

Weekly delegated list 18th March 2016

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.

Reference: P/2014/0292/F

Applicant Name: Mr Cyril Feely

Proposal: 294 metres north west of 20 Cloghogue Road, Cullyhanna

Site Location: Erection of single wind turbine (50m hub height with 27m blades), associated access and electricity cabinets

Recommendation: Approval

Reference: R/2014/0676/F

Applicant: Oaklee Trinity Housing

Site Address: 9-17 Antrim Road, Ballynahinch

Proposal: Demolition of existing buildings and the construction of 24 dwelling with associated car parking and landscaping. Dwellings include 14no 3p2bed apts, 4no 2p1bed apts, 4no 5p3bed & 2no 3p2bed houses.

Recommendation: Approval

Reference: P/2014/0943/F

Applicant Name: Keith Agnew

Proposal: Retention of calf rearing unit and associated siteworks

Site Location: 60m south of 9 Drummond Road, Newry, BT35 6NH

Recommendation: Refusal

- The proposal is contrary to Policy CTY 12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the existing agricultural is not currently active and established
- Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that further details regarding the length of operation of the farm holding were required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
- 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.

Reference: P/2015/0053/F

Applicant Name: Mr Hadden

Proposal: A single 250kw wind turbine with a base height of 30m and a blade length of 19.5m

Site Location: Approximately 675m South West of 101 Bessbrook Road, Mounthorris

Recommendation: Approval

Reference: P/2015/0127/F
Applicant: Mr M Mallon
Proposal: Renewal of planning permission P/2008/1188/F for demolition of existing building and erection of No 3 No food retail units to include associated site works.
Location: 107 Camlough Road, Newry, BT35 7EE
Recommendation: Approval

Reference: P/2015/0168/F
Applicant Name: Mr William Kelly
Proposal: Dwelling on a farm
Site Location: 75 meters south of No. 48 Derryleckagh Road, Newry, BT34 2NL
Recommendation: Approval

Reference: P/2015/0185/F
Applicant: European Renewable Energy Solutions C/O Agent
Proposal: Proposed micro-hydro electric system inclusive of construction of water intake structure, laying of pipeline (440m) and erection of hydro electric turbine system
Location: Running from Intake Weir 85m south of No.40 Flagstaff Road for approximately 440m to proposed turbine building 50m south of No.45 Fathom Line Fathom Lower, Newry, BT35 8QN
Recommendation: Approval

Reference: LA07/2015/0139/F
Applicant Name: Mr Gerald Grant
Proposal: Dwelling and domestic garage on a farm
Site Location: 80metres east of No. 49 Bavan Road, Mayobridge, BT34 2HT
Recommendation: Approval

Reference: LA07/2015/0331/O
Applicant Name: Jacqueline Duffy
Site Location: Between 42 & 44 Cullion Road, Mayobridge, Newry, BT34 5BA
Proposal: Infill site for 2 storey dwelling and garage
Recommendation: Approval

Reference: LA07/2015/0465/NMC
Applicant Name: Lotus Group
Proposal: Revised house types propose an enlarged window to the family room / bedroom 1 which are sited to the rear of the properties on the ground floor in each case
Site Location: Lands adjacent and west of existing nursing home (No. 76 Upper Dromore Road, Warrenpoint, BT34 3PN)
Recommendation: Approval

Reference: LA07/2015/0429/F
Applicant Name: Rory and Kerri Farrell
Site Location: Site 11, The Avenue, Burren, Warrenpoint
Proposal: New two storey house with attached garage and associated external works
Recommendation: Approval

Reference: LA07/2015/0600/LDP
Applicant Name: Anthony Shore
Site Location: 16 Killard Drive, Ballyhornan, Downpatrick
Proposal: Single storey sun room extension to dwelling
Recommendation: Approval

Reference: LA07/2015/0708/F
Applicant Name: N Cole
Site Location: 60m south east of 22 Tullyveery Road, Killyleagh
Proposal: Change of house-type in substitution for planning R/2013/0414RM
Recommendation: Approval

Reference: LA07/2015/0775/RM
Applicant Name: Mr T O'Hagen
Site Location: 60m East of 29 Kilkeel Road, Hilltown, BT34 5XZ
Proposal: Farm dwelling
Recommendation: Approval

Reference: LA07/2015/0826/O
Applicant Name: Mrs P Morrow-McDermott
Proposal: Proposed site under CTY2A for two storey dwelling and detached garage (height not to exceed no 18 Derrymore Road adjacent).
Site Location: Land to east of 18 Derrymore Road, Bessbrook
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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling; the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point and the proposed site is not bounded on at least two sides with other development in the cluster.

