

**Weekly delegated list 10<sup>th</sup> March 2016**

**Automatic Briefing Panel**

Ref No: LA07/2015/0170/F

Applicant: Mr M Scott

Site Address: Approximately 370m WNW 55 Glasswater Road, Crossgar

Proposal: Erection of a single wind turbine, with 40m hub height, 27m blade length, associated laneway and 2 no electricity cabinets

Recommendation: Refusal

- The Proposal is contrary to the Strategic Planning Policy Statement and Planning Policy Statement 21 in that there is no overriding reason for this proposal in the Countryside.
- The Proposal is contrary to policy RE1 of PPS18:"Renewable Energy" as it has not been demonstrated that the development will not have an unacceptable impact on visual amenity or landscape character through the scale, size and siting of the wind turbine or that the development will not cause significant detrimental change to the rural character of the area.
- The Proposal is contrary to policy RE1 of PPS18:"Renewable Energy" as it has not been demonstrated that the development will not have an unacceptable impact on residential amenity in the absence of the submission of Noise and Shadow Flicker reports.

**These applications are recommended decisions which require a pro forma with a valid planning reason to appear before briefing panel.**

Ref No: R/2013/0417/F

Applicant: C/O Agent (CD Consulting)

Site Address: Lands 485m South East of 108 Loughinisland Road, Downpatrick

Proposal: Installation of a wind turbine on a tubular tower of up to 36.8m hub height with blades up to 48.6m (to tip height)

Recommendation: Approval

Ref No: R/2014/0478/F

Applicant: Tollymore Construction Ltd

Site Address: 1 Castlewellan Road, Newcastle

Proposal: Residential development of 12 no. units, including new access to Castlewellan Road, Parking, Private amenity space and public amenity

Recommendation: Approval

Planning Reference: P/2014/0796/F

Applicant: Messrs J and K Sloan

Proposal: Variation of roads-related Conditions 3 and 4 of Reserved Matters approval under File Ref. P/2008/0861/RM (residential development for 21 No. dwellings) to allow for completion of the agreed public road improvements and the re-location of NIE electricity poles (as part of the provision of the required visibility splays) both prior to the occupation of any dwellings (instead of prior to the commencement of any other works or development).

Location: Lands at Greencastle Road Kilkeel (adjacent and south-west of Derryogue Park)

Recommendation: Approval

Application Reference: P/2014/0938/O

Applicant Name: Mr M Smith

Proposal: Dwelling and garage (Infill site)

Site Location: Adjacent to and immediately south of 26 Bernish Road, Newry

Recommendation: Approval

Application Reference: P/2014/0959/O

Applicant Name: Gerard Murphy

Proposal: Site for dwelling on infill site

Site Location: Approximately 20 metres south east of no.5 Cottage Road Killeen, Newry

Recommendation: Approval

Planning Reference: P/2014/1038/F

Applicant: Ciaran Poland

Proposal: Proposed new dwelling and garage on infill site

Location: 60m south of No.11 Castle Enigan Road, Newry, Co Down

Recommendation: Approval

Application Ref: P/2015/0070/F

Applicant Name: Mr William Kelly

Proposal: Housing consisting of 5 no dwellings with 2 no sets of semi-detached dwellings and 1 no detached dwelling

Site Location: Lands approximately 30m West of 24 Belfast Road (Laurel Grove, Newry, BT34 1TD)

Recommendation: Approval

Application Ref: P/2015/0140/F

Applicant Name: Dermot Mackin

Proposal: New Dwelling

Site Location: Lands to rear of 45 Greenpark Road, Rostrevor (with access via Greenpark Villas)

Recommendation: Approval

Reference: R/2015/0172/F

Applicant Name: Mr Simon Bell

Site Location: 81 Downpatrick Road, Crossgar

Proposal: Detached garage with gym, snooker and studio over

Recommendation: Refusal

- The proposal is contrary to policy EXT1 criteria (a) of the addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the garage is not subordinate in scale to the existing property, the scale, massing and design of the proposal is not sympathetic with the built form and appearance of the existing property and the scale and massing of the proposed garage would detract from the appearance and character of the surrounding area.

Application Reference: P/2015/0197/O

Applicant Name: Mr Keith Newell

Proposal: Proposed Infill Dwelling

Site Location: 40m NE of 19 Ballynahatten Road, Kilkeel

Recommendation: Refusal

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 SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no established built up frontage for this proposal to comply with the infill criteria of CTY 8.

Application Ref: P/2015/0209/O

Applicant Name: Hugh John McEvoy

Proposal: Erection of dwelling and detached domestic garage

Site Location: Adjacent to and south west of No. 45 Castlewellan Road, Hilltown, Newry, BT34 5YJ

Recommendation: Approval

Application Reference: LA07/2015/0008/F

Applicant Name: Southern Education and Library Board

Site Location: Newry High School, Ashgrove Road, Newry.

