0


- 1 The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed building relies primarily on the use of new landscaping for integration and In the case of a proposed dwelling on a farm the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape; the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.
- 4 The proposal is contrary to Policy NH6 (criteria a) of Planning Policy Statement 2 Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its siting which does not respect the distinctive character and landscape quality of the locality.



Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2012/0797/O	Target Date:
Proposal: Site for a Dwelling on a Farm (amended P2)	Location: 30m East of No.41 Ballygorian Road Hilltown Newry Co Down
Referral Route: Application referred to Committee by Briefing Panel	
Recommendation:	Refusal
Applicant Name and Address: Mr Martin Farnon 15 Ballygorian Road Ballygorian Hilltown BT34 5TD	Agent Name and Address: O'Hagan and Associates 10 Trevor Hill Newry BT34 1DN
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Env Health Newry & Mourne District Council	No Objection
Non Statutory	NI Transport - Downpatrick Office	Acceptable in Policy terms - Cond. Attached
Non Statutory	NI Water - Single Units East - Planning Consultations	No Objection
Non Statutory	DARDNI - Armagh	Add Info Requested
Representations:		
Letters of Support	1	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Application for farm dwelling which does not meet CTY 10. This application was previously approved and subject to legal challenge, currently also under consideration is an application for full permission for a farm dwelling on the same site under application reference number P/2014/471/F.</p>		
Characteristics of the Site and Area		
<p>The site is 30 metres east of No. 41 Ballygorian Road, Hilltown. This is an agricultural field that fronts onto the Ballygorian Road. It is enclosed along the eastern boundaries by hedging; the northern boundary of the site is undefined as the site is a portion of a larger agricultural field. The western boundary and southern, roadside boundary, are defined by post and wire fencing. Along the roadside there is a low grass bank.</p> <p>To the west of the site, adjacent to the site, there is a one and a half storey dwelling and detached garage. This dwelling fronts onto the site. The site itself is relatively flat, with the rear portion of the field sloping down to the north. This is a rural area with the site located within the countryside policy area.</p>		

This is an area of undulating countryside with the site located on quite a narrow road. There is a dispersed settlement pattern in the area. To the east of the site there are a number of dwellings along the Ballygorian Road.

Planning Assessment of Policy and Other Material Considerations

This site is located within the open countryside and as such the Banbridge/Newry and Mourne Area Plan has no defining policy and applications located within the rural area will be assessed under the policy provision of PPS 21: Sustainable Development within the Countryside.

The principle of a dwelling on this site has been applied for under Policy CTY 10 of PPS 21. A dwelling on the farm. DARD has been consulted on this application and has confirmed that this Agricultural Business ID has not been established for six years nor has there been SFP or other farming subsidies issued for 6 years. There is a letter on file from a Mr John Farnon stating that he takes the lands in conacre and that he claims the single farm payment on it since 2005.

As the agricultural ID has not been established for 6 years by Mr Farnon, nor has he submitted any evidence to show that he has actively been involved in agriculture for six years. Simply letting land in conacre does not constitute active farming. There are no established agricultural buildings on the farm holding and therefore no buildings to which this proposal can cluster with. No development opportunities have been sold off from a search of the recent planning history of land contained within the farm holding or adjacent to the farm holding. Therefore based on the information provided this application does not meet the requirements of CTY 10 criteria (a) and (c) and therefore CTY 1.

The SPPS requires consideration of Farm dwellings and what constitutes an active farm to be defined by Article 4 of the EC Regulations 1307/2013. This article clearly outlines the works required to be an active farmer and to date no information has been submitted outlining how this application meets the active and established from business criteria of CTY 10 or the SPPS. The SPPS also states that dwellings on farms must also comply with LDP policies on integration and rural character. Given that the LDP does not have current policies on this within the area Plan the weight will be attached to CTY 13 and CTY 14 instead.

The site is situated on a small portion of a large agricultural field with only two defined boundaries. The roadside boundary consists of a 1.5m hedgerow, which would be required to be substantially removed to provide access into the site and the required visibility splays. This will leave the site with only one defined hedgerow to provide any sort of integration. This hedgerow is approximately 1-1.5m in height and would do little to integrate a dwelling on this site. There is a post and wire fence between this site and No 41 with the rear boundary undefined to the larger agricultural field. Therefore there is not sufficient vegetation to adequately integrate a dwelling, even one of modest size into the rural landscape at this location. As the site is located within the ANOB this proposal is therefore contrary to planning Policy CTY 13 and NH 6.

