

**Weekly delegated list 3<sup>rd</sup> March 2016**

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

Reference: 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

Reference: R/2014/0100/O

Applicant: Ciara Fitzpatrick Kennedy

Site Address: Adjacent to 7 and 9 Clonvaraghan Road, Castlewellan

Proposal: Farm dwelling and garage

Recommendation: Refusal

- 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 farm business has been established for at least six years.
- The proposal is contrary to Policies CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed access and visibility splays would not visually integrate into the surrounding landscape.

Reference: R/2014/0211/F

Applicant: Mr Michael McKeown

Site Address: 165m NE of 14 Mearne Road

Proposal: 150Kw wind turbine on 40 m tower

Recommendation: Approval

Reference: R/2014/0609/F

Applicant Name: Paul Greenan

Site Location: Adjacent to and north of 5 Letalian Road, The Square Cabra

Proposal: Dwelling & garage (Change of House Type) and amended access

Recommendation: Approval

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

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

Reference: P/2014/0997/F  
Applicant Name: Mr Michael Hearty  
Proposal: Proposed dwelling and garage on a farm  
Site Location: 100 metres east of 98A Newry Road, Crossmaglen, Newry, BT35  
9BN  
Recommendation: Refusal

- The proposal is contrary to the SPPS and Policy CTY 1 and CTY 10 of Planning Policy Statement 2, 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 dwelling and garage are visually linked or sited to cluster with an established group of buildings on the farm.
- The proposal is contrary to the SPPS and policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: (a) the proposed dwelling and garage would be a prominent feature in the landscape; (b) the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the proposed dwelling and garage to integrate into the landscape; (c) the proposed dwelling and garage relies primarily on the use of new landscaping for integration and ; (g) the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.
- The proposal is contrary to the SPPS and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: (a) the proposed dwelling and garage would, if permitted, be unduly prominent in the landscape; (b) the proposed dwelling and garage would, if permitted result in a suburban style build-up of development when viewed with existing buildings; (c) the proposed dwelling and garage would, if permitted not respect the traditional pattern of settlement exhibited in that area; (d) the proposed dwelling and garage would, if permitted create or add to 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 the SPPS 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 the private lane.

Reference: P/2014/1050/F  
Applicant: Mr David Toal  
Proposal: Retention of extension to existing dwelling  
Location:58 Carney Hall, Newry, Co Down  
Recommendation: Approval

Reference: P/2015/0048/F  
Applicant: J K Fabrications  
Proposal: Erection of additional workshop/storage unit and formation of extended car parking area.  
Location: Unit 5, Carnbane Industrial Estate, Newry, BT35 6QH  
Recommendation: Approval

Reference: Q/2015/0087/F  
Applicant Name: Mrs Margaret Bannon  
Site Location: 11 Riverside, Leitrim  
Proposal: Single storey extension to rear  
Recommendation: Approval

Reference: R/2015/0181/F  
Applicant: Mr David Rice  
Site Address: Unit 21C Dundrum Road, Newcastle.  
Proposal: Retrospective change of use from storage unit to fitness studio  
Recommendation: Refusal

- The proposed change of use 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 and parking provision.
- The Proposal is contrary to the Strategic Planning Policy Statement in that it would impact negatively with surrounding land uses, both residential and business by way of noise nuisance.
- The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development PED 9 a) it is incompatible with surrounding land uses and b) it will harm the amenities of nearby residents by way of noise and disturbance and e) it will create a noise nuisance.

Reference: P/2015/0184/RM  
Applicant Name: Mr P McGivern  
Proposal: Proposed two storey dwelling and garage (with demolition of existing outbuilding on the Temple Hill Road)  
Site Location: To the rear and North East of No 8 Temple Hill Road  
Newry  
Recommendation: Approval

Reference: P/2015/0196/F  
Applicant Name: Mr Mark Hanna  
Proposal: Erection of 2 Houses in place of existing 3 houses  
Site Location: 9-13 Newcastle Road, Kilkeel  
Recommendation: Approval

