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COUNCIL OPINION	REFUSAL			
APPLICANT	Mrs P Morrow-McDermott C/O Agent		AGENT	Doon Architects 14 Eglantine Road Lisburn BT27 5RQ 07764538080
LOCATION	Land to east of 18 Derrymore Road Bessbrook			
PROPOSAL	Proposed site under CTY2A for two storey dwelling and detached garage (height not to exceed no 18 Derrymore Road adjacent).			
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 for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling; the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point or located at a crossroads and the proposed site is not bounded on at least two sides with other development in the cluster.

Application Number: LA07/2015/0826/0

Applicant: Mrs P Morrow-McDermot

Proposal and Location: proposed site under CTY2A for two storey dwelling and detached garage (height not to exceed No. 18 Derrymore Road, Bessbrook)

Land to east of 18 Derrymore Road, Bessbrook

Councillor's Name: Councillor D Taylor

Reason(s) for requesting application appear before the Planning Committee:

I believe this application meets necessary planning policy requirements and I would therefore request that the details of this case be given further consideration by Planning officials.


Briefing Panel Decision:



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: LA07/2015/0826/O	Target Date:
Proposal: Proposed site under CTY2A for two storey dwelling and detached garage (height not to exceed no 18 Derrymore Road adjacent).	Location: Land to east of 18 Derrymore Road Bessbrook
Referral Route: Automatic Committee	
Recommendation: Refusal	
Applicant Name and Address: Mrs P Morrow-McDermott C/O Agent	Agent Name and Address: Doon Architects 14 Eglantine Road Lisburn BT27 5RQ
Executive Summary: Applicant seeks Outline Permission for a dwelling in an existing cluster under policy CTY2a of PPS21	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Downpatrick Office	Content
Advice and Guidance	Env Health Newry Mourne And Down District Council	Substantive Response Received
Statutory	NI Water - Single Units East - Planning Consultations	Advice
Statutory	NIEA	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		
The proposal fails to meet the policy criteria of CTY2a of PPS21 as detailed below.		
Characteristics of the Site and Area		
<p>The site is located at land east of 18 Derrymore Road, Bessbrook. The site as defined in red on the site location plan takes in a portion of No.18 that is documented as being an exercise and grazing area for adjacent stables. The site is well maintained and benefits from natural screenings consisting of mature trees and shrubbery. A low level stone wall is located along the roadside boundary of the site. The area is situated outside the development limit and is characterised particularly by mature trees and large grassed areas with few properties in the immediate area.</p>		
Planning Assessment of Policy and Other Material Considerations		
The proposal seeks Outline permission for a dwelling in an existing cluster.		
Site History		

N/A

Strategic Planning Policy Statement / Banbridge Newry and Mourne Area Plan 2015

The Strategic Planning Policy Statement is a material consideration for this application however as there is no significant change to the policy requirements for cluster dwellings following the publication of the SPPS and it is arguably less prescriptive, the retained policy of PPS21 will be given substantial weight in determining the principle of the proposal in accordance with paragraph 1.12 of the SPPS. The site lies within the Rural Area and a LLPA as designated in the Banbridge Newry and Mourne Area Plan 2015. Whilst permission in this area is restrictive the plan does make provision for a single dwelling in accordance with CTY2a in an existing cluster.

PPS3 – Access, Movement & Parking & DCAN15 – Vehicular Access Standards

Transport NI have no objections to this proposal.

Planning Policy Statement 21 is applicable as the site lies outside the development limit. The principal of dwelling in an existing cluster as contained in CTY 1 of Planning Policy Statement 21 can be achieved where all the policy criteria for CTY 2a are met.

Policy CTY2a is applicable to applications for a proposed dwelling within an existing cluster. 6 tests exist to establish the appropriateness of a proposed dwelling in existing clusters. The application will be assessed against these tests as discussed below. The proposed cluster lies outside a farm complex however it does not consist of 4 or more buildings of which 3 are dwellings. The only dwelling that clusters with the site is No. 18 as No. 15 lies approx. 60m from the site and No. 9 lies approximately 140m from the site. The proposed cluster has not been established and therefore does not appear as a visual entity on the local landscape or is associated with a focal point. Whilst the proposed site does provide a suitable degree of enclosure and will not adversely impact on residential amenity it is not bounded on at least 2 sides with other development. With no established cluster the development of the site cannot be absorbed into an existing cluster through rounding off and consolidation and therefore, as a result fails the policy criteria of CTY2a.

With CTY2a not met, and no over-riding reasons the proposed site cannot be located within a settlement the proposal is contrary to CTY1 of Planning Policy Statement 21.

Given the dense mature screening the site benefits from, integration is not an issue for this site. With only No. 18 clearly seen from the site, the proposal will not lead to suburban style build up. As a result the proposal meets the policy requirements of CTY13/14. With regard to CTY16 Environmental Health were consulted in relation to the sewage arrangements and have responded with no objections. The proposal is in general compliance with CTY16.

NIEA has considered the proposal against policy BH11 of Planning Policy Statement 6 as the proposal is in close proximity to the Lodge and gates to Woodhouse Bessbrook (HB16 23 004) and adjacent to Woodhouse Historic Demesne, listed building Woodhouse - HB16 23 013 which are of special architectural and historic importance and protected by Section 80 of the Planning Act (NI) 2011. They have not registered any objections but have outlined points for the Council to consider before the granting of any approval at this site. NIEA have no objections to the Historic Monuments designation. As the proposal lies within the LLPA (designation BK14) the proposal will be assessed against policy CVN 3 Local Landscape Policy Areas. Having considered the full designation of BK14 within the Area Plan it is not considered that this proposal will have a detrimental impact on the features listed.

No objections or representations were received.
Neighbouring Properties have been consulted.
Application has been advertised.

<p>Recommendation: Refusal.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes</p>
<p>Summary of Recommendation: Refusal as above.</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Refusal Reasons</p> <ol style="list-style-type: none"> 1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement. 2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling; the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point or located at a crossroads and the proposed site is not bounded on at least two sides with other development in the cluster. 	
<p>Signature(s)</p>	
<p>Date:</p>	

ANNEX	
Date Valid	21st August 2015
Date First Advertised	16th September 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 15 Derrymore Road,Derry More,Bessbrook,Armagh,BT35 7DN, The Owner/Occupier, 18 Derrymore Road,Derry More,Bessbrook,Armagh,BT35 7DN, The Owner/Occupier, Friends Meeting House,Derrymore Road,Derry More,Bessbrook,Armagh,BT35 7DN,	
Date of Last Neighbour Notification	29th October 2015
Date of EIA Determination	
ES Requested	No
Planning History N/A	
Summary of Consultee Responses No objections	
Drawing Numbers and Title	
Drawing No. 01 Type: Site Location Plan Status: Submitted	
Notification to Department (if relevant) N/A	

COUNCIL OPINION	REFUSAL	Full				
APPLICANT	E Flynn 98 Carrickmannon Road Ballygowan BT23 6JR	AGENT	Dempsey Architects 677 Lisburn Road Belfast BT9 7GT 02890664086			
LOCATION	39/39A Inishmore Killyleagh BT30 9TP					
PROPOSAL	Change of House type from detached to 2no Semi-detached dwellings (Amended plans received)					
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	6	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to policy QD1 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would not create a quality residential environment, and would, if permitted result in unacceptable overlooking of the adjoining properties at no.29a Seaview and No.3 Shore Road, and consequent lack of privacy.
- 2 The proposal is contrary to Policy QD1 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would, if permitted result in unacceptable overshadowing, loss of light, dominant and overbearing impact over the adjoining properties of no.29a Seaview and No.3 Shore Road.

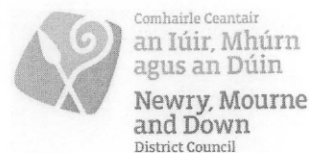
Application Number: LA07/2015/1071/F

Councillor's Name: Councillor Terry Andrews – Rowallane DEA

Reason(s) for requesting application appear before the Planning Committee:

The proposal is for a pair of semi detached dwellings similar to those that have already built over some years. The dwellings in themselves are normal and the dimensions of the dwellings and plot sizes are also normal. All of these factors would in themselves would have obtained planning approval. In deed the same dwellings and plot sizes have just been approved for the adjacent site at 38/38A on the same planning list. The report refers to no.29a Seaview and No.3 Shore Road, which are to the rear of the application site. As there is substantial shrubbery and fencing to the rear, it is believed that this affords substantial screening to these properties. If it is required further screening can be added to negate any potential loss of amenity and further information or amendments to the dwellings can also be undertaken – should the Briefing Panel so require.

Briefing Panel Decision:



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: 27 th April 2016	Item Number:
Application ID: LA07/2015/1071/F	Target Date:
Proposal: Change of House type from detached to 2no Semi-detached dwellings	Location: 39/39A Inishmore Killyleagh BT30 9TP
Referral Route: Recommended for Refusal on weekly Delegated list 24-03-16. Representation received from Cllr Andrews	
Recommendation: Refusal	
Applicant Name and Address: E Flynn 98 Carrickmannon Road Ballygowan BT23 6JR	Agent Name and Address: Dempsey Architects 677 Lisburn Road Belfast BT9 7GT
Executive Summary: Contrary to QD1 of PPS7.	
Signature(s):	

Case Officer Report		
Site Location Plan		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Downpatrick Office	Content
Statutory	NI Water - Multi Units West - Planning Consultations	Advice
Statutory	NIEA	Standing Advice
Representations:		
Letters of Support	None Received	
Letters of Objection	6	
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 is located towards the bottom end of the large cul-de-sac of Inishmore off the Downpatrick Road. The application site is enclosed by fencing and is overgrown and used for the storage of materials and soil at present, whereby the existing ground levels slope gently down towards the boundary with no.29a and 3 Shore Road, and also towards the development of the Anchorage.</p> <p>The site is located within the development limits of Killyleagh, on land zoned for housing (HPA3) as identified in the Ards and Down Area Plan 2015. This area is largely residential in character, whereby development is ongoing for the creation of new units within the large cul-de-sac of Inishmore.</p> <p>This existing development of Inishmore comprises detached dwellings which are single storey in from finished in painted render towards the upper end, while the newer units towards the lower end comprise 1 1/2-2 storey semi-detached and terraced units which are finished in a mix of brick and render.</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 was noted there have been several previous applications on this site, the most of which observed includes:</p> <p>R/02/0035- Land to SE of existing development at Inishmore, Residential development, outline, approval, 27-08-02,</p> <p>R/04/0745- Land to SE of existing development at Inishmore, Phase 2 Residential Development,</p>		

full, approval, 15-10-05,

This development comprised a total of 34 units (Site No.21-54) in the SE corner of this development, including a mix of detached, semi-detached and terraced units.

Site no.38 was located in the corner being set at an angle and comprised a detached bungalow. No.39 comprised an end 1 1/2 storey terraced unit, which was located approx 12m from the rear boundary adjoining no.29/29a Seaview. The FFL of no.38 was indicated as being 12.20 while that of no.39 was 12.98.

R/07/0310- Land to SE of existing development at Inishmore, Revised layout of residential accommodation approved in previous application R/04/0745/F, full, approval, 05-09-11, This development and layout referred to some 21 units (Site No.21-41) in the SE corner of this development, whereby the revisions related to several units, namely Site no. 31, 35, 38, 39, 40, 41.

Site no.38 and 39 relate to the application site of the current proposal and these approved house types (Type K) comprised 2 detached bungalows with ridge heights of approx 5.5m and were finished in facing brick. The FFL of these units were: 52.45 for Site no.38, and 53.25 for Site no.39.