The proposal, if allowed would also mean that there would be a third building located within the immediate area, which could be read together and which would create a suburban form of development within the rural area. This would indeed strengthen the case that the proposal is contrary to NH 6 of PPS 2 and would also be contrary to CTY 14 of PPS 21.

This proposal if allowed would result in two buildings located side by side within the rural area. The existing dwelling at No 41 Ballygorian Road has a garage that is site back to the rear of the site and is subsidiary to the main dwelling. The proximity and location of this garage reads as one entity with the dwelling, therefore a dwelling sited adjacent to this proposal would not result in the creation of ribbon development when assessed under CTY 8. Therefore this proposal is in compliance with CTY 8.

CTY 16 assesses the impact this proposal will have on the environment by way of sewage disposal. It is the Planning Authorities opinion that this can be negatively conditioned to meet this policy requirement.

Several objections have been lodged from one interested party in relation to this application, citing reasons for which they believe the application to be refused. These points have been considered and where appropriate given weight in relation to the planning policies considered above. No significant weight has been given to CTY 8 as raised through the letters of objection and the justification of this is set out within the policy consideration. Issues in relation to land ownership have also been rectified throughout the course of the application.

Throughout the course of this application a request was issued to the applicant’s agent requesting that any additional information in relation to active farming, however in response to this a letter was received from Donaldson Planning and further letters from the applicant and agent which sited maladministration as a reason why the proposal should be approved. This is given little material weight in the determination of this proposal. The Planning Department has met with the applicant and agent to outline the information which was required to meet the principle of development. This has not been submitted.

Neighbour Notification Checked	Yes
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Summary of Recommendation:	
Refusal is recommended based on CTY 1, CTY 10, CTY 13, CTY 14, the SPPS and NH 6.	

Reasons for Refusal:
The proposal is contrary to Policies CTY1, CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and the SPPS and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years; the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.

The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape; the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed building relies primarily on the use of new landscaping for integration and In the case of a proposed dwelling on a farm the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.

The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape; the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

The proposal is contrary to Policy NH6 (criteria a) of Planning Policy Statement 2 Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its siting which does not respect the distinctive character and landscape quality of the locality.

Signature(s)

Date:

ANNEX	
Date Valid	10th October 2012
Date First Advertised	26th October 2012
Date Last Advertised	25th November 2015
Details of Neighbour Notification (all addresses) Margaret Ritchie MP 32 Saul Street Demesne Of Down Acre Downpatrick The Owner/Occupier, 40 Ballygorian Road, Ballygorian More, Hilltown, Down, BT34 5TD, The Owner/Occupier, 41 Ballygorian Road, Ballygorian More, Hilltown, Down, BT34 5TD,	
Date of Last Neighbour Notification	16th November 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: P/2004/0434/O Proposal: Site for one-and-a-half-storey dwelling and garage Address: 230 metres north west of No.26 Ballygorian Road Hilltown Decision: Decision Date: 07.02.2006</p>	
<p>Ref ID: P/2000/0548/O Proposal: Site for dwelling and garage Address: 120m N. W. of 40 Ballygorian Road, Hilltown Decision: Decision Date: 12.02.2001</p>	
<p>Ref ID: P/2001/1825/F Proposal: Erection of dwelling and detached garage Address: 120m N.W. of No. 40 Ballygorian Road, Hilltown, Newry Decision: Decision Date: 12.02.2002</p>	
<p>Ref ID: P/2012/0797/O Proposal: Site for a Dwelling on a Farm Address: 30m East of No.31 Ballygorian Road, Hilltown, Newry, co. Down BT34 5TD,</p>	

Decision: Decision Date:
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. 01 Type: Site Location Plan Status: Approved
Notification to Department (if relevant) Date of Notification to Department: Response of Department:

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

ITEM NO	5			
APPLIC NO	P/2014/0791/F	Full	DATE VALID	9/17/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr and Mrs T Magill 91A Ballagh Road Newcastle BT33 0LA		AGENT	Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED 07969919145/0289

