Ag freastal ar an Dún agus Ard Mhacha Theas Serving Down and South Armagh



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

Council Newry, Mourne and Down

Date 29/08/2018

ITEM NO	1			- "				
APPLIC NO COUNCIL OPINION	LA07/2 REFUS	017/0449/F 6 AL		Full	DATE VA	LID	23/03/	/2017
APPLICANT		•	52		AGENT		12A D	Partnership Ouke Street enpoint 3JY
						028	84175	3679
LOCATION	Vacant ground Dromore Heigh Upper Dromor Warrenpoint	ts	ore Heig	hts and Clo	oughmore V	/iew and €	east of	No. 4
PROPOSAL	Proposed 2 No 2018)		Owellings (further amendments since previous letter					April
REPRESENTATIONS	OBJ Letters	SUP Letters	0	BJ Petitio	ns	SU	IP Peti	itions
	12	0		0			0	
			Addres	sses S	ignatures	Address	ses (Signatures

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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.

ITEM NO Outline APPLIC NO LA07/2017/0603/O DATE VALID 21/04/2017 **COUNCIL OPINION** REFUSAL **APPLICANT** Christopher Smith 2 **AGENT** Neil Mullen 17a Woodvale Barrons Hill Camlough Bessbrook BT35 7FD Newry BT35 7HJ 074 8248 1881

LOCATION

Site adjacent to No. 1 John Mitchel Street Newry BT34 2AP

PROPOSAL	Proposed 2 sto	orey dwelling SUP					
REPRESENTATIONS	OBJ Letters	Letters	OBJ Pe	titions	SUP Petitions		
	0	0	0		0		
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	

- 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.

ITEM NO
APPLIC NO
COUNCIL OPINION

3 LA07/2017/0821/O **REFUSAL**

Outline

DATE VALID

30/05/2017

APPLICANT M

Mr C Kane 101 Ballymacarn Road Ballynahinch BT24 8JS **AGENT**

Hawthorne Associates 2-3 The Beeches Grove Road

Spa

Ballynahinch BT24 8RA

028 9756 1488

LOCATION

123 Magherahamlet Road

Moneynabane Ballynahinch Co Down

BT25 2JS to location adjacent and east of 196 Dundrum Road

Moneynabane Dromara BT25 2JX

PROPOSAL

Proposed off site replacement dwelling and garage

SUP

REPRESENTATIONS OBJ Letters Letters OBJ Petitions SUP Petitions
0 0 0 0

Addresses Signatures Addresses Signatures
0 0 0 0

- 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.
- 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

ITEM NO 4

APPLIC NO LA07/2017/1704/O COUNCIL OPINION REFUSAL

APPLICANT Ms Clair Ferris Killoughy

Road South Millisle Newtownards BT22 2DY Outline DATE VALID

PATE VALID 03/11/2017

AGENT Tumelty Planning

Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT

07768057822

LOCATION

Between 16 & 20 Lough Road

Crossgar BT30 9DT

Р	RO	PC	SA	

Proposed 2 no dwellings on in-fill site under Policy CTY8

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Pe	titions	s SUP Petitions			
	2	0	0		Ü			
			Addresses	Signatures	Addresses	Signatures		
			0	0	0	0		

- 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 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.

ITEM NO	5						
APPLIC NO COUNCIL OPINION	LA07/2 REFUS	017/1721/F SAL	Full	DATE VALID	08/11/2017		
APPLICANT				AGENT	McAdam Stewart Aarchitects Banbridge Enterprise Centre Scarva Road Banbridge BT32 3QD		
LOCATION	147m south ea Bessbrook Newry	st of 21 Millvale Ro	oad				
PROPOSAL	Proposed parking for neighbouring Millvale Service Station SUP						
REPRESENTATIONS	OBJ Letters	Letters	OBJ Petition	ons	SUP Petitions		
	0	0	0		0		

Addresses	Signatures	Addresses	Signatures
0	0	0	0

- 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.
- 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.
- 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.
- 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.
- 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.

ITEM NO 6 Full APPLIC NO LA07/2018/0220/F DATE VALID 02/02/2018

COUNCIL OPINION REFUSAL

APPLICANT AGENT Mr & Mrs H Coulter Shrub Willian Shannon

Bank Architect Studio 27

7 Old Saintfield Road Middle Road Crossgar Saintfield **BT30 9JB** BT24 7LP

> 02897511070 / 07801015383

LOCATION 50m SE of 7 Old Saintfield Road

> Creevycarnonan Crossgar Co Down **BT30 9JB**

PROPOSAL Proposed 2 no infill dwellings, detached garages and site works

SUP

REPRESENTATIONS OBJ Letters **OBJ Petitions SUP Petitions** Letters

2	0	0		0		
		Addresses	Addresses Signatures		Signatures	
		0	0	0	0	

- 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.

ITEM NO	7						_
APPLIC NO COUNCIL OPINION	-	018/0246/O AL	C	Outline	DATE VA	. LID 09/0)2/2018
APPLICANT		SS	45b		AGENT	Ser Ball Ard Do	nelty Planning vices 11 yalton Park Imeen wnpatrick 30 7BT
						077680)57822
LOCATION	Opposite 45 Sh Ardglass BT30 7SN	neepland Road					
PROPOSAL	Proposed dwell	ling and garage	on a farm	ı			
	. ropossa arron	SUP	on a rann				
REPRESENTATIONS	OBJ Letters	Letters	ОВ	J Petitio	ns	SUP P	etitions
	0	0		0			0
			Address	es S	ignatures	Addresses	Signatures
			0		0	0	0

1. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY1 and CTY 10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that planning approval has already been granted on the holding for a

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.

