





Flood Risk Management

Dfi Internal GIS Search All Sources

Sources

- Infrastructure Rivers
- Watercourses
- HydrometricNetwork
- Culvert Network
- Flood Defences
- Infrastructure Wastewater
- NIW Boundaries
- Infrastructure Unadopted Sewers
- Fluvial Risk (2ndCycle)
- Fluvial Hazard
- Tidal Risk (2nd Cycle)

Area: 7,153.6 Square meters

Layer Lists

-
-
-
-
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Flood Risk Management Dfi Internal GIS

Search All Sources

Sources

- Infrastructure Rivers
- Infrastructure Wastewater
- NIW Boundaries
- Infrastructure Unadopted Sewers
- Fluvial Risk (2ndCycle)
- Fluvial Hazard
- Tidal Risk (2nd Cycle)
- Tidal Hazard
- Surface Water Risk (2nd Cycle)
- Surface Water Hazard
- Reservoir Flood Mapping

Layer Lists

-
-
-
-
-

Area: 7,153.6 Square meters

60m

POWERED BY esri

10:32 25/03/2020

Flood Risk Management Dfi Internal GIS

Search All Sources


Sources

- Infrastructure Wastewater
- Facilities
- Network
 - Abandoned Sewer Features
 - General Sewer Points
 - Manholes
 - Outfalls
 - Sewer Fitting Nodes
 - Sewer Pipe Junction
 - Sewer Structures
 - Sewer Terminators

Area: 7,153.6 Square meters

Layer Lists

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-
-
-
-



Flood Risk Management DfI Internal GIS

Search All Sources

Sources

- Infrastructure Wastewater
- NIW Boundaries
- Infrastructure Unadopted Sewers
- UnadoptedSewers
- Fluvial Risk (2ndCycle)
- Fluvial Hazard
- Tidal Risk (2nd Cycle)
- Tidal Hazard
- Surface Water Risk (2nd Cycle)
- Surface Water Hazard
- Reservoir Flood Mapping

Area: 7,153.6 Square meters

Layer Lists

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Flood Risk Management

DfI Internal GIS Search All Sources

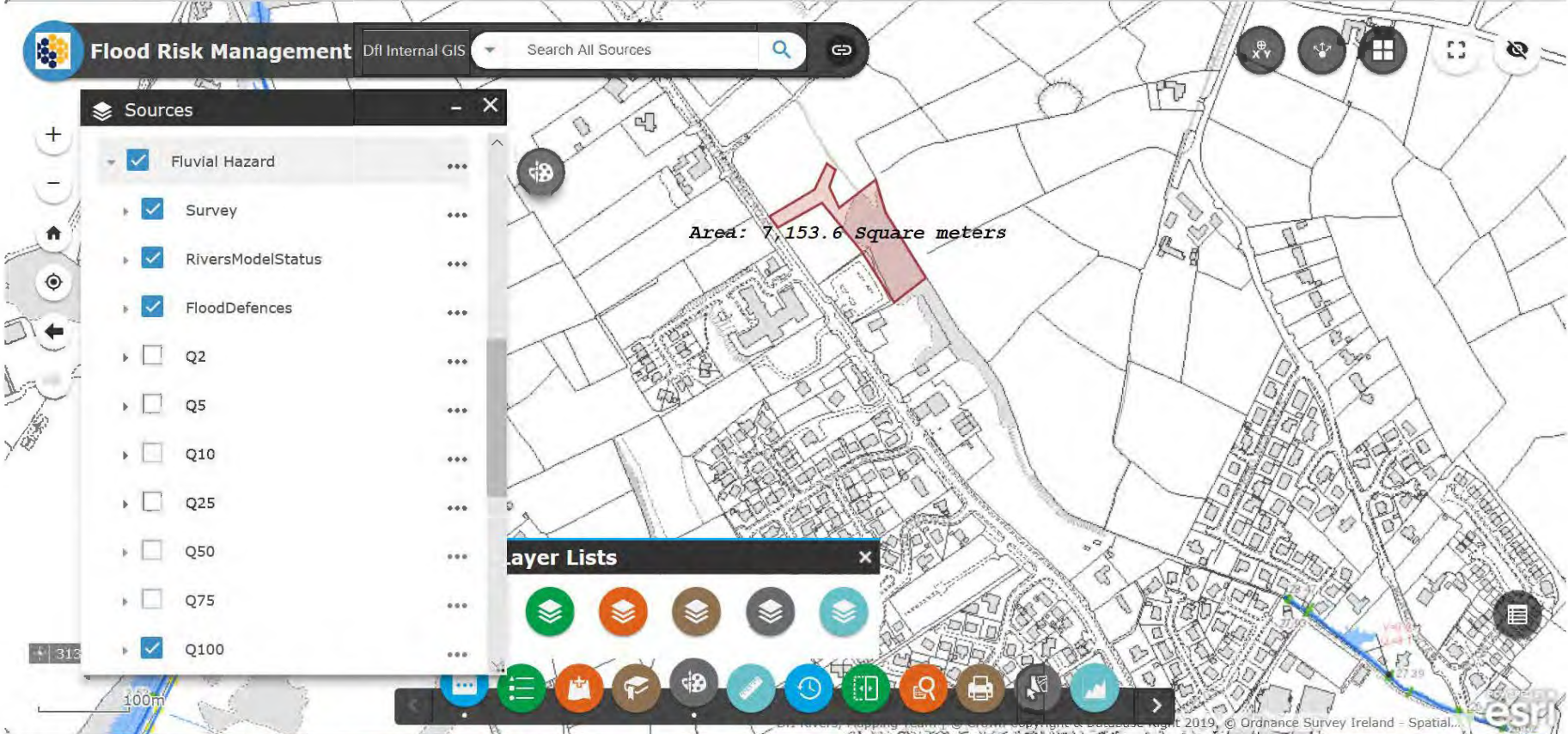
Sources

- Fluvial Hazard
- Survey
- RiversModelStatus
- FloodDefences
- Q2
- Q5
- Q10
- Q25
- Q50
- Q75
- Q100

Area: 7,153.6 Square meters

Layer Lists

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Flood Risk Management

Dfi Internal GIS Search All Sources

Sources

- Q100
- Q200
- Q1000
- Q100ClimateChange
- Q100CC_CrossSectionNode
- Q100CC_ManholeNode
- Q100CC_DepthBand
- Q100CC_FloodExtent
- Q100ccStrategic
- Tidal Risk (2nd Cycle)
- Tidal Hazard
- Surface Water Risk (2nd Cycle)

Area: 7,153.6 Square meters

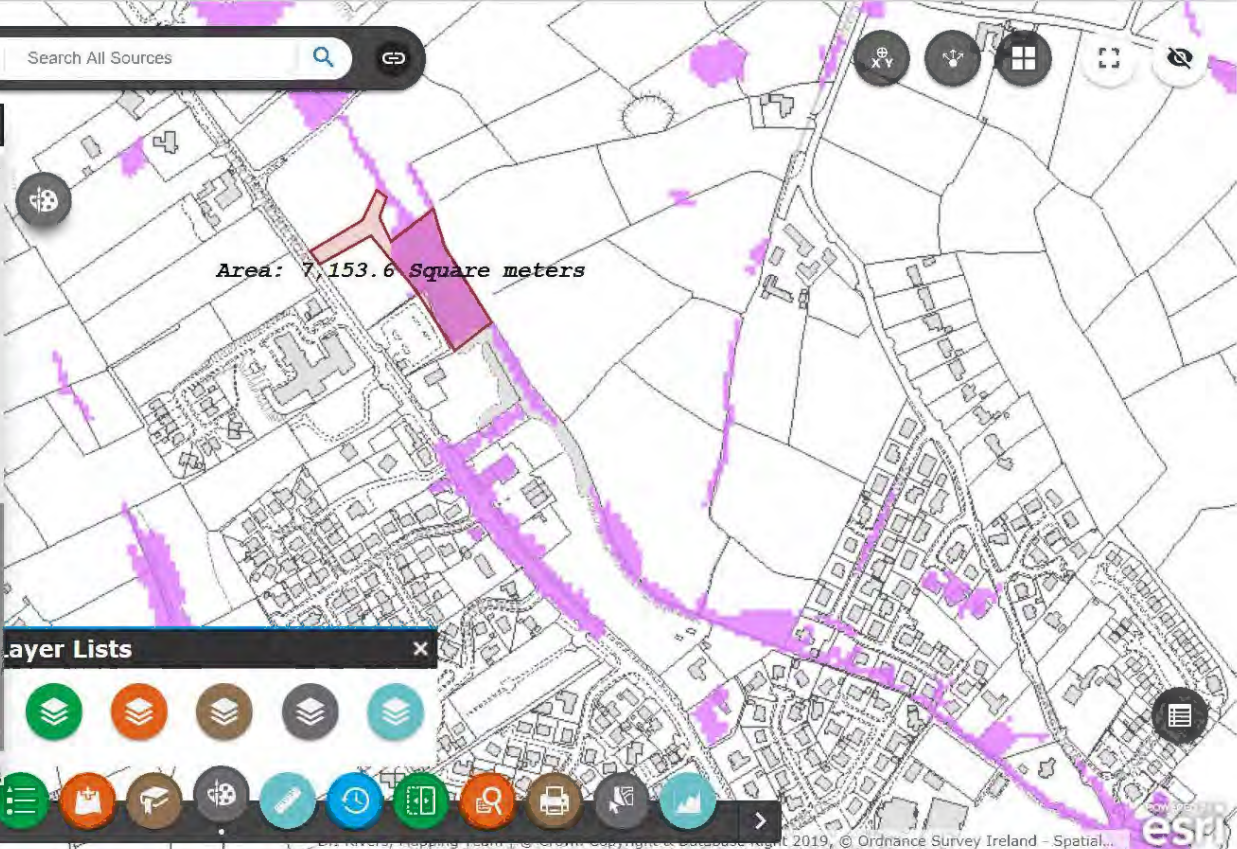
Layer Lists

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Flood Risk Management DfI Internal GIS

Search All Sources

- Sources
- Tidal Risk (2nd Cycle)
- Tidal Hazard
- Surface Water Risk (2nd Cycle)
- Surface Water Hazard
- I30
- I200
- I200CC
- I1000
- Reservoir Flood Mapping
- Flooding Historical
- PDF Maps - FloodHazard (Click to Expand and Select Flood Source)
- PDF Maps - Flood Risk (Click to



Flood Risk Management DfI Internal GIS

Search All Sources

Sources

- Tidal Risk (2nd Cycle)
- Tidal Hazard
- Surface Water Risk (2nd Cycle)
- Surface Water Hazard
- I30
- I200
- I200CC
- I1000
- Reservoir Flood Mapping
- Flooding Historical
- PDF Maps - FloodHazard (Click to Expand and Select Flood Source)
- PDF Maps - Flood Risk (Click to

Area: 7,153.6 Square meters

Layer Lists

-
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-
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Flood Risk Management DfI Internal GIS

Search All Sources

Sources

- Infrastructure Unadopted Sewers
- Fluvial Risk (2ndCycle)
- Fluvial Hazard
- Tidal Risk (2nd Cycle)
- Tidal Hazard
- Surface Water Risk (2nd Cycle)
- Surface Water Hazard
- Reservoir Flood Mapping
- Flooding Historical
- PDF Maps - FloodHazard (Click to Expand and Select Flood Source)
- PDF Maps - Flood Risk (Click to Expand and Select Flood Source)

Area: 7,153.6 Square met

Donaghguy Reservoir (Fishing stands)

Indicative area that may flood from an uncontrolled release of water from all possible dam failure scenarios.