LOCATION 91A Ballagh Road
Newcastle


PROPOSAL Erection of replacement dwelling

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

- 1 The proposal is contrary to the Strategic Planning Policy Statement and Policy NH 6 (AONB) of Planning Policy Statement 2: Natural Heritage in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of siting, scale, design and ancillary works are unsympathetic to the special character of the AONB
- 2 The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building is of a temporary construction is not eligible for replacement and does not exhibit the essential characteristics of a dwelling, the overall size of the proposed replacement would have a visual impact significantly greater than the existing building and the design of the replacement is not of a high quality appropriate to its rural setting within the AONB.
- 3 The proposal is contrary to the Strategic Planning Policy Statement Planning Policy Statement 3, in that if development were permitted, result in the intensification of use of an existing substandard access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2014/0791/F	Target Date:
Proposal: Erection of replacement dwelling	Location: 91A Ballagh Road Newcastle
Referral Route: Application referred to committee by briefing panel	
Recommendation:	Refusal
Applicant Name and Address: Mr and Mrs T Magill 91A Ballagh Road Newcastle BT33 0LA	Agent Name and Address: Ewart Davis 14 Killynure Avenue Carryduff Belfast BT8 8ED
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	Env Health Newry & Mourne District Council	Substantive Response Received
Non Statutory	NI Water - Single Units East - Planning Consultations	Substantive Response Received
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>The replacement structure is temporary, ineligible for replacement and fails to meet the criteria for replacement dwellings under (SPPS and PPS21). The proposed replacement dwelling will have a visual impact significantly greater than existing and the design is not of a high quality appropriate to its rural setting within the AONB. Furthermore as the structure is not considered to be a replacement dwelling it does not meet the exemption for access onto a protected route.</p> <p>No representations were received in relation to the application, consultee replies and additional information provided by the applicant were fully considered</p>		
Characteristics of the Site and Area		
<p>Site is located 2.7 miles south of Newcastle within the designated AONB accessed via a private lane from Ballagh Road (Protected Route). The site is set on elevated ground approximately 660m back from the road comprising the eastern portion of a much larger agricultural field.</p> <p>Ground at the site is quite open with no means of enclosure; boundaries are limited with only sparse hedging defining the northern boundary and dry stone wall to the south.</p> <p>An existing property is located at the site (footprint is approximately 168sqm) which comprises of</p>		

a prefabricated structure of three parts set upon supporting posts on a level platform with external timber sheeting walls and felt roof.

Planning Assessment of Policy and Other Material Considerations

Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 21 policies CTY 1 and 3

The existing building on site was originally erected as a youth hostel in 1933 (as per the newspaper clipping) and not as a dwelling house.

Supporting evidence has been provided to suggest that the building has been occupied from 2005 -2008 (rental by Mr Kelly) with continued occupation by the applicant from 2008. The applicant stated that electricity and hot water were provided at the property from 2003 with shared electricity connection from the adjacent property at No. 91 'O'Neills Cottage' (Utility bills submitted 01/07/02 to 16/02/10 relating to O'Neills Cottage with further bills dated 17.09.98, 17/02/11 to 11/05/15 to Mr Magill's address at 133 South Promenade in Newcastle (also relating to O'Neills cottage). The property shares electricity supply with No. 91 with utility bills relating to this property (O'Neill's cottage). As well as this, further letters from local energy providers indicate that coal, gas etc. were supplied to 91A Ballagh Road for the last 6 years.

Whilst the additional information submitted may indicate a level of habitation it provides no evidence that there is a permanent dwelling to be replaced, the structure in question is of temporary construction and appears to be capable of being removed from the site. The SPPS sets out whether or not there is a dwelling to be replaced and if it exhibits the essential characteristics of a dwelling house. The subject of whether or not a temporary building is eligible for replacement was subject of PAC references 2013/A0047 and 2013/A0209, in these cases the Commissioner ruled that the structure did not exhibit the essential characteristics of a dwelling and was ineligible for replacement. The determining characteristics appear to be the construction of the structure, not the length of time it has been in situ or indeed the occupation of such.

The building was originally erected in 1933 and used as a youth hostel and therefore was never a dwelling house in the first instance. The property to be replaced is of temporary construction and not eligible for replacement in that the building is prefabricated, the electricity supply is linked via the adjacent dwelling at No. 91 Ballagh Road (O'Neills cottage) and the structure is set above the ground on supporting posts without proper foundation. The building is prefabricated comprising of three sections which is set on supporting posts on a level platform which is not an integral part of the building. The external walls comprise of thin timber sheet with felt roof with the general appearance of the structure comparable to portable or temporary buildings.

