

These applications below 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 Ref: P/2012/0892/F

Applicant Name: Seamus Connolly

Site Location: 20 Carrivekeeneey Road, Corrinshigo, Newry

Proposal: Proposed conversion of barn and existing derelict structure to self catering accommodation

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 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 (described as Ruin) is not of permanent construction as this building was conditioned to be demolished as per application P/2010/0643/F and is therefore not suitable for conversion or re use;

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

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

 - the scale of the proposed non-residential use is not appropriate to a countryside location.

3. The proposal is contrary to Policy NH 6 of the Department's Planning Policy Statement 2, Natural Heritage, in that the site lies within the designated Ring of Gullion Area of Outstanding Natural Beauty and the development is not of an appropriate design, size and scale for the locality and its siting and scale is not sympathetic to the special character of the AONB.

4. The proposal is contrary to Policy TSM 5 (Criteria b and c) and TSM7 (a, b and d) of the Departments Planning Policy Statement 16 (PPS16): Tourism in that there is no identified need or justification for this development at this location and the extent of works proposed will impact on the visual appearance and original built form of the existing buildings.

Application Reference: P/2013/0234/F

Applicant Name: Mr William Bethel

Site Location: Approximately 360m North of 6 Island Road, Newtownhamilton

Proposal: Erection of 225KW Wind Turbine with 30.4m hub height and 29.1m blade diameter

Recommendation: Approval

Application Ref: R/2013/0559/F

Applicant Name: John Watson

Site Location: 23 Manse Road Seaforde

Proposal: Retrospective application to retain change of use from domestic garage to Class B2 light industry (noise survey received)

Recommendation: Refusal

Refusal Reasons:

- 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.
- The proposal is contrary to Policy PED2 of the Department's Planning Policy Statement 4: Planning and Economic Development in that the proposed development does not represent an accepted economic use in the Countryside.
- The proposal is contrary to Policy PED9 of the Department's Planning Policy Statement 4: Planning and Economic Development in that the development would, if permitted, be considered unacceptable as it is deemed incompatible with the surrounding land uses, would harm the amenities of nearby residents and would create a noise nuisance.
- The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would unduly affect the amenities of nearby residents.
- The proposal is contrary to the Strategic Planning Policy Statement 2015 in that the building is not a locally important building of special character or interest where conversion would secure its upkeep and retention, and where the nature and scale of the proposed non-residential use would be appropriate to its countryside location.

Application Ref: R/2013/0571/O

Applicant Name: Mrs F Mahon

Site Location: 450m South of 9a Moneylane Road, Dundrum

Proposal: Single dwelling and garage on a farm

Recommendation: Refusal

Refusal Reasons:

- 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.
- The proposal is contrary to Policy 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.
- 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 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 the proposed building relies primarily on the use of new landscaping for integration.
- 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.

Application Ref: R/2014/0094/F

Applicant Name: OBC Development Company

Site Location: 10-14 Church Street Downpatrick

Proposal: Erection of restaurant with drive thru

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to the Strategic Planning Policy Statement, in that the development is not of a scale, nature and design appropriate to the character of the settlement.

The proposal is contrary to the Strategic Planning Policy Statement, in that the development does not maintain and improve accessibility to and within the town centre.

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 signal controlled road junction where the slowing down and turning movements of vehicles entering and leaving the access would conflict with traffic movements at the junction.

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 adequate visibility splays from the proposed access cannot be provided and maintained due to the presence of existing on-street parking in accordance with the standards contained in the Department's Development Control Advice Note 15.

The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Section 80 of the Planning Act (NI) 2011 by reason of the introduction of a building whose design which does not respect or complement the scale, height, massing and alignment of the listed building.

The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Section 80 of the Planning Act (NI) 2011 by reason of the introduction of a building which does not make use of traditional or sympathetic building materials and techniques.

The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Section 80 of the Planning Act (NI) 2011 by reason of the nature of the use proposed, and the resultant procedures which do not respect the character of the setting of the building.

The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies close to the Downpatrick Conservation Area and the development would, if permitted, detract from its character/appearance/setting as it is not in sympathy with the characteristic built form of the area and does not conform with the guidance set out in the Downpatrick Conservation Area document.