No.38 was located in the corner and was set at an angle, while no.39 backed onto and sat parallel to the boundary with no.29/29a Seaview, being located approx 10m from the boundary.

R/13/0177- Sites 38/38a Inishmore, Change of house to dwelling previously approved under R/07/0310 at site no.38, with 1 additional dwelling at site 38a, Full, Approval, 02-09-14, Applicant: Strangford Lough Properties Ltd.

This approved application included a pair of 1 1/2-2 storey semi-detached dwellings (approx 4.5m to eaves and 8m to ridge) which were finished in brick at ground floor and render at first floor. The side gables included WC and landing windows with parking to the side of no.38a and parking to the front of no.38. The FFL of each unit was 52.45.

(It is noted this application initially proposed 4 dwellings with a pair of semi-detached dwellings at both site no.s 38 and 39, however was amended/reduced as the case progressed, with site no.39 being omitted from the scheme, due to being considered unacceptable).

It is also noted no.29a obtained planning permission for a sun room and study extension to the rear (R/04/0886), which has been constructed, while there is also a current application ongoing for 2 dwellings at site no.38 (REF LA07/15/0996)

Consultees

Due to the nature of this proposal (Change of house type and additional dwelling), consultation has been carried out with Transport NI, NIW and NIEA, who offer no objections in principle.

Representations

6 letters of objection have been received to date (14-04-16) from the owner/occupiers of no.3 Shore Road, 30 The Anchorage, 29a Seaview, whereby the main issues raised include:

- overlooking and loss of amenity/privacy
- separation distances are contrary to policy,
- there is a current Ombudsman case ongoing concerning this site
- overshadowing (may also result in loss of energy from the installed solar systems),
- overshadowing and dominant impact on the adjoining property,
- house types are too large for this site

- the site history is referred
- concerns regarding boundary treatment and ensuring these works are carried out,

See file for full content of issues/concerns raised.

Policy- RDS, Ards and Down Area Plan 2015, SPPS, PPS3, PPS7, PPS12, Creating Places, DCAN8

As stated above site is located within the development limits of Killyleagh, on land zoned for housing (HPA3) as identified in the Ards and Down Area Plan 2015, whereby this area is residential in character.

Zoning HPA3- Lands off Inishmore and adjoining The Anchorage.
This zoning includes 5 key design considerations.

Assessment

As stated above the site is located at the bottom end of the sizeable cul-de-sac of Inishmore and comprises a vacant site at present which is enclosed and fenced off.

This proposal seeks full permission for a change of house type from the previously approved detached dwelling (bungalow) to a pair of semi-detached dwellings at Site no.39/39a. This site no.39/39a backs towards no.3 Shore Road and no.29a Seaview, whereby it is noted from the information provided and site history outlined above this proposal seeks to replace the previously approved bungalow with 2 dwellings.

The dwellings now proposed comprise a pair of 2 storey semi-detached buildings which will be approx 9m high (5m to eaves)

It is acknowledged that while the design and finishes of these units are slightly different from the remainder of this development, the overall scale is in keeping with existing development within this cul-de-sac, thus they will not result in any unacceptable impact on the character of the area or street-scene.

However, having account current policy and supplementary guidance (Creating Places), it is considered these large units will result in unacceptable overshadowing and dominant impact over the adjoining properties (No.3 Shore Road and No.29a Seaview) due to their size and also proximity to both the boundary and dwellings of these adjoining properties.

Concerns have been expressed from third parties that the development will affect the solar panels that have been erected on the roof of no.29a, however having account the elevated location of these panels, path of the sun and relationship between units, no concerns are expressed regarding this issue.

Similarly it is considered these proposed dwellings will also result in unacceptable overlooking over no.29a Seaview and no.3 Shore Road due to the inadequate separation distances to these dwellings.

It is noted a 3m strip of buffer planting is proposed along the rear boundary as per the requirements of zoning HPA3. It is also noted in-curtilage parking is proposed for each unit, while sufficient provision is made for amenity space for each of these 3 bedroom units.

It is noted from the site layout plan the levels and FFL will be similar to those previously approved, however it is considered the house types currently proposed are unacceptable being too large for these sites.

(These are the same concerns that were expressed for a similar proposal under application

R/13/0177 prior to it being amended).

While it is noted there is an ongoing Ombudsman case regarding this development it is considered there is no reason to hold this application while this case proceeds.

Following initial consideration of the case a letter was issued to the agent advising the proposals are unacceptable for the reasons outlined above, and afforded an opportunity to amend the scheme.

Amended plans were then received on 8th March, following which neighbour notification was again undertaken, whereby it is noted 1 additional representation has been received to date (23-03-16) from the owner/occupier of no.29a Seaview, outlining the same concerns while also advising the minor amendments made do not resolve the areas of concern.

The amendments made include reducing the height of the dwelling to 7.9m above FFL and reducing the depth of the dwellings to 9.3m. The eaves height (5m), width (7m). FFL and finishes have remained unaltered. (It is noted the reduction in roof was effectively made by reducing the roof pitch).

It is considered the amendments made do not resolve the areas of concern as outlined above, whereby the scheme remains to be considered unacceptable for the reasons previously stated.

Accordingly refusal is now recommended.

Neighbour Notification Checked	Yes
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Summary of Recommendation:

Conditions/Reasons for Refusal:

Refusal Reasons

1. The proposal is contrary to policy QD1 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would not create a quality residential environment, and would, if permitted result in unacceptable overlooking of the adjoining properties at no.29a Seaview and No.3 Shore Road, and consequent lack of privacy.
2. The proposal is contrary to Policy QD1 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would, if permitted result in unacceptable overshadowing, loss of light, dominant and overbearing impact over the adjoining properties of no.29a Seaview and No.3 Shore Road.

Signature(s)

Date:

ANNEX	
Date Valid	22nd October 2015
Date First Advertised	11th November 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses) WB Poxon 29 Seaview, Killyleagh, Down, Northern Ireland, BT30 9QT The Owner/Occupier, 29 Seaview, Corporation, Killyleagh, Down, BT30 9QT, WB Poxon 29, Seaview, Killyleagh, Down, Northern Ireland, BT30 9QT The Owner/Occupier, 29A Seaview, Killyleagh, BT30 9QT Alistair Morrison 3 Shore Road, Killyleagh, Down, Northern Ireland, BT30 9UE The Owner/Occupier, 3 Shore Road, Corporation, Killyleagh, Down, BT30 9UE, A Morrison 3, Shore Road, Killyleagh, Down, Northern Ireland, BT30 9UE Joe McCardell 30 The Anchorage, Killyleagh, Down, Northern Ireland, BT30 9UH J McCardell 30, The Anchorage, Killyleagh, Down, Northern Ireland, BT30 9UH The Owner/Occupier, 64 Inishmore Corporation Killyleagh The Owner/Occupier, 85 Inishmore, Corporation, Killyleagh, Down, BT30 9TP, The Owner/Occupier, 87 Inishmore, Corporation, Killyleagh, Down, BT30 9TP,</p>	
Date of Last Neighbour Notification	9th March 2016
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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Drawing No.
Type:
Status: Submitted

<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department:</p> <p>Response of Department:</p>
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COUNCIL OPINION	REFUSAL	Full				
APPLICANT	Laura & Chris Devine C/O 27 Cargabane Road Newry	AGENT	Design 3 16 Glenvale Road Newry BT34 2JX 07788717465			
LOCATION	120m south of 27 Cargabane Road Newry					
PROPOSAL	Erection of a new dwelling and garage to substitute previously approved P/2009/0980/ F					
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0		0	
			Addresses	Signatures	Addresses Signatures	
			0	0	0	0

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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 proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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 and would therefore result in a detrimental change to the rural character of the countryside.



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 th April 2016	Item Number:
Application ID: P/2015/0066/F	Target Date:
Proposal: Erection of a new dwelling and garage to substitute previously approved P/2009/0980/F.	Location: 120m south of 27 Cargabane Road Newry
Referral Route: Referred to Planning Committee Reason: Site area exceeds 2 hectares	
Recommendation:	Refusal
Applicant Name and Address: Laura & Chris Devine C/O 27 Cargabane Road Newry	Agent Name and Address: Design 3 16 Glenvale Road Newry BT34 2JX
Executive Summary: The proposed dwelling would be located approximately 100m to the south of the main farm dwelling and would be separated by an access lane leading to 5 other dwellings. The proposal is to substitute previous approval P/2009/0980 which was sited to cluster and visually link with existing farm buildings. The proposed site is not considered to visually link or cluster and would result in a prominent feature in the landscape by virtue of its lack of screening and height.	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	DARDNI - Downpatrick	No Objection
Non Statutory	NI Water - Single Units East - Planning Consultations	Substantive Response Received
Non Statutory	Protecting Historic Monuments	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		
<p>It is stated on the bottom of the plan drawings that the site address is 120m south of 15 Cargabane Road, however the site is 120m south of 27 Cargabane Road. The proposed site location is accurately marked on the site location plan and the correct address has been neighbour notified and advertised and therefore the discrepancy between the address on the bottom of the plan drawings and the correct address will not cause prejudice to any interested parties. The proposal is to substitute the extant permission for a farm dwelling approved under P/2009/0980/F. The previous approval was found to comply with PPS21 and clustered and visually linked with existing farm buildings. The proposed site is located away from any existing buildings and fails to visually link or cluster. There have been no objections received.</p>		

Characteristics of the Site and Area

Characteristics of Site

The site is characterised by open agricultural land located approximately 120m south of 27 Cargabane Road, Newry. The site is located approximately 40m down a shared lane and is accessed by an agricultural gate leading into the field. The site is cut out of a larger field and is bound on 2 ½ sides by a 1.8m hedge. The eastern boundary and part of the southern boundary are undefined. The site slopes downward away from the lane from north to south. There are long views from the site across the countryside to the south, southwest and southeast.

Characteristics of Area

The area is characterised by open countryside, mostly in agricultural use. The countryside is undulating with long views available to the southeast, south, and southwest of the site. There is a row of approximately 6 mature trees to the north of the site lining the lane. The main farm dwelling is located approximately 80m to the north along Cargabane Road. There is an agricultural shed located approximately 180m to the northeast of the site which is the site of the previously approved dwelling under P/2009/0980.

Planning Assessment of Policy and Other Material Considerations

Planning History

P/1975/0893 - RINGOLISH, DONAGHMORE, NEWRY – Proposed erection of farm dwelling - Granted
P/2000/0145/O - 50 metres north of No. 17 Cargabane Road, Newry - Site for dwelling – Granted
 05.06.2000

P/2000/1569/RM - 50 metres north of No. 17 Cargabane Road, Newry – Erection of Dwelling – Granted
 20.11.2000

P/2003/1313/F -27 Cargabane Road Donaghmore Newry - Disabled adaptations to dwelling – Granted
 10.09.2003

P/2005/0007/O - 80 metres north east of No.27 Cargabane Road, Donaghmore, Newry - Site for dwelling and garage. APPEAL DISMISSED (2006/A0962)

P/2009/0980/F - Approximately 70 metres north of 15 Cargabane Road, Newry - Erection of new dwelling and garage on existing farm- Granted 21.04.2010

The proposal has been assessed against the following relevant policies:

Regional Development Strategy (RDS)

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The Banbridge and Newry and Mourne Area Plan 2015

Planning Policy Statement 3 – Access Movement and Parking

Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage

Planning Policy Statement 21 – Sustainable Development in the Countryside

A Planning Strategy for Rural Northern Ireland

Building on Tradition

Development Plan – The Banbridge/Newry and Mourne Area Plan 2015

The site is located within the open countryside and outside any defined settlement area. There is an archaeological site located approximately 200m to the southeast of the site.

