

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.

Applicant Reference: P/2006/0422/F

Applicant Name: Murphys Meigh Ltd

Proposal: Erection of supermarket, shop, fitness suite and hotel rooms with associated fuel station, car parking and ground works. (Amended Proposal)

Site Location: Rear of No. 2 Railway Road, Meigh, Newry

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to the Banbridge and Newry and Mourne Area Plan 2015 in that a large portion of the site lies outside the settlement limit for Meigh and no exceptional circumstances have been demonstrated to justify a relaxation of the strict planning controls exercised in this area.

2. 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.

3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.

4. The proposal is contrary to Policy TSM3 of PPS16 Tourism in that the site is adjacent to and straddles the settlement limit of Meigh and will adversely affect the landscape setting of the historic village core and contribute to urban sprawl. In addition it has not been demonstrated that there are no suitable sites within the settlement or no opportunities for conversion or replacement of a suitable building in the locality.

5. The proposal is contrary to the Department's Planning Policy Statement 5, retailing and Town Centres Para 54 in that the site lies outside the development limits of Meigh as designated in the Banbridge, Newry and Mourne Area Plan 2015 and no special need for a supermarket has been demonstrated which would justify relaxation of the strict planning controls exercised in the countryside.

6. The proposal is contrary to the Department's Planning Policy Statement 5, Retailing and Town Centres Para 56 in that the retail use is not secondary to the use as a petrol station.

Applicant Reference: P/2013/0551/F

Applicant Name: John Quinn

Proposal: Farm Dwelling and Garage

Site Location: Adjacent and approx 85m West of No 14 Bog Road
Cullyhanna, Newry, Co Down

Recommendation: Approval

Applicant Reference: P/2014/0295/F

Applicant Name: Mr Sean Nugent

Proposal: Erection of farm dwelling

Site Location: 405 metres north of no 52 Slatequarry Road, Cullyhanna

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 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 proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.

3. The proposal is contrary to 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.

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.

Application Reference: P/2013/0814/F

Applicant Name: Mr M Murray

Site Location: 65m W of 92 Skerriff Rd, Newtownhamilton

Proposal: Erection of a single wind turbine

Recommendation: Approval

Application Reference: R/2014/0060/F

Applicant Name: Mrs M Raj

Proposal: Erection of 2No. Dwellings & Garages

Site Location: Immediately west of 154 Castlewellan Rd, Newry

Recommendation: Approval

Application Reference: R/2014/0283/F

Applicant Name: Mr Colin Maxwell

Proposal: Proposed dwelling with access onto McMinns Lane

Site Location: 45m WNW on the RHS of McMinns Lane Dundrum to rear of 45 Main Street Dundrum

Recommendation: Approval

Application Reference: R/2014/0314/F

Applicant Name: Mr Richard Rooney

Proposal: Retention of Existing Dwelling using existing access onto public road

Site Location: 23m North West of 31 Clanmaghera Rd, Minerstown, Downpatrick

Recommendation: Approval

Application Reference: R/2014/0544/F

Applicant Name: Mr Edward Cummings

Proposal: Change of Use of building to dwelling with minor alterations (Retrospective)

Site Location: 225a Dundrum Road, Newcastle

Recommendation: Approval

Application Reference: R/2014/0598/LDE

Applicant Name: Mr T Tate

Proposal: Motor Vehicle Repair Business

Site Location: 50M North of 5 Riverside Road, Ballynahinch

Recommendation: Approval

Application Reference: P/2014/0794/F

Applicant Name: Northern Ireland Housing Executive

Proposal: Altering of existing roof and increasing the ridge height (Amended plan)

Site Location: NIHE District Office, 35-45 Boat Street, Newry, BT34 2DB

Recommendation: Approval

Application Reference: P/2014/0804/O

Applicant Name: Mr and Mrs Eveson

Proposal: Site for farm dwelling and garage

Site Location: 40 metres north east of no.109 Carrickasticken Road, Forkhill, Armagh

