

These applications are delegated and if a councillor feels that there is valid planning concerns in relation to one of them please fill in the attached pro forma and these applications will be brought to the next available briefing panel.

1. Application ref: P/2010/1546/F

Applicant Name: E McEntee

Proposal: Retention of agricultural buildings, boundary wall, retaining wall and hardstanding

Site Location: 150 metres East of 4 Drummuckavall Road Crossmaglen

Recommendation: Approval

2. Application Ref: R/2012/0509/F

Applicant Name: BRENDAN HOGG

Proposal: 2 DETACHED DWELLINGS

Site Location: LANDS TO THE REAR OF NO.77 ANNACLOY RD, DOWNPATRICK

Recommendation: APPROVAL

3. Application ref: P/2013/0419/O

Applicant Name: Larry McPolin

Proposal: Proposed Dwelling with garage

Site Location: Between 19a and 21 Hilltown Road, Mayobridge

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to 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.
2. 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 laneway off the Hilltown Road.

3. The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: the proposed dwelling would be a prominent feature in the landscape and therefore would not visually integrate into the surrounding landscape.
4. The proposal is contrary to Policy CTY 14 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 result in a suburban style build-up of development when viewed with existing and approved buildings; the dwelling would, if permitted create or add to a ribbon of development; 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.

4. Application Ref: P/2014/0012

Applicant Name: Mourné Properties Ltd.

Proposal: Erection of 3 No. Storage and Distribution Units and 2 No. Commercial (Non-food) Units

Site Location: Lands adjacent to and southwest of Newry Train Station.

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policy PED 1 of the Department's Planning Policy Statement 4, Planning and Economic Development in that the applicant has failed to demonstrate that there are no suitable sites within the development limit of Newry that could accommodate the development and that the site has not been allocated for such purposes in the statutory development plan.
2. The proposal is contrary to the Department's Planning Policy Statement 5, Retailing and Town Centres in that it has not been demonstrated that suitable alternative town centre and edge of town centre sites as defined in the Area Plan are not available for retail use.

5. Application Ref: P/2014/0216/F

Applicant Name: Jarvas Investments (NI) LTD

Proposal: Restoration, repair and minor alterations to grade A castle, erection of detached marquee to rear of castle, alterations and extension to listed farm buildings to create 40-bed hotel, restoration of walled garden, erection of detached plant room and store and associated site works

Site Location: Killeavy Castle Ballintemple Road Clonlum Meigh Newry

Recommendation: Approval

6. Application Ref: P/2014/0307/LBC

Applicant Name: Jarvas Investments (NI) LTD

Proposal: Restoration, repair and minor alterations to grade A castle, erection of detached marquee to rear of castle, alterations and extension to listed farm buildings to create 40-bed hotel, restoration of walled garden, erection of detached plant room and store and associated site works

Site Location: Killeavy Castle Ballintemple Road Clonlum Meigh Newry

Recommendation: Consent

7. Application Ref: R/2014/0407/F

Applicant Name: Mr&Mrs Moore

Proposal: Proposed conversion and reuse of existing buildings to form single dwelling at 20, Inch Abbey Road

Site Location: 20 Inch Abbey Road, Downpatrick

Recommendation: Approval

8. Applicant Ref: P/2014/0469/F

Applicant Name: Donal and Orla McCaul

Proposal: Extension to 1st floor to provide bedroom and bathroom.

Site Location: 33 Carrickshane, McShanes Road, Bessbrook

Recommendation: Approval

9. Applicant Ref: P/2014/0476/F

Applicant Name: Mr Kieran Byrne

Proposal: Replacement Dwelling & Garage and Repositioning of Dwelling already approved under P/2008/0166/F to allow for retention of partially built dwelling.

Site Location: Drumilly Rd, 60m East of no. 10 Barr Road, Belleeks, Newry

Recommendation: Approval

10. Application Ref: P/2014/0479/F

Applicant Name: James Fitzpatrick

Proposal: Replacement Dwelling

Site Location: 350m n/w of 10 Letalian Road, Cabra, Newry

Recommendation: Approval

11. Application Ref: R/2014/0481/O

Applicant Name: Mrs Josephine Watson

Proposal: Dwelling on a farm and a domestic garage

Site Location: 57 Tullyree Road, Kilcoo

Recommendation: Approval

12. Application Ref: P/2014/0489/O

Applicant Name: Grainne Bradley

Site Address: 60 metres East of No 48 Aughnagon Road, Burren, Warrenpoint, Co Down

Proposal: Site for Dwelling and Garage.

Recommendation: Refusal

Refusal Reasons:

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.