Objections - None received.

Consideration

Planning permission was given for a dwelling in connection with this farm business on 16th April 2010 under P/2009/0980/F. This approval was for a two storey dwelling located 70m to the north of 15 Cargabane Road and was considered to cluster and visually link with the existing farm buildings following several design changes and a reduction in scale and height.

Under CTY1 of Policy PPS21 a dwelling on a farm will be permitted where it meets the criteria of CTY10, CTY 13, CTY14 and CTY16.

Under Policy CTY 10 of PPS21 a dwelling can be erected on a farm where it meets all the criteria.

The applicant has provided the farm business ID as 630207. DARDNI were consulted and confirmed that the business ID has been in existence for more than 6 years and that single farm payments or other allowances have been claimed in the last 6 years. DARDNI comment that the applicant is not a formal member of the farm business. It is understood that the applicant name has changed through marriage since the previous application. It is considered that criteria (a) has been met.

The applicant has stated in the PIC forms that no development opportunities or dwellings have been sold off since November 2008. The up-to-date farm maps provided match those from the previous farm dwelling approval. It is considered that criteria (b) has been met.

Criteria (c) states that the proposed dwelling is to be visually linked or sited to cluster with an established group of buildings, and where practical access to the dwelling should be obtained from an existing lane.

The proposed dwelling would be sited approximately 100m to the south of the main farm dwelling in a slightly lower position. The proposed dwelling would not cluster with any other buildings on the farm and would stand alone in a site cut out of an open field.

With regard to visual linkage, it is considered that the proposed two storey dwelling would be partially visible from a distance when approaching along Cargabane Road from the southwest of the site. The existing farm dwelling at no27 would not be visible from this position. Views over the countryside open up toward the top of the hill when approaching from the west at the point of passing the farm buildings and entrance to no18. The proposed dwelling would be viewed at a lower level to the southeast whilst the main farm dwelling would be viewed straight ahead to the northeast. The proposed dwelling would not be visually linked to the main farm dwelling. The proposed dwelling would be sited in a lower position than the main farm dwelling in an exposed location approximately 100m to the south. This would be separated from the main farm dwelling by approximately 80m of agricultural land and an access lane which serves 5 dwellings and agricultural buildings. The distance of the site from the main farm dwelling and the variation in the topography of the area, along with the lack of natural screening and landscaping, would not allow the buildings to be visually read together.

There are long views of the site from the east from the laneway which serves 5 dwellings. From this viewpoint the proposed dwelling would appear prominent on the landscape given the lack of natural boundaries and position on the hillside. From this position the main farm dwelling and no18 Cargabane Road would appear to be more visually linked than the main farm dwelling and the site.

It is considered that the proposed site fails to meet criteria (c) as the proposed dwelling would fail to cluster or visually link with the main farm buildings.

The previously approved farm dwelling was sited to cluster with the agricultural buildings on the farm located approximately 70m north of 15 Cargabane Road. The justification given for the substitution of the previously approved dwelling with the proposed site is the unviability of the construction of a new access

road and site restraints. It is not considered that this meets the exceptions of an alternative site elsewhere on the farm. There is an existing access leading to the previously approved site from the main lane.

The proposed site is on a hillside which slopes from north to south. There are long views of the site from the east and distance views from the site across the open countryside. The site is cut out of an agricultural field and is bound by 1.8m hedges on 2 ½ sides. The hillside to the north and west would provide a backdrop to the dwelling however there is a lack of natural screening around the site which would result in the dwelling being prominent in the landscape, especially when viewed from the east along the existing shared laneway which serves 5 dwellings and several agricultural buildings. There are 6 trees located to the north of the site along the laneway which would provide limited screening when approaching from the north along Cargabane Road, however to the southwest and east there is limited screening available and no defined boundaries to the southeast and east. The site does not cluster with any existing buildings and it is not considered to visually link with the main farm dwelling which would be located approximately 80m to the north of the site.

In my opinion the dwelling would fail to integrate suitably and would result in the dwelling being a prominent feature on the landscape. The proposal is therefore contrary to Policy CTY13 & CTY14.

The proposed dwelling has a ridge height of 9m which is considered unacceptable for this location. The previously approved farm dwelling was reduced to 7.5m ffl and was sited to cluster with existing buildings on the farm. The height of the proposed dwelling would add to the prominence of the dwelling. The proposed veranda is not a traditional feature of a rural dwelling. The rear of the dwelling lacks a vertical emphasis and would require amendments. The scale and design would be contrary to CTY14.

The substitution of the previously approved farm dwelling is considered unacceptable. The previously approved dwelling was found to comply with PPS21 policies and was sited to cluster and visually link with existing buildings on the farm. The previously approved dwelling would integrate better into the surrounding landscape and would be less prominent than the proposed dwelling, which would not cluster with existing buildings nor benefit from sufficient existing screening and natural boundaries. The justification for the proposed site does not meet the exceptions of policy CTY10. The previously approved farm dwelling can be accessed by an existing lane which leads off the shared laneway to dwellings at 15-23 Cargabane Road.

It is therefore recommended to refuse this application.

Neighbour Notification Checked

Yes

Summary of Recommendation:

The proposed dwelling would fail to visually link or cluster and would be contrary to CTY 1 & CTY10. The dwelling would be prominent in the landscape and lacks natural screening and would be contrary to Cty 13 & CTY 14.

Reasons for Refusal:

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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 proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the

farm; the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and 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 and would therefore result in a detrimental change to the rural character of the countryside.

Signature(s)


Date:

COUNCIL OPINION	APPROVAL	Outline			
APPLICANT	Mr S Woods	AGENT	Fleming Mountstephen Planning Ltd The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 90447613		
LOCATION	Lands including and to the south-east of Craigmore way to the south west of 5 Ways Retail Park Larchmount and Lisdarragh Housing areas to the north-east of St Patricks PS and St Bridgets Church and to the north-east of Third Avenue Newry.				
PROPOSAL	Housing Development				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions
	5	0	0		0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 27th April 2016	Item Number:
Application ID: P/2015/0219/O	Target Date:
Proposal: Housing Development	Location: Lands including and to the south-east of Craigmore way to the south west of 5 Ways Retail Park Larchmount and Lisdarragh Housing areas to the north-east of St Patricks PS and St Bridgets Church and to the north-east of Third Avenue Newry.
Referral Route: Size of site exceeds 2 hectares.	
Recommendation: Approval	
Applicant Name and Address: Mr S Woods	Agent Name and Address: Fleming Mountstephen Planning Ltd The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Water - Multi Units East - Planning Consultations	Error
Statutory	NIEA	Advice
Statutory	NI Water - Multi Units West - Planning Consultations	Additional Information Required
Statutory	Rivers Agency	Advice
Advice and Guidance	NIHE - Corporate Planning	Substantive Response Received
Advice and Guidance	Northern Ireland Transport Holding Co	No Objection
Advice and Guidance	Env Health Newry Mourne And Down District Council	Substantive Response Received
Statutory	NI Transport - Downpatrick Office	Standing Advice
Statutory	NI Water - Multi Units West - Planning Consultations	Advice
Statutory	NIEA	Advice
Statutory	Rivers Agency	Advice
Statutory	NI Transport - Downpatrick Office	Content
Representations:		
Letters of Support	None Received	
Letters of Objection	5	
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

Site is located to the north of Newry City comprising a large open and elevated agricultural field situated immediately adjacent and SW of Craigmores Way (protected route).

Residential development is the predominant land use within the locality displayed by the number of developments located to the NE, SE and SW of the site whilst industrial and retailing is situated to the N and NE. Community/ public/ transport facilities are located within the immediate area which include Newry Railway Station, St Patricks Primary School and Nursery as well as St Brigids Church.

Land at the site is relatively flat although elevated with a steep embankment along the NE portion of the site (the former railway line). Boundaries comprise of palisade fencing to the rear of the church extends along the southern boundary of the site. A combination of embankment and fenced boundaries to the rear gardens of properties at Larchmount, Lisdarragh and Clonmore encompass the NE portion. The NW and SW portions of the site are defined by scrub woodland and an existing crash barrier is found along the length of Craigmores Way.

Planning Assessment of Policy and Other Material Considerations

Proposal

Outline planning permission is sought for a residential development of 275 dwellings with access from Craigmores Way, including a right turning lane with provision for pedestrian and cyclists along a disused transport route.

Representations

John Mc Grane, Eileen Mc Grane, Kathryn Mc Grane and James Mc Grane. 50 Larchmount (16.06.15): 4 Representations from same household.

- Increase in traffic Craigmores Way and potential dangers
- Destruction of wildlife habitat and one of few green spaces in Newry
- Reduction of light to properties at Larchmount/ Lisdarragh/ Clonmore
- Is it proposed to lower level of field to that of existing houses in Larchmount/ Lisdarragh/ Clonmore

Maeve Doyle (Email dated 18.06.15) (1 Representation)

- Require further clarification on proposed cycle/ walkway
- Wish to find out the general impact of traffic will have on the surrounding area

Consideration of Representations

- TransportNI have raised no concerns in relation to traffic concerns on Craigmores Way and have deemed proposals acceptable subject to condition.
- Land is zoned within the Area Plan for housing and has not been zoned for the protection of open space, this area was originally agricultural land which has since been disturbed by adjacent development in relation to Craigmores Way. From inspection of the site there did not appear to be any significant areas of wild life or habitat within the area where development is proposed due to its open and exposed nature with no vegetative boundaries although any potential wildlife is likely to be attracted to the undisturbed areas of the site which are to be retained as

Hard Surface Areas/ Pedestrian Links

The concept plan shows the disused transport link to the NE portion of the site utilised for pedestrians/ cyclists along with other pedestrian areas, proposed dwellings will front onto to these areas ensuring informal surveillance and assist the safety of users.

Pedestrian linkages within the site could nevertheless be improved as residents within the western portion of the site do not have ease of access to local neighbourhood facilities and schools located to the South East, however this could be resolved within submission of future detailed drawings.

The proposed pedestrian linkage to the North West is currently unsuitable and the developer should make provision at detailed drawing stage to improve pedestrian linkages with the wider footway network as well as with existing public transport facilities.

The development includes a long and continuous entrance road which is featureless and visually unattractive within the scheme. It is therefore recommended to create a focal/ nodal point to create interest along this vehicular route. Overall the site concept plan is unacceptable in relation to these issues.

Landscaping

Landscape areas shown to either side of the entrance (along the existing field boundary) will provide a buffer to traffic, noise and views from Craigmores Way. The proposed tree lined avenues and landscaping to the rear of existing dwellings will enhance the visual appearance of the development. There appears to be adequate provision of private open space with a good mix and range of garden sizes within recommended requirements.

Whilst the communal open space forms a welcomed focal point maintaining views of the existing church and Carlingford Lough, the position of it is somewhat removed from residents to the North, North East and South East portions of the site with inadequate linkages to this area. It is recommended that this is considered in submission of future detailed plans.

It is recommended that as a condition of outline planning that detailed drawings and information is provided in relation to landscape areas and that a landscape management plan is submitted and this can be added as a condition on the decision notice.

Archaeological and Built Heritage

NIEA in comments dated 08.02.16 has no objection in principle but require the applicant to apply for archaeological licensing. This can be conditioned that no works are carried out without the consent of the Planning Authority.

Local Neighbourhood Facilities

Whilst there is no provision within the proposed development for local neighbourhood facilities, there is a school, community, retail and ecclesiastical facilities within walking distance of the site.

Access to these areas as shown on the design concept are currently inadequate and an informative of planning permission should be attached outlining that the current site concept plan is unacceptable with this regard, the developer should take account of this in any future submission.

