



April 6th, 2016

Notice Of Meeting

You are invited to attend the Planning Committee Meeting to be held on **Wednesday, 13th April 2016** at **10:00 am** in the **Boardroom, Monaghan Row, Newry.**

The Members of the Planning Committee are:-

Chair: Councillor J Tinnelly

Vice Chair: Councillor W Clarke

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

Agenda

1. **10.00 am - site visit to Mullach Allann, Carnagat Road, Newry (ref: planning applications P/2013/0632/F and P/2014/0286/F (Carncastle Properties)).**
2. **11.00 am - Planning Committee Meeting.**
3. **Apologies**
4. **Declarations of Interest.**

Minutes for Consideration and Adoption

5. **Minutes of Planning Committee Meeting held on Wednesday 16 March 2016. (Attached).**

Planning Minutes - 16 March-2016.pdf

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Development Management - Planning Applications for determination

- 6) **R/2013/0146/F - Louis Givan - proposed agricultural shed - 150m West of No 16 Creevytenant Road Ballynahinch. (Case Officer Report attached)**

Rec: Approval

Givan 0146 F.pdf

Page 7

- 7) **R/2015/0181F - David Rice - Retrospective change of use from storage unit to fitness studio - Unit 21c Dundrum Road Newcastle. (Case Officer Report attached)**

Rec: Refusal

Rice 0181 F.pdf

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- 8) **R/2014/0271/F - Kelbourne Property Ltd - 2 Storey residential development comprising of 1 block of 8 apartments on No.87. Redefining of boundary between 87 and 87e to accommodate proposed parking, landscaping and access on 87 and improved, retained parking, landscaping and access on 87e. (Amended description) - 87 and 87e Bryansford Road Newcastle Co Down. (Case Officer Report attached)**

Rec: Approval

[Kelbourne 0271 F.pdf](#)

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- 9) **LA07/2015/0532/F - Mistco UK Ltd - Amendment to previously approved planning permission reference R/2004/0894/F for the erection of a residential development comprising 44 dwellings (14 no detached and 30 no semi detached), associated landscaping, site and access works - Lands between 8-18 Comber Road Killyleagh BT30 9QSZ. (Case Officer Report attached)**

Rec: Approval

[Mistco UK Ltv 0532 F.pdf](#)

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- 10) **R/2014/0100/O - Ciara Fitzpatrick Kennedy - Farm dwelling and garage - Adjacent to 7 and 9 Clanvaraghan Road Castlewellan. (Case Officer Report attached)**

Rec: Refusal

[Fitzpatrick Kennedy 0100 O.pdf](#)

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- 11) **LA07/2015/1287/A - Morrisons Vivoextra - Illuminated digital display panel to replace existing signage board on external totem adjacent to car park entrance - Morrisons Vivoxtra 1 Ballynahinch Road Saintfield BT24 7AE. (Case Officer Report attached)**

Rec: Refusal

[Morrisons Vivomed 1287 A.pdf](#)

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- 12) **LA07/2015/1327/F - Mr Elliot - Proposal to remove and vary condition 3, All windows have to have a simple vertical emphasis appropriate to the form and design of the terrace. To be hardwood timber vertically sliding sash with glazing bars (maximum 18mm astragals) on planning approval R/2013/0154/F - 12 The Quay Strangford. (Case Officer Report attached)**

Rec: Approval

[Elliot 1327 F.pdf](#)

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- 13) **R/2014/0637/LBC - Down District Council - Demolition works of buildings adjoining listed building at former Council Offices Strangford Road Downpatrick - 24 Strangford Road Downpatrick Co Down BT30 0SJ (Case Officer Report attached)**

Rec: Approval

[Down District Council 0637 LBC.pdf](#)

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- 14) **P/2014/0286/F- Carncastle Properties - Retrospective permission for the relocation of dwelling numbers 22, 24, 26, 28, 29, 30, 32, 34, and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space. (Amended plans and description) - Adjacent to 20 and 25 Mullach Alainn Carnagat Road Newry BT35 8UU. (Case Officer Report attached)**

Rec: Approval

[Carncastle 0286 F.pdf](#)

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- 15) **P/2013/0632/F - Carncastle Properties - Retrospective application for the relocation of dwelling numbers 21, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return and area of open space (amended plans and description) - Lands adjacent to 20 and 25 Mullach Alainn Carnagat Road Newry. (Case Officer Report attached)**

