

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.

Reference Number: P/2013/0033/F

Applicant Name: Mr T Hughes

Proposal Address: 11 Kilnasaggart Road, Jonesboro, Newry

Proposal: Proposed partial change of use of existing agricultural shed to dog breeding and boarding kennels

Recommendation: Approval

Reference Number: P/2013/0368F

Applicant Name: Mr Oliver Martin

Proposal Address: Approximately 24.5 metres North West of No.15 Ummeracam Road, Silverbridge, Co. Armagh.

Proposal: Erection of shed for use as a drying facility for timber biomass and provision of district heating system for adjacent dwellings and buildings.(amended plans)

Recommendation: Approval

Reference Number: P/2013/0290/F

Applicant Name: Brendan Morgan

Proposal Address: 40metres South East of 20 Newtown Road, Cloughoge, Newry

Proposal: Dwelling on farm

Recommendation: Refusal

Refusal Reasons:

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 the proposed new building is not visually linked or sited to cluster with an established group of buildings on the farm.
2. 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 is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the design of the

proposed building is inappropriate for the site and its locality, and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm 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, be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would not respect the traditional pattern of settlement exhibited in the area and would therefore further erode the rural character of the countryside.
4. 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 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.
5. 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.
6. The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 - the cluster is not associated with a focal point and is not located at a cross-roads;
 - the site does not provide a suitable degree of enclosure; and
 - the building would, if permitted, visually intrude into the open countryside.

Reference Number: P/2013/0671/F

Applicant Name: William Murtagh

Proposal: Erection of replacement dwelling and detached garage

Site Location: 330 metres East of No.24 Mass Rock Lane, Billys Road, Ballyholland, Newry BT34 2NS

Recommendation: Approval

Reference Number: P/2014/0092/O

Applicant Name: Mr James Rooney

Proposal: Farm dwelling

Site Location: Lands approximately 200 metres west of 51 Bridge Road, Warrenpoint BT34 3QX

Recommendation: Approval

Reference Number: P/2014/0353/F

Applicant Name: Martin Mullholland

Proposal Address: 48 Quarter Road, Camlough

Proposal: Retention of garage (for household storage and car)

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that the design of the proposed garage 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.

Reference Number: P/2014/0677/O

Applicant Name: Seamus Quinn

Proposal: Erection of Dwelling and Garage on a Farm

Site Location: 100m East South East of No 9b Aughrim Road, Kilkeel, Co. Down BT34 4HR

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;
 - the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.
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 result in a suburban style build-up of development when viewed with existing and approved buildings; not respect

the traditional pattern of settlement exhibited in that area, add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

3. This proposal is also contrary to Policy NH 6 - Areas of Outstanding Natural Beauty of PPS 2 in that the siting and scale of the proposal is not sympathetic to the special character of the Mourne Area of Outstanding Natural Beauty in general and of the particular locality.

Reference Number: P/2014/0760/F

Applicant Name: Mr and Mrs Mark Jeffrey

Proposal: Erection of Dwelling and Domestic Garage (Change of house type from P/2010/0458/F)

Site Location: Adjacent to No 174 Moyad Road, Kilkeel.

Recommendation: Approval

Reference Number: P/2014/0776/LBC

Applicant Name: Alec McKinley

Proposal Address: 6 Derrymore Terrace, Derrymore Road, Bessbrook

Proposal: New bathroom extension in the rear yard. Alterations and repairs to the existing accommodation, new oil tank and boiler

Recommendation: Approval

Reference Number: P/2014/0781/F

Applicant Name: Alec McKinley

Proposal Address: 6 Derrymore Terrace, Derrymore Road, Bessbrook

Proposal: New bathroom extension in the rear yard. Alterations and repairs to the existing accommodation, new oil tank and boiler

Recommendation: Approval

Reference Number: P/2015/0102/F

Applicant Name: Newry Baptist Church

Proposal: Proposed change of use form retail showroom and stores to Church building

Site Location: 6 Downshire Close, Downshire Road, Newry.

Recommendation: Approval