

**Applications automatically being brought to Briefing panel as there are more than 6 objectors or objections from a community group.**

Application Ref: P/2008/0670/F

Applicant Name: Mr Jim McQuillan

Proposal: Erection of residential development comprising 30 No. apartments (in 3No. blocks of three and three-and-a-half storeys, with access via Forest Hills estate road and Old Warrenpoint Road) Amended Scheme

Site Location: Lands at No. 60 Old Warrenpoint Road, Newry (immediately west of No. 1 Forest Hills, extending north-westwards to Old Warrenpoint Road and its junctions with Warrenpoint Road and the Forest Hills estate road)

Recommendation: Refusal

**Refusal Reasons**

1. The proposal is contrary to Policy QD 1 (Criteria a, c, e, f and h) of the Department's Planning Policy Statement 7 (PPS 7): Quality Residential Environments,
2. The proposal is contrary to Policy OS 2 of Planning Policy Statement 8 (PPS 8): Open Space, Sport and Outdoor Recreation, in that insufficient amenity space has been provided for the proposed residential development.
3. The proposal is contrary to Policy HS 4 of Planning Policy Statement 12 (PPS 12): Housing in Settlements, in that the applicant has failed to demonstrate that the proposal would create a quality and sustainable residential environment.
4. The proposal is contrary to Policy LC 1 (Criteria a and b) of the Department's Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas, in that the development would impact adversely on the character and environmental quality of the established residential area by reason of its density; the scale, form and massing of the apartment blocks; their resultant dominance from Warrenpoint Road (A2) and Old Warrenpoint Road; the impact of hard surfacing and parking provision; the treatment of levels and reliance on retaining structures; and the potential obstruction and visual interference on the street-scene caused by the means of refuse / recycling collection.
5. The proposal is contrary to Policy AMP 1 of Planning Policy Statement 3 (PPS 3): Access, Movement and Parking, and Policy QD 1 (Criteria e and f) of the Department's Planning Policy Statement 7 (PPS 7): Quality Residential Environments, in that the submitted details fail to demonstrate that adequate and appropriate parking would be provided within the scheme to meet the needs of disabled persons.

Application Ref: P/2015/0026/F

Applicant Name: Arqvia

Proposal: Installation of a 15m high lattice mast with 6 no. antenna and 2 no. dishes 4 no. dishes equipment cabinets at ground level and all ancillary equipment surrounded by a 2.2m high timber closed boarded fencing. Proposed 3.0m wide x 115m long permanent type 1 access track c/w turning head.

Site Location: Lands at Northern Ireland Water Compound, 670m East of No. 20 Yellow Road, Hilltown

Recommendation: Approval

Reference Number: R/2012/0322/F

Applicant Name: Mr Canning

Proposal: 3no camping pods, washroom/toilet facilities and associated landscaping works.

Site location: Lands approx 340m NW of 22 Ringhaddy Rd,

Recommendation: Approval

**Normal delegated applications which must have a pro forma completed in order to be brought to Briefing Panel.**

Reference Number: P/2009/0081/F

Applicant Name: Mr & Mrs Phelim Lundy

Proposal: Erection of dwelling and garage

Site location: 180m NW of 11 School Road Jerrettspass Newry

Recommendation: Approval

Reference Number: P/2013/0459/F

Applicant Name: Michael Matthews

Proposal: Erection of Farm Dwelling and Garage

Site location: 37m south-east of No.69 Upper Fathom Road  
Kileen

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 farm business is currently active and has been established for at least six years and it has not been demonstrated that the proposed bew building is visually linked or sited to cluster with an established group of buildings on the farm.

Reference Number: P/2013/0630/O

Applicant Name: Mr Emmet Quinn

Proposal: Farm dwelling

Site location: Adjacent to and 70 metres south of 12a Carrickcloghan Road Camlough,  
Armagh

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 farm business is currently active and has been established for at least six years.

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 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.

Reference Number: P/2014/0093/F

Applicant Name: Mr Roger Foster

Proposal: Proposed change to approved wind turbine (P/2011/0698/F) Endurance E-3120 to Endurance E4660. Hub height of 36.6 metres, 23.5 metres rotor diameter - Overall height 48.35 metres (amended)

Site location: 325 metres south east of 20 Barkers Road, Newtown Hamilton, Newry

Recommendation: Approval

Application Ref: P/2014/0267/F

Applicant Name: Mr C Garvey

Proposal: Erection of 225kw single turbine (30.4m to the hub with 14.55m blade length ) using existing access from Tullyherron Road with new section of associated access and 2 no. electricity cabinets

Site Location: 285m NW of 34 Tullyherron Road, Mountnorris

Recommendation: Approval

Application Reference R/2014/0528/F

Applicant Name: Martin Judge

Proposal Address: 43 High Street, Ballynahinch

Proposal: proposed alterations to shop facade

Recommendation: Approval

Reference Number: P/2014/0592/F

Applicant Name: Stephen Collins

Proposal: Erection of replacement one-and-half storey dwelling and garage with associated works (with access via existing agricultural laneway opposite and south-west of laneway to No. 17 Drummill Road, with improvements).

Site location: 300 metres North West of No.8 Drummill Road, Silverbridge, Newry

Recommendation: Approval

Reference Number: P/2014/0662/RM

Applicant Name: Joseph Lonergan

Proposal: Erection of two storey dwelling (within existing garden area of No. 18 Liska Avenue) (amended plans)

Site location: Adjacent to 18 Liska Avenue, Newry

Application Reference R/2014/0672/F

Applicant Name: Mrs Jennifer Lowry

Proposal Address: Site adjacent to 4 Kilmegan Road, Dundrum.

Proposal: Erection of dwelling and attached garage.