Rec: Approval

- 16) **P/2013/0413/F - David Campbell - Proposed extraction of sand and gravel, erection of temporary processing plant and on site processing and subsequent restoration of site to agricultural use - approximately 12metres sough of 95 Leestone Road Kilkeel. (Case Officer Report attached)**

Rec: Approval

Campbell 0413 F.pdf

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- 17) **P/2013/0806/F - Milne Holiday Parks - Extension to existing Caravan Park under PPS 16 (amended plans and drainage assessment) - Shanlieve Holiday Park 69A Cranfield Road Cranfield Kilkeel BT34 4LS. (Case Officer Report attached)**

Rec: Approval

Milne Holiday Parks 0806 F.pdf

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- 18) **LA07/2015/1143/F - Warrenpoint Golf Club - New Buggy Store - Warrenpoint Golf Club Lower Dromore Road Warrenpoint BT34 3LN. (Case Officer Report attached)**

Rec: Approval

Warrenpoint Golf Club 1143 F.pdf

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- 19) **LA07/2015/1166/LDP - Warrenpoint Harbour Authority - Erect 5 No. 1100 m3 tonne cement silos constructed from steel as illustrated on the attached drawing 15-079-03 for the purpose of loading cement on to ships - Warrenpoint Harbour The Docks Warrenpoint Newry Co Down. (Case Officer Report attached)**

Rec: Approval

Warrenpoint Harbour Authority 1166 LDP.pdf

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For Noting

- 20) **Action Sheet - Members' Briefing Panel Meeting held on Tuesday 22 March 2016. (Attached).**

- 21) **Planning Department Performance Indicators. (Copy enclosed).**

Planning Committee Performance report - March 2016.pdf

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- 22) **Report - contact from Public Representatives - March 2016. (Copy enclosed).**

Item 22 Contact from Public Reps.pdf

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- 23) **Report - PAC Appeals. (To follow).**

Invitees

Cllr. Terry Andrews	terry.andrews@downdc.gov.uk
Cllr. Naomi Bailie	naomi.bailie@nmandd.org
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NEWRY, MOURNE & DOWN DISTRICT COUNCIL

1

Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 16 March 2016 at 10am in the Boardroom, District Council Offices, Monaghan Row, Newry

In the Chair: Councillor W Clarke

In attendance:

(Committee Members)

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

(Officials)

Mr C O'Rourke	Director of RTS
Mr A McKay	Area Planning Manager
Mr P Rooney	Principal Planning Officer
Mr P Green	Legal Officer
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

P/19/2016: APOLOGIES / CHAIRMAN'S REMARKS

Noted: Apologies were received from:
Councillor J Tinnelly
Councillor M Ruane

P/20/2016: DECLARATIONS OF INTEREST

Councillor V Harte declared an interest in Planning Application No P/2013/0632/F and Planning Application No P/2014/0286/F, from Carncastle Properties, as she said she had previously been involved in meetings with residents, elected representatives, and officials from DSD.

Councillor L Devlin declared an interest in Planning Application No P/2013/0632/F and Planning Application No P/2014/0286/F both from Carncastle Properties as she said she had been previously involved in conducting meetings with Sean Rogers MLA on behalf of objectors and would therefore withdraw from discussions.

Councillor L Devlin declared an interest in Planning Application No R/2014/0188/F from Apex Housing as she said she had been involved in meetings with local residents and therefore would withdraw from discussions.

Councillor W Clarke referred to Planning Application No R/2014/0188/F from Apex Housing and said he has sought information from the Planning Department but he said he did not see this as a conflict of interest.

**P/21/2016: MINUTES OF PLANNING COMMITTEE MEETING
- THURSDAY 17 FEBRUARY 2016**

Read: Minutes of Planning Committee Meeting held on Thursday 17 February 2016.
(Copy circulated).

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 17 February 2016 as a true and accurate record, subject to noting that the nature of Councillor Devlin's declaration of interest on Planning Application p/2014/0120/F from Glasgiven Contracts Ltd was because she had been involved in a meeting with the applicant.

P/22/2016: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) LA07/2015/0988-F – Margaret Matthews

Location:

3 Lisdrum Avenue, Newry, BT35 6AQ

Proposal:

Proposed single storey extension and renovation of dwelling to provide a bedroom and WC (disabled facilities)

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer it was agreed to issue an approval in respect of Planning Application LA07/2015/0988/F, subject to Conditions 1 – 2 as outlined in the Development Management Report.