Disabled Access

The development makes provision in the reuse of the disused transport link to support walking and cycling. It has already been noted that there are inadequate pedestrian linkages within the site which will be highlighted to the developer by way of informative but also his obligations in relation to requirements for those whose mobility is impaired.

Parking/ Roads

TransportNI have raised no objection in relation to parking and there appears to be provision within the curtilage of each of the plots. A condition should be applied to ensure provision of two in-curtilage car parking spaces at each dwelling within the development. Otherwise TransportNI in their consultation response have raised no specific objections on road safety grounds.

House Types

To be dealt with at detailed drawing stage.

Social Housing

A key site requirement of the area plan includes provision of social housing, the Housing Executive in their comments confirm there is a requirement for 94 social housing units which are proportioned accordingly. There are no details as to where the proposed units will be located however this can be dealt with by way of a planning condition.

Impact on Amenity

The application site has been zoned for housing and is in keeping with this predominantly residential land use within this area. From the concept plan there appears to be sufficient space well within recommended parameters of 'Creating Places' between dwellings within the development as well as from existing and established properties to avoid overlooking concerns. Environmental Health in their comments dated 04.06.15 have raised no issue of concern with regard to amenity.

Prevention of Crime and Promotion of Personal Safety

Dwellings are sited back to back throughout the development which deters entry but also the siting of front elevations overlooking areas of public use will allow informal surveillance with the aim of enhancing personal safety. Although the development of the site will expose the rear of existing properties of Larchmount, Lisdarragh and Clonmore, measures have been taken within the development to ensure a level of protection with proposed landscaping to the rear of properties to avoid direct entry but also the position of dwellings fronting onto this area are sufficiently separated to avoid overlooking but will enhance informal surveillance of this area.

Flooding/Drainage

The site is affected by undesignated watercourses with open and culverted sections which require a working strip to allow access, Rivers Agency recommend a working strip should have a minimum width of 5m and up to 10m were necessary. The existing open culvert appears to be within the structured planting area, however the developer may wish to consider incorporating the working strips as well as retaining the open watercourse as a landscape feature within the development. Nevertheless to ensure access for maintenance it should be conditional that a service strip is provided.

Whilst there have been no details provided in relation to the proposed culvert, such development is resisted and is only acceptable in exceptional circumstances, this position should be set out by way of informative and a planning condition seeking detailed drawings in relation to any proposed culvert. In relation to drainage a Schedule 6 application should be made to Rivers Agency, again this can be

<p>highlighted to the developer by an informative.</p> <p>Sewerage</p> <p>There is public water supply as well as foul and surface water sewers within 20m of the site and NIEA in comments advise that Newry WWTW can take additional loading.</p>	
Neighbour Notification Checked	Yes
<p>Summary of Recommendation:</p> <p>Recommendation</p> <p>The application is for outline planning permission for a residential development with a view to assessing the potential for development of this type. A number of objections have been received and have been fully considered and do not warrant refusal of this application. Some of the issues have been addressed by way of condition and can be reassessed on submission of detailed drawings at reserved matters stage.</p> <p>Overall, residential development at this location is acceptable in principle meeting the key site requirements of the Area Plan. However, the site concept plan in its current form is not satisfactory, a number of conditions and informatives have been attached to direct development to an improved layout. Otherwise it is recommended to approve the application.</p>	
<p>Conditions:</p> <p>1. As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Department within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-</p> <ul style="list-style-type: none"> i. the expiration of 5 years from the date of the grant of outline planning permission; or ii. the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved <p>Reason: Time Limit</p> <p>2. Approval of the details of the siting, design and external appearance of buildings, the means of access thereto, pathways, cycle track and the landscaping of the site (hereinafter called 'the reserved matters')</p>	

shall be obtained from the Department, in writing, before any development is commenced.

Reason: To enable the Planning Authority to consider in detail the proposed development of the site.

3. Full particulars, detailed plans and sections of the reserved matters required in conditions 1 and 2 shall be submitted in writing to the Planning Authority and shall be carried out as approved.

Reason: To enable the Planning Authority to consider in detail the proposed development on the site.

4. Ninety four (94) residential units within the development hereby permitted shall be provided as social rented accommodation and shall be designed and proportioned for the following: 10% for 1 bed units, 50% for 2 bed houses, 25% for 3 bed houses and 15% for complex needs/ wheelchair accommodation. This accommodation shall only be managed and maintained by a housing association which is registered and regulated by the Department of Social Development (DSD) as a social housing provider.

Reason: To meet an identified social rented housing need in this area

5. Any proposed dwelling within the area delineated in orange on drawing No. 01 stamp dated 16th March 2015 shall have a ridge height less than 7 metres above finished floor level.

Reason: In the interests of visual amenity.

6. The separation distance of residential development from the defined property boundaries of Fiveways, Larchmount, Lisdarragh and Clonmore shall be no less than 30 metres.

Reason: In the interests of amenity

7. Dwellings shall have a back garden not less than 10 metres deep, as measured from the rear building line of the dwelling to the rear plot boundary.

Reason: To ensure an adequate standard of amenity space and to protect the privacy of the adjacent dwelling (s)

8. No development shall take place until details of gates, fences, walls or any other proposed structures in addition to the proposed dwellings have been submitted to and approved in writing with the Planning Authority.

Reason: To ensure that the development is in keeping with the locality.

9. No development shall take place until a plan of the site has been submitted to and approved by the Planning Authority indicating the existing and proposed contours, the finished floor level(s) of the proposed building(s) and the position and height and materials of any retaining walls.

Reason: To ensure the development takes account of the sites natural features and to safeguard the amenities of the proposed dwellings.

10. A landscape management plan, including long term design objectives, performance indicators, management responsibilities and maintenance schedules for all landscaped area including areas of communal open space and planting shall be submitted to and approved by the Planning Authority prior to the occupation of the development.

Reason: To ensure the sustainability of the approved landscape design through its successful establishment and long term maintenance

11. A 5m working strip shall be provided along designated (Armagh Road Drain) and undesignated watercourses and this shall be designed to provide clear access and egress.

Reason: To allow access by riparian land owners to fulfil their statutory obligations/ responsibilities and for Rivers Agency to maintain and inspect.

12. No site works of any nature or development shall take place until an excavation report on archaeological works has been submitted to and approved in writing by the Planning Authority.

Reason: To prevent damage to or disturbance of archaeological remains within the site

13. No development shall be carried out, trees planted or other obstruction made within 3m (or 1.5 times the depth whichever is greater) of sewers, or 4m (or 1.5 times the depth whichever is greater) of water mains. A diversion may be necessary.

Reason: To prevent disturbance/ damage to existing sewers/ water mains and in the interests of public safety.

14. All services shall be laid underground.

Reason: in the interests of visual amenity

15. None of the dwellings shall be occupied until works for the disposal of sewerage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted and approved by the Planning Authority.

Reason: In the interest of public health

16. Development shall not begin until drainage works have been carried out in accordance with details to be submitted and approved in writing by the Planning Authority.

Reason: To safeguard the site and adjacent land against flooding and standing water

17. A scale plan of 1:500 scale shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with attached form (P2).

Reason: To ensure there is satisfactory means of access in the interests of road safety and convenience of road users.

18. Notwithstanding the provisions of the The Planning (General Permitted Development) Order (regulation 19(2)(b)) no garage shall be sited closer than 5.0 metres from the back of the footway or service strip.

Reason: To ensure that there is space for a parked vehicle without encroaching onto the footway or service strip

19. No dwelling(s) shall be occupied until such part of the service road which provides access to it has

been constructed to base course; the final wearing course shall be applied on completion of the development.

Reason: To ensure orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

21. Notwithstanding the provisions of the The Planning (General Permitted Development) Order (Northern Ireland) 2015, no buildings, walls or fences shall be erected, nor hedges nor formal rows of trees grown, in verges/service strips determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

22. Dwelling (s) shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at a rate of 2 spaces per dwelling.

Reason: To ensure adequate in-curtilage parking in the interests of road safety and the convenience of road users

Informative

1. This notice relates to drawing No. 01 which was received on 16th March 2015.
2. The Planning Authority considers that this is an important site in visual and locational terms and will therefore; expect a high standard of design and landscaping. Currently the site concept plan as submitted does not fully comply with Creating Places and Policy QD1 of PPS7 for reasons outlined in the case officer report this should be taken into account on submission of any future detailed drawings.
3. The applicant is required to submit a Schedule 6 to Rivers Agency:
Under Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourse such culverting, bridging, diversion, building adjacent to or discharging storm water etc requires the written consent of Rivers Agency. This should be obtained from the Armagh Area Office, 44 Seagoe Industrial Estate, Seagoe Lower, Craigavon, BT63 5QE
4. Historic Monuments are content to proceed to archaeological licensing, the applicant must make arrangements by contacting NIEA, Historic Monuments Unit quoting reference SM 11/1 ARM 026:034
5. Should a culvert be required for this development then detailed drawings must be provided
6. NIW comments dated 9th October 2015 are enclosed for your attention
7. Private Streets (NI) Order 1980

Under the above Order the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with TransportNI to make the roads and sewers in accordance with the Private Streets Construction Regulations.

8. Separate approval must be received from the Transport NI in respect of detailed standards required for the construction of streets in accordance with the Private Streets Construction Regulations.

9. Details of any retaining walls required shall be submitted to and approved in writing by Transport NI under the Technical Approval Scheme prior to any construction work being undertaken, the necessary TAS1 forms to be obtained from the Transport NI

10. Comments from public health dated 4th June 2015 are enclosed for your attention

11. The developer is advised that the proposal should make adequate provision for the needs of people whose mobility is impaired. Further advice is set out in the Development Control Advice note 'Access for All'

12. The applicants attention is drawing to the Wildlife (Northern Ireland) Order 1985 which indicates that it is an offence to intentionally kill, injure or take any wildlife animal included in Schedule 5 of the Order and it is an offence to pick, uproot or destroy any wild plant included in Part I Schedule 8 of the Order.

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

14. 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.