Proposal: Pedestrian access gate and crossing.

Recommendation: Approval

Reference: P/2015/0050/F

Applicant Name: Mr J O'Hare

Proposal: Proposed farm dwelling and detached garage with minor alteration to site plan for adjacent replacement dwelling and garage already approved under P/2012/0620/F

Site Location: Approx 300m NE of Bernish View Point and located on Bernish Road

Recommendation: Approval

Reference: LA07/2015/0067/F

Applicant Name: Mr and Mrs T Devlin

Proposal: Proposed single storey dwelling with detached garage

Site Location: : Land adjacent and SW of No. 94 Leitrim Road, Hilltown

Recommendation: Refusal

1. 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 not sited to cluster with an established group of buildings on the farm.

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 addition of ribbon development along Leitrim Road.

Ref No: LA07/2015/0136/F

Applicant: Telefonica UK Ltd

Site Address: Existing 02 site on footpath at 28 Main Street, Newcastle

Proposal: Proposed removal of existing 12.5m mast and replacement with a 12.5 monopole and 3 no equipment cabinets.

Recommendation: Refusal

- The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy TEL 1 of the Department's Planning Policy Statement 10 Telecommunications in that the development would, if permitted, result in unacceptable damage to the to visual amenity of the Main Street Newcastle.
- The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy TEL 1 of the Department's Planning Policy Statement 10 Telecommunications in that the developer has failed to demonstrate that proposal, having regard to technical and operational constraints, has been sited and designed to minimise visual and environmental impact.
- The proposal is contrary to the Department's Planning Policy Statement 2, Natural Heritage Policy NH6 in that the site lies within the Mourne's AoNB and would, if permitted, adversely affect the character of the area by virtue of its inappropriate design; size and scale for the locality.
- The proposal is contrary to Policy DES 2 Townscape of the Department's Planning Strategy for Rural Northern Ireland in that the site is located within an Area of Outstanding Natural Beauty and fails to provide a positive contribution to the townscape of the area in terms of design, scale and use of materials.

Planning Reference: LA07/2015/0252/RM

Applicant: Mr James Magee

Proposal: Construction of Farm Dwelling and Domestic Garage

Location: 71m North west of 11 Tullywinney Road, Camlough, Newry BT35 7HW

Recommendation: Approval

Reference: LA07/2015/0262/F

Applicant Name: Mr & Mrs Leslie Hill

Site Location: 81 Middle Road, Saintfield

Proposal: Two Storey detached garage (storage on first floor)

Recommendation: Approval

Reference: LA07/2015/0269/F

Applicant Name: Mrs Roisin Keown

Site Location: 6 Commedagh Park, Castlewellan

Proposal: Extension to dwelling to include extension to residential curtilage  
(amended proposal description)

Recommendation: Approval

Reference Number: LA07/2015/0304/F

Applicant Name: Mr Jason Drew

Proposal Address: 1 Glen Hill Park, Newry

Proposal: Erection of new single storey extension

Recommendation: Approval

Reference: LA07/2015/0314/F

Applicant Name: Mr J Reed

Site Location: Lands to the rear of 3 Strangford Road, Ardglass

Proposal: Change of use of vacant storage building to holiday home including minor  
alterations.

Recommendation: Approval

Applicant Reference: LA07/2015/0371/F

Applicant Name: Paul & Karen Magennis

Proposal: Erection of ancillary accommodation at the rear of existing dwelling.

Site Location: Rear of 22 Low Road Meigh Newry.

Recommendation: Approval

Ref No: LA07/2015/0410/F

Applicant: Teconnaught GFC

Site Address: 100m West of 5 Rann Road, Annacloy

Proposal: Demolition of existing club and temporary accommodation, to provide a new replacement sports pavilion.

Recommendation: Approval

Ref No: LA07/2015/0420/RM

Applicant: Mr Nigel Peters

Site Address: 210m NW of 93 Dundrine Road (between 89 & 93)

Proposal: Single Storey Dwelling

Recommendation: Approval

Application Reference: LA07/2015/0451/F

Applicant Name: Mr & Mrs C McGovern

Site Location: Site opposite and South West of 23 Burren Hill Road, Warrenpoint, Newry (with access of Upper Burren Road)

Proposal: Change of house and garage type as approved under approval of planning permission P/2009/0938/F

Recommendation: Approval

Reference: LA07/2015/0486/RM

Applicant Name: Mr and Mrs Austin

Site Location: 250m West 28 Drin Road, Finis, Dromara

Proposal: Proposed new dwelling and garage

Recommendation: Approval

Application Reference: LA07/2015/0487/F

Applicant Name: Joanne Houston

Site Location: 53 Mayo Road, Mayobridge, Newry, BT34 2EZ

Proposal: Proposed first floor conversion and single storey extensions with internal alterations, provision of new double garage and extension of existing site curtilage.