The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, does not represent an infill opportunity with a built up frontage as outlined under CTY 8 and would if permitted, result in the creation of ribbon development along Milltown Hill Road.

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 and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case 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; or that

health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm nor is there verifiable plans which exist to expand the farm business at the existing building group to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.

13. Application Ref: P/2014/0501/F

Applicant Name: Mr G Matthews

Proposal: Erection of dwelling within the curtilage of existing no.12 Wood Hill Newry, with alterations to existing dwelling to facilitate an amended parking arrangement (including conversion of existing sitting room to single garage and provision of parking court to front within part of existing garden area)

Site Location: 12 Woodhill Newry

Recommendation: Approval

14. Application Ref: P/2014/0511/F

Applicant Name: Ms Angela Doran

Proposal: Retention of farm dwelling

Site Location: Immediately east (and to the rear) of 19 Kesh Road Camlough

Recommendation: Approval

15. Application Ref: P/2014/0544/F

Applicant Name: ADJ Construction (Mr Joe McCreesh)

Proposal: Erection of dwelling (change of house type on Site 112 (Site 110 of housing development previously approved under P/2006/0920/F)

Site Location: Chapel View, Newry Road, Crossmaglen (housing development under construction)

Recommendation: Approval

16. Application Ref: P/2014/0545/F

Applicant Name: Mr Raymond McVeigh

Proposal: Retention of existing extension to dwelling and conversion to separate dwelling with alterations, parking and ancillary works

Site Location: No.22 Grange Meadows Kilkeel

Recommendation: Refusal

Refusal Reasons:

1. The proposed development is contrary to criteria A and G of Policy QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments and associated guidance, in that it would, if permitted, result in unacceptable damage to the local character of development by reason of its layout, design, massing, proportions.
2. The proposal is contrary to Policy LC1 (Criterion B) of Addendum to PPS7 Safeguarding the Character of Established Residential Areas in that the pattern of development is not in keeping with the overall character of this established residential area.
3. The proposal is contrary to planning policy statement 3, access, movement and parking, policy amp 2, in that it would, if permitted, prejudice the safety and convenience of road users since the proposed access is located in close proximity to a roundabout/road junction where the slowing down and turning movements of vehicles entering and leaving the access would conflict with traffic movements at the junction.

17. Application Ref : R/2014/0568F

Applicant Name: Board of Trustees – St Patricks Primary, Burrenreagh

Proposal: Proposed new modular classroom and associated external works

Site Location: 30 Burrenreagh Road Castlewellan

Recommendation: Approval

18. Application Ref: R/2014/0600/RM

Applicant Name: Mr Eric Thompson

Proposal: Infill site for dwelling and domestic garage

Site Location: Lands between 158 & 160 Derryboye Road, Crossgar

Recommendation: Approval

19. Application Ref : R/2014/0605/F

Applicant Name: Mr & Mrs Kearney

Proposal: Retrospective planning approval for garage

Site Location: Rear of 43 Bishopscourt Road, Kilclief

Recommendation: Approval

20. Application Ref: R/2014/0612/O

Applicant Name: Mr Montgomery

Proposal: Proposed site for replacement dwelling & garage

Site Location: 130m South West 44 Point Road, Killough

Recommendation: Approval

21. Application Ref: R/2014/0616/f

Applicant Name: Mr & Mrs N Nixon

Proposal: Proposed replacement dwelling to substitute approval R/2013/0163/F

Site Location: 20B Ballywillwill Road, Castlewellan

Recommendation: Approval

22. Application Ref: R/2014/0638/F

Applicant Name: ENU Properties Division

Proposal: Replacement Fence

Site Location: Valentia Place, Newcastle

Recommendation: Approval

23. Application Ref: R/2014/0663/F

Applicant Name: Mr Stephen Scott

Proposal: Two-storey extension to rear of existing dwelling

Site Location: 64 Lisburn Road

Recommendation: Approval

24. Application Ref: R/2014/0672/f

Applicant Name: Mr Jennifer Lowry

Proposal: Erection of dwelling and garage

Site Location: Site Adjacent to 4 kilmegan Road, Dundrum

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to Policies CTY 1 and 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.