Signature(s)

Date: 14.04.16

ANNEX	
Date Valid	16th March 2015
Date First Advertised	29th April 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 10 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 101 Armagh Road Lisdrumgullion Newry</p> <p>The Owner/Occupier, 12 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 14 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 14 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 15 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 16 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 16 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 17 Craigmores Way, Lisdrumgullion, Bessbrook, Armagh, BT35 6PL,</p> <p>The Owner/Occupier, 17 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 18 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 18 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 19 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 2 Clonmore Lisdrumgullion Newry</p> <p>The Owner/Occupier, 2 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 20 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 20 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 21 Lisdarragh Lisdrumgullion Newry</p> <p>The Owner/Occupier, 22 Third Avenue Derrybeg Newry</p> <p>The Owner/Occupier, 24 Third Avenue Derrybeg Newry</p>	

The Owner/Occupier,
 26 Third Avenue Derrybeg Newry
 The Owner/Occupier,
 28 Third Avenue Derrybeg Newry
 The Owner/Occupier,
 3 Clonmore Lisdrumgullion Newry
 The Owner/Occupier,
 33 Larchmont Lisdrumgullion Newry
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 35 Larchmont Lisdrumgullion Newry
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 35 Third Avenue Derrybeg Newry
 The Owner/Occupier,
 37 Larchmont Lisdrumgullion Newry
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 39 Larchmont Lisdrumgullion Newry
 The Owner/Occupier,
 4 Clonmore Lisdrumgullion Newry
 The Owner/Occupier,
 4 Third Avenue Derrybeg Newry
 The Owner/Occupier,
 46 Larchmont Lisdrumgullion Newry
 The Owner/Occupier,
 48 Larchmont Lisdrumgullion Newry
 The Owner/Occupier,
 5 Clonmore Lisdrumgullion Newry
 The Owner/Occupier,
 50 Larchmont Lisdrumgullion Newry
 John McGrane
 50, Larchmont, Newry, Armagh, Northern Ireland, BT35 6TX
 James McGrane
 50, Larchmont, Newry, Armagh, Northern Ireland, BT35 6TX
 Eileen McGrane
 50, Larchmont, Newry, Armagh, Northern Ireland, BT35 6TX
 Eileen McGrane
 50, Larchmont, Newry, Armagh, Northern Ireland, BT35 6TX
 Kathryn McGrane
 50, Larchmont, Newry, Armagh, Northern Ireland, BT35 6TX
 The Owner/Occupier,
 52 Larchmont Lisdrumgullion Newry
 The Owner/Occupier,
 54 Larchmont Lisdrumgullion Newry
 The Owner/Occupier,
 54 Third Avenue Derrybeg Newry
 The Owner/Occupier,
 56 Larchmont Lisdrumgullion Newry
 The Owner/Occupier,
 56 Third Avenue Derrybeg Newry
 The Owner/Occupier,
 58 Third Avenue Derrybeg Newry

<p>The Owner/Occupier, 6 Clonmore Lisdrumgullion Newry The Owner/Occupier, 6 Craigmores Road Lisdrumgullion Bessbrook The Owner/Occupier, 6 Third Avenue Derrybeg Newry The Owner/Occupier, 7 Clonmore Lisdrumgullion Newry The Owner/Occupier, 75 Larchmont Lisdrumgullion Newry The Owner/Occupier, 77 Larchmont Lisdrumgullion Newry The Owner/Occupier, 79 Larchmont Lisdrumgullion Newry The Owner/Occupier, 8 Clonmore Lisdrumgullion Newry The Owner/Occupier, 8 Third Avenue Derrybeg Newry The Owner/Occupier, 81 Larchmont Lisdrumgullion Newry The Owner/Occupier, 83 Larchmont Lisdrumgullion Newry The Owner/Occupier, 85 Larchmont Lisdrumgullion Newry The Owner/Occupier, 87 Larchmont Lisdrumgullion Newry The Owner/Occupier, 9 Clonmore Lisdrumgullion Newry The Owner/Occupier, 9 Craigmores Road, Lisdrumgullion, Bessbrook, Armagh, BT35 6PL, The Owner/Occupier, St Bridgid's Rc Church Main Avenue Derry Beg The Owner/Occupier, St Patrick's Primary School Ballinlare Gardens Lisdrumgullion</p>	
Date of Last Neighbour Notification	8th June 2015
Date of EIA Determination	
ES Requested	Yes /No
<p>Planning History</p> <p>Ref ID: P/1989/0133 Proposal: Erection of domestic garage Address: SITE NO9 CLONMORE 73A ARMAGH ROAD NEWRY Decision: Decision Date:</p>	

Ref ID: P/2014/0059/F

Proposal: Extension to kitchen and alteration to convert existing bedroom and ensuite into ensuite and utility

Address: 4 Clonmore, Newry, BT35 6TS,

Decision: PG

Decision Date: 28.03.2014

Ref ID: P/2013/0782/LDP

Proposal: Proposal of new roof canopy over an existing play area

Address: The Nursery Unit at St Patrick's Primary School, Ballinare Gardens, Newry,

Decision: PG

Decision Date:

Ref ID: P/1978/0694

Proposal: PROPOSED SITE FOR CHILDREN'S COMMUNITY HOME

Address: ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1994/4012

Proposal: Detached domestic garage

Address: SITE NO11 LISDARRAGH ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1992/1231

Proposal: Erection of two semi detached dwellings

Address: SITES 20 & 21 LISDARRAGH ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1992/1350

Proposal: Pair of semi-detached dwellings and one detached dwelling

Address: SITES 24, 25 & 32 LISDARRAGH ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1987/0347

Proposal: Day Services Centre for Mentally Handicapped Adults

Address: ARMAGH ROAD (OPPOSITE DRUMGULLION AVENUE) NEWRY

Decision:

Decision Date: 16.05.1987

Ref ID: P/1988/0101

Proposal: Erection of new adult training centre for 105 patients

Address: ARMAGH ROAD (OPPOSITE DRUMGULLION AVE) NEWRY

Decision:

Decision Date: 29.03.1988

Ref ID: P/1984/1187

Proposal: ERECTION OF DWELLING

Address: CRAIGMORE ROAD, BESSBROOK

Decision:

Decision Date:

Ref ID: P/1980/0625

Proposal: PROPOSED 11KV O/H LINE (DRAWING NO CRA 4273)

Address: LISDRUMGULLION, DERRYBEG AND GLASSDRUMMOND

Decision:

Decision Date:

Ref ID: P/1997/6020

Proposal: New School Newry

Address: Newry

Decision:

Decision Date:

Ref ID: P/1973/0148

Proposal: PROPOSED PLAY AREA

Address: DERRYBEG, NEWRY

Decision:

Decision Date:

Ref ID: P/2005/1789/F

Proposal: Erection of new station building, platform upgrading and extension, new park and ride facility, replacement canopies, track maintenance building, new road proposal including bridge over new by-pass and new siding

Address: Existing Newry Railway Station including additional land on the East side of track

Decision:

Decision Date: 14.03.2006

Ref ID: P/2009/0173/F

Proposal: Erection of Retail development including replacement of existing petrol filling station, shop and off licence and associated works

Address: Lands at and to the rear of 95, 97, 99 and 101 Armagh Road Newry

Decision:

Decision Date: 11.02.2010

Ref ID: P/2005/2842/O

Proposal: Site for retail development to include restaurant and improvements to existing petrol filling station

Address: Lands at and to the rear of 95, 97, 99 and 101 Armagh Road, Newry

Decision:

Decision Date: 20.08.2008

Ref ID: P/1992/0762

Proposal: Roofspace Conversion (Approval of reserved matters)

Address: SITE NO 44 LARCHMONT ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1980/0923

Proposal: 11KV OVERHEAD LINE - DRAWING NO CRA 4273A (AMENDMENT)

Address: LISDRUMGULLION AND DERRYBEG

Decision:

Decision Date:

Ref ID: P/1986/0150

Proposal: COMPOUND FOR ROAD HAULAGE BUSINESS WITH SCREEN WALL AND FENCING

Address: AT THE REAR OF NOS 95 AND 97 ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1987/0350

Proposal: Erection of offices and store to serve road haulage business

Address: TO REAR OF 95 AND 97 ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1993/6016

Proposal: Housing Development Craigmore

Address: Craigmore

Decision:

Decision Date:

Ref ID: P/1992/0193

Proposal: Erection of 3 dwellings and construction of estate road to serve housing development

Address: ARMAGH ROAD (BETWEEN NO 73 ARMAGH ROAD AND "LARCHMONT") NEWRY

Decision:
Decision Date:

Ref ID: P/2015/0219/O

Proposal: Housing Development

Address: Lands including and to the south-east of Craigmores way to the south west of 5 Ways Retail Park Larchmount and Lisdarragh Housing areas to the north-east of St Patricks PS and St Bridgets Church and to the north-east of Third Avenue Newry.,

Decision:
Decision Date:

Ref ID: P/2000/1494/Q

Proposal: New trunk sewer.

Address: Derrybeg/Craigmores, Newry

Decision:
Decision Date:

Ref ID: P/1992/0753

Proposal: Erection of 6 No semi-detached dwellings

Address: SITES NOS 6,7,8,9,16 & 17 LISDARRAGH ARMAGH ROAD NEWRY

Decision:
Decision Date:

Ref ID: P/1992/1349

Proposal: Erection of 2No semi-detached houses Sites 18 & 19

Address: LISDARRAGH ARMAGH ROAD NEWRY

Decision:
Decision Date:

Ref ID: P/1993/0012

Proposal: Two pairs of semi-detached dwellings (26, 27, 28 & 29)

Address: 'LISDARRAGH', ARMAGH ROAD, NEWRY

Decision:
Decision Date:

Ref ID: P/1993/0061

Proposal: Erection of detached garage

Address: SITE NO16 LISDARRAGH ARMAGH ROAD NEWRY

Decision:
Decision Date:

Ref ID: P/1993/6040

Proposal: Housing Cerybeg Newry

Address: Cerybeg Newry

Decision:
Decision Date:

Ref ID: P/1989/0707

Proposal: Erection of 2 detached garages

Address: SITES 10 & 12 AT REAR OF NO73A ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1993/6033

Proposal: Housing Craigmore Newry

Address: Craigmore Newry

Decision:

Decision Date:

Ref ID: P/1995/0104

Proposal: Erection of Cross on existing Bell Tower

Address: ST BRIGIDS CHURCH THE MEADOW NEWRY

Decision:

Decision Date:

Ref ID: P/2004/2258/F

Proposal: Erection of temporary mobile accomodation for use as store

Address: St Brigid's Church, Newry, Co Down

Decision:

Decision Date: 23.12.2004

Ref ID: P/1996/0290

Proposal: Provision of pre-fabricated unit

Address: SITE TO REAR OF NOS2, 4, 6 & 8 MAIN AVENUE DERRYBEG NEWRY

Decision:

Decision Date:

Ref ID: P/1998/0443

Proposal: Extension to dwelling with roof space conversion

Address: 37 LARCHMOUNT, NEWRY

Decision:

Decision Date:

Ref ID: P/2011/0602/A

Proposal: Free-standing 3-sided sign & sign over entrance

Address: 99 Armagh Road, Newry BT35 6PW,

Decision:

Decision Date: 17.10.2011

Ref ID: P/2009/0152/F

Proposal: Change of Use of existing store to temporary shop and off licence with associated site works

Address: lands at and to the rear of 95, 97, 99 and 101 Armagh Road Newry

Decision:

Decision Date: 24.06.2009

Ref ID: P/2011/0265/F

Proposal: Variance of condition 4 of planning permission P/2009/0173/F to permit unit 5 to be used as a pharmacy or for sale of horticultural goods

Address: Lands at and to the rear of 95,97,99 and 101 Armagh Road, Newry BT35 6PW,

Decision:

Decision Date: 28.03.2012

Ref ID: P/1993/6028

Proposal: Housing Craigmore Newry

Address: Craigmore Newry

Decision:

Decision Date:

Ref ID: P/1996/6019

Proposal: Alternative Development Land at 6 Craigmore Road Newry

Address: Land at 6 Craigmore Road Newry

Decision:

Decision Date:

Ref ID: P/1975/0694

Proposal: PROPOSED REPLACEMENT OF POULTRY UNITS

Address: ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1988/6019

Proposal: Land at Lisdrumgullion (shed for grain storage) Armagh Road Newry

Address: Armagh Road Newry

Decision:

Decision Date:

Ref ID: P/1980/1044

Proposal: SITE FOR 5 DWELLINGS

Address: ARMAGH ROAD, NEWRY

Decision:

Decision Date:

NEWRY

Decision:

Decision Date:

Ref ID: P/1992/0939

Proposal: Re-determination of housing estate road layout

Address: LARCHMOUNT ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1994/0195

Proposal: 11kv overhead line

Address: LISDRUMGULLION NEWRY

Decision:

Decision Date:

Ref ID: P/1990/0920

Proposal: Proposed erection of 35No detached and semi detached dwellings

Address: LARCHMOUNT ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1979/0766

Proposal: PROPOSED SITE FOR INDUSTRIAL DEVELOPMENT

Address: LISDRUMGULLION, NEWRY

Decision:

Decision Date:

Ref ID: P/1991/0526

Proposal: Erection of bungalow (Change of house type)

