

WARRENPOINT CLUD item 6 text

Proposed development at Newry Road, Warrenpoint to provide a Warrenpoint Port Point of Entries NI Inspection Facility. (See 691999AQD WP 016). The area of the proposed site is 0.9 Hectares.

The development comprises of DAERA Inspection Facilities plus associated access and parking for HGV and standard vehicles. It is proposed to extend an existing access road within Warrenpoint Port to provide a dedicated entrance for HGV vehicles and general traffic (See 691999AQD WP 001C and 691999AQD WP 002B).

A bank and planting will be constructed to the north-west boundary of the development site to provide screening, as discussed with Planning Service NI. Planting will also be provided to the south-east boundary towards the Newry River. (See 691999AQD WP 001C – elevation detail)

DAERA requires use of land for "operational purposes" i.e. for the purposes of carrying out the functions of the Crown; namely sanitary and phytosanitary checks on goods.

Inspection Facilities include a Product Inspection Facility (See 691999AQD WP 003D) with staff office and welfare accommodation (See 691999AQD WP 005A)

Areas of the development are itemised below.

Product Inspection Facility	1093m ²
Product Inspection Office A	265m ²
Total Net Area of new development	1,358m ² net
Estimate Gross Area = +10%	1,494m ² gross
Total Site Area	0.9 Hectares

Enclosed Drawing List: 4 copies of following drawings

691999AQD WP 016	Warrenpoint Port Location Map
691999AQD WP 001C	Warrenpoint Port Site Layout
691999AQD WP 002B	Warrenpoint 1:250 Site Layout
691999AQD WP 003D	Product Inspection Facility Floor Plans
691999AQD WP 005A	Warrenpoint Office Floor Plans