ITEM NO APPLIC NO COUNCIL OPINION	8 LA07/2 REFUS	018/0348/F		Full	DATE VA	LID 19/0	2/2018
APPLICANT		k McNally 3 Road	32		AGENT	Arch Con Killi	Gibson hitect 80 hber Road nchy 23 6PF
						02897	543263
LOCATION	Site between 6 Downpatrick	Site between 66 & 68 The Craig Road Downpatrick					
PROPOSAL	Proposed dwel	ling and doub	ble garage				
REPRESENTATIONS	OBJ Letters	Letters	O	BJ Peti	itions	SUP P	etitions
	1	0		0		(0
			Addres	sses	Signatures	Addresses	Signatures
			0		0	0	0

- 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.

ITEM NO

ITEM NO	9					
APPLIC NO COUNCIL OPINION	LA07/2	018/0360/O SAL	Outline	DATE VA	L ID 23/0	2/2018
APPLICANT			nents	AGENT	Brya Nev	n Morgan 32A ansford Avenue wcastle 33 0LG 53240
LOCATION PROPOSAL	Immediately No	orth West of 4	Sawmill Road Ca	stlewellan BT3	1 9GJ	
REPRESENTATIONS	OBJ Letters	Letters	OBJ Peti	tions	SUP P	etitions
	0	0	0			0
			Addresses	Signatures	Addresses	Signatures

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.

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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

frontage.

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.

ITEM NO	10							
APPLIC NO COUNCIL OPINION	LA07/20 REFUS	018/0398/O AL		Outline	DATE VA	. LID 05/0	03/2018	
APPLICANT	Mr She Lane Camlor Newry BT35 7		5A Cons		AGENT	Ass Trev Nev	'Hagan and ociates Ltd 10 vor Hill wry 34 1DN	
						028302	266011	
LOCATION	Lands between No.5 and No. 5A Cons Lane Newry BT35 7LF							
PROPOSAL	Proposed new	Proposed new dwelling and detached garage SUP						
REPRESENTATIONS	OBJ Letters	Letters	C	OBJ Petitions		SUP P	etitions	
	0	0		0			0	
			Addre	sses	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 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.

APPLIC NO COUNCIL OPINION LA07/2018/0401/O REFUSAL Outline Outline Outline Outline Outline DATE VALID 23/02/2018 APPLICANT Mr & Mrs Colm Cunningham 24 School Road Ballymartin Kilkeel Ballymartin Kilkeel AGENT Architectural Design 139 Ballinran Road Kilkeel BT34 4JB LOCATION 60m south of No 24 School Road Ballymartin Kilkeel NA PROPOSAL Proposed site for infill dwelling and domestic garage (Amendated Supposed Suppose	ITEM NO	11					
24 School Road Ballymartin Kilkeel ROCATION 60m south of No 24 School Road Ballymartin Kilkeel PROPOSAL Proposed site for infill dwelling and domestic garage (Amended address) SUP REPRESENTATIONS 0 0 0 0 Architectural Design 139 Ballinran Road Kilkeel BT34 4JB NA NA SUP REPRESENTATIONS OBJ Letters OBJ Petitions OAddresses Signatures				Out	ine DATE V	ALID 23/0	02/2018
HOCATION 60m south of No 24 School Road Ballymartin Kilkeel PROPOSAL Proposed site for infill dwelling and domestic garage (Amended address) SUP REPRESENTATIONS 0 0 0 0 SUP Petitions Addresses Signatures Signatures	APPLICANT	24 Scho Ballyma	ool Road	ngham	AGENT	Arch 139 Kilk	nitectural Design Ballinran Road seel
PROPOSAL Proposed site for infill dwelling and domestic garage (Amended address) SUP REPRESENTATIONS 0 0 0 Addresses Signatures						NA	
Proposed site for infill dwelling and domestic garage (Amended address) SUP REPRESENTATIONS OBJ Letters Letters OBJ Petitions SUP Petitions 0 0 0 0 0 Addresses Signatures Addresses Signatures	LOCATION	Ballymartin	o 24 School Ro	oad			
REPRESENTATIONS OBJ Letters Letters OBJ Petitions SUP Petitions 0 0 0 0 0 Addresses Signatures Addresses Signatures	PROPOSAL	Proposed site for	•	g and domesti	c garage (Amen	ded address)	
Addresses Signatures Addresses Signatures	REPRESENTATIONS	OBJ Letters		OBJ F	etitions	SUP P	etitions
-		0	0		0		0
0 0 0				Addresses	Signatures	Addresses	Signatures
				0	0	0	0

- 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

ITEM NO	12			
APPLIC NO COUNCIL OPINION	LA07/2018/0536/F REFUSAL	Full	DATE VALID	29/03/2018
APPLICANT	casey Supermarket Ltd 71 new Road Silverbridge Newry BT35 9LN		AGENT	Milligan Reside Larkin Architects 56 Armagh Road Newry BT35 6DN
				028 3025 3755

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.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	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 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.

ITEM NO	13						
APPLIC NO COUNCIL OPINION	LA07/2 APPRO	018/0693/F DVAL	Full	DATE VA	LID 08/0	05/2018	
APPLICANT	Council Centre			AGENT Estates a Managen Council C Greenbar Industrial Newry BT34 2Q			
					028 30	31 3031	
LOCATION	Land approximately 11m North East of 11 Kittys Road Kilkeel BT34 4EJ						
PROPOSAL	New community centre and extended car park SUP						
REPRESENTATIONS	OBJ Letters	Letters	OBJ Pet	itions	SUP Petitions		
	1	0	0		0		
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	