Reference: LA07/2015/0057/F  
Applicant Name: Alan Girvan  
Proposal: Detached garage for domestic purposes  
Site Location: 83 Mill Road, Annalong, Newry, BT34 4RH  
Recommendation: Approval

Reference: LA07/2015/0071/F  
Applicant: Mrs Lisa McKeivitt  
Proposal: Erection of 2no infill dwellings and garages  
Location: Approximately 50m south east of 2 Jacks Road, Killean, Co Armagh  
Recommendation: Approval

Reference: LA07/2015/0111/F  
Applicant Name: Choice Housing  
Proposal: Construction of 1no. bungalow with associated car parking and landscaping  
Site Location: Site to the rear of no5 & 6 Calmor Crescent and adjacent to planning approval P/2013/0480/F and P/2011/0664/F  
Recommendation: Approval

Reference: LA07/2015/0114/F  
Applicant Name: Mr Noel Irwin  
Proposal: Proposed erection of 2 dwellings and garages in infill site  
Site Location: 50m south-west of no.22 Jockey's Brae, Jerrettspass, Newry, BT35 6NU  
Recommendation: Approval

Reference: LA07/2015/0125/LBC  
Applicant Name: Northern Baptist Corporation  
Site Location: 11 Downshire Place, Downshire Road, Newry  
Proposal: Formation of new access from Downshire Road with 5 associated in curtilage parking spaces, existing garden wall removed and replaced with MS railings over granite plinth  
Recommendation: Refusal

- Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information is required to allow the Council to determine the application, and having not received that information, the Council refuses this application as it is the opinion of the Council that the information is material to the determination of this application.

Reference: LA07/2015/0128/F  
Applicant Name: Northern Baptist Corporation  
Site Location: 11 Downshire Place, Downshire Road, Newry  
Proposal: Formation of new access from Downshire Road with 5 associated in curtilage parking spaces. Existing garden wall removed and replaced with MS railings over granite plinth.  
Recommendation: Refusal

- Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information is required to allow the Council to determine the application, and having not received that information, the Council refuses this application as it is the opinion of the Council that the information is material to the determination of this application.

Reference: LA07/2015/0173/A  
Applicant Name: Carnmave Properties LTD  
Proposal Address: 121 Camlough Road, Newry  
Proposal: Free Standing 'To Let' sign  
Recommendation: Temporary Approval

Reference: LA07/2015/0201/F  
Applicant Name: Mr Harry McComiskey  
Proposal: Proposed farm workers dwelling and garage  
Site Location: 81 Hilltown Road, Newry, BT34 5TQ  
Recommendation: Approval

Reference: LA07/2015/0205/F  
Applicant Name: Mr C Laird  
Site Location: 63 Lissoid Road, Downpatrick  
Proposal: Ground floor entrance porch relocation, sunroom extension and associated internal reconfiguration, in conjunction with First Floor creation to provide additional bedroom accommodation and bathroom facilities.  
Recommendation: Approval

Reference: LA07/2015/0298/RM  
Applicant Name: N and M McGovern  
Site Location: 60 metres south east of 33A Anthony's Road, Ballykeel, Kilkeel, BT34 4PN  
Proposal: Proposed dwelling and garage on a farm  
Recommendation: Approval

Reference: LA07/2015/0342/O  
Applicant: Mr P Malone  
Site Address: Approximately 110 metres north east of 151 Ballydugan Road, Downpatrick  
Proposal: Replacement dwelling  
Recommendation: Refusal

- The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, and also the Strategic Planning Policy Statement for NI, in that the existing structure has been substantially rebuilt, and there is no structure in place that exhibits the essential characteristics of a dwelling.
- The proposal is contrary to Planning Policy Statement 3: Access, Movement and Parking, in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, and does not meet any of the listed exceptions, thus would prejudice the free flow of traffic and conditions of general safety.