It is intended to use the original access and replace the property on the footprint of a structure which has a total floor area of 112 square metres, however proposals comprise of a two storey detached property with total floor area of 318.57 sqm which is almost three times the size of the original building and therefore will have a much greater visual impact than the original building which is critically viewed from the Ballagh Road, the existing lane and from publically accessible national trust property.

PPS2 (NH6 - AONB) and SPPS

The site is located within the AONB; in terms of design the proposed dwelling does not exhibit simple shape and form exhibited by traditional rural dwellings. The proposed replacement property is two-storey with a footprint of approximately 208sqm with total floor area of 318.57sqm replacing an existing single storey property with overall height exceeding what exists on site. Not

only will the replacement double the footprint from the original but the overall size will be three times what already exists. Given this increase in height, scale and mass on what is already an open and exposed elevated site will have a significantly greater visual impact than the original property.

In the absence of ground levels on the layout plan it is also difficult to ascertain the extent that the erection of ancillary and building works will have at this location.

The design has a combination of projections, varied elevations and non-uniform glazed areas with external chimney. The overall development has not taken account the simplified shape, form and use of traditional materials expected of rural design within the open countryside of the AONB or indeed its location immediately adjacent to a special countryside policy area leaving a rather intricate design which is not appropriate to this site and will appear obtrusive within this sensitive landscape

The extent of this development will appear open and exposed appearing prominent in the local landscape particularly when viewed from the Ballagh Road to the east of the site, the existing lane, Bloody Bridge viewpoint and national trust property. It is on this basis it is recommended to refuse the application.

SPPS - Protected Routes and PPS3:

As the building to replace is not deemed to be a replacement dwelling it does not fall within the exemptions to permit the use of the existing access to facilitate vehicular traffic and will lead to intensification of its use on to an existing substandard access.

Planning History – From a check of planning history records there is no related planning history with respect to the property of 91A

Other Material Considerations

Information submitted 19th June 2015 includes covering letter, internal and exterior photographs, newspaper article dated 9th May 2007, solicitor's letter dated 22nd March 2001, letter from an electrician dated 14th June 2015, a letter from tenant dated 14th June 2015, and letter from gas supplier dated 16th June 2015, letter from coal supplier dated 14th June 2015, Electricity Bills (1998 to 2015) relating to O'Neills cottage (91 Ballagh Road), decision notices and planning reports relating to replacement dwellings (R/2008/0333/O, R/2012/0432/RM and R/2012/0543/F)

Additional Information dated 16th June 2015

O'Neills cottage purchased 1998 then in 2001 bought lands including present property in 2001, electricity and hot water added in 2003. The property was rented for short term from 2003 -2005 with full occupation since 2005 with the applicant residing there from 2008. The electricity bill is subdivided as there is one supply from NIE with electricity bills address to O'Neill's Cottage and Mr Magills office at 133 South Promenade where all invoices are now posted

Letter dated 19th June 2015

The building to replace was one of 2 youth hostels erected in 1933 and opened in 1934, the building is wooden and extends down to a solid foundation.

Mr Magill (applicant) bought No. 91 - O'Neill's Cottage in 1998 and then went on to purchase No. 91a in 2001. The property at 91a had an existing water supply but no electric which was added in 2003 via an underground connection from No. 91.

The property at 91a was then let from 2005 to 2008 to a Mr N. Kelly with the applicant occupying the property from 2008.

Newspaper Article - Building was built as a youth hostel in 1933 and opened in 1934 with dormitories either side of an communal area.

Solicitors Letter:

Confirming transfer of land from Mr O'Neill to Thomas Magill

Electrician Letter

Confirmation of electricity work at No. 91a Ballagh Road taking a supply from O'Neills cottage and brought underground in 2003

Tenants Letter

Confirmation of occupation from 2005-2008 by Mr Nathan Kelly

Letters from Energy Supplies

Confirmation that gas and coal were supplied to 91a Ballagh Road for approximately 6 years

Electricity Bills

Letter from NIE relating to electricity supply at O'Neills cottage provision at 17/09/1998

Electricity bill relating to 133 South Promenade, Newcastle relating to supply at O'Neills Cottage from 17/02/11 – 11/05/15

Electricity bill relating to O'Neills Cottage (No. 91) from 01/07/2002 -16/02/2010

Building Control

Confirm building was a youth hostel for many years, Mr Magill stated to building control that the property had changed from a youth hostel to dwelling in 1966.

