

Weekly delegated list 18th Feb 2016

These applications below 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.

Reference: LA07/2015/0978/RM
Applicant Name: Mr and Mrs McIlwaine
Site Location: Adjacent to 79 Mountview Road Ballynahinch Co Down
Proposal: Dwelling and garage on a farm
Recommendation: Approval

Reference: LA07/2015/0302/F
Applicant Name: Parish of Saul and Ballee
Site Location: 36 Ballycruttle Road Ballycruttle Downpatrick
Proposal: Proposed alterations to existing dwelling curtilage to accommodate its own private access and sight visibility splays
Recommendation: Approval

Reference: R/2015/0174/F
Applicant Name: Mr Brian Fitzsimons
Site Location: 7 Kilclief Road Kilclief
Proposal: Extension to dwelling
Recommendation: **Refusal**

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. This is in reference to the proposed extension encroaching into the countryside.
2. The proposal is contrary to Policy EXT 1 of the Addendum to PPS7 Residential Extensions and Alterations in that the building to be extended is not in Residential use.
3. The proposal is contrary to Policy EXT 1 of the Addendum to PPS7 Residential Extensions and Alterations, in that the scale, massing and design of the proposal are not sympathetic with the built form and appearance of the existing property and the extension has the potential to adversely affect the amenities of the neighbouring property at No.9 by reason of its unsympathetic scale and form which results in dominance and impacts on privacy.

Reference: R/2014/0271/F
Applicant Name: Kelbourne Property Ltd
Site Location: 87 and 87e Bryansford Road Newcastle Co Down.
Proposal: 2 Storey residential development comprising of 1 block of 8 apartments on No. 87. Redefining of boundary between 87 and 87e to accommodate proposed parking, landscaping and access on 87 and improved, retained parking, landscaping and access on 87e.(Amended description)
Recommendation: Approval

Reference: R/2014/0655/F
Applicant Name: Windsor Developments Ltd
Site Location: Lands Adjacent to 32 Tollymore Brae, Tollymore Road, Newcastle
Proposal: 2 Storey dwelling with associated works
Recommendation: Approval

Reference: LA07/2015/0263/F
Applicant Name: Mr Paul Hanna
Site Location: 20m west of 40 Crawfordstown Road
Proposal: Replacement dwelling
Recommendation: Approval

Reference: LA07/2015/0854/F
Applicant Name: Mr and Mrs David Laird
Site Location: To the rear 39 Castle Street, Killough Approx 20m South East of 14 School Road Killough
Proposal: Proposed new dwelling
Recommendation: Approval

Reference: LA07//2015/1352/F
Applicant Name: The Parish Of Bright, Killough
Site Location: 58-62 Main Street Killough Downpatrick
Proposal: Extension to provide secure glazed lobby to front of school building
Recommendation: Approval

Reference: LA07//2016/0030/F
Applicant Name: Mr & Mrs D Wilson
Site Location: 6 Rowley Meadows
Proposal: Single storey rear extension
Recommendation: Approval

Reference: LA07//2016/0052/F
Applicant Name: Northern Ireland Electricity
Site Location: 460m East of 199 Rathfriland Road, Dromara
Proposal: 11kv Overhead Powerline
Recommendation: Approval

Reference: LA07/2015/0351/F
Applicant Name: Mark Twaddell
Site Location: 42 Station Road Saintfield
Proposal: Farm Dwelling
Recommendation: Approval

Reference: LA07/2015/1170/F
Applicant Name: Rathkeltair Cross Community Playgroup
Site Location: 50m North of St Brigids Primary School 2 Rathkeltair Road Downpatrick
Proposal: Construction of a new building to accommodate a pre-school playgroup
Recommendation: Approval

Reference: LA07/2015/0230/RM
Applicant Name: Mr Raymond Donaldson
Site Location: Site adjacent to 74 Station Road Saintfield
Proposal: Proposed new dwelling and garage
Recommendation: Approval