Address: SITE NO57 "LARCHMOUNT" ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1993/0580

Proposal: Change of house type

Address: SITE NO55 LARCHMOUNT ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1990/0775

Proposal: Erection of 4No domestic garages

Address: SITE NOS 14, 18, 19 AND 20 'LARCHMOUNT' ARMAGH ROAD NEWRY

Decision:
Decision Date:

Ref ID: P/1998/4116
Proposal: Alterations to Dwelling
Address: 57 ST. MONINA PARK, MEIGH
Decision:
Decision Date:

Ref ID: P/1979/0034
Proposal: PROPOSED SITE FOR HOUSING DEVELOPMENT
Address: LISDRUMGULLION TOWNLAND, ARMAGH ROAD, NEWRY
Decision:
Decision Date:

Ref ID: P/1996/1094
Proposal: New entrance porch
Address: ST.PATRICK'S P.S. BALLINARE GARDENS NEWRY
Decision:
Decision Date:

Ref ID: P/1992/1417
Proposal: Erection of 2.4m high fencing
Address: ST PATRICKS PRIMARY SCHOOL BALLINLARE GARDENS NEWRY
Decision:
Decision Date:

Ref ID: P/2002/1761/F
Proposal: Single storey extension to domestic dwelling
Address: 6 Clonmore, Armagh Road, Newry, BT35 6TS
Decision:
Decision Date: 22.11.2002

Ref ID: P/1989/0839
Proposal: Domestic garage
Address: SITE NO12 AT REAR OF NO73A ARMAGH ROAD NEWRY
Decision:
Decision Date:

Ref ID: P/1992/4127
Proposal: Extension to dwelling
Address: NO4 CLONMORE ARMAGH ROAD NEWRY
Decision:
Decision Date:

Ref ID: P/1988/1339

Proposal: Housing Development (8 No dwellings)

Address: TO THE REAR OF 63-73 ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/2012/0136/F

Proposal: Construct staff car park in bitmac on existing grass play area

Address: St. Patrick's Primary School, Ballinlare Gardens, Rooney's Meadow, Newry, BT35 6EX,

Decision:

Decision Date: 03.04.2012

Ref ID: P/1997/0703

Proposal: Chair Store, Disabled Toilet and Bin Store

Address: ST PATRICK'S PRIMARY SCHOOL BALLINLARE GARDENS NEWRY

Decision:

Decision Date:

Ref ID: P/1974/0924

Proposal: PROPOSED USE OF LAND FOR CHILDREN'S PLAY AREA

Address: ST. PATRICK'S BOYS' PRIMARY SCHOOL, DERRYBEG

Decision:

Decision Date:

Ref ID: P/1981/1008

Proposal: SITE FOR FARM BUNGALOW

Address: ROONEYS MEADOW, DERRYBEG, NEWRY

Decision:

Decision Date:

Summary of Consultee Responses

NIW (09.10.15) - Public water, foul sewer and surface water sewer with 20m of site. Application to NIW required to obtain approval for connection. The water requirements may be eligible for a public water main and sewers may be eligible for adoption. Waste water treatment works available to serve proposal

Northern Ireland Transport Holding Company (NITHC) (16.10.15) - No objection

Transport NI (28.09.15) - No objection in principle subject to conditions.

NIEA (08.02.16):

Archaeology and Built Heritage (08.02.16) – Content for application to proceed to archaeological

licensing

Drainage and Water – WWTW can take additional loading.

Rivers (11.02.16) – Site has 3 undesignated watercourses on the eastern and western boundaries, advised to have a working strip of minimum width of 5m and up to 10m to allow access, the requirement for a working strip may have impact on the layout. Discharge to the watercourse will require a Schedule 6 application to Rivers. Unclear from the designated and undesignated watercourses will be accommodated within the development

Housing Executive (HE) (16.06.15) - Confirms there is a need for 94 social housing units. The social housing mix should be 10% 1 bed units, 50% 2 bed houses, 25% 3 bed houses, 15% complex needs/ wheelchair accommodation. HE request a condition requiring the provision of social housing be applied.

Public Health (04.06.15) - No objection, provided as per the submission the development is connected to the public sewerage system.

Drawing Numbers and Title

Drawing No. P/2015/0219/01

Type: Site Location Plan

Status: Submitted

Drawing No. P/2015/0219/02

Type: Detailed Drawing Plans (Site Concept)

Status: Submitted

Drawing No. P/2015/0219/03

Type: Detailed Drawing Plans (Site Concept)

Status: Submitted

Drawing No. P/2015/0219/04

Type: Site Appraisal or Analysis

Status: Submitted

Drawing No. P/2015/0219/05

Type: Roads Details

Status: Submitted

Drawing No. P/2015/0219/06

Type: Roads Details

Status: Submitted

Drawing No. P/2015/0219/07

Type: Roads Details

Status: Submitted

Drawing No. P/2015/0219/08

Type: Technical Specification (Existing Road Markings)

Status: Submitted

Drawing No. P/2015/0219/09

Type: Technical Specification (Proposed Access)

Status: Submitted

Drawing No. P/2015/0219/10

Type: Technical Specification (Long Section)

Status: Submitted

Drawing No. P/2015/0219/11

Type: Technical Specification (Drainage Assessment)

Status: Submitted

<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: Response of Department:</p>
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ITEM NO	D1			DATE VALID	2/20/14	
APPLIC NO	R/2014/0078/F	Full				
COUNCIL OPINION	APPROVAL					
APPLICANT	Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT		AGENT	Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT		
				NA		
LOCATION	7 Saintfield Road Crossgar					
PROPOSAL	Proposed side and rear 2 storey extension to provide additional retail and storage space and associated siteworks. (Additional supporting information received from consultants).					
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions		
	9	0	0	0	0	
			Addresses	Signatures	Addresses Signatures	
			0	0	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: R/2014/0078/F	Target Date:
Proposal: Proposed side and rear 2 storey extension to provide additional retail and storage space and associated siteworks. (Additional supporting information received from consultants).	Location: 7 Saintfield Road Crossgar
Referral Route: Briefing panel	
Recommendation:	
Applicant Name and Address: Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT	Agent Name and Address: Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT
Executive Summary:	
Signa	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Down District Council	Add Info Requested
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	Water Management Unit	No Objection
Non Statutory	NI Water - Single Units East - Planning Consultations	No Objection
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Advice and Guidance	Env Health Newry Mourne And Down District Council	Add Info Requested
Statutory	NI Transport - Downpatrick Office	Content
Statutory	Env Health Newry Mourne And Down District Council	Advice
Statutory	Env Health Newry Mourne And Down District Council	
Statutory	NI Transport - Downpatrick Office	

Representations:

Letters of Support	None Received
Letters of Objection	9
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

The site is located in Crossgar on the Saintfield Road. It is a roadside site with an established petrol station and shop. The proposal has 3 access points onto the Saintfield Road and is currently undergoing work which appears to be associated with recent approval under Planning Referenc R/2012/0143/F (see details in history). The site shares its western boundary with the Saintfield Road and is located opposite the former Police Station. The northern, eastern and southern boundary is shared with existing residential dwellings and the boundary is defined by a close boarded fence. The site has parking to the side which faces onto the Road, and the access/exit flows from the front, round to the rear creating a circulation which is sometimes (observed during site inspection) used for parking. To the rear of the site are large metal containers located beside the shared boundary, one of which is used to store solid fuels. The building itself varies in height with a sloped roof over a single storey aspect, the sloped roof fronting onto the Saintfield Road and a rear flat roof on the 2 storey element. The building fronts onto the fuel pumps and parking area and faces north. The building is a metal clad building with a glass front elevational detailing at the entrance.

Planning Assessment of Policy and Other Material Considerations

Site History

R/2013/0491/A

Primeslight Ltd

7 Saintfield Road

Shop Sign

Granted 28.1.2014

R/2012/0143/F

Henderson Retail

7 Saintfield Road

Extension to forecourt, alteration to entrance and exit to site, new canopy and pump island layout and new jetwash location

Granted 4.2.2014

R/2001/1385/F

Bells Food Store Ltd

7 Saintfield Road

Retention of existing security lighting and extractor fan

Granted 17.4.2002

R/2001/0437/F

Bells Food Store Ltd

7 Saintfield Road

Extension to shop

Granted 25.7.2001

R/2006/0616/F

Mr Gaberiel Bell

7 Saintfield Road and 33 Lissara Close

proposed demolition of existing dwelling, forecourt canopy and existing stores, proposed replacement forecourt canopy and stores and extension to forecourt to provide additional parking

Granted 6.2.2007

R/1999/1150/F

Bells Food Store Ltd
7 Saintfield Road
Proposed change of use from body repair shop to food store with alterations
Granted 29.1.2000

Historical Apps:
R/1987/0137
7 Saintfield Road
Alterations to filling station and garage
Granted 18.5.1987

R/1981/0496
7 Saintfield Road
Extension to Commercial Garage
Approval 4.11.1981

R/1975/0731
7 Saintfield Road
Reconstruction of car sales premises
Approval 18.12.1975

Consultees

NIEA Water Management Unit - no objection to the foul sewerage connecting to the NIWater sewer and listing information for the applicant to consider should the proposal be approved.
DRD Road Service - (made aware of objections received through additional consultation sent 16.4.2014) comments received 23.5.2014 advising proposal is (1) contrary to PPS3 Policy AMP7 in that it would prejudice the safety and convenience of road uses since adequate provision cannot be made clear of the highway for the; 1. parking, 2. turning and 3. loading and unloading of vehicles which would be attracted to the site AND (2) is contrary to PPS3 Policy AMP7 car parking and servicing arrangements in that the submitted details would result in the loss of committed and essential off-street parking at this location.
NI Water - Standard response to rear, side front extensions or garages detailing information for applicant should the application be approved.
Down District Council Environmental Health Unit – No objection 13/08/2015

AMENDED PLANS and INFORMATION

Received 22.5.2014 which amended the details of P1 form in relation to floorspace, persons and vehicles attracted to the site, amended site layout which increased car parking to a proposed 28 designated car parking spaces, 1 of which is for disabled use and another is for an e-car use, amending the internal layout of the proposed building by providing more details and providing a cross-section in relation to the site and No 8 Rademon Court - Neighbours/objectors re-notified 27.5.2014, DRD Roads Re-consulted and DDC Env Health Re-Notified of amended plans also noting in consultation of objections received.

Representations

Received from;
23 Lissara Close, Crossgar, via email on 27.3.2014
Quarryplan Limited, via email on 3.4.2014, additional letter received via email 9.4.2014, and via post on 10.4.2014
SW Consultance, Chartered Engineers of 11a Commons Hall Road, Newry received via email 10.4.2014
Clarman Ltd, Architects, Unit 1, 33 Dungannon Road, Coalisland, received 17.4.2014
Raising the following planning concerns:
- Complaints have been raised with Down District Council's Environmental Health Unit relating

to the noise levels of the wall mounted extractor units on the eastern elevation of the existing building which is being investigated. The Council visited the business on the 13.11.2013 and confirmed that noise levels were higher than the British Standard and therefore unacceptable. The proposal to extend the station will result in the generation of more noise at potentially a higher level and the extractor fans being sites closer to the boundary shared with No 23 Lissara Close and neighbouring residential dwellings which will exacerbating the existing noise problem generated by the current filling station.