Zoom to

Layer Lists

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100m

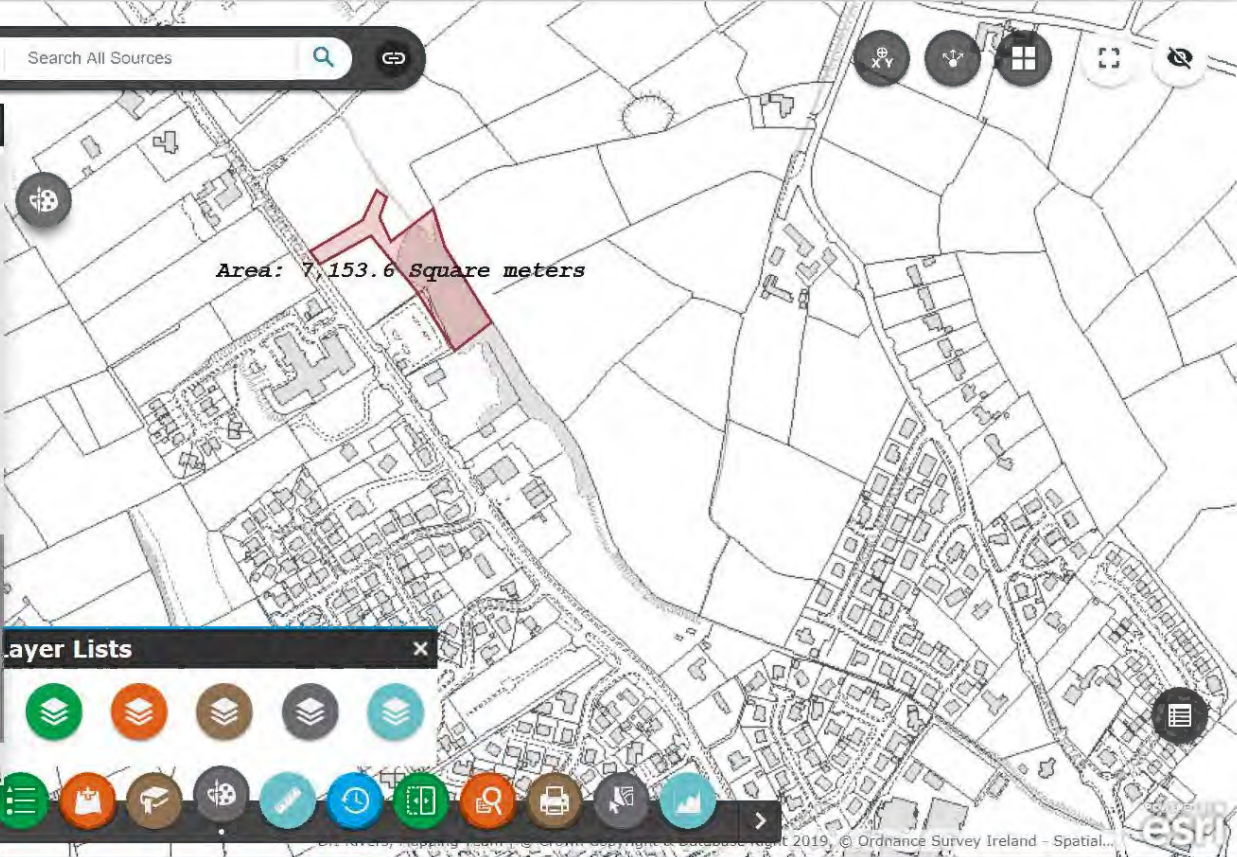
esri

Flood Risk Management

DfI Internal GIS

Search All Sources

- Flooding Historical
- Flooding Hotspots
- FloodReports (< 1 Month)
- FloodReports (Closed)
- PostGauge
- AerialPhotoRefs
- GroundPhotoRefs
- FloodedPropertyPoint
- FloodMapHistoricalEvent
- HistoricalFloodEvent (RemoteSensing)
- PDF Maps - FloodHazard (Click to Expand and Select Flood Source)



- ### Layer Lists
- -
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Flood Risk Management

Dfi Internal GIS Search All Sources

Sources

- Infrastructure Unadopted Sewers
- Fluvial Risk (2ndCycle)
- Fluvial Hazard
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- Surface Water Risk (2nd Cycle)
- Surface Water Hazard
- Reservoir Flood Mapping
- Flooding Historical
- PDF Maps - FloodHazard (Click to Expand and Select Flood Source)
- PDF Maps - Flood Risk (Click to Expand and Select Flood Source)

Area: 7,153.6 Square meters

CS Edition.4 (1905 - 1957)

100m

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10:38 25/03/2020









From: [redacted] [Elaine](#)
To: [redacted] [Ciaran](#)
Subject: FW: Planning Upper Dromore Road LA07/2019/1682
Date: 19 January 2021 11:06:07
Attachments: [image003.jpg](#)
[17-570A Flood Risk Assessment Upper Dromore Rd.pdf](#)
[PDF.pdf](#)
[LA0720191682F - Upper Dromore Road.msg](#)

Hi Ciaran

Hope things are well with you.

I refer to the below email from the Agent for LA07/2019/1682/F- Lands opposite [redacted] [redacted] Warrenpoint. Can you confirm that the latest consultation response is in relation to the documents emailed directly to you on 15/12/2020?

Kind Regards

[redacted] [redacted]
Planning Assistant
Newry, Mourne and Down District Council

Write- Oifig an Iúir
Newry Office
O'Hagan House,
Monaghan Row,
Newry,
Co. Down
BT35 8DJ

Phone- Council: 0330 137 4000
Planning: 0330 137 4036

From: [redacted] [redacted]
Sent: 19 January 2021 09:50
To: [redacted] [redacted] [redacted]
Subject: RE: Planning Upper Dromore Road LA07/2019/1682

CAUTION: This email originated outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [redacted]

I see on-line another response from DFi Rivers, the civil engineer (see below) says that they are commenting on the old drainage assessment and the latest one doesn't seem to be uploaded, can you have a look at this for us?, let me know if you need hard copies of this also.

Thanks

[redacted]

[redacted] [redacted]

Director

[5 Edward Street, Newry, BT35 6AN](#)

Newry: [028 3025 1885](#)

Belfast: [028 9068 6732](#)

Dublin: [00353 1906 0962](#)

From: [REDACTED]

Sent: 19 January 2021 09:45

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: RE: Planning Dromore Road

[REDACTED]

Apologies for not getting back to you sooner.

I have had a look into this and it appears that the revised Drainage Assessment (Rev A) has not been uploaded to the Planning Portal and therefore they are going off our new Conceptual Drainage Layout but our old Drainage Assessment.

This seems to be the main issue, would you like us to issue hard copies to planning or do you want to submit this via email?

I have also contacted DFI Rivers to try and get a response to the S6 renewal for the site that we had previously submitted last year and as soon as I get anything on this I will forward it to you.

Kind Regards,

[REDACTED]

Civil Engineer

SC-logo



[REDACTED]

Co. Tyrone, BT71 5NN

Tel: 028 8673 5951

www.sheehyconsulting.co.uk

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: LA07/2019/1682/F - Upper Dromore Road
Attachments: [17-570 C-02A Conceptual Drainage Layout.pdf](#)
[17-570A Flood Risk Assessment Upper Dromore Rd.pdf](#)
[GD3014 - 202b.pdf](#)

H [REDACTED]

Please find attached documentation relating to LA07/2019/1682/F (your reference: NI-19-13984). I have just issued a formal consultation.

Kind Regards

[REDACTED]
[REDACTED]
Planning Assistant
Newry, Mourne and Down District Council

Write-
Oifig an Iúir
Newry Office
O'Hagan House,
Monaghan Row,
Newry,
Co. Down
BT35 8DJ

Phone-
Council: 0330 137 4000
Planning: 0330 137 4036

From: [REDACTED], [Quinton](#)
To: [REDACTED], [Ciaran](#)
Cc: [REDACTED], [Shaun](#)
Subject: RE: Reservoir Safety - Donaghguy Reservoir (Fishing Stands)
Date: 25 March 2020 11:04:47

Ciaran,

This reservoir is managed by Newry, Mourne & Down District Council.

Donaghguy Reservoir (Fishing Stands) falls under the Responsible Reservoir Manager Status.

Regards

Quinton

From: [REDACTED], Ciaran
Sent: 25 March 2020 10:48
To: [REDACTED], Quinton [REDACTED]
Subject: Reservoir Safety - Donaghguy Reservoir (Fishing Stands)

Quinton

I have a site on Upper Dromore Rd, Warrenpoint. The site is within the Inundation Path of Donaghguy Reservoir (Fishing Stands)

In line with the 'Technical Advice Note', dated December 2019, will you please indicate which of the following categories * Donaghguy Reservoir (Fishing Stands) falls under?