Reference: LA07/2015/0366/F

Applicant Name: Una Walls

Site Location: 10 Manse Road, Dundrum

Proposal: Proposed relocated entrance, new porch, sun room and covered terrace, altered windows plus internal alterations to existing dwelling

Recommendation: Approval

Reference: LA07/2015/0395/O

Applicant: Irene Morrison

Site Address: 140m North of 76 Ballywillan Road, Crossgar

Proposal: Replacement dwelling and garage

Recommendation: Approval

Reference: LA07/2015/0490/O

Applicant: Mr P Pinkerton

Site Address: Site adjacent to 1 Slievenamaddy Avenue, Newcastle. Currently the rear garden of 52 Bryansford Road, Newcastle

Proposal: Dwelling and garage

Recommendation: Approval

Reference: LA07/2015/0494/O

Applicant: Norma Doyle

Site Address: 127 King Street, Newcastle

Proposal: Replacement Dwelling

Recommendation: Approval

Reference: LA07/2015/0572/F

Applicant: Mr Eric Graham

Site Address: 8 Rivercroft, Lisburn Road, Ballynahinch

Proposal: Two storey side extension and single storey extension to rear

Recommendation: Approval

Reference: LA07/2015/0577/O

Applicant Name: Mr James Hughes

Proposal: Proposed dwelling and detached garage.

Site Location: Church Rock Road

Camlough, (approx. 60m south east of 6 Main Street).

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 proposed site does not constitute a small gap site within an otherwise substantial and continuously built up frontage.

- The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 Camlough and the surrounding countryside.

Reference: LA07/2015/0605/F  
Applicant Name: Mr D McGovern  
Proposal: Renewal of planning approval P/2010/0295/F erection of dwelling with garage  
Site Location: 11 Killowen Road, Rostrevor  
Recommendation: Approval

Reference: LA07/2015/0606/F  
Applicant Name: Mr Niall Treanor  
Proposal Address: 50 Glasdrumman Road  
Proposal: Erection of Replacement Dwelling and Domestic Garage  
Recommendation: Approval

Reference: LA07/2015/0683/RM  
Applicant: Drumlins Integrated Primary School  
Site Address: Former Library Board Headquarters, Windmill Lane, Ballynahinch  
Proposal: 7 classroom primary school, playgroup and associated site-works and car-park  
Recommendation: Approval

Reference: LA07/2015/0688/F  
Applicant: Gerry Quinn  
Proposal: Proposed Farm Dwelling  
Location: 35m North of No 12 Forge Road Cullyhanna Newry  
Recommendation: Approval

Reference: LA07/2015/0720/F  
Applicant: CM Precision Components Ltd  
Site Address: Adjacent to Brannish Road, Downpatrick  
Proposal: Proposed general industrial unit with ancillary office and staff facilities, security fence & gates, vehicle parking and landscaping  
Recommendation: Approval

Reference: LA07/2015/0787/RM  
Applicant Name: Katrina Rea And Gary Fitzsimons  
Site Location: Between 52 and 54 Magheralone Road, Ballynahinch  
Proposal: New bungalow and garage  
Recommendation: Approval

Reference: LA07/2015/0832/F  
Applicant Name: Desmond Patteron  
Site Location: 70 Trassey Road, Bryansford, Newcastle  
Proposal: Extension to dwelling  
Recommendation: Refusal

- The proposal is contrary to policy EXT 1 of the Planning Policy Statement 7 Addendum (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.

Reference: LA07/2015/0927/F  
Applicant Name: Paul Bardon  
Site Location: 149 King Street, Newcastle  
Proposal: Retrospective application for first floor walkway to terraced garden  
Recommendation: Refusal

- The proposal is contrary to Policy EXT1 of the Addendum to Planning Policy Statement 7, (Residential Extensions and Alterations), in that it unduly affects the amenity of neighbouring residents at Nos 147 and 151 King Street by reason of loss of privacy, noise and disturbance and also unduly affects the amenity of the residents of 151 King Street by reason of dominance.

Reference: LA07/2015/0983/RM  
Applicant: Mrs Mary Murray  
Site Address: Land immediately south of 45 Burrenbridge Road, Castlewellan.  
Proposal: Dwelling and garage  
Recommendation: Approval

Reference: LA07/2015/1011/O  
Applicant Name: Mr S Boyle  
Proposal: Erection of Replacement Dwelling  
Site Location: 40 M West of 19 Station Road, Adavoyle, Killeavy, Newry  
Recommendation: Refusal

- The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no structure that exhibits the essential characteristics of a dwelling and all external structural walls are not substantially intact.

