

These applications are delegated applications which have more than 6 objections from 6 different addresses and will be brought before the briefing panel automatically on the 21st April 2015.

B1. Application Ref: P/2014/0957/F

Applicant: Julie McLernon

Proposal: Material change of use from ground floor apartment to ground floor office, including refurbishment of outbuilding and WC.

Site location: 12 Seaview, Warrenpoint

Recommendation: Approval

Briefing Panel Criteria: Objections: 7 (from more than 6 different addresses)

B2. Application Ref : P/2014/0960/F

Applicant Name: Michael McGuinness

Proposal: Change of use of existing shop to chip shop and associated off-license

Site Location: 24a Dorans Hill Newry,

Recommendation: Approval

Briefing Panel Criteria: Objections: 20 (from more than 6 different addresses)

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: P/2011/0894/F

Applicant Name: Mr T Tiernan

Proposal: Proposed amendments to previously approved application (Planning ref: P/2005/0703/RM) to include 7 no holiday chalets, amendments to the design of the chalets and site plan amendments

Site Location: 50 metres north of no Glendessa Road, Mullaghbawn, Newry

Recommendation: Approval

3. 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

4. Application ref: P/2013/0079/F

Applicant Name: Eamon O'Hanlon

Proposal: Erection of dwelling and garage on a farm

Site Location: 140 metres north east of 31 Low Road, Killeavy

Recommendation: Approval

5. 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.

6. Application ref: P/2013/0536/O

Applicant Name: John Bradley

Proposal: Proposed farm Dwelling

Site Location: Approximately 50m North West of 58 Tullyframe Road, Kilkeel, Down.

Recommendation: Approval

7. Application Ref: P/2014/0012

Applicant Name: Mourne 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.

8. Application Ref: R/2014/0125/F

Applicant Name: Mr Patrick Milligan

Proposal: Erection of 1No. 250 kw wind turbine with hub height 40m

Site Location: 233 South East of 160 Dunmore Road, Ballynahinch

Recommendation: Approval

9. Application Ref: R/2014/0133/O

Applicant Name: Mr Daniel Savage

Proposal: Infill dwelling and garage

Site Location: Lands located between 58 and 60 Drumgooland Road, Loughinisland

Recommendation: Approval

10. Application Ref: R/2014/0162/f

Applicant Name: Mr P Hart

Proposal: Refurbishment of ex dwelling, GF kitchen, living and bedroom extension and new vehicular access.

Site Location: 3 Vale Road, Crossgar

Recommendation: Approval

11. 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

12. Application ref: P/2014/0269/F

Applicant Name: Patrick Mc Ginn

Proposal: erection of a dwelling

Site Location: 36metres south of No. 123 high Street Bessbrook Newry

Recommendation: Approval

13. Application Ref: R/2014/0302/f

Applicant Name: Paul OKane (agent)

Proposal: A new access to an approved dwelling site R/2013/0129/RM

Site Location: 100m NE of 11 Crawfordstown Road Loughinisland

Recommendation: Approval

14. 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

15. Application Ref: R/2014/0329/O

Applicant Name: Dr & Mrs T Courtney

Proposal: Proposed farm dwelling

Site Location: 29 Mountview Road Ballynahinch

Recommendation: Approval

16. Application Ref: R/2014/0377/F

Applicant Name: RODDY NICHOLSON

Proposal: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF DWELLING

Site Location: 28-30 HIGH STREET, KILLYLEAGH

Recommendation: APPROVAL

17. Application Ref: R/2014/0383/DCA

Applicant Name: RODDY NICHOLSON

Proposal: DEMOLITION OF EXISTING PROPERTY.

Site Location: 28-30 HIGH STREET, KILLYLEAGH

Recommendation: CONSENT

18. 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

19. Application Ref: R/2014/0485/F

Applicant Name: Mrs D Philips

Proposal: Proposed new access

Site Location: Adjacent 39 Tullywest Road

Recommendation: Approval

20. Application Ref: R/2014/0489/F

Applicant Name: Mr and Mrs Thomas Bohill

Proposal: retention of constructed dwelling in non compliance with condition 3 of planning approval R/2006/0509/F (described as lands 200m south of no 9 Ballynagross Road, Downpatrick)

Site Location: 17 Ballynagross Road, Ballyalton, Downpatrick

Recommendation: Approval

21. Application Ref: R/2014/0490/RM

Applicant Name: Mr Ronan Conway

Proposal: Replacement Dwelling and Detached Garage

Site Location: 24 Black Causeway Road, Strangford

Recommendation: Approval

22. Application Ref: R/2014/0498/F

Applicant Name: Mr & Mrs McAleese

Proposal: Change of use of vacant school house to dwelling

Site Location: 54 Clonvaraghan Road, Castlewellan

Recommendation: Approval

23. 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

24. Application Ref: R/2014/0510/F

Applicant Name: Mr Kirk

Proposal: 250kw Wind Turbine hub height 53m & blade length 19.5

Site Location: 130m NW of 114 Listooder Rd Saintfield

Recommendation: Approval

25. Application Ref: R/2014/0520/F

Applicant Name: Mr T Irwin

Proposal: Restoration and Alterations to a Grade B1 listed building

Site Location: 106 Saul Street Downpatrick

Recommendation: Approval

26. Application Ref: R/2014/0521/LBC

Applicant Name: Mr T Irwin

Proposal: Restoration and Alterations to a Grade B1 listed building

Site Location: 106 Saul Street Downpatrick

Recommendation: Approval

27. Application Ref: R/2014/0529/F

Applicant Name: Mr & Mrs A Rodgers

Proposal: Erection of Replacement Dwelling & Domestic Garage

Site Location: 24 Byransford Avenue, Newcastle

Recommendation: Approval

28. 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.

29. Applicant Ref: P/2014/0612/F

Applicant Name: Hillary McCambley

Proposal: Erection of replacement dwelling and garage

Site Location: No.26 Tamary Road (to rear and north of No.s 24 & 28 Tamary Road)
Mayobridge, Newry, Co. Down, BT34 2NP

Recommendation: Approval

30. Application Ref: R/2014/0606/O

Applicant Name: Mr J Mc Ilwaine

Proposal: Dwelling and Garage on a farm

Site Location: Adj to 79 Mountview Road, Ballynahinch

Recommendation: Approval

31. Application Ref: R/2014/0635/F

Applicant Name: Mr G Furey

Proposal: Erection of Replacement dwelling

Site Location: 190m NW of 75 Comber Rd Killyleagh

Recommendation: Approval

32. Application Ref: R/2014/0637/LBC

Applicant name: Down District Council

Proposal: Demolition works

Site location: 24 Strangford Road, Downpatrick

Recommendation: Consent

33. Application Ref: R/2014/0645/F

Applicant Name: Drumaness GAC

Proposal: Gaelic Football Club, sports ground, social club and changing rooms

Site Location: 91 Old Park Road Drumaness

Recommendation: Approval

34. Application Ref: R/2014/0656/F

Applicant Name: MR & MRS CREAM

Proposal: REPLACEMENT DWELLING

Site Location: 46 TYRELLA ROAD

Recommendation: APPROVAL

35. Application Ref: R/2014/0665/F

Applicant Name: KENNEDY DEVELOPMENTS

Proposal: CHANGE OF HOUSE TYPE

Site Location: GRAYSFIELD, CROSSGAR

Recommendation: APPROVAL

36. Application Ref: R/2014/0666/F

Applicant Name: SELB

Proposal: Proposed single storey extension

Site Location: 1 Drumnaconagher Road Downpatrick

Recommendation: Approval

37. 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.

38. 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

39. Application Ref: P/2014/0767/F

Applicant Name: Mr James Cunningham

Proposal: Proposed alterations and extension to shop to incorporate cafe with customers parking area, erection of stores to rear and additional apartment over shop

Site Location: 13 15 17 & 19 Newcastle Street, Kilkeel BT34 4AF

Recommendation: Approval

40. Application Ref: P/2014/0783/O

Applicant Name: Rosemary Fennell

Proposal: Infill dwelling in small gap site

Site Location: Site adjacent to 67 Windmill Road, Kilkeel

Recommendation: Approval

41. 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.

42. Application Ref: P/2014/0799/F

Applicant Name: Keith and Catriona Dunne

Proposal: Single storey extension to side and two storey extension to rear to allow garage and utility on ground floor and bedroom over and alterations to front elevation

Site Location: 15 Molly Road, Jonesborough, BT35 8HY

Recommendation: Approval

43. Application Ref: P/2014/0816/RM

Applicant Name: Henry and Liz McLaughlin

Proposal: Proposed dwelling and garden shed

Site Location: Opposite and 30 metres south east of 44 Victoria Square, Rostrevor

Recommendation: Approval

44. 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

45. Application ref: P/2014/0879/F

Applicant Name: Kevin Rooney

Proposal: Rear upper extension

Site Location: 54 Rathview Park, Crossmaglen

Recommendation: Approval

46. 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.

47: Applicant Ref: P/2014/0976/F

Applicant Name: Anthony Mcardle

Proposal: Change of use first floor offices to licensed restaurant with hot food carryout facilities

Site Location: 54 Camlough Road, Newry

Recommendation: Approval

48: Applicant Ref: P/2014/1081/F

Applicant Name: Liam McNally

Proposal: Erection of a street cabinet to facilitate the provision of the new fibre optic infrastructure across the BT network. Cabinet dimensions approx. 1100mm high x 1430mm wide x 450mm deep.

Site Location: Outside 1 Oliver Plunkett Park, Silverbridge. BT35 9LW

Recommendation: Approval

49. Applicant Ref: R/2015/0075/F

Applicant Name: McGrady Scullion Solicitors

Proposal: Change of Use of Institutional Residence to Office Use

Site Location: 50 St Patricks avenue, Downpatrick

Recommendation: Approval

50. Applicant 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)