Recommendation: Refusal

The proposed development is contrary to Policies CTY 1 and CTY 6 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 was refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

Reference Number: P/2014/0787/F

Applicant Name: P McAlarney

Proposal: Extension and conversion of roof-space to provide first floor accommodation with alterations to dwelling

Site location: 65a Ballagh Road, Newcastle

Recommendation: Approval

Reference Number: P/2014/0797/F

Applicant Name: William Doran

Proposal: Erection of farm dwelling

Site location: Lands adjacent and south-east of 37 Grove Road, Annalong

Recommendation: Approval

Application Ref: P/2014/0840/LDP

Applicant Name: John and James McKibbin

Proposal: Construction of a new access to farm from Moyad Road

Site Location: Lands opposite 181 Moyad Road, Killeel

Recommendation: Approval

Application Ref: P/2014/0867/O

Applicant Name: Mr Albert Skillen

Proposal: Site for a two storey replacement dwelling, garage and associated works

Site Location: 260 metres south west of 43 Brackenagh West Road, Ballymartin BT34 4PP

Recommendation: Approval

Application Ref: P/2014/0929/F

Applicant Name: James Alexander Engineering Ltd

Proposal: Erection of office and canteen in place of existing building (store)

Site Location: 48 Kittys Road, Kilkeel Co Down

Recommendation: Approval

Application Ref: P/2014/0954/F

Applicant Name: Mr Patrick Murtagh

Proposal: Proposed refurbishment of existing dwelling including new roof covering and new pitched roof to existing flat roof rear return

Site Location: 96 Shore Road, Rostrevor

Recommendation: Approval

Application Ref: P/2014/1012/F

Applicant Name: Mr & Mrs Richard Henning

Proposal: Erection of dwelling and garage- change of house type

Site Location: 130m NE of 14 Drumlough Road, Rathfriland

Recommendation: Approval

Reference Number: P/2014/1015/F

Applicant Name: C/O Jackie Mooney Trustees of Camlough Rovers FC

Proposal: Proposed car park within the grounds of existing football club

Site location: Newry Road, Camlough

Recommendation: Approval

Reference Number: P/2014/1064/F

Applicant Name: Shane O'Neill

Proposal: Replacement Dwelling

Site location: 114m North West of 207 Concession Road  
Cullaville Newry

Recommendation: Approval

Reference Number: P/2014/1071/F

Applicant Name: Mr Sean Rogers

Proposal: Proposed amended house plan to that approved for replacement under  
P/2009/0546/F

Site location: 70m south of 25 Clonlum Road, Clonlum, Killeavy, Newry

Recommendation: Approval

Application Reference R/2015/0032/F

Applicant Name: Omega Developments

Proposal Address: Adj 70 Demesne Crescent, Downpatrick

Proposal: 1 1/2 storey dwelling

Recommendation: Refusal

1. The proposed development is contrary to Policy QD1 (a) of the Departments Planning Policy Statement 7; Quality Residential Environment, in that it would, if permitted, result in over-development of the site which is not large enough to accommodate any residential development with adequate separation distances to the rear boundary.
2. The proposal is contrary to policy QD1 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the proposed development would not create a quality residential environment, and would, if permitted result in unacceptable overlooking over the adjoining property (No.70 Demesne Crescent), and consequent loss of privacy.
3. The proposal is contrary to policy QD1 (c) of the Department's Planning Policy Statement 7, Quality Residential Environments in that insufficient provision has been made for usable private amenity space to the rear of the dwelling.
4. The proposed development is contrary to Policy QD1 (a) of the Departments Planning Policy Statement 7; Quality Residential Environment, in that the proposed dwelling does not respect the surrounding context and is not appropriate to the character of this area by reason of its layout, design, scale, proportions, massing and appearance.



Application Reference: R/2015/0056/O

Applicant Name: Mr J McGreevy

Proposal Address: Rear of no.105 Manse Road, Crossgar

Proposal: Dwelling and garage under CTY6 of PPS21.

Recommendation: Refusal.

The proposal is contrary to Policy CTY1 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, while it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

Application Reference: R/2015/0064/F

Applicant Name: Mr N McKinley

Proposal Address: Lands adjacent to and to the rear of Mullandra Park, Kilcoo

Proposal: Change of house type to sites no.28 and 29

Recommendation: Approval

Application Reference: R/2015/0072/O

Applicant Name: Mr D Russell

Proposal Address: 40m SE of no.25 Lessans Road, Saintfield.

Proposal: New dwelling and garage (Infill)

Recommendation: Approval

Reference Number: P/2015/0079/F

Applicant Name: Brendan McGarvey

Proposal: Single storey extension to provide living room, kitchen, office and en-suite.

Site location: 43 Carrive Road, Silverbridge, Newry

Recommendation: Approval

Application Ref: P/2015/0083/F  
Applicant Name: Mr & Mrs Eugene Smith  
Proposal: Living Room/kitchen extension  
Site Location: 32 Bettys Hill Ballyholland  
Recommendation: Approval

Application Reference: LA07/2015/0015/F  
Applicant Name: Mrs Evelyn Byrne  
Proposal Address: 24 Corry Wood Park, Castlewellan  
Proposal: New disabled bedroom, bathroom and ramp  
Recommendation: Approval

Application Ref: LA07/2015/0052/F  
Applicant Name: Larry Colgan BT  
Proposal: Erection of street cabinet  
Site Location: Approx 20m E of Orange Hall Sabbath Hill Annalong  
Recommendation: Approval

Application Ref: LA07/2015/0053/F  
Applicant Name: Larry Colgan BT  
Proposal: Erection of street cabinet  
Site Location: Approx 45m NW of 87 Ballyveaghmore Road Annalong  
Recommendation: Approval