



SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING

WEDNESDAY 24 OCTOBER 2018

The closing date/time for requests for speaking rights and accompanying written submissions for Planning Applications listed on the agenda for the above Planning Committee Meeting is as follows:-

Wednesday 17 OCTOBER 2018 by 5.00 pm

Requests for speaking rights/written submissions should be emailed to:-

democratic.services@nmandd.org

Newry, Mourne and Down Council

and

Applications deferred from previous meetings

24/10/2018

ITEM NO 1
APPLIC NO LA07/2016/0758/O
COUNCIL OPINION REFUSAL
APPLICANT Mr and Mrs Hickland
DATE VALID 09/06/2016
AGENT Matrix Planning
 Consultancy Saba Park
 14 Balloo Avenue
 Bangor
 BT19 7QT

NA

LOCATION Lands approximately 50m south of 56 Crawfordstown Road
 Drumaness
 BT24 8LZ

PROPOSAL New dwelling and garage

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	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 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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to represent a small gap within an otherwise substantially and continuously built up frontage and would, if permitted, result in the creation of ribbon development along Crawfordstown Road.

- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted create a ribbon of development along Crawfordstown Road and would therefore result in a detrimental change to further erode the rural character of the countryside.
- 4 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 the agent has failed to provide information requested by Transport NI. This information is material to the determination of this application.

ITEM NO	2			
APPLIC NO	LA07/2017/1136/F	Full	DATE VALID	25/07/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry, Mourne and Down Council O'Hagan House Monaghan Row Newry BT35 8DJ		AGENT	Estates Section Council Offices Greenbank Industrial Estate Newry BT34 2QU
				028 3031 3031
LOCATION	Land approximately 32 m North East of the Courtyard Buildings Slieve Gullion Forest Park 89 Drumintee Road Killeavy Newry BT35 8SW			

PROPOSAL

New car and coach park to provide approximately 52 no. additional car parking spaces and to accommodate relocation of coach parking from the existing car park. Replace existing coach parking in existing car park with car parking to provide 32 no. additional car spaces. Total additional car parking spaces proposed: 84 no. new car & coach park finishes: retaining walls; ashfelt hard standing with white lining indicating parking spaces. Approximately 8m deep strip of land times the full width of the new car park will be planted west of the new car park to provide screen planting.

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

ITEM NO	3				
APPLIC NO	LA07/2017/1299/F		Full	DATE VALID	23/08/2017
COUNCIL OPINION	REFUSAL				
APPLICANT	Mr Patrick Small 43 Upper Burren Road Warrenpoint BT34 3PT			AGENT	Cole Partnership 12a Duke Street Warrenpoint BT34 3JY 028 4175 3679
LOCATION	58 metres South East of 43 Upper Burren Road Warrenpoint BT34 3PT				

PROPOSAL

Erection of dwelling on a farm

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 the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policy CTY 1 and CTY10 of Planning Policy Statement 21 'Sustainable Development in the Countryside,' in that the applicant has not provided sufficient information to confirm that the farm business is currently active and has been established for at least six years and that no development opportunities have been sold off or transferred from the farm holding within 10 years of the date of the application.

2. The proposal is contrary to policy CTY 13 of Planning Policy Statement 21 'Sustainable Development in the Countryside,' in that the proposed dwelling would be a prominent feature in the landscape.

3. The proposal is contrary to policy CTY 14 of Planning Policy Statement 21 'Sustainable Development in the Countryside,' in that the proposed dwelling would result in a suburban style build- up of development.