Neighbour Notification Checked	Yes
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Summary of Recommendation: The building was originally erected as a youth hostel and not a dwelling house; despite this the building is temporary in nature not eligible for replacement and does not exhibit the essential characteristics of a dwelling house as outlined for the reasons above. Furthermore the design, scale and mass of the proposals are unacceptable within the AONB (site is also immediately adjacent to the Special Countryside Area) and will have a significantly greater visual impact than the current property when viewed from public vantage points. As well as this, the use of the existing access which is already substandard has also raised road safety concerns. In light of the above reasons it is recommended the application is refused.

Reasons for Refusal:**Refusal Reasons**

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy NH 6 (AONB) of Planning Policy Statement 2: Natural Heritage in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of siting, scale, design and ancillary works are unsympathetic to the special character of the AONB
2. The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building is of a temporary construction is not eligible for replacement and does not exhibit the essential characteristics of a dwelling, the overall size of the proposed replacement would have a visual impact significantly greater than the existing building and the design of the replacement is not of a high quality appropriate to its rural setting within the AONB.
3. The proposal is contrary to the Strategic Planning Policy Statement Planning Policy Statement 3, in that if development were permitted, result in the intensification of use of an existing substandard access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

ANNEX	
Date Valid	17th September 2014
Date First Advertised	3rd October 2014
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 85 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, 86 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, 87 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, 89 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, 91 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, 93 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, 95 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, 97 Ballagh Road, Ballaghanery Upper, Newcastle, Co. Down, BT33 0LA The Owner/Occupier, Mr J Maginn, 409 Glasdrumman Road, Annalong, BT34 4QW	
Date of Last Neighbour Notification	20th October 2015
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: P/2014/0791/F Proposal: Erection of replacement dwelling Address: 91A Ballagh Road, Newcastle, Decision: Decision Date: Ref ID: P/2002/1107/F Proposal: Erection of replacement dwelling & detached garages, and conversion of existing two dwellings to a single dwelling. Address: 87 Ballagh Road, Newcastle. Decision:	

Decision Date: 11.10.2003

Ref ID: P/1998/0345

Proposal: Extension to dwelling

Address: 93 BALLAGH ROAD NEWCASTLE

Decision:

Decision Date:

Ref ID: P/1990/1191

Proposal: Erection of replacement dwelling

Address: REAR OF NOS 87 & 89 BALLAGH ROAD BALLAGHANERY UPPER
NEWCASTLE

Decision:

Decision Date:

Ref ID: P/1994/1044

Proposal: Retention of dwelling with removal of demolition
condition imposed under previous applications P/88/1570
& P/90/1191

Address: TO REAR OF NOS 87 & 89 BALLAGH ROAD BALLAGHANERY UPPER
NEWCASTLE

Decision:

Decision Date:

Ref ID: P/2000/1288/F

Proposal: 11 KV Overhead line

Address: The Ballagh, Newcastle (Ballaghanery Townland)

Decision:

Decision Date: 20.09.2000

Ref ID: P/2000/2179/F

Proposal: 11m Monopole Telecommunications Mast with 2 antenna and 1 No 600mm
and 300mm dishes, equipment cabin and 1.8m fence.

Address: Lands 125 metres North West of No 93 Ballagh Road, Newcastle Co. Down.

Decision:

Decision Date: 22.11.2001

Ref ID: P/1988/1570

Proposal: Site for replacement dwelling

Address: REAR OF NOS 87 & 89 BALLAGH ROAD BALLAGHANERY UPPER
NEWCASTLE

Decision:

Decision Date:

Ref ID: P/2009/1481/F
Proposal: Erection of replacement dwelling & detached garage
Address: 150m south east of 91 Ballagh Road Glasdrumman Annalong
Decision:
Decision Date: 21.04.2010

Summary of Consultee Responses

Environmental Health dated 17th October 2014 – No objection in principle.

NIW comments dated 27th October 2014 – Generic response, no objection in principle

TransportNI - Comments dated 15th October 2015 have raised concerns regarding the substandard access and forward sight distance.

Drawing Numbers and Title

Drawing No. 01
Type: Site location
Status: Submitted

Drawing No. 02
Type: Existing Site Plan
Status: Submitted

Drawing No. 03
Type: Proposed Site Plan
Status: Submitted

Drawing No. 04
Type: Detailed Drawing Plans
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: