

Application Ref: P/2013/0664/F

Applicant Name: Mr and Mrs Patrick Mc Verry

Site Location: 180m SE of No. 41 Carrickananny Road, Whitecross

Proposal: Erection of 1 No. 225kw Wind Turbine with a 36m hub height

Recommendation: Refusal

Refusal Reasons:

1.The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and associated Best Practice Guidance in that the proposal will result in adverse impact to the amenity of neighbouring receptors by reason of noise and shadow flicker but will also have an unacceptable adverse impact on visual amenity through its proposed siting and it has not been demonstrated that it will not have an adverse impact on a biodiversity.

2.Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015, that further details 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.

Applicant Ref: P/2014/0481/F

Applicant Name: Mr Gary Green

Proposal: Erection of farm dwelling

Site Location: Adjacent to No 10 Tyrone Ditches, Laurel Hill, Lissummon, Jerrettspass.

Recommendation: Approval

Applicant Ref: P/2014/0484/F

Applicant Name: Siobhan Murphy

Site Location: Lands at 190 metres South South East of 18 Glendesha Road Mullaghbawn Newry (on Glendesha Road 300 metres South East from junction with Quilly Road)

Proposal: Erection of replacement dwelling

Recommendation: Approval

Applicant Reference: P/2014/0578/F

Applicant Name: Mr Shane Quinn

Proposal: Erection of domestic shed and associated hardstanding, access provision and site works with associated change of use of agricultural lands to domestic purposes (and access via existing laneway immediately north of No. 56 Drumalt Road, with extended section)

Site Location: Adjacent and south west of No.56 Drumalt Road, Dorsey, Cullyhanna, BT35 0QD

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 the curtilage of the applicant's dwelling at No. 56 Drumalt Road or the Settlement Limit.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and the design of the proposed building is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would if permitted not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to further erode the rural character of the countryside.
4. The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations, in that the scale, massing, design and external materials of the proposal is not sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area.

Application Reference: R/2014/0633/F

Applicant Name: Mr Rory Morgan

Site Location: lands between 32 & 34 Hilltown Road

Proposal: Retention of dwelling in substitute of dwelling approved under R/2013/0558/F

Recommendation: Approval

Application Ref: P/2014/0687/F

Applicant Name: Downshire Quay LLP

Proposal: Proposed change of use, extension, and alterations to existing two storey office building to include new mixed use development incorporating ground floor retail units, first floor dental surgery and serviced office accommodation and second floor two bed apartments in addition to necessary site works/upgrades.

Site Location: 22 Merchant's Quay, Newry

Recommendation: Approval

Application Ref :P/2014/0798/O

Applicant Name : Mr and Mrs Mc Parlan

Site Location: Adjacent to No. 63 Ballycoshone Road, Rathfriland

Proposal: Site for dwelling and garage on a farm

Recommendation: Refusal

Refusal Reasons:

1.The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

- the proposed building is a prominent feature in the landscape;
 - is unable to provide a suitable degree of enclosure for the building to integrate into the landscape;
 - the proposed building relies primarily on the use of new landscaping for integration;
- and therefore would not visually integrate into the surrounding landscape.

2.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;
- the building would, if permitted result in a suburban style build-up of development when viewed with existing buildings;
- the building 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.

3. 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 Ballycoshone Road.

Applicant Reference: P/2014/0806/LDP

Applicant Name: Brendan Quinn

Proposal: Alterations and extension to dwelling to include proposed front porch, proposed rear return, replacement roof structure, replacement windows, erection of new fence adjacent to public road, erection of new gates and pillars

Site Location: 88 Newry Road, Hilltown

Recommendation: Refusal

Refusal Reasons:

1. The Council, having considered the information provided, is satisfied that the proposed operations specified above and shown on the attached drawing Nos 01 and 03 which were received on 23 SEP 2014 and drawing No 02 REV 3 which was received on 18 SEP 2015, does not constitute development as defined by Permitted Development 3 (5) of The Planning (General Permitted Development) Order (Northern Ireland) Order 2015 because the proposed development would obstruct the view of persons using the road at a bend so as to be likely to cause danger to such persons.