Reference: LA07/2015/0830/LDP
Applicant Name: Mr J Fegan
Site Location: 137 Castlewellan Road Dromara
Proposal: Proposed erection of shed for agricultural storage purposes
Recommendation: **Refusal**

The Authority, having considered the information provided, is not satisfied that the proposed operations specified above and shown on the attached drawing LA07/2015/0830/01 which was received on 1st September 2015, constitute Permitted Development under Article 3 part 7 part E of the Planning (General Permitted Development) Order (Northern Ireland) 2015 as the proposed shed is not located within 75 metres of the nearest part of a group of principal farm buildings.

Reference: LA07/2015/0552/F
Applicant Name: Trevor Perry
Site Location: 13 Slievehannagh Park Newcastle
Proposal: 2 single storey side extension to the front
Recommendation: Approval

Reference: LA07/2015/0593/F
Applicant Name: Glebe Homes Limited
Site Location: 15 & 17 Lisburn Road, Ballynahinch
Proposal: Proposed demolition of existing semi detached dwellings and erection of 6 apartments with incurtilge carparking and associated works
Recommendation: Approval

Reference: LA07/2015/0712/F
Applicant Name: Mr Frank Rogan
Site Location: 60 Downpatrick Road, Ballynahinch
Proposal: Proposed construction of 2no storage buildings
Recommendation: Approval

Reference: LA07/2015/1020/O
Applicant Name: Mr Curran
Site Location: Site approx. 95m North East of No 58c Drumcullan Road, Downpatrick
Proposal: Proposed new dwelling in an existing cluster (Infill site)
Recommendation: Approval

Reference: LA07/2015/1059/O
Applicant Name: Mr D Graham
Site Location: 60m north of 44 Raleigh Road, Crossgar
Proposal: Replacement Dwelling
Recommendation: Approval

Reference: LA07/2015/1048/F
Applicant Name: Peak Discovery Group
Site Location: The Byre, The Farm Yard, Castleward Estate, Strangford
Proposal: Proposed minor adaptations and change of use from ground floor workshop to ground floor workshop to ground floor office and staff changing/shower area for existing outdoor pursuits facility
Recommendation: Approval

Reference: LA07/2015/1049/LBC
Applicant Name: Peak Discovery Group
Site Location: The Byre, The Farm Yard, Castleward Estate, Strangford
Proposal: Proposed minor adaptations and change of use from ground floor workshop to ground floor office and staff changing/shower are for existing outdoor pursuits facility
Recommendation: Consent

Reference: LA07/2015/1054/F
Applicant: The National Trust
Site Location: Castle Ward Estate, Strangford, Co Down,
Proposal: Temporary change of use of National Trust store to Game of Thrones visitor attraction including retention of tent structure for associated visitor activities
Recommendation: Approval

Reference: LA07/2015/1129/O
Applicant Name: Mr Paul Gelston
Site Location: 62 Teconnaught Road, Ballynahinch
Proposal: Renewal of outline planning approval R/2010/0589/O for site for dwelling
Recommendation: Approval

Reference: LA07/2015/1140/F
Applicant Name: Mr and Mrs Isaac Busby
Site Location: 58a Crossgar Road, Ballynahinch
Proposal: Single storey rear and side living room/utility extension
Recommendation: Approval

Reference: LA07/2015/1141/LBC
Applicant Name: The National Trust
Site Location: Castle Ward Estate, Strangford
Proposal: Retrospective (temporary) change of use of National trust store to Game of Thrones visitor attraction including retention of tent structure for associated visitor activities.
Recommendation: Consent

Reference: P/2014/0888/F
Applicant: Siobhan McAlinden
Proposal: Erection of replacement dwelling and detached garage (involving off-site replacement of existing dwelling at No. 64 Benagh Road)
Location: 50 metres north east of 52 Benagh Road, Mayobridge, Newry
Recommendation: Approval

Reference: P/2014/0938/O
Applicant: Mr M Smith
Proposal: Site for infill dwelling and garage
Location: Adjacent to and immediately south of 26 Bernish Road, Newry
Recommendation: **Refusal**

1. The proposal is contrary to the Strategic Planning Policy Statement 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 Strategic Planning Policy Statement and 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 Bernish Road.

3. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

- the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
- the proposed building relies primarily on the use of new landscaping for integration;
- the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop and therefore would not visually integrate into the surrounding landscape.

4. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:

- the building would, if permitted result in a suburban style build-up of development when viewed with existing buildings;
- the building would, if permitted not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.

Reference: P/2014/1031/F

Applicant Name: Mrs Sharon Loughran

Proposal: Alterations & extension to existing garage/utility to provide office/utility and storage on the first floor

Site Location: 37 Damolly Village, Newry

Recommendation: **Refusal**

1. The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 on Residential Extensions and Alterations, Criteria (b), in that the proposal would, if permitted, overshadow and dominate the rear garden of the adjoining dwelling.

Reference: P/2015/0057/F

Applicant: Mr Finnegan

Proposal: New dwelling on a farm

Location: 50m South-West of No 67 Carrickgallogly Rd, Whitecross

Recommendation: Approval

Reference: P/2015/0125/O

Applicant Name: Emmett McGuinness

Proposal: Erection of infill dwelling and detached garage

Site Location: 45m north east of 98 Forkhill Road, Aghyallogue, Cloughoge, Newry

Recommendation: **Refusal**

1. The proposal is contrary to the Strategic Planning Policy Statement and 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 Forkhill Road.

Reference: P/2015/0151/F

Applicant Name: Robert Dowdall

Proposal: Dwelling and garage

Site Location: 40m southeast of 8 Ferryhill Road, Killeen, Newry

Recommendation: Approval

Reference: P/2015/0156/O

Applicant Name: Mr David McCourt

Proposal: Proposed dwelling on a farm

Site Location: Lands to the rear and south east of 7 Brogies Road, Cloghoge Newry

Recommendation: Approval

Reference: LA07/2015/0178/F

Applicant: The Trustees, St Joseph's Primary School

Proposal :Proposed new flat roof construction. Lift shaft, level access pathway with retaining wall and guard rails. Vehicle guidance system and pedestrian guarding

Location: St Joseph's Primary School , 28 Convent Hill, Bessbrook

Recommendation: Approval

Reference: LA07/2015/0181/F

Applicant Name: Desi McVeigh

Site Location: Opposite nos 4, 6, 8, 10, 12 and 14 Mary Street, Warrenpoint

Proposal: Proposed postal sorting office at Mary Street to the rear of Eurospar, The Square, Warrenpoint

Recommendation: Approval

Reference: LA07/2015/0189/F

Applicant Name: Kelly New Homes Ltd

Site Location: Site 9 and 11 Laurel Grove Belfast Road Newry

Proposal: Change of house type to site nos 9 and 11 to include removal of porches and brickwork to both dwellings

Recommendation: Approval

Reference: LA07/2015/0247/RM

Applicant Name: Siobhan Magee and Shaun Parr

Site Location: Adjacent to and Northeast of 6 Upper Knockbarragh Road, Ballymoney, Rostrevor, Co. Down, BT34 3DJ

Proposal: Proposed domestic dwelling on a farm

Recommendation: Approval

Reference: LA07/2015/0249/O

Applicant Name: Mr P Allen

Proposal: Infill site for 2 dwellings

Site Location: Lands between 6 & 8 Sturgan Road, Camlough

Recommendation: Approval

Reference: LA07/2015/0250/F

Applicant Name: Mr P O'Rourke

Site Location: 57 Greenan Road, Newry

Proposal: Variation of condition 2 of planning approval P/2010/0748/F - Applicant seeks to retain the existing dwelling house for a period not exceeding 8 weeks from the date of occupation of the new house.