'Responsible Reservoir Manager Status'.

'Condition Assurance Only'.

'No / Insufficient Assurance on Condition, Management and Maintenance'.

In addition will you please provide details on the ownership of the reservoir?

Many thanks.

Ciaran

From: [REDACTED], [Ciaran](#)
To: [REDACTED], [Quinton](#)
Subject: Reservoir Safety - Donaghguy Reservoir (Fishing Stands)
Date: 25 March 2020 10:48:00

Quinton

I have a site on Upper Dromore Rd, Warrenpoint. The site is within the Inundation Path of Donaghguy Reservoir (Fishing Stands)

In line with the 'Technical Advice Note', dated December 2019, will you please indicate which of the following categories * Donaghguy Reservoir (Fishing Stands) falls under?

'Responsible Reservoir Manager Status'.

'Condition Assurance Only'.

'No / Insufficient Assurance on Condition, Management and Maintenance'.

In addition will you please provide details on the ownership of the reservoir?

Many thanks.

Ciaran

From: [REDACTED], [Ciaran](#)
To: [REDACTED], [Gavin](#)
Cc: [REDACTED], [Michael](#); [REDACTED], [Stephen](#); [REDACTED], [Alistair](#)
Subject: Upper Dromore Rd Warrenpoint - Culvert
Date: 04 January 2021 11:14:00

Hi Gavin

Your reference is – IN1-18-11702

PAMU reference is – IN1-19-13984

I see that that Sheehy Consulting have requested permission to culvert this undesignated culvert. The site drainage design has also been submitted to us for review.

Rivers PAMU have objected to this culvert as it is against Planning Policy PPS 15.

The issue here is, one arm of Dfl Rivers is objecting to the culvert (as it is against policy) whereas another arm of Dfl Rivers maybe in a position to approve it.

We have also requested a Flood Risk Assessment for this watercourse, to establish the fluvial flood plain, as I fear they will infill in the flood plain to allow access to a large portion of the site.

Give me a call when you get a chance.

Ciaran

New IN1-22-2719



Newry, Mourne and Down District Council
Planning Office
O'Hagan House
Monaghan Row
Newry, BT35 8DL

8th February 2022

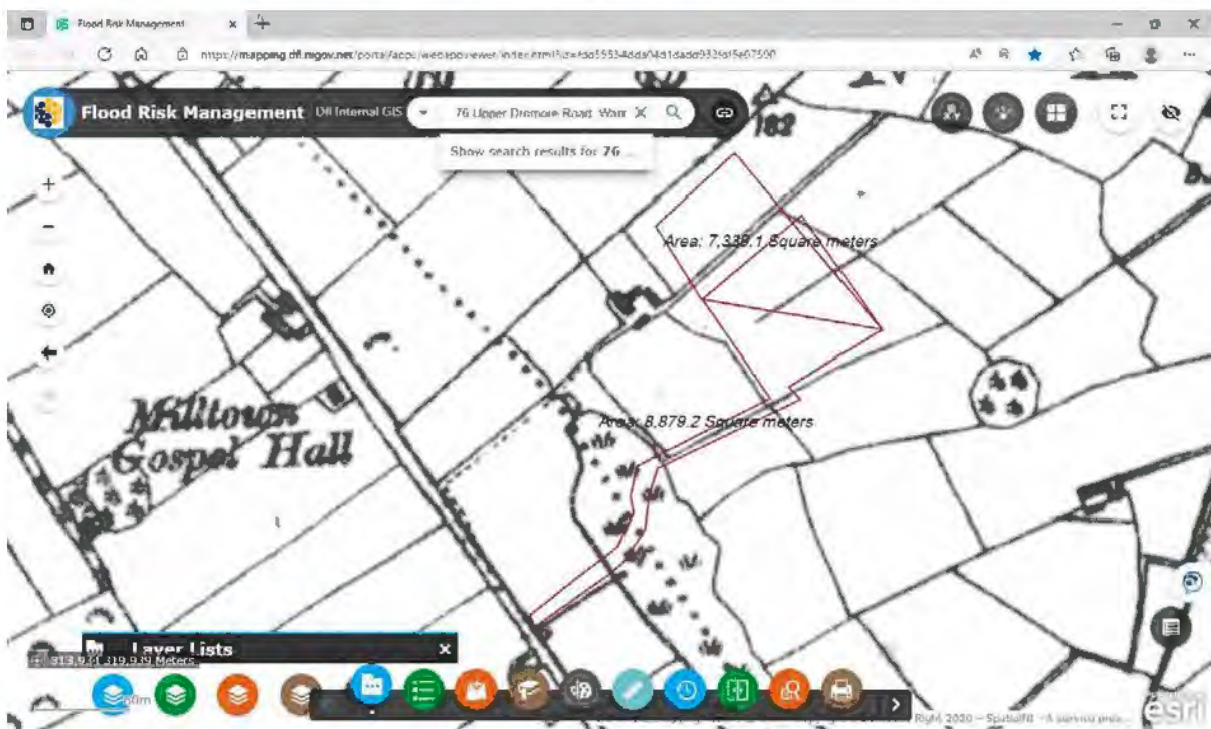
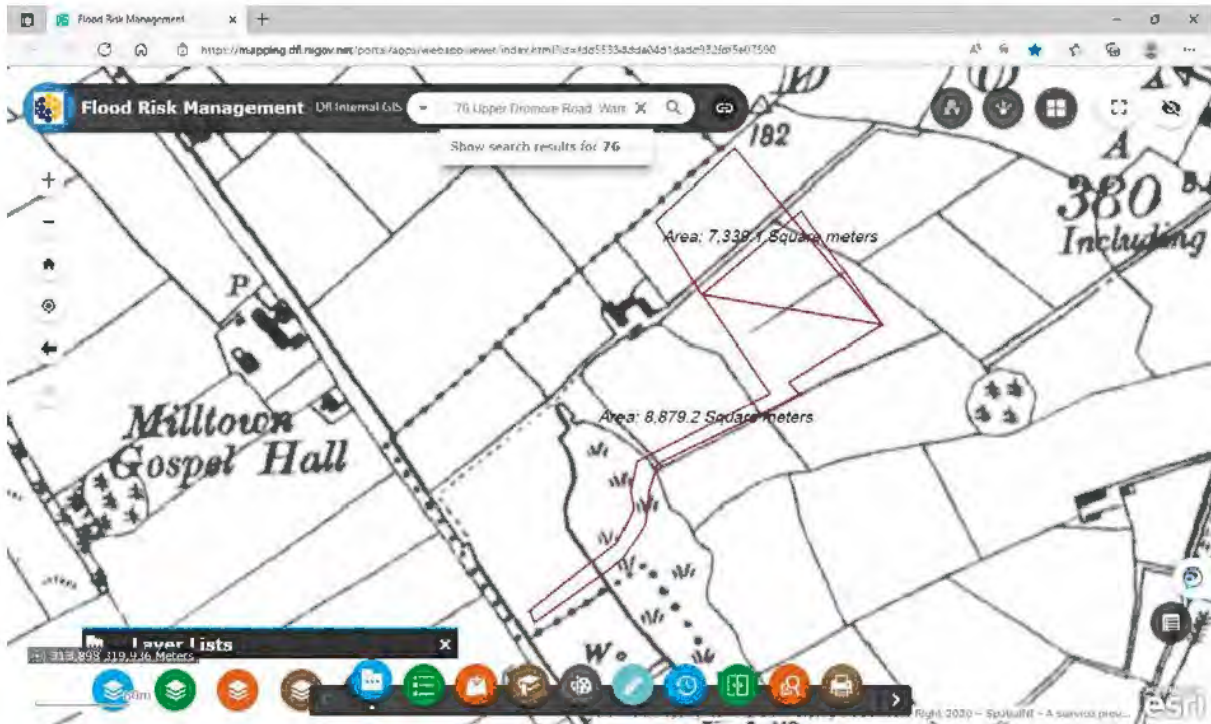
LA07/2022/0007/F
(Please quote at all times)

