

**NEWRY, MOURNE & DOWN DISTRICT COUNCIL**

Ref: PL/DM

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**Minutes of the Planning Committee Meeting of Newry, Mourne and Down  
District Council held on Wednesday 13 May 2015 at 1.15pm in the Boardroom,  
District Council Offices, Monaghan Row, Newry**

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**Chairperson:** Councillor J Tinnelly

**Vice Chairperson:** Councillor W Clarke

**In attendance: (Committee Members)**

Cllr G Craig	Cllr P Brown
Cllr L Devlin	Cllr V Harte
Cllr M Larkin	Cllr K Loughran
Cllr D McAteer	Cllr H McKee
Cllr V Harte	Cllr M Ruane
Cllr M Murnin	

**(Officials)**

Mr L Hannaway	Chief Executive
Mr C O Rourke	Director Regulatory & Technical Services
Mr P Green	Legal Officer
Mr A McKay	Head of Planning
Mr P Rooney	Principal Planning Officer
Ms J McParland	Senior Planning Officer
Mr A Davidson	Senior Planning Officer
Mr K Scullion	Newry Mourne & Down DC
Ms S McEldowney	Senior Environmental Health Officer
Ms E McParland	Democratic Services Manager
Ms R McCrickard	Executive Officer 1 (Planning)
Mr G Murtagh	HPTO (Planning)
Mr G Kerr	HPTO (Planning)
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

**Also in attendance:**

Mr R Laughlin	Transport NI
Mr S Grant	Transport NI
Ms E Reeve	NIEA
Mr K Finnegan	NIEA
Ms M Stewart	Business Services Manager Fife Council

**Noted:**

Committee Members assembled at 8.30am and proceeded to visit on site the following locations prior to the commencement of the Planning Committee Meeting:

(Application No: P/2013/0434/F) Lands adjacent to 80 Greencastle Pier Road Greencastle)

(Application No: P/2014/0957/F) 12 Seaview Warrenpoint BT34 3NJ)

(Application No: P/2014/0960/F) 4a Dorans Hill Newry)

**P/11/2015: APOLOGIES / CHAIRMANS REMARKS**

No apologies received.

The Chairman welcomed everyone to the meeting including the Council Officers, and the representatives from Transport NI and NIEA.

He also welcomed Ms Mary Stewart Business Services Manager Planning Department Fife Council, who was visiting Newry Mourne & Down District Council to observe the Planning Committee in operation.

**P/12/2015: DECLARATIONS OF INTEREST**

Declarations of interest were put forward as follows:

**Councillor McAteer** declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle, as he had made public comments regarding this planning application which may be deemed prejudicial to making a decision and said he therefore wanted to absent himself from any discussions.

**Councillor M Ruane** declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle, as he had spoken to both parties in relation to this application and therefore would absent himself from discussions.

**Councillor V Harte** declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle,

**Councillor V Harte** declared an interest in Planning Application P/2014/0960/F.

**Councillor Larkin** declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle, as he had been Chairperson of the Planning Committee of the legacy Council and would absent himself from discussions.

**Councillor McKee** declared an interest in Planning Application P/2013/0434/F in respect of lands adjacent to 80 Greencastle Pier Road Greencastle and would absent himself from discussions.

**P/13/2015: MINUTES OF INAUGURAL PLANNING COMMITTEE MEETING  
- WEDNESDAY 15 APRIL 2015**

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Read: Minutes of Inaugural Planning Committee Meeting held on Wednesday 15 April 2015. (Copy circulated)

**AGREED: On the proposal of Councillor McKee seconded by Councillor Craig it was agreed to adopt the Minutes of the Inaugural Planning Committee Meeting held on Wednesday 15 April 2015 as a true and accurate record.**

The following matters were raised arising out of the above Minutes and were clarified as follows:

**Information Sheet / Flow Chart – Planning Process**

**NOTED:** Due to circumstances it was noted that the preparation of an Information Sheet and Flow Chart on the planning process had not yet been finalised but Officers would endeavour to have this document provided to Councillors at the earliest possible opportunity.

**Planning Policies – Hard copy**

**NOTED:** An individual hard copy of Planning Policies requested by 3No. Councillors had been prepared and would be distributed to the Councillors.