Recommendation: Approval

Reference: LA07/2015/0346/NMC

Applicant Name: Jonathan Byrne

Site Location: Byrnes Garage, 150 Belfast Road, Newry, Down, BT34 1QX

Proposal: First floor removed and ground floor reduced in size

Recommendation: Consent

Reference: LA07/2015/0383/LDE
Applicant Name: L Shiel and D Paulssen
Proposal: Retention of existing dwelling and car port
Site Location: 14 Mill Road, Mullaghbawn, BT35 9TZ
Recommendation: Approval

Reference: LA07/2015/0390/F
Applicant Name: Mr and Mrs Liam Doran
Site Location: 52 Stewarts Road, Annalong, Co Down
Proposal: Proposed single extension to side and rear of dwelling
Recommendation: Approval

Reference: LA07/2015/0550/O
Applicant Name: Michael Rooney
Site Location: Adjacent and immediately south of 12 Lower Knockbarragh Road Rostrevor
Proposal: Replacement dwelling with domestic garage
Recommendation: **Refusal**

1. The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced has previously been replaced by P/1991/0148/F on 11th June 1991.

Reference: LA07/2015/0578/O
Applicant Name: Mr James Rooney
Proposal: Site for replacement dwelling with detached garage
Site Location: 13 Ballyvally Road, Mayobridge, Co. Down
Recommendation: Approval

Reference: LA08/2015/0594/F
Applicant Name: Patrick O'Reilly
Proposal: Proposed mezzanine offices, conference room, kitchen and WC in existing store
Site Location: Paintz, Unit 8a Loughway, Greenbank Industrial Estate, Newry
Recommendation: Approval

Reference: LA07/2015/0608/O
Applicant Name: Mr David Adair
Proposal: Site for infill dwelling and domestic garage
Site Location: Between 7 and 11 Church Road Newry, BT35 6NX
Recommendation: Approval

Reference: LA07/2015/0633/F
Applicant Name: Mr and Mrs Sean Goan
Proposal: Proposed new single storey rear extension and garage conversion
Site Location: 1 Forest Hills, Newry BT34 2FL
Recommendation: Approval

Reference: LA07/2015/0681/O
Applicant Name: Brian O'Hare
Proposal: Site for replacement dwelling
Site Location: 80m SW of 10 Glen View, Moneymore Road, Newry
Recommendation: Approval

Reference: LA07/2015/0801/O

Applicant Name: Reprs Hugh Grant (Dec'd) C/o Mr Gerry Grant

Proposal: Site for replacement dwelling and domestic garage with new access from Mayo Road

Site Location: 'Prospect House' 240m south east of 26 Chapel Road, Mayobridge, Newry

Recommendation: Approval

Reference: LA07/2015/0802/O

Applicant Name: Reprs Hugh Grant (Dec'd) C/o Mr Gerry Grant

Proposal: Site for replacement dwelling and domestic garage

Site Location: 90m south west of No. 29A Carmeen Road, Mayobridge, Newry

Recommendation: Approval

Reference: LA07/2015/0803/O

Applicant Name: Reprs Hugh Grant (Dec'd) C/o Mr Gerry Grant

Proposal: Site for replacement dwelling and domestic garage

Site Location: 200m north west of No. 29A Carmeen Road, Mayobridge, Newry

Recommendation: Approval

Reference: LA07/2015/0813/F

Applicant Name: Ms Karen Golding

Proposal: Installation of ATM. In filling of existing window with matching rendered brickwork. Installation with Cash Zone black and green surround signage

Site Location: 4A Rostrevor Road, Hilltown, BT34 5UP

Recommendation: Approval

Reference: LA07/2015/0814/A

Applicant Name: Ms Karen Golding

Proposal: Shop sign, cash zone polycarbonate black and green ATM surround signage with illuminated white lettering

Site Location: 4A Rostrevor Road, Hilltown, BT34 5UP

Recommendation: Consent

Reference: LA07/2015/0849/F

Applicant Name: Niall and Catherine Matthews

Proposal: Single storey extension with minor renovations to provide sitting room, study, WC and utility room