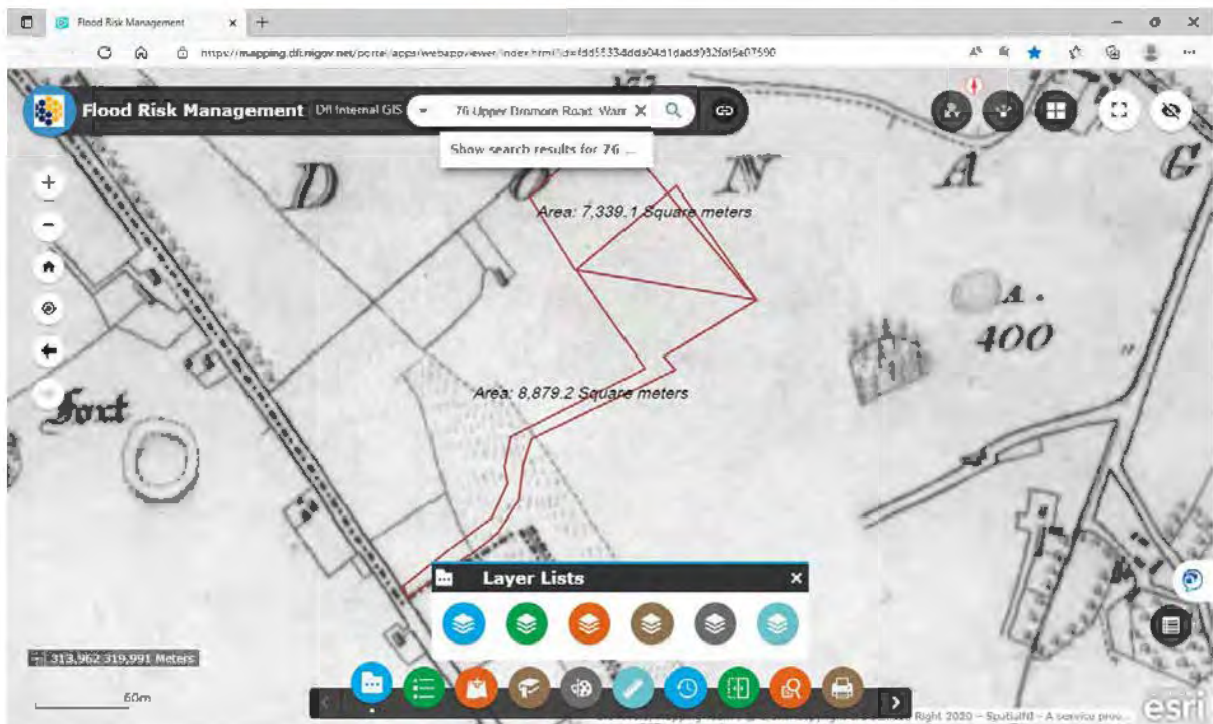
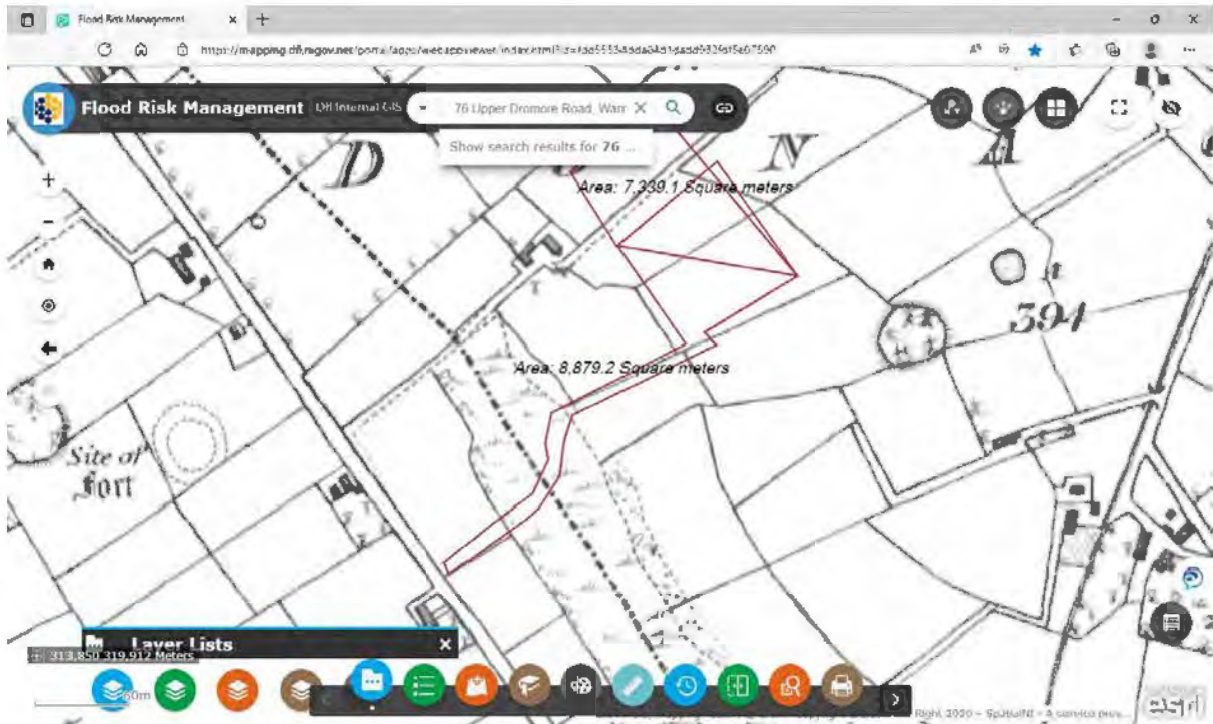


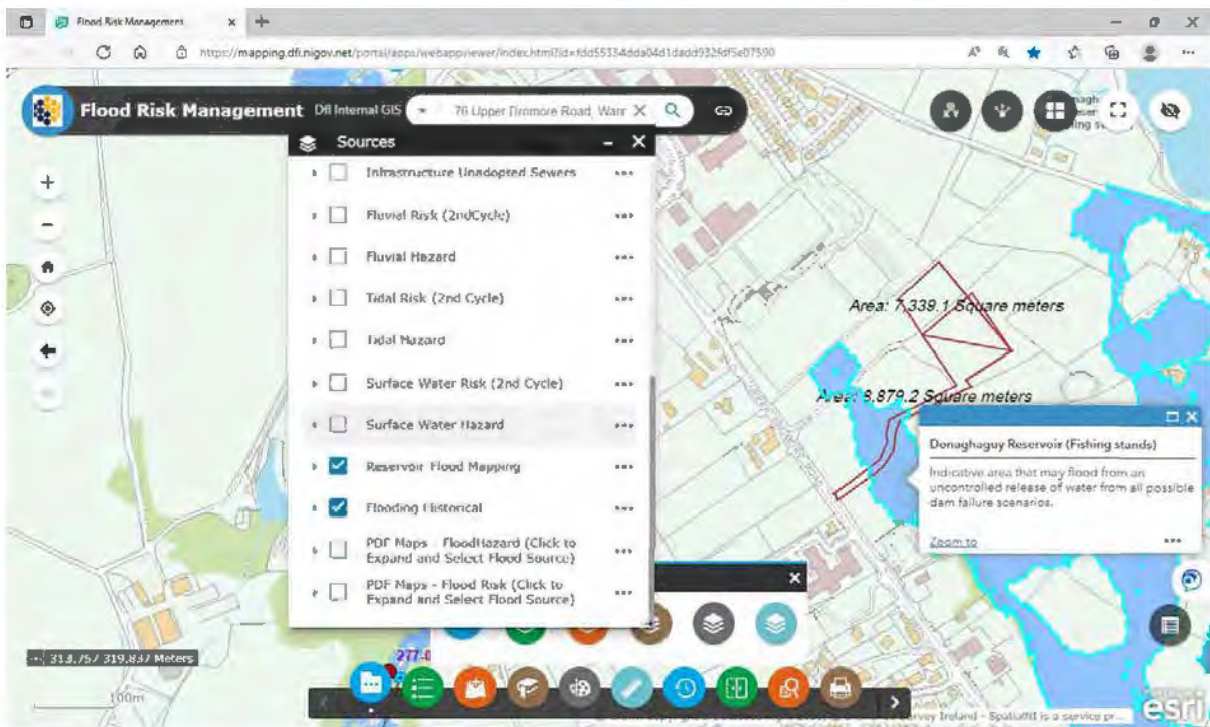
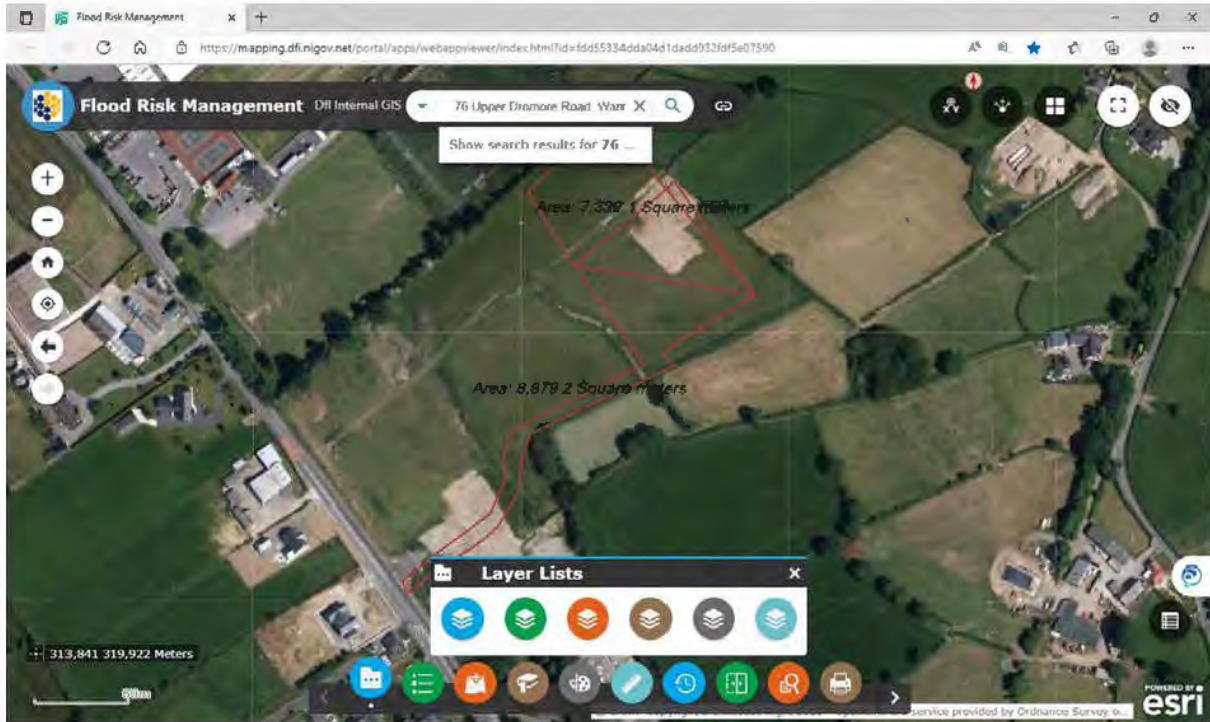
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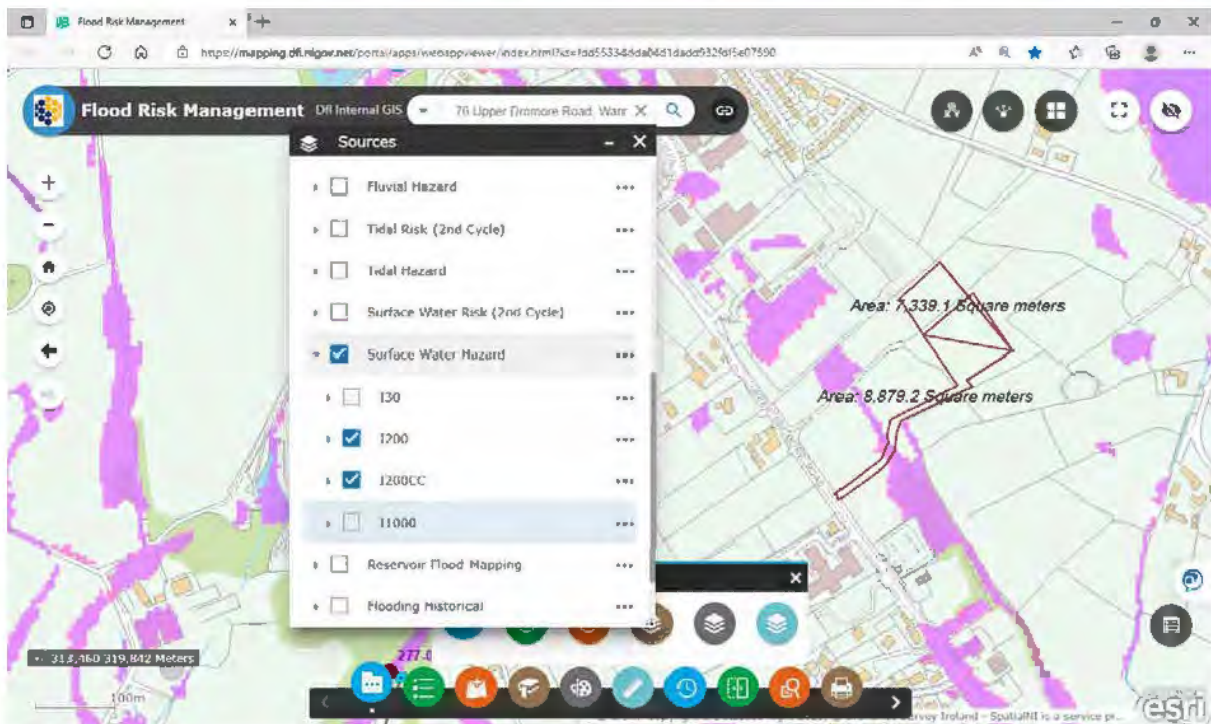
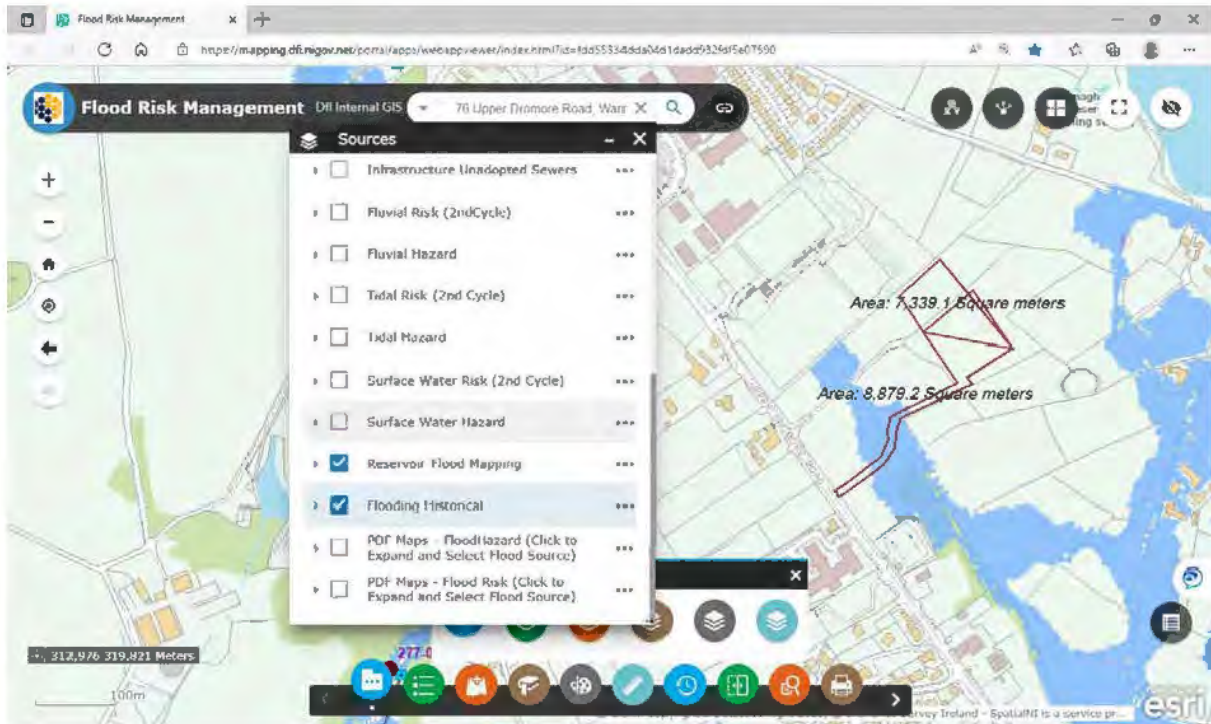
Grid Reference	313802 320002	Date of Application	06.12.2021
Location:	Lands opposite 76 Upper Dromore Road, Warrenpoint, BT34 3PN	Proposal:	Enabling works for future industrial development to include ground excavation, levelling, retention & provision of hardstanding access linking to the existing access road.
Applicant:	Killowen Contracts Ltd	Agent:	Gray Design
Hierarchy	LOCDEV		