**P/14/2015: ACTION SHEET  
MEMBERS' BRIEFING PANEL MEETING  
- TUESDAY 21 APRIL 2015**

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Read: Action Sheet from Members' Briefing Panel Meeting held on Tuesday 21 April 2015. (Copy circulated)

**AGREED: It was agreed to note the Action Sheet of the Members' Briefing Panel Meeting held on Tuesday 21 April 2015.**

**P/15/2015: APPLICATIONS FOR DETERMINATION**

**NOTED:** Councillor D McAteer, Councillor M Ruane, Councillor V Harte, Councillor M Larkin and Councillor H McKee left the Chamber at this point and therefore were not present during discussion on this above application.

The following Applications were considered by the Committee:

**(1) P/2013/0434/ FULL**

***Location:***

Land adjacent to 80 Greencastle Pier Road Greencastle.

***Proposal:***

The proposed construction of ferry terminal facilities adjacent to 80 Greencastle Pier Road Greencastle in Co Down to allow operation of a vehicular ferry across the mouth of Carlingford Lough. The proposed works include the construction of a reinforced concrete suspended pier (58 metres long), supported by vertical tubular piles and a reinforced concrete slipway (70 metres long) to allow vehicular access to the Ferry and 12 berthing piles with fenders and steel gangway to facilitate berthing and tying up of vessels overnight, new access and hardstand for parking and queuing, kiosk for office and ancillary staff facilities, drainage and landscape proposals; upgrade and widening to parts of the Greencastle Pier Road and provision of passing bays; floating navigational marks anchored to the bed of the Lough and laid at the edges of the navigable channel to delineate appropriate channel boundaries or to mark shallow rock outcrops and provide for safety of navigation. (Amended plan / additional information received)

**Conclusion and Recommendation from Planning Official**

Approval.

**NOTED:** Planning Officials had received information on Tuesday 12 May 2015 from DOE Marine Division who were consulted in respect of the planning application. DOE Marine Division highlighted a deficiency in the Environmental Statement that potential impact on shellfish in Carlingford Lough had not been adequately assessed in terms of potential discharges from on site office and toilet block buildings.

In light of this response from the DOE Marine Division, Council Planning Officials advised it would not be prudent to make a decision on Planning Application P/2013/0434/F at this stage and recommended a decision on this Application be deferred until such times as Planning Officers had considered the response from the DOE Marine Division.

**AGREED:** **On the proposal of Councillor Devlin seconded by Councillor Clarke it was agreed Mr L Hannaway Chief Executive write to DOE Marine Division expressing the Council's disappointment at the Department's delay in consultation response to Planning Application P/2013/0434/F regarding the Greencastle Ferry.**

Councillors Clarke, Brown and Tinnelly expressed their concerns at the delay in response sent by DOE Marine Division regarding planning application P/2013/0434/F.

**AGREED:** On the proposal of Councillor Brown seconded by Councillor Craig it was agreed to defer a decision on Planning Application P/2013/0434/F, until such times as the Council's Planning Officers had investigated the response received from DOE Marine Division.

**AGREED:** On the proposal of Councillor Devlin seconded by Councillor Clarke it was agreed a letter be sent to the Minister for the Environment highlighting the Council's concerns regarding DOE Marine Division's delayed consultation response to Planning Application P/2013/0434/F regarding the Greencastle Ferry application.

## **(2) P/2014/0310/ RESERVED MATTERS**

### ***Location:***

Rooney's Meadow Clanyre Avenue Newry, incorporating Frank Curran Park and Jennings Park with new access to site taken off Cecil Street Newry.

### ***Proposal:***

Phase 2 of new Leisure Centre (follow on application to P/2011/0293/RM) comprising new sports halls, fitness suites, café, multi-purpose rooms, associated changing facilities and car park.

### **Conclusion and Recommendation from Planning Official**

Approval.

This is an existing site which already comprised the newly constructed swimming pool, car park and playing fields. This proposal would upgrade the existing facilities by providing additional leisure facilities and associated parking for the city of Newry. It complied with the relevant policy tests of PPS8. It was for leisure development on an existing area of open space as designated in the BNMAP2015. The design of building and proposed materials were sympathetic to the existing swimming pool and acceptable to the wider locality.

**AGREED:** On the proposal of Councillor McAteer seconded by Councillor McKee it was agreed to approve Application No. P/2014/0310/RM, subject to Conditions 1 – 13, with the exception of conditions 12 and 13, which will be covered in Informatives No. 17, as outlined in the Development Management Officer Report.