Reference: LA07/2015/1079/NMC  
Applicant: Mr P Cassidy  
Site Address: 55 Drumsnade Road, Ballynahinch.  
Proposal: Balcony railings and opening replaced with 3 panel glazed window screen  
Recommendation: Approval



Reference: LA07/2015/1083/F  
Applicant Name: Mrs M Casement  
Site Location: 25m West of 6 Sunday Well Road, Killyleagh  
Proposal: Change of house type previously approved planning application  
R/2012/0423/F  
Recommendation: Approval

Reference: LA07/2015/1093/F  
Applicant Name: Dwayne and Jacqueline Rice  
Proposal: Single storey extensions to the front and rear  
Site Location: 15 Corgary Road, Newry, BT34 1ST  
Recommendation: Approval

Reference: LA07/2015/1108/RM  
Applicant Name: Mrs Fiona Morgan  
Proposal: One and a half storey dwelling with detached garage  
Site Location: Adjacent to and 20m South of No. 38 Moygannon Road, Warrenpoint  
Recommendation: Approval

Reference: LA07/2015/1125/F  
Applicant: Connor McKibbin  
Site Address: 1 Cloughley Heights, Loughinisland  
Proposal: Single storey rear and side extension  
Recommendation: Approval

Reference: LA07/2015/1146/F  
Applicant: Mr & Mrs P. Forsythe  
Site Address: 64 Crossgar Road, Saintfield  
Proposal: Single storey extension to side and rear and refurbishment of existing dwelling.  
Recommendation: Approval

Reference: LA07/2015/1167/F  
Applicant Name: Brendan and Sharon O'Gorman and Gregory  
Proposal: Replacement Dwelling and new garage  
Site Location: 80 metres Northeast of 84 Kiltybane Road, Crossmaglen, Newry, BT35 9BH  
Recommendation: Refusal

- The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no structure that exhibits the essential characteristics of a dwelling and all external structural walls are not substantially intact

Reference: LA07/2015/1287/A  
Applicant: Morrisons Vivoxtra  
Site Address: 1 Ballynahinch Road, Saintfield  
Proposal: Illuminated digital display advertising  
Recommendation: Refusal

- The proposal is contrary to Planning Policy Statement 17, Control of Outdoor Advertisements, Policy AD1, in that it would, if permitted, prejudice the safety and convenience of road users.

Reference: LA07/2015/1332/F  
Applicant Name: Michael Morgan  
Site Location: 40m West of No 50 Slievehanny Road, Castlewellan  
Proposal: New dwelling and detached garage on a farm (Change of house type)  
Recommendation: Approval

Reference: LA07/2015/1362/F  
Applicant Name: Mr T Holmes  
Site Location: 5 Sunday Well Road, Killyleagh, Downpatrick  
Proposal: Demolition of rear extension, internal refurbishment and construction of 2 storey rear extension and utility room  
Recommendation: Approval

Reference: LA07/2015/1405/F  
Applicant: Mr & Mrs Eugene McCann  
Site Address: 50 Graysfield, Crossgar  
Proposal: Single storey rear sun lounge extension  
Recommendation: Approval

Reference: LA07/2016/0010/F  
Applicant: J. Osborne  
Site Address: 38 Raffery Road, Crossgar  
Proposal: Retention of existing detached double garage  
Recommendation: Approval

Reference: LA07/2016/0028/F  
Applicant Name: Mr John Lowry  
Site Location: 86 Ballagh Road, Newcastle  
Proposal: Two Storey extension & decking to side of dwelling  
Recommendation: Approval

Reference: LA07/2016/0078/F  
Applicant: Mrs Kathleen Cooper  
Site Address: 51 Burrendale Park Road, Newcastle  
Proposal: Single storey rear extension  
Recommendation: Approval

Applicant Reference: LA07/2016/0213/NMC  
Applicant Name: Thomas Lennox  
Proposal: Erection of domestic store  
Site Location: 17 Goragh Road  
Jerrettspass, Newry, Co. Down  
Recommendation: Approval