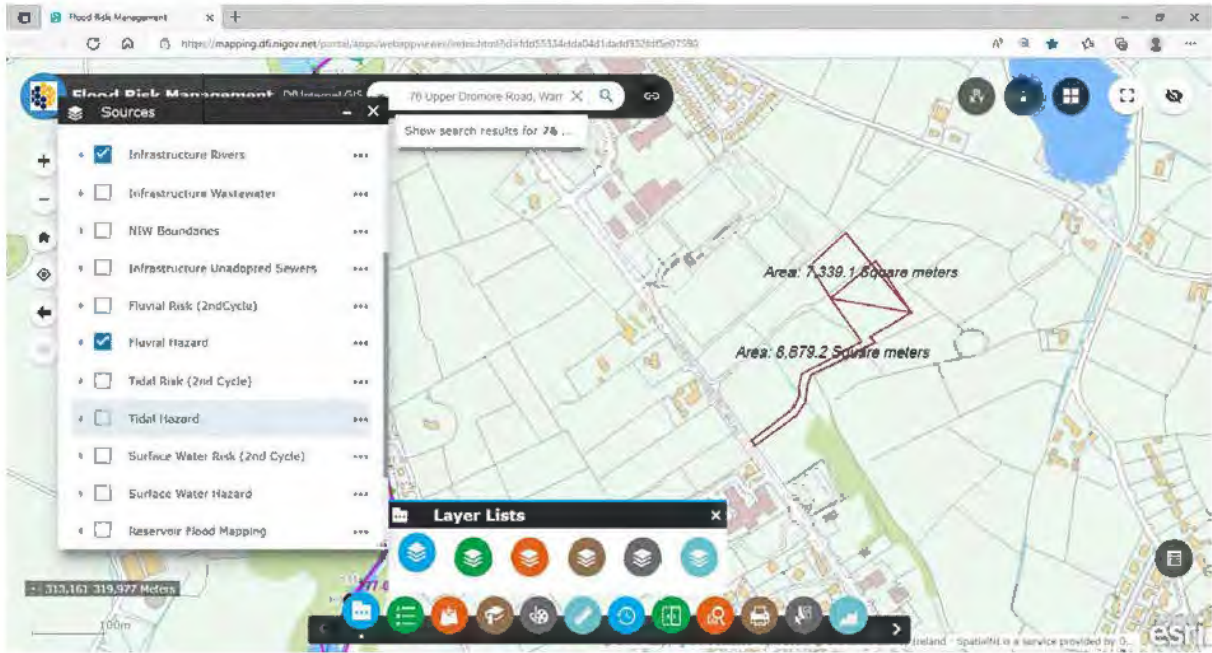
FAO Monuments - Comment required due to proximity of Rath POLREF: DOW051:047











Newry, Mourne & Down District Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

44 Seagoe Industrial Estate
CRAIGAVON
Co. Armagh
BT63 5QE
Tel: 028 3839 9118

Your Ref: LA07/2022/0007/F
Our Ref: IN1-22-2719

FAO [REDACTED]

Date: 29th March 2022

Dear Madam,

Re: Lands opposite 76 Upper Dromore Road, Warrenpoint, BT34 3PN. Enabling works for future industrial development to include ground excavation, levelling, retention & provision of hardstanding access linking to the existing access road.

With reference to your consultation dated 8th February 2022. From a drainage and flood risk aspect my comments are as follows:-

There are no watercourses designated under the terms of the Drainage (NI) Order 1973, within the bounds of the site. The site access road crosses a watercourse which is undesignated under the terms of the Drainage (NI) Order 1973. The site may be affected by undesignated watercourses of which we have no record.

DfI Rivers Planning Advisory Modelling Unit having considered the proposal in line with the current Revised Planning Policy Statement 15 "Planning and Flood Risk" dated September 2014. Planning Advisory comments below on Flood Risk as a result of this proposal are:

FLD1 - Development in Fluvial and Coastal Flood Plains – The proposed enabling works is not within a 1 in 100 year fluvial floodplain. **Hence DfI Rivers cannot sustain an objection under this sub-policy FLD 1.**

FLD2 - Protection of Flood Defence and Drainage Infrastructure – An undesignated watercourse flows across the location of the proposed access road. The proposal will require **bridging or culverting the watercourse**. Sub-Policy FLD2 states planning authority will not permit development that would impede the **operational effectiveness** of flood defence and drainage infrastructure or hinder access to enable their maintenance.

Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposal, either temporary or permanent in connection with the development, which involves interference with any watercourse, such as **culverting, bridging**, diverting, building adjacent to, discharging storm water to, etc., requires the prior written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at 44 Seagoe Industrial Estate, Craigavon, Co. Armagh, BT63 5QE.

The developer should contact **DfI Rivers Local Area Maintenance Office (above)** to attain consent for the either bridging or culverting. Should this consent be granted then DfI Rivers PAMU would not sustain an objection under this sub-policy FLD 2.

FLD3 - Development and Surface Water – This current proposal is for “**Enabling works for future industrial development to include ground excavation, levelling, retention & provision of hardstanding access linking to the existing access road**”. Although a Drainage Assessment is not required at this stage for “Enabling Works” the developer should be advised to appoint a competent professional to carry out their own assessment so as to ensure the enabling works is progressed in a manner that ensures there is no flood risk to the proposed development and elsewhere.