**NOTED:** No abstentions.

**(3) P/2014/0957/ FULL**

***Location:***

12 Seaview Warrenpoint BT34 3NJ.

***Proposal:***

Material change of use from ground floor apartment to ground floor office including refurbishment of existing outhouse and WC.

**Conclusion and Recommendation from Planning Official**

Approval.

The proposal seeks to change a residential apartment into a Class A2 office, the third parties have expressed a desire that the area should remain residential but given the presence of the hotel and the nearby commercial unit the area was already mixed use in character, a Class A2 office would have less impact than a Class A1 shop and would not undermine the character significantly. In addition there should be sufficient car parking in the vicinity of the site to cater for the development.

Approval is recommended, consider restricting the use rights to prevent the office being changed into a Class A1 unit without permission.

**NOTED:** This application was referred from the Members' Briefing Panel Meeting on Tuesday 21 April 2015.

**AGREED:** On the proposal of Councillor Murnin seconded by Councillor Ruane it was agreed to approve Application No. P/2014/0957/F subject to Condition 1 and 2, as outlined in the Development Management Officer Report.

**Any further future proposals in respect of this address being brought back before the Council's Planning Department for consideration.**

**NOTED:** No abstentions.

**(4) P/2014/0960/ FULL**

**NOTED:** Councillor Harte left the Chamber at this point and was therefore not present during discussion on this application.

***Location:***

4A Dorans Hill Newry

***Proposal:***

Proposed change of use of existing shop to chip shop and associated off-licence.

**Conclusion and Recommendation from Planning Official**

Approval.

While there is significant local opposition to the proposal, no demonstrable harm to the amenity of local residents has been established through the consultation process. Issues relating to odours, noise, traffic and car parking can be controlled through appropriate conditions.

**NOTED:** This application was referred from the Members' Briefing Panel Meeting on Tuesday 21 April 2015.

Councillor Larkin said he was opposed to this application because of its impact on local residents, many who were elderly.

Councillor W Clarke said he was also of the opinion that this application should not be approved.

**Councillor McAteer proposed and Councillor Brown seconded that the Council accept the Recommendation contained in the Development Management Officer Report to approve Planning Application P/2014/0960/F, subject to Conditions 1 – 6 as contained in the said report, and subject to including an additional condition imposing a 10pm closure time to alleviate negative impact on the residential amenity of local residents, particularly in relation to noise and environment impact.**

The proposal was put to a vote by way of a show of hands and voting was as follows:

**For: 6**  
**Against: 5**

**AGREED:** It was therefore agreed on the proposal of Councillor McAteer seconded by Councillor Brown to accept the Recommendation contained in the Development Management Officer Report to approve Planning Application P/2014/0960/F, subject to Conditions 1 – 6 as contained in the said report, and subject to including an additional condition imposing a 10pm closure time.

#### **(5) P/2015/0124/ FULL**

***Location:***

Immediately south of St Patrick's GFC playing field on the Tullinval Road Cullyhanna Newry Bt35 0PZ.

***Proposal:***

Proposed new training field, ball stops, flood lighting and dug-outs as previously approved under application P/2009/1111F.

**Conclusion and Recommendation from Planning Official**

Approval.

The site previously benefitted from planning permission for a training field, ball stops, flood lighting and dug-outs under planning reference P/2009/1111/F, the current

proposals submitted are generally the same apart from the flood lighting detail. Overall proposals fully met planning policy and there have been no third party representations in relation to proposals. It is therefore recommended to approve the application.

**AGREED:** On the proposal of Councillor Ruane seconded by Councillor Devlin it was agreed to approve Planning Application No. P/2015/0124/F as recommended in the Development Management Officer Report, subject to Conditions 1 – 4, and Informatives 1 – 6, as contained in the said Report.

**NOTED:** No abstentions.

**P16/2015: PLANNING APPEALS COMMISSION - GUIDANCE  
RE: COSTS AWARDED – PLANNING /RELATED APPEALS**

**Read:** Planning Appeals Commission Guidance document dated February 2015 regarding Costs Awarded in Planning and related Appeals. (Copy circulated)

**AGREED:** It was agreed to note Planning Appeals Commission Guidance on Costs Awarded for Planning and related appeals, for information.

There being no further business the meeting concluded at 3pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 10 June 2015.

**Signed:** \_\_\_\_\_ **Chairperson**

**Signed:** \_\_\_\_\_ **Chief Executive**