



37 CARRICKNAB ROAD

Ballykinlar BT30 8DE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £69,950

37 Carricknab Road

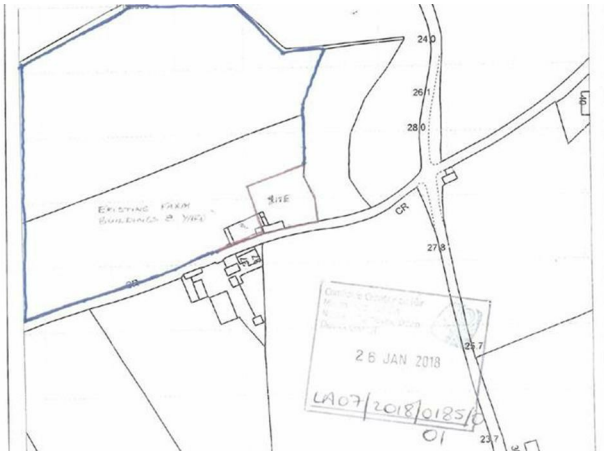
, Ballykinlar, BT30 8DE



An additional two acres of land may be available to purchase.



[Directions](#)



ribbon of development and thereby offend criterion (d) of Policy CTY 14. Reference is made in criterion (d) to Policy CTY 8, which specifically addresses the matter of ribbon development.

6. The proposed dwelling would, in association with the two adjacent farm buildings, read as visually linked with a common road frontage and would therefore create a ribbon of development for the purposes of Policy CTY 8. However, as set out above, the proposed dwelling would be visually linked and sited to cluster with an established group of buildings on the farm and therefore meet the rural character and integration test inherent in Policy CTY 10. Policies CTY 8 and CTY 10 must be considered in the round and I judge that while CTY 8 may be technically contravened, the fact that the proposal would present visually as part of a cluster, would ensure that there would be no resulting detrimental change to or erosion of rural character. The Council's objection on the grounds of loss of rural character through creation of ribbon development is not upheld and its reason for refusal based on Policies CTY 8 and CTY 14 is not sustained.
7. I conclude that the proposal would meet all the requirements of Policy CTY 10 and therefore constitute acceptable development in the countryside in accordance with Policy CTY 1 of PPS 21. In the absence of sustained objection, the appeal succeeds and outline planning permission is granted.

Conditions

- 1) Except as expressly provided for by conditions 2, 3 and 4, the following reserved matters shall be as approved by the council – the siting, design and external appearance of the buildings and the means of access thereto.

Location: Land opposite 37 Carricknab Road, Downpatrick.
Planning Authority: Comhairle Ceantair an Iúir, Mhúrn agus an Dúin, Newry, Mourne & Down District Council.
Application Reference: LA07/2018/0185/O.
Procedure: Written representations and accompanied site visit on 28th August 2019.
Decision by: Commissioner Damien Hannon, dated 31st October 2019.

Decision

1. The appeal is allowed and outline planning permission is granted, subject to the conditions set out below.

Reasons

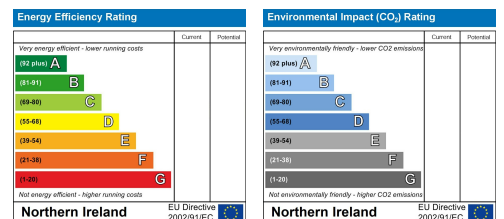
2. The site lies adjacent to a fen habitat within Murlough Special Area of Conservation (SAC), a European Protected Site. There was agreement that any potential negative impact the proposal could have on this habitat could be avoided by siting any building works 10m away from the SAC boundary. Such a requirement could be secured by condition and consequently the main issue raised by this appeal is whether the proposed development is acceptable in principle in the countryside.
3. The Ards and Down Area Plan 2015 (ADAP) is the relevant statutory development plan but contains no policies specific to proposals for residential development in the countryside. Furthermore, there is no conflict between the provisions of the Strategic Planning Framework for the Murlough Special Area of Conservation and the ADAP. The proposed development is acceptable in principle in the countryside. The proposed development shall be carried out during the first planting season after the dwelling is occupied. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.
- 6) Application for approval of the reserved matters shall be made to the council before the expiration of three years from the date of this decision.
- 7) The development shall be begun before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

This decision is based on the 1:2500 scale Site Location Map received by the Council on 26th January 2018 and numbered 01 by them.

COMMISSIONER DAMIEN HANNON

Floor Plan

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