Note, a full Drainage Assessment will be required at future development stage.

FLD4 - Artificial Modification of watercourses – An undesignated watercourse flows across the location of the proposed access road. The proposal will require **bridging or culverting the watercourse**. The policy states “The planning authority will only permit the artificial modification of a watercourse, including culverting or canalisation operations, in either of the following exceptional circumstances:

- Where the culverting of short length of a watercourse is necessary to provide access to a development site or part thereof;
- Where it can be demonstrated that a specific length of watercourse needs to be culverted for engineering reasons and that there are no reasonable or practicable alternative courses of action

Approval for any such culverting should have the prior consent of DfI River’s local area office prior to Planning authority permitting the proposed culverting.

Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to, on, over, or discharging storm water etc requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.

FLD5 - Development in Proximity to Reservoirs – Dfl River’s reservoir inundation maps indicate that this site is in a potential area of inundation emanating from Donaghguy Reservoir (Fishing Stands) impoundment.

Dfl Rivers is in possession of information confirming that Donaghguy Reservoir (Fishing Stands) impoundment has ‘Responsible Reservoir Manager Status’. Consequently Dfl Rivers has no reason to object to the proposal from a reservoir flood risk perspective.

Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc requires the written consent of Dfl Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.

Planning Informatives

In addition to the foregoing points Dfl Rivers would recommend that planning informatives as follows should be included in any planning decisions.

Informative Numbers E01, E02, E03, E06 and E11.

Please quote our reference number above on any future correspondence.

Michael Sands
Planning Advisory Modelling Unit

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Dear 

Ref: LA07/2022/0007/F : Lands opposite 76 Upper Dromore Road Warrenpoint BT34 3PN : Enabling works for future industrial development to include ground excavation, levelling of the ground, ground retention and provision of hardstanding access linking to the existing access road.

I object to the above-mentioned application on the following grounds:

This application appears to form one part of a larger scheme, the other parts considered under Planning applications LA07/2019/0091/F and LA07/2019/1682/F. Drawings submitted for these latter schemes indicate further development is planned for a site adjoining the applicant site to the South East, for example as indicated in Drawing No. 206- Indicative Site Layout Plan Zoned Lands WB24 in Planning application LA07/2019/1682/F. This is known as project-splitting and it is unlawful to allow consideration of a single development scheme in such a way: the impacts of the entire development scheme should be considered as a whole. To compound matters, the application site lies within an Area of Outstanding Beauty.

The Department for Infrastructure recently issued (Dec 2021) Practice Note 9A "Unauthorised Environmental Impact Assessment (EIA) Development". I would bring your attention to the section headed "Environmental and Community Impacts" - 7.2 Planning Authorities. We believe that a Council recommendation for refusal of this application would be a most effective way of the Council to register its alertness to the Department for Infrastructure's Practice Note 9A (December 2021) on "Unauthorised Environmental Impact Assessment (EIA) Development", a highly detailed document which includes this paragraph, entitled "Environmental and Community Impacts": " 7.2 PAs (Planning Authorities) should be aware of the potential impact that ineffective management of unauthorised EIA development can have on the environment and communities. A key societal impact of ineffective action in this area is the risk of eroding public and other stakeholder trust in the adequacy and fair application of the established requirements of EIA as a central feature of the planning system...".

Flood Maps (NI) Flood Hazard & Flood Risk Maps for NI

Find Address

Layer List

Layers

- Floods Directive 2nd Cycle
- Floods Directive 1st Cycle
- Present Day - Floodplain Rivers
- Present Day - Floodplain Sea
- Present Day - Surface Water
- Climate Change - Floodplain Rivers
- Climate Change - Floodplain Sea
- Climate Change - Surface Water
- Historical Flooding
- PDF Maps - Flood Hazard (Click to Expand and Select Flood Source)



313,689 319,897 Meters
0.3km

Map navigation toolbar including icons for Home, Layers, Full Screen, Print, Measure, and Help.

Type here to search

Windows taskbar showing icons for File Explorer, Microsoft Edge, and other applications.

System tray area showing weather information: "Rain coming" and the date/time: "1201 08/03/2022".



Layer List

- Floods Directive 2nd Cycle
- Floods Directive 1st Cycle
- Present Day - Floodplain Rivers
- Present Day - Floodplain Sea
- Present Day - Surface Water
- Climate Change - Floodplain Rivers
- Climate Change - Floodplain Sea
- Climate Change - Surface Water
- Historical Flooding
- PDF Maps - Flood Hazard (Click to Expand and Select Flood Source)

112,677 319 917 Meters
0.3km



This particular type of historically wet open land - fen - with the watercourse which flows across the site provides a vital habitat for wildlife, yet the applicant has provided no information in this regard, nor how the habitat and the wildlife it hosts will be protected from the impact of the proposed development.

The Council's own Local Biodiversity Action Plan highlights the crisis affecting the world's biodiversity, a crisis brought about mainly by the destruction and loss of habitat: approving this application (and any further application(s)) for this particular area will be anathema to that Action Plan.

The proposed development represents an attack on habitat. It would appear, that unauthorised deposition of waste has occurred on site. This is made reference to in the Council's site history within the consideration of LA07/2019/1682/F (one of the project-splitting applications referred to above): "LA07/2020/0117/CS Alleged Unauthorised Infilling of Land on Lands Opposite 76 Upper Dromore Road, Warrenpoint, Down BT34 3PN".

I am pleased that the Council has, correctly, consulted the Department for Communities' Historic Environment Division, due to the proximity of the recorded Historic Monument that is Donaghaguy Rath (SMR No. DOW 051:047). There are a number of recorded archaeological sites within the area and I would hope that, at least, some form of archaeological survey and/or monitoring will be required in order to safeguard any hitherto unknown archaeological remains. It would be preferable if the setting of the rath was protected by the refusal of this application.

I would also query the complete absence of information in the P1 Application Form with regards to the future number of vehicles entering and exiting the proposed site. The Upper Dromore Road is an already busy road which struggles to accommodate existing traffic levels. A right turn from the Upper Dromore Road into the site has already been approved under LA07/2019/0091/F - it appears remiss of the applicant/agent not to provide figures which would help quantify the risk of an increase in traffic to pedestrians, road users and residents alike.

I would politely ask that you consider my points in full and refuse this application.

Kind regards,

A solid black rectangular redaction box covering the signature area.

Application for permission to develop land

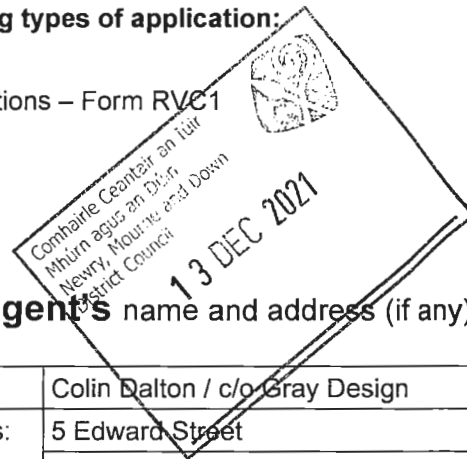
Official Use	
Application No.	LA07/2022/0007/F
Fee Received	£ _____
Receipt No.	_____

Please read the notes below first – for additional guidance please see the “Explanatory Notes on Applying for Planning Permission, Approval of Reserved Matters and Other Planning Consents” and “Notes on Completion of Form P1” on the Planning Portal at www.planningni.gov.uk or discuss any queries with your local planning office.

Please note that when you submit a planning application the information, including plans, maps and drawings, will appear on the Planning Register which is publicly available and, along with other associated documentation (with the exception of personal telephone numbers, email addresses or sensitive personal data), will also be published on the Planning Portal through the Public Access Portal www.planningni.gov.uk

Important: This form should NOT be used for the following types of application:

- Householder Application – Form PHD
- Section 54 Develop land without compliance with conditions – Form RVC1
- Listed Building Consent – Form LB1
- Conservation Area Consent – Form PCAC1
- Advertisement Consent – Form A1
- Certificate of Lawful Development – Form LDC1/2



1a. Applicant's name and address

1b. Agent's name and address (if any)

Name:	Killowen Contracts Limited	Name:	Colin Dalton / c/o Gray Design
Address:	35 Bridge Road Burren	Address:	5 Edward Street
Town:	Warrenpoint	Town:	Newry
Postcode:	BT34 3QT	Postcode:	BT356AN
Tel:		Tel:	02830251885
		Ref. No.:	GD3014

About the Application Site

2. Give the full postal address of the site to be developed (outline in red on site location map and give townland if known)

Lands opposite 76 Upper Dromore Road, Warrenpoint, BT34 3PN

3. What is the area of the site in hectares?

0.995

4. State the present use of the land / buildings (if vacant state last use and date last use ceased)

Existing Lands Zoned for Economic Development

About your Development Proposal

5. Please give details of the proposed development, including purpose for which the land / buildings are to be used. (It is vital that a full and accurate description of the proposal is provided. Give as much detail as possible including number of houses / apartments etc)

Enabling Works for future industrial development to include ground excavation, leveling of the ground, ground retention and provision of hardstand access linking to the existing access road.

6. Do the current proposals involve: (tick as appropriate)

new buildings	<input type="checkbox"/>	alteration or extension of buildings	<input type="checkbox"/>
change of use	<input type="checkbox"/>	retention of development	<input type="checkbox"/>
development without complying with conditions	<input type="checkbox"/>	other operational development	<input checked="" type="checkbox"/>

7. Pre-Application Discussion

Have you received any pre application advice from your local council in relation to this proposal?

Yes No If Yes please provide Reference No:

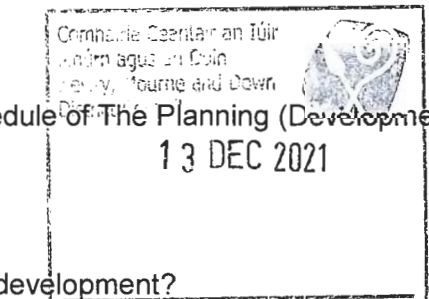
8. Major Development

Does the proposal involve a class of development listed in the Schedule of The Planning (Development Management) Regulations (Northern Ireland) 2015?