Recommendation: Approval

Application Reference: P/2014/0915/O

Applicant Name: Damien Fitzpatrick

Proposal: Site for 3 dwellings and garages

Site Location: Between 2 Yellow Road and 4 Yellow Road, Hilltown

Recommendation: Approval

Application Reference: P/2014/0940/F

Applicant Name: Mrs Mary Morgan

Proposal: single storey disabled extension

Site Location: 22 Wrack Road, Ballymartin

Recommendation: Approval

Application Reference: P/2014/0947/F

Applicant Name: Mr Anthony Donaghy

Proposal: Extension to rear

Site Location: 13 Churchview Close, Kilkeel

Recommendation: Approval

Application Reference; P/2014/0952/F

Applicant Name: Messrs Lindsay & Stewart Gracey

Proposal: Proposed new dwelling on a farm with detached double garage

Site Location: Adjacent to and west of 19 Drumlough Road, Rathfriland, Newry BT34 5DW

Recommendation: Approval

Application Reference; P/2014/0967/F

Applicant Name: Alice McConville

Proposal: Erection of dwelling and garage and creation of new access

Site Location: 60 metres north east of no.69 Newry Road, Hilltown, Newry, Co Down

Recommendation: Approval

Application Reference: P/2014/0973/F

Applicant Name: John Thomas and Sheila Mulholland

Proposal: Agricultural shed

Site Location: Land adjacent to and north of No 68 Newtown Road, Kilbroney, Rostrevor

Recommendation: Approval

Application Reference: P/2014/0987/F

Applicant Name: Mr David Chambers

Proposal: Proposed new dwelling

Site Location: Between nos 22 and 20 Ulster Avenue, Annalong

Recommendation: Approval

Application Reference: P/2014/1004/F

Applicant Name: Patrick McQuillan

Proposal: Replacement Dwelling

Site Location: 4 Lurgancullenboy Road, Crossmaglen, BT35 9EH

Recommendation: Refusal

Refusal Reasons

1. 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 it has been previously used as ancillary accommodation for No. 4 Lurgancullenboy Road.
2. The proposal is contrary to Policy BH11 of Planning Policy Statement 6, Planning, Archaeology and the Built Heritage, in that the proposal is situated within the curtilage of a listed building and the proposed replacement is not considered acceptable due to its inappropriate detailed design, massing, materials and size.

Application Reference: P/2014/1021/O

Applicant Name: L Brannigan and A Donman

Proposal: Farm Bungalow and Garage

Site Location: 50 metres south east of 20 Goward Road, Hilltown, Newry, Co. Down

Recommendation: Approval

Application Reference: P/2014/1048/F

Applicant Name: Mr and Mrs Nolan

Proposal: Extension to side of dwelling to provide Granny Flat

Site Location: 36 Drumnahunshin Road, Whitecross, Co Armagh

Recommendation: Approval

Application Reference: R/2015/0022/O

Applicant Name: Mr Trevor Mawhinney

Proposal: 2 infill dwellings

Site Location: Lands between no.205 and 209 Old Belfast Road, Ballynahinch

Recommendation: Approval

Application Reference: R/2015/0036/F

Applicant Name: Mr and Mrs F O'Donaghue

Proposal: Increased curtilage and change of house type to previous approval R/12/0085

Site Location: 31 South Promenade, Newcastle

Recommendation: Approval

Application Reference: R/2015/0047/F

Applicant Name: Cambrian Developments

Proposal: Foul pumping station to serve 51 dwellings previously approved.

Site Location: Lands adjacent to Millbrook Drive, Ballynahinch.

Recommendation: Approval

Reference: P/2015/0128/F

Applicant Name: Mr L McAllister

Proposal: Proposed erection of replacement dwelling and garage.

Site Location: 202a Concession Road, Culloville, Co Armagh

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building is of a temporary construction and is not eligible for replacement
2. The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

Application Reference P/2015/0129/LDP

Applicant Name: Newry, Mourne and Down District Council

Proposal: Scope of work includes resurfacing existing car park surface, construction of a viewing platform, reseeding of existing grass areas and erection of entrance sign, interpretation panel, estate railings, picnic benches, timber benches and bins.

Site Location: Slieve Gullion Upper Public Car Park, Forkhill, Newry BT35

Recommendation: Approval

Application Reference: LA07/2015/0046/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.

Site Location: Approx 18m S of 4 Moyadd Cottages, Dublin Road, Castlewellan

Recommendation: Approval