The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies close to the Downpatrick Conservation Area and the development would, if permitted, detract from its character/appearance/setting as its scale/massing/proportions/height/alignment/materials/detailing does not respect the characteristics of adjoining buildings and does not conform with the guidance set out in the Downpatrick Conservation Area document.

The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies close to the Downpatrick Conservation Area and the development would, if permitted, detract from its character/appearance/setting as it would interrupt important views into the conservation area.

Applicant Ref: P/2014/0154/F

Applicant Name: Edward and Bernadette Salisbury

Site Location: 40 metres South East of 45 Tamnaghbane Road, Killeavy, Newry

Proposal: Replacement Dwelling and Garage.

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 overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building and the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.
2. 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.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, be unduly prominent in the landscape and would not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.
4. The proposal is contrary to Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting and scale of the proposal is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality and the proposal does not respect local architectural styles and patterns.

Application Ref: R/2014/0451/O

Applicant Name: Mr and Mrs Michael Marner

Site Location: 120 NW on Downpatrick Road from Russell Bridge. Approx 320m NW from 78 Downpatrick Road (The Loop)

Proposal: Proposed bungalow and detached garage

Recommendation: Refusal

Refusal Reasons:

- 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 dwelling and garage is visually linked (or sited to cluster) with an established group of buildings on the farm.

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

Applicant Ref: P/2014/0829/F

Applicant Name: Marie McAleavey

Site Location: 23 Highfields Avenue, Dublin Road, Newry

Proposal: Proposed alteration to existing structure to form single storey domestic garage and stores.

Recommendation: Refusal

Refusal Reason:

1. The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations in that the scale and massing of the proposed garage/stores is not sympathetic with the built form and appearance of the existing property and will detract from the character and appearance of the surrounding area.

Application Reference: P/2014/0964/F

Applicant Name: Mr John Cullen

Site Location: Approximately 150m south of 16 Glenmore Road, Mullaghbane, Newry

Proposal: Proposed Replacement Dwelling

Recommendation: Approval

Application Ref: P/2014/1073/F

Applicant Name: European Renewable Energy Solutions

Site Location: Approximately 235m south-east of No. 40 Clontigora Hill, Killean to approximately 85m north-east of No. 33 Clontigora Hill, Killean, Newry for a distance of approximately 385m

Proposal: Proposed micro-hydro electric system inclusive of construction of water intake structure, laying of pipeline (385m) and erection of hydro electric turbine house and tailrace

Recommendation: Approval

Planning Reference: R/2015/0035/F

Applicant: Mr Eddie Carson

Proposal: Agricultural Building

Location: 110 Minerstown Road, Rathmullan Lower, Downpatrick

Recommendation: Approval

Application Ref: P/2015/0045/O

Applicant Name: Mr Gerard Sloan

Site Location: 111 Killowen Road, Rostrevor

Proposal: Site for replacement of single storey dwelling with one and a half storey dwelling

Recommendation: Refusal

Refusal Reasons:

1. Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that a Flood Risk Assessment is 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.
2. The proposal is contrary to Policy FLD 1 of Planning Policy Statement 15: Planning and Flood Risk, in that the proposed dwelling is located in the 1 in 200 year coastal flood plain, and it has not been demonstrated that all sources of flood risk to and from the proposed development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development.

Application Ref: R/2015/0051/F

Applicant Name: Mr Thomas Ferris

Site Location: 31 Tullykin Road, Killyleagh

Proposal: Replacement Dwelling

Recommendation: Approval

Applicant Ref: P/2015/0064/O

Applicant Name: Paul McCreesh

Site Location: 35m north of No. 25 Concession Road, Carrickamone, Newry

Proposal: Outline planning permission for a new dwelling in an existing cluster accessed from existing lane

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to 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 is not located at a cross-roads; the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure and the dwelling would if permitted visually intrude into the open countryside.
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.
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 therefore result in a detrimental change to further erode the rural character of the countryside.
4. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is unable to provide a suitable degree of enclosure for a building to integrate into the landscape and therefore would not visually integrate into the surrounding landscape.