Yes No

If Yes has a Proposal of Application Notice been submitted for this development?

Yes No If Yes please provide Reference No:



If a Proposal of Application Notice has been submitted, has a Pre-Application Community Consultation report been submitted along with this application?

Yes No

NOTE: Failure to submit a Pre-Application Community Consultation Report with any Major development will result in your application being returned.

9. Is this a temporary permission? Yes No

If yes, please state how long the permission is required for and why:

10. Please tick the appropriate box below to indicate the type of application:

- Outline permission
- Full permission
- Renewal*
- Reserved Matters*

* Please provide the reference number of the previous application and date when permission was granted

Ref. No.: Date:

11. Are you aware of a previous application for a similar proposal on this site? No Yes

If **Yes**, give Ref No. of previous application

12. Do the access arrangements for this development involve: (tick as appropriate)

- Use of an existing unaltered access to a public road?
- Construction of a new access to a public road?
- Alteration of an existing access to a public road?

Is the access for: Vehicular Use Pedestrian Use Both

NOTE: If you propose to construct a new access or alter an existing one you must include full drawings with your application.

13. Do you own or control any adjoining land?

Yes No If **Yes**, outline in blue on site location map

14. Are you aware of the existence on the application site of any wildlife protected under the Wildlife (NI) Order 1985 (as amended)? Refer to NIEA website (www.doeni.gov.uk/niea)

Yes No If **Yes**, what species?

15. Is there a **public** right of way within or adjoining the site of the proposed development?

Yes No If **Yes**, show in green on your site location map

16. What is the source of the water supply?

Mains Other If Other, please specify

17. How will the surface water be disposed of?

n/a

18. How will foul sewage be disposed with?

Mains Septic Tank Other If Other, please specify

19. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes No

NOTE: If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application may be determined. You may wish to contact your local planning office for advice on what information may be required.

20. Does the application relate to a proposal for a dwelling for a on a farm? (tick yes or no)

Yes No If Yes, form P1C must be completed

If your application relates to Non Residential Development please complete questions 21-25, if not go to question 26

21. In the case of industrial development, give a brief description of the process, products and type of plant and machinery to be operated.

Enablement Works

22. What is the anticipated daily water requirement? m³

23. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

n/a

24. Please detail floorspace as indicated below

Floorspace uses	Existing area (m ²)		Proposed addition or replacement (m ²)		Total	
	Gross	Net	Gross	Net	Gross	Net
Production						
Sales						
Offices						
Storage						
Ancillary uses						
Total						

25. Indicate in the grids below answers to the following

Average No. of vehicles at premises daily from	Existing	Expected increase	Total
Staff			
Visitors/Customers			
Goods			

Average No. of persons attending premises daily	Existing	Expected increase	Total
Employees			
Others Attending*			
Total			

* Others attending include visitors, customers, diners, spectators, pupils etc.

26. Council Employee / Elected Member Interest

Are you / the applicant / applicant's spouse or partner, a member of staff within the council or an elected member of the council?

Yes No

Or are you / the applicant / the applicant's spouse or partner of a relative of a member of staff in the council or an elected member of the council?

Yes No

If you have answered yes please provide details (name, relationship and role):

Planning Application Certificate

27. - Fill in ONE of the following certificates as required under Section 42 of the Planning Act (Northern Ireland) 2011. This form constitutes a statement of ownership, not proof of ownership.
- If you are applying for Approval of Reserved Matters following a grant of outline permission a certificate is NOT required.

CERTIFICATE A

I hereby certify that the accompanying application is made by or on behalf of Killowen Contracts Limited
 (Please use BLOCK LETTERS)

Who is in actual possession of every part of the land to which the said application relates and is entitled to *a fee simple absolute/a fee tail/a life estate/a tenancy of which at least 40 years remain unexpired in the land. *You **must** delete words which do not apply.

Signature of applicant/agent _____ Date 01.12.2021

or

CERTIFICATE B

I hereby certify that the accompanying application is made by or on behalf of _____
 (Please use BLOCK LETTERS)

Who is the trustee of a trust or settlement which affects every part of the land to which the accompanying application relates and that at the date of the application:

(a) a beneficiary under the trust or settlement is in the actual possession of every part of the land; and
 (b) no person other than a beneficiary under the trust or settlement is entitled to enter into the actual possession of any part of the said land within a period of 40 years.

Signature of applicant/agent _____ Date _____

or

CERTIFICATE C

I hereby certify that the §requisite notice of the accompanying application has been given by or on behalf of _____ (Please use BLOCK LETTERS)

to any person, who at the beginning of the period of 21 days ending with the date of the said application was, in relation to all or any part of the land affected by the application:

(a) a person then in actual possession;
 (b) the trustee of a trust or settlement where a beneficiary under the trust or settlement was in actual possession and no person other than such a beneficiary was entitled to enter into actual possession within a period of 40 years; and
 (c) a person [not being a person falling within (a) or (b)] entitled to enter into actual possession within a period of 40 years.

The persons upon whom notice was served are:

Name and Address	Interest	Date of service of notice
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature of applicant/agent _____ Date _____

§ Copies of the requisite notice (Form P2A) may be obtained from your local Planning Office

or

CERTIFICATE D

1. I hereby certify that the person making the accompanying application:

(a) is unable to issue a certificate in accordance with either Section 42(1)(a) or (b) of the Planning Act (Northern Ireland) 2011;

(b) has made due enquiries and is of the opinion that he is unable to issue a certificate which would satisfy the requirements of Section 42(1)(c) of the said Act for the following reasons;

(c) has given the requisite notice of the application to the undermentioned persons who, at the beginning of the period of 21 days ending with the date of the said application, were in the actual possession of all or part of the land to which the application relates, namely:

Name and Address:

Date of service of notice:

<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

2. Notice of the said application has been published in the _____ on _____ and a copy of the newspaper in which the notice appeared is enclosed.

Signature of applicant/agent _____ Date _____

§ Copies of the requisite notice (Form P2A) may be obtained from your local Planning Office.

WARNING: Any person who knowingly or recklessly issues this certificate containing a statement which is false or misleading is guilty of an offence and liable on summary conviction to a fine.

Statutory Neighbour Notification of Planning Application

You are not required to notify the occupiers listed below. This will be done by the Council, or as the case may be, the Department of the Environment.

28. Please give the address of any identified occupiers of buildings on neighbouring land. An 'identified occupier' is the occupier of premises within a 90 metre radius of the boundary of the proposed application site, provided they adjoin the application site. 'Neighbouring land' is land which directly adjoins the application site, or which would adjoin it but for an entry or road less than 20 metres in width. Where identified occupiers of a building on neighbouring land have to be notified and the building is in multiple occupation give the addresses of all occupiers.

a) Address:	76, 78, 82, 85 Upper Dromore Road	b) Address:	Warrenpoint Town Football Club Milltown, Upper Dromore Road
Town:	Warrenpoint	Town:	Warrenpoint
Postcode:	BT34 3PN	Postcode:	BT34 3PN
c) Address:		d) Address:	
Town:		Town:	
Postcode:		Postcode:	
e) Address:		f) Address:	
Town:		Town:	
Postcode:		Postcode:	
g) Address:		h) Address:	
Town:		Town:	
Postcode:		Postcode:	
i) Address:		j) Address:	
Town:		Town:	
Postcode:		Postcode:	

If there is not enough space please list any additional addresses on a separate sheet.

Fee Payable

29. Please read 'Planning Fees Explanatory Notes for Applicants' and submit the correct fee as set out in the scale of fees in the current Fee Regulations available on the Planning Portal (www.planningni.gov.uk).

Please give details of the fee category/ies

13

I enclose a cheque / postal order no.

537842

for the sum of £

848.00

Cheques or postal orders should be made payable to your relevant council, or as the case may be, the Department of the Environment ['DOE (General Account)'] and crossed 'Not negotiable, A/C Payee only']

30. Sections 4 and 5 of the 'Planning Fees Explanatory Notes for Applicants' provide further information on the fee exemptions/reductions that are available to applicants, **subject to certain conditions**, and the **evidence** which is required to be submitted.

Do you qualify for a reduced or nil fee? (tick as appropriate)

- The application is for the extensions / alterations to a disabled person's dwelling house to improve access, safety or comfort.
- The application is for the carrying out of works for the purpose of providing a means of access for disabled persons to a public building.
- The application relates to the provision of community facilities (including sports grounds) and playing fields and has been made by, or on behalf of, a non-profit making club, society or other organisation.
- The application is to renew planning permission where the existing approval has not yet expired and therefore a reduced fee of 25% of the normal fee applies.
If **Yes**, please provide the Ref No. of the existing approval:

Declaration

The information *I/we have given in this Form P1 and accompanying plans is correct and complete to the best of my knowledge and belief.

***I / We apply for planning permission for the development described in this application and the accompanying plans.**

Signature of *Applicant/Agent

Date 01.12.2021

* Delete as appropriate

Checklist

It is very important that you check to ensure that all of the requirements listed have been satisfied before submitting your application. Please note that failure to comply may result in your submission being returned or the processing of the application being delayed until all relevant information is submitted.

Please tick the boxes to indicate enclosures

Forms

Have all forms been completed fully, with the correct number of copies all duly signed and dated?

Have you completed the certificate of ownership section with the appropriate parts deleted? (Only one section A, B, C or D should be fully completed. If required, please refer to page 3 of "Explanatory Notes on Applying for Planning Permission, Approval of Reserved Matters and other Planning Consents")

Have you listed all of the neighbours who should be notified?

Plans/Drawings

Have you included Ordnance Survey based site location plans to scale, clearly showing the site outlined in red, ensuring that lands required for access to the public road and for the septic tank are included within the red line?

Have you submitted the required number and type of fully annotated detailed drawings to an appropriate scale?

Site Location Plan (x 4 copies)

Elevations (x 4 copies)

Site layout/Block Plan (x 4 copies)

Cross Sections (x 4 copies)

Floor Plans (x 4 copies)

Existing & Proposed Levels (x 4 copies)

Fee

Have you enclosed the correct fee?