- query concerning neighbour notification which was resolved through the sending of neighbour notification.
- concern relating to road safety issues the current use on the site generates which leads to parking on the Protected Route of the Saintfield Road (photographs attached) and blocking of visibility splays and access serving the business opposite, Quarry Plan Ltd.
- objecting to the loss of the rear exit point currently serving the property and its relocation opposite that of the business opposite, Quarryplan Ltd
- objecting to the area of extension proposed
- objecting to the proposed access arrangements which fail to account for the business opposite and Lissara Close
- objecting to the traffic generated by the proposed extension, the details of the traffic impact assessment as submitted by the applicant and loss of the rear service area which currently facilitates the existing site
- overdevelopment of the site
- reduction in level of car parking from ratio of 1 car parking space per 15.353sqm to 1 car parking space per 34.4448sqm.
- querying the accuracy of the detail of the P1 form regarding floorspace (dept sought clarification from applicant and revised data was received in an amended p1 form)
- concern that the plans are not a true reflection of the proposal (amended plans sought by department and received 22.5.2014)
- concern that the applicant's layout fails to provide adequate information relating to road safety calculations
- lack of a right hand turning lane to facilitate access to the site from the Saintfield Road
- no signage detail relating to access or site drainage to serve the proposal
- the proposal is contrary to Policy AMP2, AMP7 and AMP9 of PPS3
- lack of a retail impact assessment
- lack of section details relating to impact on neighbouring residential dwellings limited information relating to boundary treatments and details
- requirement of noise information relating to impact the proposal would have on neighbouring buildings
- impact of odours from the site on neighbouring residential dwellings relating to hot food service provided by the site, more detail required
- no detail on impacts the proposal would have on building over sewer lines etc
- potential contamination from the current use as a petrol station on the site and need for a Contaminated Land Risk Assessment regarding the scheme
- concerns were raised in relation to previous approval R/2012/0143/F (see file for response)

Policy

PPS1, PPS3, PPS5, PPS

Parking Standards

Rural Planning Strategy - Des 2 Townscape

Ards and Down Area Plan 2015

Regional Development Strategy

CONSIDERATION

The proposed expansion is to an existing and established petrol filling station with associated retail space. PPS5 Retailing and Town Centres, in relation to Petrol Filling Stations recognises the importance of serving as a convenience store but that the use should remain subsidiary to the use as a petrol station. Policy states that whilst the important role of such retail provision is recognised, such shops should, however, clearly remain secondary to the use as a petrol filling station. Proposals for shops, associated with petrol filling stations, having over 250 square metres net retail floorspace will be assessed with regard to their potential impact on existing shopping facilities and the acceptability of the proposed location for a retail use. Along major road corridors, outside urban areas, the Department will control the scale of associated retail units to prevent significant retail attractions being created contrary to the general policy of protecting the vitality and viability of existing centres. The current use is detailed at 491sqm on the submitted form and proposed use would increase the space by 331sqm to a total of 822sqm. The existing use exceeded the 250sqm however the Department would clarify that the site is located within the established settlement of the village and therefore would not affect the vitality of the village. It is also noted that at 822sqm with 9 petrol pumps the retail would no longer be subsidiary to the Petrol Filling Station which is contrary to policy and underdevelopment of the site. The concern is that the extension proposed in terms of scale, height and massing would have a detrimental impact on the neighbouring residences in the residential dwellings. This will be considered within the report.

PPS5 Planning, Economic Development Policy PPS1 Economic Development's Settlements states, in relation to extensions to an existing economic development within settlements, such as this proposal, will be considered on its own merits and in relation to Policy PPS5.

Policy PPS5 General Criteria for Economic Development states that a proposal for economic development use, in this case an expansion of an existing facility, in addition to the other policy provisions of the statement, will be required to meet all the following criteria:

(a) it is compatible with surrounding land uses;

while the Department accepts that there is an established use for retail in relation to the petrol station on site, there is a concern that the extension would create considerable problems for the neighbouring residents and could result in a detrimental impact on the Protected Route through loss of existing car parking as well as being unable to provide an adequate level of on carriage car parking within a workable layout. Overall car parking could not be accommodated on the Protected Route.

(b) it does not harm the amenities of nearby residents;

The Department consulted with Environmental Health (Down District Council) regarding the proposal. The Department has also received objections concerning impact on residential amenities. The Council have concerns in relation to the close proximity of a significant number of residential properties and the impact the proposal would have on their residential amenity by way of noise and nuisance. The Council has requested a noise impact assessment. The Department must consider the principle of the proposal prior to releasing this detail.

Considering the close proximity of the proposal to the neighbouring dwellings as a result of the extension I am of the opinion that the proposal would have a detrimental impact on the residential amenity by way of noise and nuisance. While there is a slight set back from the boundary with residential dwellings of 8.7m this would not allow for a suitable buffer to protect the amenity of the neighbouring residential properties. If the principle of the proposal is acceptable the group will consider the request for the submission of this additional information in relation to noise.

(c) it does not adversely affect features of the natural or built heritage;

The proposal will have no impact on natural or built heritage.

(d) it is not located in an area at flood risk and will not cause or exacerbate flooding;

There are no issues of flooding associated with the site.

(e) it does not create a noise nuisance;

While the site has been qualified through a noise assessment, however if the principle of the

extension is approved the Group will consider requesting the submission of the additional information as requested by Down District Council's Environmental Health Unit. The Department must also consider the objections relating to noise and impact on residential amenity received regarding the proposal.

(f) it is capable of dealing satisfactorily with any emission or effluent;

The Department's consultees returned informatives should the application be approved relating to effluent from the site.

(g) the existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified;

The site abuts a Protected Route which is of a standard that could accommodate the traffic generated by the proposal as it is sited within the settlement limits, however the Department is concerned that the site cannot cope with the traffic generated by the scheme.

(h) adequate access arrangements, parking and manoeuvring areas are provided;

The proposal is unable to accommodate a suitable level of car parking with a workable layout. Car Parking is considered in depth in the next area of the report. Transport NI (DRD Road Service) considered the proposal to be unacceptable in terms of road safety.

(i) a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport;

The proposal is sited within the settlement limits of Crossgar Village with a suitable footpath which could accommodate people with varying levels of mobility to ensure there would be no issues for access to and from the site for pedestrians.

(j) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;

The proposal would make use of sustainable building resources.

(k) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;

The site layout details the boundary as being defined by a wall and fence. The previous approval under R/2012/0143 provided a degree of planting to the front and to the front northern boundary. Within this proposal there is no degree of planting and it is not detailed on the existing layout which does not wholly reflect the previous approval R/2012/0143/F layout.

(l) is designed to deter crime and promote personal safety

the forecourt would be overlooked by the shop, the rear narrow corridor along the east and southern boundary abutting the shop extension would create a narrow corridor between the shop and the boundary that would not be overlooked which could introduce an issue for crime and personal safety which would be considered in group.

(m) in the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape.

The proposal is sited within the village of Crossgar and therefore this aspect of the policy is not relevant.

Access and Parking

Access - The proposal would result in the loss of the rear access point to the immediate south of the building. This currently facilitates an exit from the site. Objections concerning the access have been raised. The Department consulted DRD Road Service regarding the scheme which responded to state that the proposal was contrary to Policy AMP7. Road Service (Transport NI) responded to both the original and the amended layout stamp dated the 22nd of May 2014 detailing the same concerns. Policy AMP 7 refers to Car Parking and Servicing Arrangements. The policy states that proposal must provide appropriate car parking and servicing arrangements. This cannot be achieved in relation to the proposal which can not provide off-site or overspill onto the protected route of the Saintfield Road.

Parking - The current site details parking for 31 spaces. The previous approval on site under planning reference R/2012/0143/F provided 34 spaces including 2 front door disabled spaces and 2 car parking spaces to the rear. It must be noted that the rear spaces, on site during site

inspection are not feasible as 3 containers are situated in the location of this car parking to the immediate south of the shop.

The Departments Parking Standards details 2 parking considerations, the parking for the petrol station and parking for the shop. Parking for the petrol station is for 1 discharge fuel tanker, 1 space per pump and 1 waiting space per pump that does not impede entry/exit or any other facility, 2 cycling spaces and parking for the associated retail. The shop (use class A:1) is food retail and requires 1 space per 14sqm Gross Floor Area (GFA), 1 lorry space per 750sqm GFA and 2 cycling spaces or 1 per 500sqm GFA.

The previous approval R/2012/0143/F reduced the pumps from 8 to 6. The current floorspace is 491sqm which requires 35 car parking spaces with 12 spaces to facilitate the 6 pumps. The existing car parking as approved under R/2012/0143/F provided 34 allocated spaces and 12 at pumps. Therefore while there was a reduction, agreed of 1 less space than that which was required, this was accommodated under R/2012/0143/F. It must be noted that the existing layout as submitted within this application R/2014/0078/F details that the current car parking stands at 31 spaces with 12 at pumps. This is 4 less than required and 3 less than previously approved. The proposal includes 6 pumps and the GFA measures at 331sqm additional to the existing 491sqm to total 822sqm. 822sqm requires 58 car parking spaces with 12 spaces at the pumps (1 per pump and 1 waiting space per pump). The proposal also requires 1 lorry space (as floorspace is above 750sqm) and 2 cycling spaces. The proposed layout provides a total of 28 car parking spaces and the requires pump spaces. This falls 30 spaces short from department requirements under Car Parking standards. I am not sure that the site could feasibly accommodate 1 lorry space within the site while maintaining the entry and exit to and from the sites, access to the pumps or car parking. I refer to DRD Road Service (Transport NI) comments regarding the scheme which advise that the proposal is contrary to policy under PPS3.

Impact on Residential Amenity

PPS1 General Principles states the Department's guiding principle in determining planning applications is that development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The proposal would result in the building being more closely located to the boundary shared with residential dwellings of Rademon Court, and Lissara Close. The Department requested sections to illustrate the impact the proposal would have on neighbouring residential dwellings. 1 section was received (drawing No 5 dated 22.5.2014) which provides detail on the ground level change between the proposed extension and No 9 Rademon Court. No 9 Rademon Court, the dwelling itself, is situated some 5m from this shared boundary and the extension would result in the proposal being sited only 5.7m (approx) from the residential dwelling. No 10 Rademon Court has a current separation distance of 13m from the existing station (with a side boundary of 5m) the proposal would result in a separation distance of approx 7m between the retail structure and the existing dwelling. Dwellings at 25 Lissara Close shares its rear boundary with the site and has a 8m rear garden depth at its shortest point and 10m at its longest from the back of the dwelling. The proposal would result in car parking along the shared boundary which was previously approved under R/2012/0143/F. However while the previous approval accepted a wall and fence for boundary definition, I would be of the opinion that the introduction of a hedge along the shared boundary serving the car parking would reduce the impact the proposed car lights and noise would have on the neighbouring dwellings.

R/2014/0078/F - Proposed side and rear 2 storey extension to provide additional retail and storage space and associated siteworks at 7 Saintfield Road, Crossgar.

Consideration of Additional Objection

Received 11th August 2014 from Inaltus Town Planning at 109 Galwally Avenue, Belfast advising

their consultancy has been appointed to assess planning issues and requesting the Department requests a Retail Impact Assessment for the proposal on the grounds that the proposal is a 331 sqm extension to a Petrol Filling Station and must be assessed in relation to PPS5 paragraph 56.

Considering this request the Department refers back to the Case Officer's report dated 8.8.2014 comments in relation to PPS5 which clarify that the site is within the settlement of Crossgar and therefore consider the extension would not have a detrimental impact on the vitality of the village. The Department has assessed the proposal on the basis of the information, representations, policy and consultation responses received to date.

The request for additional/supporting information or amended plans is considered by the Department. The impact the proposal would have on the amenities of the neighbouring residential properties, the inability for the proposal to accommodate a suitable amount of car parking and access in keeping with road safety coupled with overdevelopment of the site considered that the principle of the extension is unacceptable and therefore the request for additional information would not be feasible or appropriate as it is not required to assess the impact of the scheme.