Recommendation: Approval

Ref No: LA07/2015/0520/O

Applicant: Mrs Irene Canning

Site Address: Between 118A and 120 Drumnaconagher Road, Ballynahinch.

Proposal: Single dwelling

Recommendation: Refusal

- 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 proposed development is unacceptable in that insufficient information has been submitted to enable the Authority to make an informed decision on the proposal in relation to access arrangements.
- 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 addition of ribbon development along the private lane serving 120 Drumnaconagher Road.

Planning Reference: LA07/2015/0528/O

Applicant: Mrs T McVerry

Proposal: Private dwelling with domestic garage on gap/infill site.

Location: Adjacent and immediately north of No4 Carrowbane Road, Belleeks, Newry

Recommendation: Approval

Reference: LA07/2015/0535/F

Applicant Name: Mr Martin O'Hare

Proposal: single storey dwelling on a farm

Site Location: Approximately 15m due south of No. 23 Derrycraw Road, Newry

Recommendation: Approval

Applicant Reference: LA07/2015/0618/O

Applicant Name: Ronald Lowe

Proposal: Site for dwelling with detached garage

Site Location: 25 metres north west of 5 Lowes Lane Camlough

Recommendation: Approval



Reference:LA07/2015/0619/F

Applicant Name: Michael Speedy

Site Location: 163 South Promenade, Newcastle

Proposal: Rear shed and decking (retrospective)

Recommendation: Approval

Application Reference: LA07/2015/0746/F

Applicant Name: Jodie Curran

Site Location: Land at 24 Kittys Road, Kilkeel and land 10m east of 26 Kittys Road, Kilkeel, Co Down

Proposal: Renewal of planning permission for erection of replacement dwelling.

Recommendation: Approval

Reference: LA07/2015/0754/LBC

Applicant Name: Michael Speedy

Site Location: 163 South Promenade, Newcastle

Proposal: Shed and decking to rear - retrospective

Recommendation: Consent

Reference Number: LA07/2015/0804/F

Applicant Name: Mr & Mrs T Dillon

Proposal Address: 90m North of 65 Damolly Road, Newry

Proposal: Change of House Type

Recommendation: Approval

Reference: LA07/2015/0836/RM

Applicant Name: Kieran Murphy

Site Location: To rear and North of 148 Tullyframe Road, Atticall, Kilkeel

Proposal: New Dwelling on a Farm and Domestic Garage

Recommendation: Approval

Reference: LA07/2015/0848/RM

Applicant Name: Mr Alex Speers Jn

Site Location: 40m South of No 120 Aughnahoor Road, Kilkeel

Proposal: Erection of Farm Dwelling and Domestic Garage

Recommendation: Approval

Reference: LA07/2015/0851/NMC

Applicant Name: Naiomh Morgan

Site Location: Site adjacent to 2 Cherrywood Grove, Newry

Proposal: Revised internal layout and associated external changes to previously approved three bedroom bungalow (ref P/2010/1257/F)

Recommendation: Approval

Ref No: LA07/2015/0862/LDE

Applicant: Mr N Green

Site Address: 43A Drumgooland Road, Downpatrick

Proposal: Domestic dwelling (Change in design)

Recommendation: Approval

Reference: LA07/2015/0889/O

Applicant Name: Mr Stephen McAleavey

Proposal: Site for dwelling and detached garage

Site Location: 210m NW of No 8 Stang Road, Cabra Road, Newry

Recommendation: Approval

Applicant Reference: LA07/2015/0894/F

Applicant Name: Mr Conor Quinn

Proposal: Erection of 2 dwellings with double garages in infill site.

Site Location: 19m South East of No 17 Carn Road Meigh Newry.

Recommendation: Refusal

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.

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 does not represent a small gap site within an otherwise substantial and continuously built up frontage that includes a line of 3 or more buildings along a road frontage.

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 the proposed two storey dwelling would be a prominent feature in the landscape and the design of the proposed two storey dwelling is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

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 buildings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of the countryside.

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 and scale of the proposal is unsympathetic to the special character of the Area of Outstanding Natural Beauty of the particular locality.