Have you enclosed all necessary supplementary documents? (e.g. supporting information so as to avail of nil fee)

Reserved Matters

If you are applying for Reserved Matters approval following the grant of Outline permission, are all the conditions of the Outline approval met? (If not, the Reserved Matters approval cannot be sought and Full permission should be sought instead)

Fee

With most planning applications a fee is payable. It is essential that the correct fee is enclosed to avoid your application being returned. Please refer to 'Planning Fees Explanatory Notes for Applicants'.

You should note that during processing, further information and details may be requested to enable us to determine your application.

Supplementary Forms

Answer Questions (i) to (iii) below to check if you need to include supplementary forms with your planning application. If you answer 'No' go to the next Question. If you answer 'Yes' complete the appropriate supplementary form. All supplementary forms are available on the Planning Portal website (www.planningni.gov.uk)

If you do need supplementary forms, tick the boxes below when you've completed them.

(i) Does your proposal involve the carrying out of any quarrying/mineral extraction?

No Yes Form P1B (2 copies)

(ii) Is your proposal for a dwelling on a farm?

No Yes Form P1C (3 copies)

(iii) Does your proposal relate to a creche / day nursery, or nursery / residential home?

No Yes Form P1D (2 copies)

If you need any supplementary forms, fill them in **BEFORE** completing the rest of this form. Please use blue or black ink to fill in your planning application forms and complete all sections in **BLOCK** letters.

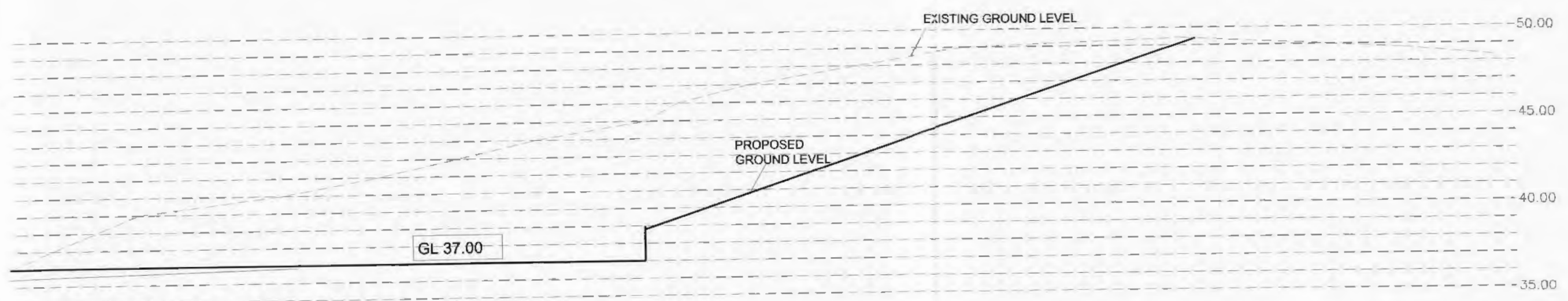
NOTE: For certain types of development certain additional information may be required e.g. a Transport Assessment, Flood Risk Assessment etc.

Additional Applications

When proposing to undertake a development there may be other forms of planning control to consider. Answer Questions (iv) - (vii) below to check if you need to submit an additional application. If you answer 'Yes' complete the appropriate application and submit it to the relevant local Area Planning Office, or as the case may be, the Department.

- | | | | | |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------------------------------------------------------------------------------------|
| (iv) | Does your proposal relate to the alteration or demolition of a listed building? | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | Submit an application for Listed Building Consent, using Form LB1 |
| (v) | Does your proposal relate to the demolition of a building within a Conservation Area? | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | You may need to submit an application for Conservation Area Consent, using Form PCAC1 |
| (vi) | Does your proposal involve the use or storage of any Hazardous Substances, which are subject to the controls set out in the Planning (COMAH) Regulations (N.I.) 2000? | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | Submit an application for Hazardous Substances Consent using Form 1-3 |
| (vii) | Does your proposal involve the display of any advertisements? | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | You may need to submit an application for Advertisement Consent using Form A1 |

NOTE: You may also need to apply for approval under the Building Regulations, on forms available from your local Council.



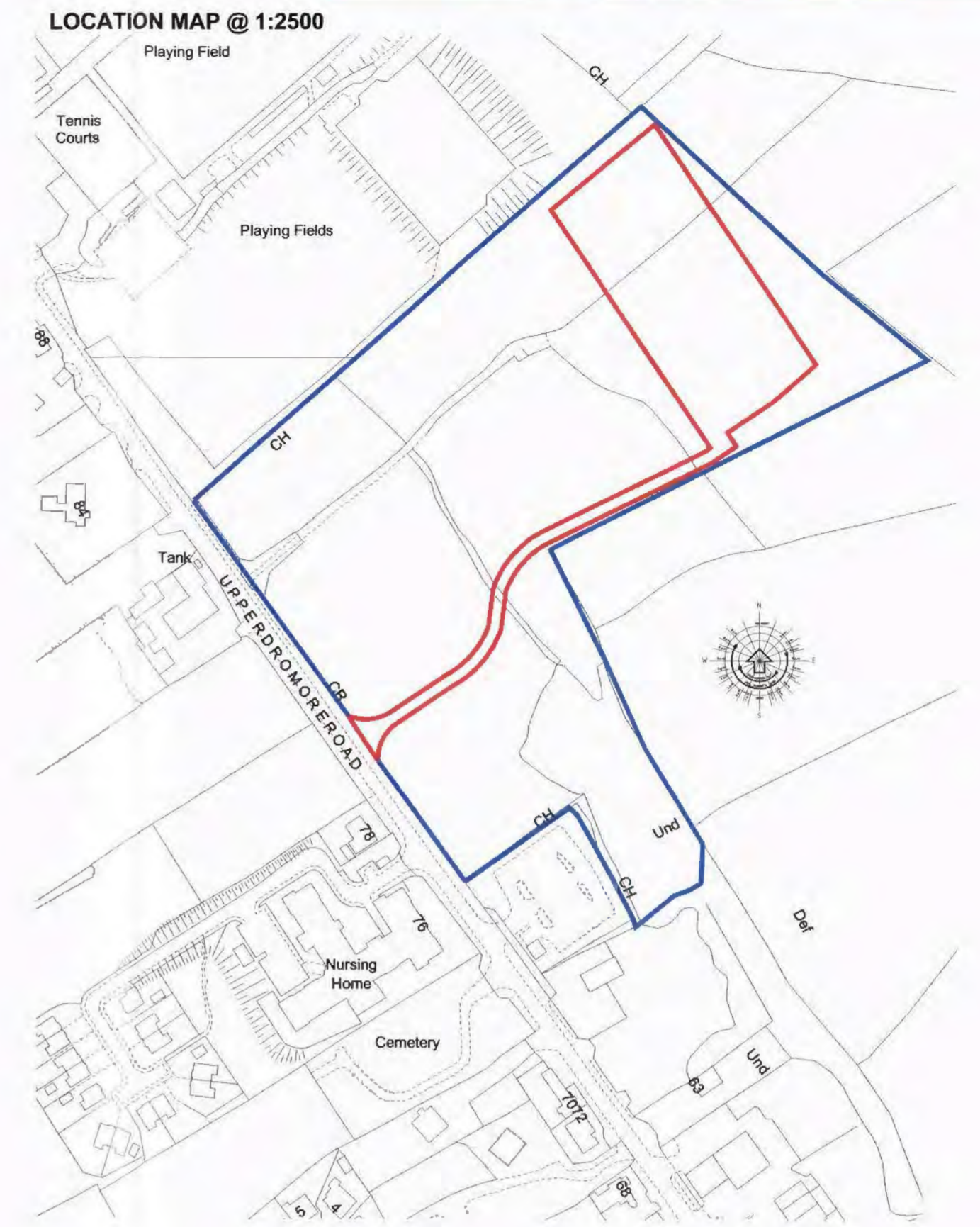
PROPOSED SITE SECTION A-A @ 1:250

PROPOSED SITE PLAN @ 1:500

Contractor to ensure all dimensions are checked on-site prior to works commencing, discrepancies to be notified to Gray Design Ltd
 5 - DEC 2021
 1/250/2021/0007/f

 <p>GRAY DESIGN ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT</p> <p>5 Edward Street, Newry, N. Ireland BT36 6JG Newry: 028 3025 1885 Belfast: 028 9668 6732 Dublin: 01353 1906 0962</p>		Project	ENABLING GROUND WORKS AT UPPER DROMORE ROAD, WARRENPOINT	Drawn By	OJ
		Drawing	PROPOSED SITE PLAN & SITE SECTION	Check By	CTD
Project Nr	GD3014	Drawing Nr	201	Date	01/12/2021
		Revision	...	Scale	1:500; 1:250
				Sheet Size	A1
				Status	Planning

General Notes:
 Contractor to ensure all dimensions are checked on-site prior to works commencing, discrepancies to be notified to Gray Design Ltd
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

Complete Copying on line
 Insert logo in blue
 items, always and down
 please check
 6 - DEC 2021
 1807/2022/0007/f

GD | GRAY DESIGN
 ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT

5 Edward Street, Newry, N Ireland, BT35 6JB
 Newry: 028 3025 1885 Belfast: 028 9068 6732 Dublin: 00353 1906 0962

Project	ENABLING GROUND WORKS AT UPPER DROMORE ROAD, WARRENPOINT	Drawn By	OJ
		Check By	CTD
		Date	01/12/2021
		Scale	1:500; 1:2500
		Sheet Size	A1
		Status	Planning

Project Nr	Drawing Nr	Revision
G03014	200	---

From:  Michael (Dfi)
To:  Quinton
Subject: Donaghaguy Reservoir (Fishing stands)
Date: 03 March 2022 09:58:00

Morning Quinton,
Please advise of the status of the above reservoir.
Thanks
Michael





DANGER





From: [Michael \[REDACTED\]](#)
To: [\[REDACTED\], Michael \(DfI\)](#)
Subject: Photos 76 Upper Dromore Rd Warrenpoint
Date: 09 March 2022 15:46:21
Attachments: [IMG_20220307_145547.jpg](#)
[IMG_20220307_145542.jpg](#)
[IMG_20220307_145545.jpg](#)
[IMG_20220307_145552.jpg](#)

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