Reference: LA07/2015/0912/F
Applicant Name: Mr and Mrs McGivern
Proposal: Proposed extension to and conversion of existing barn to provide a granny flat accommodation
Site Location: 131 Killowen Road, Rostrevor
Recommendation: Refusal

- The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building to be converted is not considered locally important and:

the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building: and

and the new extensions are not sympathetic to the scale, massing, architectural style and finishes of the existing building.

- The proposal is contrary to Policy AMP 3 of 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 Main Traffic Route (Protected Route A2), thereby prejudicing the free flow of traffic and conditions of general safety.

Reference: LA07/2015/0931/F

Applicant Name: Telefonica UK Ltd

Proposal: Proposed removal 3no existing antennae and replacement with 6no antennae, 2no radio dishes and ancillary works

Site Location: Existing Mobile Phone Mast at Newry Telephone Exchange, Downshire Road, Newry, BT34 1DX

Recommendation: Approval

Reference: LA07/2015/1003/NMC

Applicant Name: YWAM YWAM

Site Location: Youth With A Mission, 44 Shore Road, Rostrevor, Co Down

Proposal: Minor amendment to approved galvanised steel silo to leave it devoid of paint

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.

Reference: LA07/2015/1045/F

Applicant Name: Shane Doyle

Site Location: 29 Benagh Road, Greencastle, Kilkeel, Co Down

Proposal: Proposed replacement dwelling

Recommendation: Approval

Reference: LA07/2015/1148/F

Applicant: Mr C McVeigh

Proposal: Proposed extension to dwelling with associated hard surfaces

Location: 11 Slatemill Road, Dunavel, Kilkeel

Recommendation: Approval

Reference: LA07/2015/1193/DCA

Applicant: Estate Services Business Unit

Site Address: PSNI Station Irish Street Downpatrick

Proposal: Decommissioning of PSNI station

Recommendation: Consent

Reference: LA07/2015/1195/LBC
Applicant: Estate Services Business Unit
Site Address: PSNI Station Irish Street Downpatrick
Proposal: Decommissioning of PSNI station
Recommendation: Consent

Reference: LA07/2015/1220/NMC
Applicant Name: Warrenpoint Nursing Home Ltd.
Proposal: Addition to flank elevation to create store on sites 1-14
Site Location: Lands adjacent and west of existing nursing home (No. 76) Upper
Dromore Road, Warrenpoint, BT34 3PN
Recommendation: Approval

Reference: LA07/2015/1236/RM
Applicant Name: Justin and Lindsay Bonner
Site Location: Between 53 and 55 School Road, Ballymartin, Newry
Proposal: Erect dwelling and detached garage
Recommendation: Approval

Reference: LA07/2015/1238/F
Applicant Name: Joseph Annett
Site Location: 55 School Road, Ballymartin, Kilkeel
Proposal: Alterations to existing access to serve existing dwelling and formation of
new access to serve existing business premises
Recommendation: Approval

Reference: LA07/2015/1250/F
Applicant Name: Education Authority Southern Region
Proposal: Provision of a double prefabricated accommodation for educational
purposes.
Site Location: Kilkeel High School Knockchree Avenue Kilkeel Newry
Recommendation: Approval

Reference: LA07/2015/1258/F
Applicant Name: Sea Source Processing Ltd
Proposal Address: Sea Source Factory, The harbour, Kilkeel
Proposal: Proposed Side Extension to existing factory and the installation of a 47
tonnes liquid nitrogen tank.
Recommendation: Approval

Reference: LA07/2015/1260/NMC
Applicant Name: Gary & Fiona Best
Site Location: 42 Rostrevor Road, Warrenpoint
Proposal: Minor amendments to approved dwelling, domestic garage
and associated site works
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.