ITEM NO	4			
APPLIC NO	LA07/2017/1455/F	Full	DATE VALID	22/09/2017
COUNCIL OPINION	APPROVAL			
APPLICANT	Newry Mourne and Down DC Council Offices Haughey House Greenbank Industrial Estate Newry BT34 2QU		AGENT	Estates NMDDC Council Offices Haughey House Greenbank Industrial Estate Newry BT34 2QU
				02830313222

LOCATION Adjacent existing pavilion Castle Park
Newcastle

PROPOSAL Proposed new bowling club pavilion to include main hall, toilet's and changing facilities

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

ITEM NO	5			
APPLIC NO	LA07/2017/1485/F	Full	DATE VALID	29/09/2017
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr J McCabe 62 Killyleagh Road Downpatrick BT30 9BN		AGENT	Dreem House Design 46 Scaddy Road Crossgar Downpatrick BT30 8BP

07484336245

LOCATION
Site approx. 250m south east of No 60 Killyleagh Road
Downpatrick
Co Down
BT30 9BN

PROPOSAL
Conversion & extension of barn previously approved under R/2014/0654/F with additional extension to form new domestic dwelling

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 Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and would have an adverse effect on the character or appearance of the locality and the new extensions proposed are not sympathetic to the scale, massing, architectural style and finishes of the existing building.

ITEM NO 6
APPLIC NO LA07/2017/1671/F
COUNCIL OPINION REFUSAL
APPLICANT Mr & Mrs M McConnell C/O Agent
AGENT GT Design 10 Comber Road
 Carryduff
 BT8 8AN
 90813784

LOCATION 50m east of 77 Ballynahinch Road
 Saintfield
 BT24 7LZ

PROPOSAL Dwelling on a farm

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	1	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) 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 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.

3. The proposal is contrary to 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 and therefore would not visually

integrate into the surrounding landscape.

ITEM NO	7				
APPLIC NO	LA07/2017/1694/RM		Reserved	DATE VALID	03/11/2017
COUNCIL OPINION	REFUSAL		Matters		
APPLICANT	Mr R Hutton 40 Vianstown Road Downpatrick			AGENT	Michael Smith Building Design 139 Ballydugan Road Downpatrick BT30 8HG
					07802671577
LOCATION	Adjacent to junction of Vianstown Road and Bishopsbrae Road Downpatrick				
PROPOSAL	Replacement dwelling (off site)				
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 SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

- The proposal is contrary to the SPPS and the Departments PPS 2 Natural Heritage NH6 Areas of Outstanding Natural Beauty in that the scale and design of the proposed development is not sympathetic to the special character of the AoNB in general and of the particular locality.

ITEM NO	8			
APPLIC NO	LA07/2018/0537/O	Outline	DATE VALID	05/04/2018
COUNCIL OPINION	REFUSAL			
APPLICANT	James Donaldson and Roberta Heaney Corick Close 16 Manse Road Kilkeel BT34 4AD		AGENT	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB

NA

LOCATION

35m East of No. 63 Ballinran Road (between No. 63 Ballinran Road and 4 Ballinran new Road)
Kilkeel
BT34 4JA

PROPOSAL

Proposed site for infill dwelling and domestic garage

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

- 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.
- The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the

proposal does not represent a small gap site sufficient only to accommodate a maximum of two houses within an otherwise substantial and built up frontage and would, if permitted, result in the addition of ribbon development along Ballinran New Road.

- The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted add to a ribbon of development and would therefore further erode the rural character of the countryside.

ITEM NO	9				
APPLIC NO	LA07/2018/0658/RM		Reserved Matters	DATE VALID	02/05/2018
COUNCIL OPINION	REFUSAL				
APPLICANT	Mrs N Little 17 Cloughley Road Loughinisland BT30 8QG			AGENT	Matrix Planning Consultancy SABA Park 14 Balloo Avenue Bangor BT19 7QT
					028 9182 8375/07974 199045
LOCATION	Lands located between 58 and 60 Drumgooland Road Loughinisland BT30 8QW				
PROPOSAL	Proposed Infill dwelling and garage				
REPRESENTATIONS	OBJ	SUP Letters	OBJ Petitions	SUP Petitions	
	Letters		Addresses	Addresses	
	0	0	0	0	
			Signatures	Signatures	
			0	0	

1. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality.
2. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted not respect the traditional pattern of settlement exhibited in the area in terms of poor siting and would therefore result in a detrimental change to the rural character of the countryside.