Reference: LA07/2015/0973/LDE

Applicant Name: Gemma and Eamonn McGovern

Proposal: The retention of buildings or works on land, without compliance with a condition subject to which a previous application was granted (including a condition requiring the removal of the buildings or works at the end of a specified period)

Site Location: Adjacent and immediately west of 47 Bridge Road, Burren, Co. Down

Recommendation: Approval

Ref No: LA07/2015/0981/F

Applicant: Mr Paul Brennan

Site Address: Approx 90m south-west of 150a Loughinisland Road, Downpatrick

Proposal: Temporary use and retention of a building as a dwelling until construction of planning approval R/2014/0230/F

Recommendation: Approval

Ref No: LA07/2015/0993/F

Applicant: Mr Ian Groves

Site Address: 37 Castle Street, Killough

Proposal: Single storey rear extension and alterations to shop front.

Recommendation: Approval

Applicant Reference: LA07/2015/1101/F

Applicant Name: Cormac Quinn

Proposal: Renovation and extension to existing dwelling

Site Location: 15 Ballinasack Road, Mullaghbawn, Co Armagh, BT35 9XT

Recommendation: Approval

Ref No: LA07/2015/1077/F

Applicant: Fiona Mullan

Site Address: 195 South Promenade, Newcastle

Proposal: Retrospective application for first floor balcony to front of dwelling

Recommendation: Approval

Reference: LA07/2015/1155/F

Applicant Name: Michael Leddy

Proposal: Proposed first floor extension to existing dwelling

Site Location: 5 Burrendale, Clontifleece Road, Burren

Recommendation: Approval

Reference: LA07/2015/1166/LDP

Applicant Name: Warrenpoint Harbour Authority

Site Location: Warrenpoint Harbour, The Docks Warrenpoint Newry Co Down

Proposal: Erect 5 No 1100 m3 tonne cement silos constructed from steel as  
illustrated on the attached drawing 15-079-03 for the purpose  
of loading cement on to ships

Recommendation: Approval

Reference: LA07/2015/1172/RM

Applicant Name: Mrs E Corry

Site Location: Adjacent to immediately east of 110 Drumaness Road, Ballynahinch

Proposal: Proposed farm dwelling and detached garage

Recommendation: Approval

Reference: LA07/2015/1178/RM

Applicant Name: Mr Robert Gilmore

Site Location: 60m north of 11 Kirkland Road, Killyleagh

Proposal: Farm dwelling

Recommendation: Approval

Reference Number: LA07/2015/1275/A

Applicant Name: Karen Golding

Proposal Address: 40 Patrick Street, Newry

Proposal: Shop Sign cash zone ATM fascia top and bottom sign with illuminated white lettering

Recommendation: Approval

Reference Number: LA07/2015/1276/F

Applicant Name: Karen Golding

Proposal Address: 40 Patrick Street, Newry

Proposal: ATM Machine

Recommendation: Approval

Reference: LA07/2016/0023/LDP

Applicant Name: Rory & Liz Buchanan

Site Location: 4 Knockdarragh, Fullerton Road, Newry

Proposal: Ancillary garden room with gym and W/C and associated covered patio

Recommendation: Approval

Planning Reference: LA07/2016/0084/F

Applicant: Mr and Mrs Darling

Proposal: Erection of Domestic Garage

Location: 4 Ballynalack Road, Aghmakane, Camlough, Newry, BT35 7HU.

Recommendation: Approval

Ref No: LA07/2016/0109/F

Applicant: Mr & Mrs K Ruddle

Site Address: 65 Hilltown Road, Bryansford

Proposal: New link connecting dwelling with detached garage and conversion of garage to living accommodation and alterations to roof.

Recommendation: Approval

Reference: LA07/2016/0116/F

Applicant Name: The Trustees Kilcoo GAC

Site Location: Kilcoo GAC, Dublin Road, Kilcoo

Proposal: Alterations & improvements to existing changing rooms and training facilities at Kilcoo GAC

Recommendation: Approval

Ref No: LA07/2016/0129/F

Applicant: Mr John Rice

Site Address: 29 Annsborough Park, Castlewellan

Proposal: Disabled ramped access to front of dwelling

Recommendation: Approval

Ref No: LA07/2016/0131/F

Applicant: A & M Laverty

Site Address: 4 Clinton Park, Downpatrick

Proposal: Extension and alterations to front of dwelling (Retrospective)

Recommendation: Approval

Ref No: LA07/2016/0141/F

Applicant: Mr Stephen O'Higgins

Site Address: 12 Altnadue Road, Castlewellan

Proposal: Single storey extensions to front, side and rear of existing dwelling.

Recommendation: Approval

Planning Reference: LA07/2016/0231/F

Applicant: John Connolly

Proposal: Single storey rear sunroom extension

Location: 26 Brannock Heights, Newry, BT35 8DH

Recommendation: Approval

Ref No: LA07/2016/0270/NMC

Applicant: Mr K White

Site Address: land between 25 and 27 Rocks Road, Ballyhornan.

Proposal: changes to design and materials.

Recommendation: Refusal

- The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the culmination of the works proposed do not constitute a non material consideration.