Reference: LA07/2015/1297/F
Applicant: Mr Sean Doyle
Proposal: Proposed new single storey rear extension and detached garage/store to rear of site
Location: 22 Slieve Foy Place, Warrenpoint, BT34 2FL
Recommendation: Approval

Reference: LA07/2015/1356/F
Applicant Name: Mrs J Daley
Site Location: Apartment 9, The Old Mill, Maghera, Castlewella
Proposal: Proposed replacement of existing window with glazed door and side panel, and steps and handrail into garden area
Recommendation: Approval

Reference: LA07/2015/1386/F
Applicant Name: St Malachys PS Board Governors
Site Location: St Malachys PS, 8 Kilclief Road, Downpatrick
Proposal: Proposed replacement mobile canteen unit
Recommendation: Approval

Reference: LA07/2015/1397/F
Applicant: Mr. & Mrs. Keating
Proposal: Rear, single storey extension to existing dwelling to provide kitchen/dining/lounge area
Location: 50 Carrickasticken Road, Forkhill, Newry, BT35 9RJ
Recommendation: Approval

Reference: LA07/2016/0016/F
Applicant Name: Martin & Paula Heaney
Site Location: No. 3 Crieve Heights, Newry, Co. Down
Proposal: Single storey rear extension for utility room
Recommendation: Approval

Reference: LA07/2016/0019/RM
Applicant: Mr and Mrs S Donnelly
Site Address: Land immediately South of 45 Burrenbridge Road (second site)
Proposal: Proposed dwelling and garage with associated parking and amenity
Recommendation: Approval

Reference: LA07/2016/0045/F
Applicant: Matthew McGennity
Proposal: Single storey rear extension for bedroom, kitchen and basement
Location: 23 Hennessy Park, Newry, Co. Down
Recommendation: Approval

Reference: LA07/2016/0074/F
Applicant: Curleys Wine Cellar
Proposal: Proposed closing up of existing rear escape door & removal of existing steps.
Location: Unit 8/10 Kingsway Arcade, Monaghan Street, Newry, BT35 6AA
Recommendation: Approval

Reference: LA07/2016/0095/F
Applicant: Drs. D & L Cummins
Site Address: 80 Monlough Road, Saintfield
Proposal: Two storey side extension and single storey rear extension
Recommendation: Approval

Reference: LA07/2016/0142/F
Applicant: O'Connor Bros Homes Ltd
Site Address: 67 St Patrick's Road, Raholp, Downpatrick
Proposal: Change of previously approved house type R/2014/0445/F (2 dwellings)
Recommendation: Approval

Reference: LA07/2016/0156/F
Applicant: Adam Rice
Proposal: Proposed extensions to dwelling to include 2 No. bedrooms, sun lounge, utility room and porch.
Location: 74 Kiltybane Road, Crossmaglen, Newry, BT35 9BH
Recommendation: Approval

Reference: LA07/2016/0174/F
Applicant: Mr Stephen Stratton
Site Address: 6 Bannaghan Road, Downpatrick
Proposal: First floor extension and balcony
Recommendation: Approval

Reference: LA07/2016/0196/F
Applicant: Mr & Mrs Tom McCartan
Site Address: 2 School Road, Clough
Proposal: Single storey extension internally linking dwelling to garage
Recommendation: Approval

Reference: LA07/2016/0205/F
Applicant: Mr & Mrs Roy Dodds
Site Address: 46 Killyleagh Street, Crossgar
Proposal: Single storey extension and new dormer window to rear of dwelling
Recommendation: Approval

Reference: LA07/2016/0200/NMC
Applicant Name: Miss A and Mr D Crothers and McGrillen
Site Location: Adjoining 2 Montalto Court, Dromore Road, Ballynahinch

Proposal: Change to previously approved dwelling (R/2010/0716/F) to omit 2 windows and replacing with doors on LHS gable.
House turned to allow access for bins, maintenance etc.

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.

Reference: LA07/2016/0232/F

Applicant Name: Paudie Mackin

Proposal: Proposed replacement dwelling

Site Location: 32 Drumalt Road, Silverbridge, Newry, BT35 9LH

Recommendation: Approval

Reference: LA07/2016/0256/NMC

Applicant Name: Mr Patrick Savage

Site Location: 60 Ballymaglave Road, Spa, Ballynahinch

Proposal: External façades alterations

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.