2. The Council, having considered the information provided, is satisfied that the proposed operations specified above and shown on the attached drawing Nos 01 and 03 which were received on 23 SEP 2014 and drawing No 02 REV 3 which was received on 18 SEP 2015, does not constitute development as defined by Schedule, Development Permitted Under Article 3, Part 1, Class A, A.1, (e), (ii) of The Planning (General Permitted Development) Order (Northern Ireland) Order 2015 because the proposed development exceeds 4 metres in height.

3. The Council, having considered the information provided, is satisfied that the proposed operations specified above and shown on the attached drawing Nos 01 and 03 which were received on 23 SEP 2014 and drawing No 02 REV 3 which was received on 18 SEP 2015, does not constitute development as defined by Schedule, Development Permitted Under Article 3, Part 1, Class C, C.1, (a), of The Planning (General Permitted Development) Order (Northern Ireland) Order 2015 because the proposed porch exceeds 3 square metres measured externally.

Application Ref: P/2014/0956/F

Applicant Name: Mr & Mrs E Boyle

Proposal: Single Storey extension and internal alterations to provide a granny flat

Site Location: 14 Newry Road, Belleeks, Newry, Co. Down, Northern Ireland, BT35 7PE

Recommendation: Approval

Application Ref: P/2014/0968/F

Applicant Name: Lee Ervine and Louise McCann

Site Location: 3 Orchard Villas, Rathfriland Road, Newry

Proposal: Single storey rear extension to dwelling with alterations

Recommendation: Approval

Application Ref: R/2015/0087/F

Applicant Name: Mr Richard Orr

Site Location: North of 22 Marshallstown Road, Downpatrick

Proposal: Dwelling on a farm and detached domestic garage

Recommendation: Approval

Application Ref: R/2015/0107/F

Applicant Name: Mr and Mrs Patrick Fegan

Site Location: 120m west of 21 Cherryhill Road, Ballynahinch, BT24 8NN

Proposal: Renovations and conversion of existing mill house to dwelling with extension

Recommendation: Approval

Application Ref: R/2015/0122/O

Applicant Name: Claire Ferris

Site Location: 60m west of 16 Lough Road, Crossgar, Downpatrick, BT30 9DT

Proposal: Proposed dwelling on a farm

Recommendation: Approval

Application Ref: LA07/2015/0016/O

Applicant Name: Mr Eric Pele

Site Location: Adjacent to 56 Lisbane Road, Saintfield.

Proposal: Dwelling on a farm and domestic garage

Recommendation: Approval

Application Ref: LA07/2015/0047/F

Applicant Name: Crash Services

Site Location: Canal House, 27-29b St Mary's Street, Newry

Proposal: Installation of Photovoltaic (PV) Solar Panels to the roof

Recommendation: Approval

Application Ref:LA07/2015/0056/F

Applicant Name:Yara UK Ltd

Site Location:25 metres northwest of 62 Newry Road Warrenpoint

Proposal:Construction of pipelines (2no) and 7 horizontal storage tanks for the supply by ship of liquid Carbon Dioxide, with a total storage capacity of 3,200 tonnes and venting by silencer at jetty. The storage tanks will have plant access steelwork and a new hard standing area, and new access road. A loading bay with weigh bridge to include containerised weigh bridge station for 2 road tankers. A containerised Motor Control Centre will supply power and a containerised refrigeration centre of 20 sq m to keep Carbon dioxide at normal operating temperature. A containerised Quality Assurance lab of 20sq m.

Recommendation: Approval

Apploication Ref: LA07/2015/0536/F

Applicant Name: Patrick Downey

Site Location: 16 Slievecorragh Avenue, Newcastle

Proposal: Ground floor extension to existing dwelling with balcony over and new access onto Slievecorragh Avenue

Recommendation: Approval

Application Ref: LA07/2015/0741/F

Applicant Name: Aaron Ross

Site Location: 16 Killybawn Road, Saintfield

Proposal: Retention of existing boiler house (constructed), garden machinery store (under construction) and construction of new garage.

Recommendation: Approval

Reference: LA07/2015/0865/F

Applicant Name: Trustees of St Michael's Primary School

Site Location: St Michael's Primary School. 145 Rathfriland Road, Finnis

Proposal: Reconfiguration and extension of existing entrance lobby to provide new school office and secure entrance lobby

Recommendation: Approval

Application Reference: LA07/2015/0823/DCA

Applicant Name: Downshire Quay LLP

Proposal: Proposed part demolition of existing external walls and internal walls

Site Location: 22 Merchant's Quay, Newry

Recommendation: Approval