SPEAKING RIGHTS/WRITTEN SUBMISSIONS

PLANNING COMMITTEE MEETING
WEDNESDAY 29 AUGUST 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 22 AUGUST 2018 by 5.00 pm

Requests for speaking rights/written submissions should be emailed to:-
democratic.services@nmandd.org
Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

29/08/2018
1. The proposal is contrary to the SPPS and Policy QD1 of the Department's Planning Policy Statement 7: 'Quality Residential Environments' in that it has not been demonstrated that the development would create a quality and sustainable residential environment. The proposed development fails to meet the requirements of QD1 in that it has not been shown:

(a) that the development respects the surrounding context and is appropriate to the character of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;
(c) that adequate provision is made for landscaped areas as an integral part of the development;

(f) that adequate and appropriate provision is made for parking;

(g) that the design and layout of the development draws upon the best local traditions of form, materials and detailing;

(h) that the design and layout will not cause/create unacceptable adverse impacts on proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

2. The proposed development is contrary to the SPPS and Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, (b) in that:
   The proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

3. The proposed development is contrary to the SPPS and Planning Control Principle 1 of PPS 12, in that the proposed form, scale, massing and layout do not respect local character and environmental quality.

4. The proposed development is contrary to the SPPS and Planning Control Principle 2 of PPS 12, in that the proposed development does not represent a high quality of design, layout and landscaping.

5. The proposed development is contrary to the SPPS and Policy NH 6 of Planning Policy Statement 2 (PPS 2) in that the design, size and scale is not appropriate to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and does not respect local housing layout and local materials.

6. The proposal is contrary to the SPPS and Policy DES2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the townscape of Warrenpoint and would not be sensitive to the character of the area surrounding the site with regard to design, scale and use of materials.
1. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) Policy QD1 of the Departments' Planning Policy Statement 7: Quality Residential Environments and Paragraph 3.24 of Development Control Advice Note 8 in that it has not been demonstrated that the development would create a quality and sustainable residential development and it has not been shown:

a) that the development respects the surrounding context and is appropriate the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

c) that adequate provision is made for private amenity space an integral part of the development

2. The proposed development is contrary to paragraph 6.137 of the SPPS and Planning Policy Statement 7 Addendum 'Safeguarding the Character of Established Residential Areas' in that the proposed development is not in keeping with the overall character and environmental quality of the established residential area and the dwelling would fail to meet the internal space requirements set out in Annex A.

3. The proposal is contrary to Paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Planning Policy Statement 12 'Housing in Settlements' Planning Control Principle 1 in that:

- the proposed development would erode the local character, environmental quality and residential amenity; and
- the proposed density, together with form, scale and massing and layout of the new development is not in keeping with the adjacent housing.
The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.

2 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

- 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; and
- the proposed building relies primarily on the use of new landscaping for integration.
The proposal is contrary to the 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 Policy CTY8 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not respect the existing development pattern along the frontage, and would, if permitted, result in the addition of ribbon development along Lough Road.
1. The proposal is contrary to Policy SMT 1 (Settlement Hierarchy) of the Banbridge Newry and Mourne Area Plan 2015, the statutory plan for the area, in that the site lies outside any settlement limit and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for economic development uses in the city, main towns or villages in the Council area in accordance with the sustainability objectives of the plans.

2. The proposal is contrary to Designation NY 01 (Settlement Development Limit of Newry) of the Banbridge Newry and Mourne Area Plan 2015, the statutory plan for the area, in that the site lies outside the designated settlement limit of Newry within the open countryside and no exceptional circumstances have been demonstrated to justify relaxation of the strict planning controls exercised in the countryside.

3. The proposal is contrary to paragraph 3.8 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposal conflicts with an up-to-date development plan.

4. The proposal is contrary to the SPPS and Policy CTY 1 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.

5. The proposal is contrary to Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would if permitted mar the distinction between the defined settlement limit of Bessbrook/Newry and the surrounding countryside and result in urban sprawl.

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<tr>
<th>ITEM NO</th>
<th>APPLIC NO</th>
<th>COUNCIL OPINION</th>
<th>APPLICANT</th>
<th>AGENT</th>
<th>LOCATION</th>
<th>PROPOSAL</th>
<th>REPRESENTATIONS</th>
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<tbody>
<tr>
<td>6</td>
<td>LA07/2018/0220/F</td>
<td>REFUSAL</td>
<td>Mr &amp; Mrs H Coulter, Shrub Bank, 7 Old Saintfield Road, Crossgar, BT30 9JB</td>
<td>William Shannon, Architect Studio 27 Middle Road, Saintfield, BT24 7LP</td>
<td>50m SE of 7 Old Saintfield Road, Creevycannonan, Crossgar, Co Down, BT30 9JB</td>
<td>Proposed 2 no infill dwellings, detached garages and site works</td>
<td>OBJ Letters, OBJ Petitions</td>
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<td>Full</td>
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<td>SUP</td>
<td>SUP Petitions</td>
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1. The proposal is contrary to the 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 the Strategic Planning Policy Statement 2015 (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the gap cannot accommodate 2 no dwellings whilst respecting the existing development pattern along the frontage in terms of size, scale, siting and plot size.

3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed dwellings is inappropriate to the character of the area and in this context would be out of keeping with the settlement pattern.

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwellings would, if permitted result in a suburban style build-up of development when viewed with existing buildings, does not respect the traditional pattern of settlement exhibited in that area and creates a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.
farm dwelling in the preceding 10 years.

2. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY 10 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside 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 The Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2: Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

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<td>APPLIC NO</td>
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<tr>
<td>APPLICANT</td>
<td>Mr Mark McNally 32 Scaddy Road Downpatrick</td>
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<td>AGENT</td>
<td>Ian Gibson Architect 80 Comber Road Killinchy BT23 6PF 02897 543263</td>
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<td>LOCATION</td>
<td>Site between 66 &amp; 68 The Craig Road Downpatrick</td>
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<td>PROPOSAL</td>
<td>Proposed dwelling and double garage</td>
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<td>REPRESENTATIONS</td>
<td>OBJ Letters</td>
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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 Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster does not appear as a visual entity in the local land and the cluster is not associated with a focal point and is not located at a cross-roads.

3. 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 The Craig Road.

4. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and the design of the proposed building is inappropriate for the site and its locality and the proposed building fails to blend with the landform, existing buildings, slopes and other natural features which provide a backdrop and therefore would not visually integrate into the surrounding landscape.

5. 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 The Craig Road and the impact of ancillary works would damage rural character and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

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<tr>
<th>ITEM NO</th>
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<td>LA07/2018/0360/O</td>
<td>Forest Park Developments</td>
<td>Immediately North West of 4 Sawmill Road Castlewellan BT31 9GJ</td>
<td>Infill dwelling</td>
<td>OBJ Letters: 0 SUP Letters: 0 OBJ Petitions: 0 SUP Petitions: 0</td>
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<td>23/02/2018</td>
<td>Eoin Morgan 32A Bryansford Avenue Newcastle BT33 0LG</td>
<td>07824153240</td>
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1. The proposal is contrary to the 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 Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is not a substantial and continuously built up
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 result in a suburban style build-up of development when viewed with existing and approved buildings.

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<th>ITEM NO</th>
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<th>LOCATION</th>
<th>PROPOSAL</th>
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<td>10</td>
<td>LA07/2018/0398/O</td>
<td>REFUSAL</td>
<td>Mr Shea McAnulty 5A Cons Lane Camlough Newry BT35 7LF</td>
<td>Lands between No.5 and No. 5A Cons Lane Newry BT35 7LF</td>
<td>Proposed new dwelling and detached garage</td>
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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 would, if permitted, result in the addition of ribbon development along Cons Lane and is not considered to represent an exception to the policy.

3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that
4. The proposed site lacks long established natural boundaries and the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.

5. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted result in a suburban style build-up of development when viewed with existing buildings and add to a ribbon of development which would therefore result in a detrimental change to the rural character of the countryside.

6. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

7. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.
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 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 and would, if permitted, result in the addition of ribbon development along School Road.

3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

   if permitted, the proposed building would be a prominent feature in the landscape;

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

   the proposed dwelling would rely primarily on the use of new landscaping for integration;

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

   the dwelling would, if permitted, be unduly prominent in the landscape;

   the dwelling would, if permitted create or add to a ribbon of development and would therefore further erode the rural character of the countryside

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ITEM NO 12  
APPLIC NO LA07/2018/0536/F  
COUNCIL OPINION REFUSAL  
APPLICANT casey Supermarket Ltd 71 new Road Silverbridge Newry BT35 9LN  
AGENT Milligan Reside Larkin Architects 56 Armagh Road Newry BT35 6DN  
LOCATION 8 Newry Road Crossmaglen BT35 9HH  
PROPOSAL Proposed change of use from B4 class units to provide 4 No. 2 bedroom apartments along with ancillary and associated works.
1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy QD 1 (Criteria A, C, E, H and I) of Planning Policy Statement 7 (PPS 7): Quality Residential Environments, Planning and Planning Control Principle 2 of Planning Policy Statement 12 (PPS12): Housing in Settlements as the applicant has failed to demonstrate that the proposal would create a quality residential development in that:

- The development does not respect the surrounding context and is not appropriate to the character of the site in terms of design and layout;
- Inadequate provision has not been made for private open space and landscaped areas as an integral part of the development;
- A movement pattern has not been provided that meets the needs of people whose mobility is impaired or to the existing footpath to encourage sustainable patterns of movement;
- The design and layout will create adverse impact on amenity due to overlooking, overshadowing, noise, odour, impact to privacy, loss of light and other disturbance; and
- The development has not been designed to deter crime and promote personal safety.

2. The proposal is contrary to the SPPS and Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area due to design and layout, the land use is inappropriate and conflicts with existing and proposed uses at this location with development creating an adverse impact upon the amenity of future occupiers of the site.

3. The proposal is contrary to Policy SMT 2 (Development on zoned land) of the Banbridge Newry and Mourne Area Plan 2015, the statutory plan for the area, and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for residential use in the city, main towns or villages in the Council area in accordance with the sustainability objectives of the Plan.

4. The proposal is contrary to paragraph 3.8 of the SPPS in that the proposal conflicts with an up-to-date development plan.

5. The proposal is contrary to the SPSS and Policy PED 7 of Planning Policy Statement 4: Planning and Economic Development in that the development will result in the loss of land zoned for economic use and it has not been adequately demonstrated that this development is essential and could not be located elsewhere within the settlement.

6. The proposal is contrary to the Strategic Planning Policy Statement and Policy PED8 of Planning Policy Statement 4: Planning and Economic Development in that the development is within the vicinity of an existing and approved economic development use and the proposed
development is incompatible with this use and would prejudice its future operation.

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<td>APPLIC NO</td>
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<td>DATE VALID</td>
<td>08/05/2018</td>
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<td>APPLICANT</td>
<td>Newry, Mourne and Down Council  Downshire Civic Centre  Ardglass Road  Downpatrick  BT30 6GQ</td>
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<td>AGENT</td>
<td>Estates and Project Management  Council Offices  Greenbank  Industrial Estate  Newry  BT34 2QU</td>
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<td>LOCATION</td>
<td>Land approximately 11m North East of 11 Kittys Road  Kilkeel  BT34 4EJ</td>
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<tr>
<td>PROPOSAL</td>
<td>New community centre and extended car park</td>
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