Application Ref: P/2015/0097/F

Applicant Name: Carlingford Lough Pilots Ltd.

Site Location: Adjacent to 92 Greencastle Pier Road, Greencastle, Kilkeel

Proposal: Retention of existing office

Recommendation: Approval

Application Ref: P/2015/0101/F

Applicant Name: Stephen Martin

Site Location: 109 Rathfriland Road, Newry

Proposal: Retention of internal works to existing barn structure to form 3 No. self-contained and secure general domestic storage units

Recommendation: Approval

Application Ref: R/2015/0125/F

Applicant Name: The Natural Trust

Site Location: Terrenichol House, Castleward Estate, Strangford

Proposal: Demolition of existing side bays and rear return and provision of 2 storey extension.

Recommendation: Approval

Application Ref: LA07/2015/0192/A

Applicant Name: Musgrave Retail Partners (NI)

Site Location: 1 Downpatrick Road, Crossgar

Proposal: Retrospective 3 No shop signs, 1 No totem signage (internally illuminated), forecourt canopy signage (internally illuminated).

Recommendation: Approval

Application Ref: LA07/2015/0307/LBC

Applicant Name: The Natural Trust

Site Location: Terrenichol House, Castleward Estate, Strangford

Proposal: Demolition of existing side bays and rear return and provision of 2 storey extension.

Recommendation: Approval

Application Ref: R/2015/0038/F

Applicant Name: Mr & Mrs D. Mulholland

Site Location: lands immediately east of number 12 Castleviggan Lane

Proposal: Replacement dwelling with new dwelling and garage

Recommendation: Approval

Application Ref: LA07/2015/0163/F

Applicant Name: Mr Paul McCartan

Site Location: 25 Saul Mills Road, Downpatrick

Proposal: Single storey extension to front and side of existing dwelling

Recommendation: Approval

Application Ref: LA07/2015 0501/NMC

Applicant: Clanmill Developments Ltd C/O Turley

Site Location: 157-163 Main Street Dundrum

Proposal: Minor amendment to include elevational treatment changes to dwellings, variation of window sizes and 900mm gabion wall

Recommendation: Refusal

Refusal Reasons:

- The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the previous permission R/2008/0783/F has expired without commencement and therefore a non-material change cannot be considered

- 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.

Application Ref: LA07/2015/0505/NMC

Applicant: Clanmill Developments Ltd C/O Turley

Site Location: 157-163 Main Street Dundrum

Proposal: relocation of windows and recess of door openings, revision of vehicular access arrangements and changes to materials.

Recommendation: Refusal

Refusal Reasons:

- The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the previous permission R/2008/0783/F has expired without commencement and therefore a non-material change cannot be considered
- 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.

Application Ref: LA07/2015/0595/RM

Applicant Name: Darren and Sinead Owens

Site Location: 20 Station Road and Land 45m South West 18 Station Road, Ballyward

Proposal: Replacement dwelling and detached garage using new access to public road

Recommendation: Approval

Application Ref: LA07/2015/0833/F

Applicant Name: Mr David Steele

Site Location: 15 Rowley Meadows, Newcastle

Proposal: Change of use from integral garage to play room and new 1 ½ storey garden store and gym to rear.

Recommendation: Approval

Applicant Ref: LA07/2015/0907/F

Applicant Name: Mr Alexis Stitt

Site Location: 49 Minerstown Road, Tyrella

Proposal: Retrospective application for a single garage

Recommendation: Approval

Applicant Ref: LA07/2015/0932/F

Applicant Name: Mrs Carole Shannon

Site Location: 2 Alan Close, Newcastle

Proposal: Single storey extension to side of dwelling.

Recommendation: Approval

Application Ref: LA07/2015/0944/F

Applicant Name: Choice Housing Association

Site Location: 2 Fountain Court, Downpatrick

Proposal: Single storey extension to side of dwelling

Recommendation: Approval

Application Ref: LA07/2015/1017/F

Applicant Name: Northern Ireland Electricity

Site Location: Knocksticken Road, Clough

Proposal: Erection of a 11Kv overhead powerline

Recommendation: Approval