25. Application Ref: R/2014/0679/F

Applicant Name: T M Developments Ltd

Proposal: 2 Dwellings & Garages

Site Location: West of 25a Creevyargon Rd Ballynahinch

Recommendation: Approval

26. Application Ref: R/2014/0682/F

Applicant Name: John Rodgers

Proposal: Retention of steel frame storage rack

Site Location: 84A Dundrum Road, Dundrum Industrial Estate, Newcastle

Recommendation: Approval

27. Application Reference: P/2014/0789/LDP

Applicant Name: Mr W. Campbell

Proposal: Access Lane between Farmlands

Site Location: 21 Leestone Rd, Killkeel, BT34 4NW

Recommendation: Refusal

Refusal Reasons:

1. The District Council, having considered the information provided, is not satisfied that the proposed operation specified above and shown on the attached Drawing Nos. 01 and 02 which were received on 17th September 2014 and 3rd February 2015 respectively constitutes permitted development as defined by Article 3 (1) Part 7 Class A of the Planning (General Permitted Development) Order 1991 (Northern Ireland) 2011 because the applicant has failed to demonstrate an existing agricultural unit exists on the site and the proposal is reasonably necessary for the purposes of agriculture.

28. Application Ref: P/2014/0795/O

Applicant Name: Mr and Mrs Bradley

Proposal: Erection of 2 no. Semi-detached dwellings with associated siteworks

Site Location: 15m south of No. 23 Father Cullen Park Bessbrook

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policy No CVN 03 in the Banbridge/Newry and Mourne Area Plan 2015 in that the site is located in a Local Landscape Policy Area and would, if permitted, harm or change the character of the countryside by reason of it intruding into the LLPA.

2. 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 and the surrounding countryside and result in urban sprawl.

3. The proposal is contrary to criteria (a) and (b) of Policy QD1 of the Department's Planning Policy Statement 7, Quality Residential Environments, in that the proposal would if permitted, fail to respect the existing pattern of development in the area and not respect the existing landscape features of the site.

4. The proposal is contrary to criteria (b) of Policy LC 1 of the Department's Addendum to Planning Policy Statement 7, Safeguarding the Character of Existing Residential Areas, in that the proposal is not in keeping with the overall character of the established residential area.

29. Application Ref: P/2014/0866/F

Applicant Name: Committee of the Royal British Legion

Proposal: Proposed extension to existing building

Site Location: Royal British Legion, The Harbour, Kilkeel

Recommendation: Approval

30. Application Ref: P/2014/0974/F

Applicant Name: Eileen Fegan

Proposal: Replacement Static Mobile Home

Site Location: 27a Upper Knockdarragh Road, Rostrevor

Recommendation: Refusal

Refusal Reasons:

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 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 mobile home is a necessary response to the particular circumstances of the case and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

3. The proposal is contrary to Policy CTY9 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided compelling and site specific evidence that a residential mobile home is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and the proposal is not visually linked or sited to cluster with an established group of buildings on the farm.

31. Application Ref: P/2014/0980/O

Applicant Name: Josephine Flynn

Proposal: Site for dwelling on infill site (amended plans)

Site Location: Approximately 50m North West of 46 Dernaroy road, Aghadavoyle, Newry

Recommendation: Approval

32. Application Ref: R/2015/0001/F

Applicant Name: Mrs A. McKinney

Proposal: Single-storey rear extension

Site Location: 3 St. Malachy's Crescent, Castlewellan,

Recommendation: Approval

33. Application Ref: R/2015/0009/F

Applicant Name: Hilltop Homes Ltd

Proposal: Construction of 10No. Semi-detached residential dwellings, change of house types from approvals R/2007/0580/F & R/2014/0254/F

Site Location: Lands adj to & North of St Colmans High School Crossgar Rd Ballynahinch

Recommendation: Approval

34. Application Ref: R/2015/0023/F

Applicant Name: NIHE

Proposal: Single-storey extension

Site Location: 19 Mourne Park, Newcastle

Recommendation: Approval

35. Application Ref: R/2015/0025/F

Applicant Name: Mr & Mrs Nixon

Proposal: Extension

Site Location: 26 Marguerite Park, Newcastle

Recommendation: Approval

36. Application Ref: R/2015/0031/F

Application Name: Mr & Mrs Thompson

Proposal: Proposed single-storey flat roof kitchen extension and dining room extension to side of dwelling

Site Location: 35A Barnamaghery Road, Crossgar

Recommendation: Approval

37. Application Ref: R/2015/0074/F

Applicant Name: KAP Properties

Proposal: Domestic Garage

Site Location: Lands to the east of 7 & 14 Malone Drive, Downpatrick

Recommendation: Approval

38. Application Ref: R/2015/0117/F

Applicant Name: BOYD MCCLUG (OUTDOOR RECREATION NI)

Proposal: TEMPORARY MOBILE OFFICE

Site Location: THE GRANGE, CASTLEWELLAN FOREST PARK, CASTLEWELLAN

Recommendation: APPROVAL (TEMPORARY)