Site Location: 71 Carrogs Road Newry BT34 3PY

Recommendation: Approval

Reference: LA07/2015/0852/F

Applicant Name: Mary Connell

Proposal: Proposed extension

Site Location: 82 Violet Hill Avenue BT35 6DS

Recommendation: Approval

Reference: LA07/2015/0899/A

Applicant Name: Asda Stores Ltd

Site Location: Asda Store Ltd, 51 Newcastle Street, Kilkeel, Co Down, BT34 4AF

Proposal: 11 No. advertising signs including directional and panel signs associated with Asda click and collect service.

Recommendation: Consent

Reference: LA07/2015/0911/F

Applicant Name: Cecil & Bettie Troughton

Proposal: Proposed removal of existing single storey front annex and proposed new 2 storey front annex and internal alterations to existing dwelling

Site Location: 5 Ameracam Lane Cranfield Kilkeel

Recommendation: Approval

Reference: LA07/2015/0933/F

Applicant Name: Asda Stores Ltd

Site Location: Asda Store Ltd, 51 Newcastle Street, Kilkeel, Co Down, BT34 4AF

Proposal: Amendment to existing car parking layout to facilitate 2 no. click and collect points

Recommendation: Approval

Reference: LA07/2015/0940/A

Applicant Name: Education Authority

Site Location: St Mark's High School Upper Dromore Road Newry BT34 3PN

Proposal: Signage to indicate name of school

Recommendation: Consent

Reference: LA07/2015/0963/F

Applicant Name: RNLI

Site Location: RNLI Kilkeel Lifeboat Station Harbour Road Kilkeel BT33 4AX

Proposal: Proposed container for storage of equipment

Recommendation: Approval

Reference: LA07/2015/0998/F

Applicant Name: Parker Green Company Ltd

Proposal: Amalgamation of the existing retail unit 29 at ground floor (The Quays) with units 30, 31 and 32 (presently occupied by H&M) to provide a single larger retail sales unit for H&M

Site Location: Units 29-32 (ground floor), The Quays Shopping and Leisure Centre, Newry

Recommendation: Approval

Reference: LA07/2015/1013/F

Applicant Name: Mr James Cunningham

Proposal Address: 61 Clanrye Avenue, Newry

Proposal: Extension and Alterations to existing dwelling

Recommendation: Approval

Reference: LA07/2015/1014/F

Applicant Name: Brendan McCann

Proposal Address: 57 Drumalt Road, Dorsey, Cullyhanna

Proposal: 2 Storey extension to rear of dwelling.

Recommendation: Approval

Reference: LA07/2015/1111/F

Applicant Name: Mrs E Niblock

Proposal: Renewal of planning permission for proposed farm dwelling, garage and associated site works

Site Location: 80m south of 121 Belfast Road, Newry

Recommendation: Approval

Reference: LA07/2015/1226/F
Applicant Name: St Peters Primary School
Proposal Address: Derrymore Road, Cloughreagh, Newry
Proposal: 1no 'toast rack' style bicycle shelter
Recommendation: Approval

Reference: LA07/2015/1279/NMC
Applicant Name: P.Murphy & Sons
Proposal: Erection of Housing Development including 8no, semi-detached dwellings and 2no. detached dwellings along with associated roadway and ground works
Site Location: 6 & 7 Unit Legmoylin Road, Silverbridge, Newry
Recommendation: **Refusal**

The changes contained within the proposal do not constitute a non material change to the approved development under the terms of Section 67 of the Planning (Northern Ireland) Act 2011.

Reference: LA07/2015/1320/F
Applicant Name: Sam and Sarah Bottell
Proposal Address: 7 Gleann Ruairi, Rostrevor
Proposal: Single Storey extension to rear and 2 storey extension to side of existing semi-detached dwelling
Recommendation: Approval