ITEM NO	10				
APPLIC NO	LA07/2018/0661/O		Outline	DATE VALID	01/05/2018
COUNCIL OPINION	REFUSAL				
APPLICANT	Eileen and Dermot O'Hare 23 Hilltown Road Mayobridge Newry BT34 2AJ			AGENT	Collins and Collins 2 Marcus Street Newry BT34 1AZ
					02830266602
LOCATION	Between 17a and 17b Hilltown Road Mayobridge Co Down BT34 2SQ				
PROPOSAL	Erection of dwelling and domestic garage				
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 paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal is not a valid infill opportunity as there is no small gap in the existing built up frontage and it would instead result in addition to ribbon development along the shared laneway.
2. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, result in a suburban style build-up of development when viewed with existing buildings, would add to a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.
3. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

ITEM NO	11				
APPLIC NO	LA07/2018/0679/O		Outline	DATE VALID	08/05/2018
COUNCIL OPINION	REFUSAL				
APPLICANT	Michael D. O'Hare 129 Camlough Road Newry BT35 7JR			AGENT	Collins & Collins 2 Marcus Street Newry BT34 1AZ 02830266602
LOCATION	Immediately to rear of 27 and 29 Dublin Road Newry Co. Down				
PROPOSAL	Site for dwelling				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	5	0	0	0	

Addresses	Signatures	Addresses	Signatures
0	0	0	0

1. The proposed development is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy QD1 of the Planning Policy Statement 7 (PPS7) 'Quality Residential Environments' in that it has not been demonstrated that the development meets the exceptions for new developments within primarily residential areas of the Area of Townscape Character; and would fail to maintain or enhance the distinctive character and appearance of the Area of Townscape Character.

2. The proposed development is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy QD1 of Planning Policy Statement 7 (PPS7) 'Quality Residential Environments' part (a) (b) (c) and (f) in that proposed dwelling fails to respect the surrounding context and is inappropriate to the character and topography of the site; fails to protect landscape features in a suitable layout; fails to demonstrate the availability for adequate private amenity both for the new dwelling and No. 27 and fails to demonstrate there is enough provision for parking.

3. The proposed development is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy ATC 2 of the Addendum to the Department's Planning Policy Statement 6 Areas of Townscape Character, as the proposed dwelling, would if permitted, have a detrimental impact on the character, appearance and integrity of the area.

4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy LC1 of Planning Policy Statement 7 addendum: Safeguarding the Character of Established Residential Areas as the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

ITEM NO
APPLIC NO
COUNCIL OPINION

12
 LA07/2018/0694/O
REFUSAL

Outline

DATE VALID 08/05/2018

APPLICANT E. F. McClorey 5 Ballynafoy Road
Annaclone
Banbridge
BT32 5BA

AGENT Collins & Collins 27
Marcus Street
Newry
BT34 1DF

028 3026 6602

LOCATION Adajcent and immediately east of 2 Islandmoyle Road
Cabra
Hilltown
Newry County Down

PROPOSAL 2 No dwellings with domestic garages on gap/infill site (AMENDED SITE ADDRESS)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
			Addresses	Signatures	Addresses	Signatures
	2	0	0	0	0	0

1. The proposal is contrary to The Strategic Planning Policy Statement 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 Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Islandmoyle Road.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - (b) the dwellings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings;
 - (c) the dwellings would, if permitted not respect the traditional pattern of settlement exhibited in that area;
 - (d) the dwellings would, if permitted create a ribbon of development and would therefore further erode the rural character of the countryside.

ITEM NO 13
APPLIC NO LA07/2018/0894/F
COUNCIL OPINION APPROVAL
APPLICANT Dundrum Cross Community Playgroup 6
 Carriagvale
 Dundrum
 BT33 0SZ
AGENT McCready Architects 8
 Market Place
 Lisburn
 BT28 1AN
 028 92662357

LOCATION Dundrum Methodist Church 7-9 Manse Road
 Dundrum
PROPOSAL Retrospective application for Dundrum Cross Community Play Group Facility (Temporary Permission)
 (Amended Description)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	23	68	0	0	0	0
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0