Update for Planning Committee Consideration

Members will recall that this proposal was considered at the Briefing Panel meeting of Newry Mourne and Down Council on the 3 November 2015, where it was unanimously agreed that the officer's recommendation of Approval be agreed.

Following this, correspondence was received by Inaltus Limited on the 9 November 2015 followed by 2no submissions on the 19 November and 18 December 2015, objecting to the application and raising procedural and policy issues in relation to the application of the Strategic Planning Policy Statement, which was published in September 2015 (SPPS).

This supplementary report should be read in conjunction with the parent report considered by the Panel on 3 November 2015 . This report specifically relates to the proposals consideration against the SPPS.

The SPPS 2015 supersedes Planning Policy Statement 5 Retailing in Town Centres. The SPPS is now given determining weight in the determination of planning applications for retail development. The aim of the SPPS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location of retailing and other complementary functions, consistent with the RDS.

Policies and proposals for shops in villages and small settlements must be consistent with the aim, objectives and policy approach for town centres and retailing, meet local need (i.e. day-to-day needs), and be of a scale, nature and design appropriate to the character of the settlement.

According to the SPPS a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date LDP. Where it is established that an alternative sequentially preferable site or sites exist within a proposal's whole catchment, an application which proposes development on a less sequentially preferred site should be refused.

The subject site is an existing and established business whose core business of selling fuels is bolstered by the convenience goods sold at its forecourt shop. The proposal is to extend the present shop by 97sqm net sales area. The increased floor area allows re-structuring of the existing facility.

Due to the available area at the site and the particular road side location with sufficient customer parking with safe access and egress, it is unlikely that a more suited location could be found or become available thus the proposal exceeds the requirements of the sequential test to be applied. Again it must be considered that this is an extension to an existing facility and not new development per se, it would be unrealistic to seek the location of the 97sqm retail floorspace in the village centre.

According to the SPPS in the absence of a current and up-to-date LDP, councils should require applicants to prepare an assessment of need which is proportionate to support their application. This may incorporate a quantitative and qualitative assessment of need taking account of the sustainably and objectively assessed needs of the local town and take account of committed development proposals and allocated sites.

The Ards and Down Area Plan 2015, is still relied upon by the Council in the determination of planning applications. The applicant has provided a proportionate needs assessment in line with the requirements of the SPPS. As the name suggests, the scope and level of detail provided is proportionate to the nature of the proposal under consideration. It is important to note that this is not a new development. The principle of the proposed use has already been established on the site. This proposal is for an extension to an existing PFS, the floorspace of such is small scale at

97sqm net sales.

It is clear from petrol filling station operations nationwide that customers seek a wider range of goods to be sold at service stations, often to avoid additional shopping trips. The enhanced service station facility proposed by this planning application aims to serve the increase in this form of passing trade while also serving the local needs of the local Crossgar population.

In this instance there is already an established ancillary retail operation to the petrol filling station which is meeting a specific need created by passing motorists and the local population. The proposed development simply provides a more efficient and customer friendly experience. In this instance the extension to the convenience goods store can only logically be accommodated on the site if the needs of passing motorists and the local population are to be met.

The proposal represents an extension to an existing PFS, it is considered that the extension can only logically be accommodated at this location given the nature of the service being provided. It has already being considered that the site can accommodate the necessary parking and movements etc without detriment to neighbouring amenity.


It is considered that the proportionate needs assessment submitted by the applicant supports the scale and nature of the retail extension being proposed. Given the above it is considered that the proposed extension to the PFS is in line with the policy requirements of the SPPS.

While the application should technically be presented back to the Briefing panel following reconsideration of the proposal against the SPPS, given that there will be no more meetings of the Briefing Panel then the application will be presented to the next available meeting of the Planning Committee.

Neighbour Notification Checked	Yes/No
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Summary of Recommendation:

<p>Conditions/Reasons for Refusal:</p> <p>Conditions</p> <p>ATTACHED</p> <p>Informatives</p>
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Signature(s)
Date:  14-04-16

ANNEX	
Date Valid	20th February 2014
Date First Advertised	5th March 2014
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 10 Rademon Court Lissara Crossgar E Loughrey 109 Galwally Avenue Breda Belfast A Scurfield BSc MRICS 10a Vale Road, Listooder, Crossgar, Down, BT30 9JN, The Owner/Occupier, 11 Rademon Court Lissara Crossgar S Warke 11, Commons Hall Road, Newry, Down, Northern Ireland, BT34 2PL S Warke MSc CEng MCIHT 11a Commons Hall Road, Commons, Newry, Down, BT34 2PL, The Owner/Occupier, 15 Cleaver Park Malone Lower Belfast E Loughrey 15, Cleaver Park, Belfast, Antrim, Northern Ireland, BT9 5HX The Owner/Occupier, 2 Saintfield Road Lissara Crossgar G Bell 22 Drakes Bridge Road Lisnamore Crossgar D Fitzsimons 23 Lissara Close Creevycarnonan Crossgar The Owner/Occupier, 25 Lissara Close Creevycarnonan Crossgar The Owner/Occupier, 26 Lissara Close Creevycarnonan Crossgar The Owner/Occupier, 27 Lissara Close Creevycarnonan Crossgar The Owner/Occupier, 28 Lissara Close, Creevycarnonan, Crossgar, Down, BT30 9PP, The Owner/Occupier, 30 Lissara Close, Creevycarnonan, Crossgar, Down, BT30 9PP, The Owner/Occupier, 31 Lissara Close, Creevycarnonan, Crossgar, Down, BT30 9PP, The Owner/Occupier, 32 Lissara Close, Creevycarnonan, Crossgar, Down, BT30 9PP, Clarman LTD . 33 Dungannon Road Derry Coalisland The Owner/Occupier,</p>	

<p>33 Lissara Close,Creevycarnonan,Crossgar,Down,BT30 9PP, The Owner/Occupier, 4 Saintfield Road Lissara Crossgar A Scurfield BSc MRICS 6 Saintfield Road,Lissara,Crossgar,Down,BT30 9HY, The Owner/Occupier, 7 Rademon Court Lissara Crossgar The Owner/Occupier, 7 Saintfield Road,Lissara,Crossgar,Down,BT30 9HY, The Owner/Occupier, 9 Rademon Court Lissara Crossgar</p>	
Date of Last Neighbour Notification	9th December 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: R/1981/0496 Proposal: EXTENSION TO COMMERCIAL GARAGE Address: 7 SAINTFIELD ROAD, CROSSGAR Decision: Decision Date:</p>	
<p>Ref ID: R/1981/0019 Proposal: INFILLING OF LAND Address: 7 SAINTFIELD ROAD, CROSSGAR Decision: Decision Date:</p>	
<p>Ref ID: R/2006/0616/F Proposal: Proposed demolition of existing dwelling, forecourt canopy and existing stores. Proposed replacement forecourt canopy and stores and extension to forecourt to provide additional parking (amended scheme). Address: 7 Saintfield Road and 33 Lissara Close, Crossgar, Co Down Decision: Decision Date: 07.02.2007</p>	
<p>Ref ID: R/1988/6001 Proposal: Disposal of surplus land "The Four Roads" Magherasaul Castlewellan Address: "The Four Roads" Decision: Decision Date:</p>	

Ref ID: R/1986/0808
Proposal: HOUSING DEVELOPMENT (30)
Address: ADJOINING 4 SAINTFIELD ROAD, CROSSGAR
Decision:
Decision Date:

Ref ID: R/1989/0059
Proposal: Housing development
Address: ADJACENT TO 7 SAINTFIELD ROAD CROSSGAR
Decision:
Decision Date:

Ref ID: R/1982/0632
Proposal: HOUSING DEVELOPMENT (30)
Address: SAINTFIELD ROAD, CROSSGAR
Decision:
Decision Date:

Ref ID: R/1990/0641
Proposal: 9 dwellings
Address: LAND BETWEEN EVEROGUES BRIDGE AND SAINTFIELD ROAD
CROSSGAR
Decision:
Decision Date:

Ref ID: R/1982/0175
Proposal: HOUSING DEVELOPMENT
Address: ADJACENT TO 7 SAINTFIELD ROAD, CROSSGAR
Decision:
Decision Date:

Ref ID: R/2008/0443
Proposal: Disposal of land
Address: 7 Saintfield Road, Lissara, Crossgar, Northern Ireland, BT30 9HY
Decision:
Decision Date:

Ref ID: R/1977/0559
Proposal: WAREHOUSE AND OFFICES
Address: SAINTFIELD ROAD, CROSSGAR
Decision:
Decision Date:

Ref ID: R/1975/0731

Proposal: RECONSTRUCTION OF CAR SALES PREMISES

Address: 7 SAINTFIELD ROAD, CROSSGAR

Decision:

Decision Date:

Ref ID: R/2001/1385/F

Proposal: Retention of existing security lighting & extractor fans.

Address: 7 Saintfield Road, Lissara, Crossgar, Northern Ireland, BT30 9HY

Decision:

Decision Date: 18.04.2002

Ref ID: R/2001/0437/F

Proposal: Extension to shop.

Address: 7 Saintfield Road, Crossgar, Northern Ireland, BT30 9HY

Decision:

Decision Date: 27.07.2001

Ref ID: R/2012/0143/F

Proposal: Extension to forecourt, alteration to entrance and exit to site, new canopy and pump island layout and new jetwash location

Address: 7 Saintfield Road, Crossgar, BT30 8HY.,

Decision: PG

Decision Date: 05.02.2014

Ref ID: R/1987/0137

Proposal: Alterations to Filling Station and garage

Address: 7 SAINTFIELD ROAD CROSSGAR

Decision:

Decision Date:

Ref ID: R/1999/1150/F

Proposal: Proposed change of use from body repair shop to food store with alterations

Address: 7 Saintfield Road, Lissara, Crossgar, Northern Ireland, BT30 9HY

Decision:

Decision Date: 30.01.2000

Ref ID: R/2010/0576/Q

Proposal: Replacement forecourt canopy & stores & extension to forecourt to provide additional parking.

Address: Saintfield Road, Crossgar

Decision:

Decision Date:

Ref ID: R/1977/0558

<p>Proposal: ALTERATIONS TO STORE AND EXTENSION TO DWELLING Address: SAINTFIELD ROAD, CROSSGAR Decision: Decision Date:</p> <p>Ref ID: R/2013/0491/A Proposal: Shop sign. Address: 7 Saintfield Road Crossgar, Decision: CG Decision Date: 30.01.2014</p> <p>Ref ID: R/2014/0078/F Proposal: Proposed side and rear 2 storey extension to provide additional retail and storage space and associated siteworks Address: 7 Saintfield Road Crossgar, Decision: Decision Date:</p>
<p>Summary of Consultee Responses</p>
<p>Drawing Numbers and Title</p>

Drawing No.
Type:
Status: Submitted

Drawing No.
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Status: Submitted

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Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

R/2014/0078- SAINTFIELD ROAD, CROSSGAR**DRAFT 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 signs to be sited to the rear of the 4.5 x 70m sight visibility splays at each exit.
3. A separate advertising consent application may be required.
4. The servicing management shall be complied with.
5. All external plant, as specified in noise impact assessment dated 25th February 2015, must be located within the roof well as shown the approved plans.
6. The roof well must be constructed in accordance with the approved plans.
7. Any future amendments or additions to external plant within the roof well must only occur following consultation with the Environmental Health Service and Planning Service.
8. All delivery operations etc shall be carried out in the service yard within the site, with no deliveries on the public road.
9. The existing boundary close boarded fencing and wall shall be permanently retained.

Note: Delivery times and hours of operation shall be in line with existing site conditions and restrictions.