Noted: No abstentions

(2) LA07/2015/1208/F – Mr Gareth Sharvin

Location:

42 Manse Road, Downpatrick

Proposal:

Single storey rear extension

Conclusion and recommendation from Planning Official:

Approval

AGREED: On the proposal of Councillor McKee seconded by Councillor Devlin it was agreed to issue an approval in respect of Planning Application LA07/2015/1208/F, subject to Condition 1, as outlined in the Development Management Report.

Noted: No abstentions

(3) LA07/2016/0003/F – Naiscoil Na mBeann

Location:

Lands at St Columbans College, 127, Newcastle Road, Killeel, BT34 4NL

Proposal:

Proposed temporary mobile building with associated site works

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Devlin seconded by Councillor Craig it was agreed to issue an approval in respect of Planning Application LA07/2016/0003/F, subject to Condition 1, as outlined in the Development Management Report.

Noted: No abstentions

(4) P/2014/0632/F – Carncastle Properties

(5) P/2014/0286/F – Carncastle Properties

(10.18am – Councillor V Harte and Councillor L Devlin left the meeting)

P/2014/0632/F

Location:

Adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry, BT35 8UU

Proposal:

Retrospective application for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return and area of open space (amended plans and description) on lands adjacent to 20 and 25 Mullach Allainn Carnagat Road Newry.

Conclusion and recommendation from Planning Official

Approval

P/2014/0286/F

Location:

Adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry.

Proposal:

Retrospective permission for the relocation of dwelling numbers 22,24, 26, 27, 28, 29, 30, 32, 34, and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space.

Conclusion and recommendation from Planning Official

Approval

Noted: Mr P Rooney Principal Planning Officer gave a detailed presentation on the history and current situation concerning Planning Application Nos P/2014/0632/F and P/2014/0286/F. He confirmed that all the issues raised in the petition from objectors were fully considered by the Planning Department. He also gave details in relation to issues raised regarding subsidence, cracks in walls, canopies over front doors, open space maintenance and car parking.

Councillor W Clarke, Vice Chairperson explained the reasons for bringing these Planning Applications to the Planning Committee and asked this be noted for purposes of transparency.

Considerable discussion took place during which several Members expressed concerns at the fact the developer had deviated from the original plans and felt a site meeting was required before any decision was taken in respect of these applications.

AGREED: On the proposal of Councillor McKee seconded by Councillor McAteer it was agreed to defer issuing a decision in respect of Planning Applications P/2014/0632/F and P/2014/0286/F and that members of the Planning Committee accompany Planning Department Officials on a visit of the site, to be held in advance of the next Meeting of the Planning Committee on Wednesday 13 April 2016.

It was also agreed that in advance of the site visit, Councillors forward details to the Planning Department regarding the issues they will seek clarity on in relation to these applications.

Noted: No abstentions

(11.05am – Councillor V Harte and Councillor L Devlin re-joined the meeting)

(6) P/2014/1045/F – Warrenpoint Town Football Club***Location:***

55m North East of No 88 Upper Dromore Road, Warrenpoint, BT34 3PN

Proposal:

Conversion of main pitch from Grass to 3G synthetic, installation of new floodlights and extension to main clubhouse to provide changing rooms, social area, office/boardroom and associated site works.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor McAteer seconded by Councillor Craig it was agreed to issue an approval in respect of Planning Application No P/2014/1045/F, as per the Development Management Report.

Noted: No abstentions.

(11.20am – Councillor L Devlin left the meeting)

(7) R/2014/0188/F – Apex Housing

Location:

Lands to the rear of 48 Burren Meadows and lands to the rear of 125 Burren Meadows, Newcastle.

Proposal:

Retrospective application for the erection of perimeter fencing to two existing flood swales/amenity spaces, fencing around two pumping stations and alternative plot sizes to 112, 113 and 130. Proposed new boundary treatments to the northern and eastern boundaries.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Craig seconded by Councillor McAteer is was agreed to issue an approval in respect of Planning Application No P/2014/0188/F, as per the Development Management Report.

Noted: No abstentions.

(8) P/2013/0551/F – Mr John Quinn

Location:

Adjacent and approximately 85m west of No 14 Bog Road, Cullyhanna

Proposal:

Site for farm dwelling and garage

Conclusion and recommendation from Planning Official

Revocation

AGREED: On the proposal of Councillor McAteer seconded by Councillor Murnin it was agreed to revoke previous planning permission in respect of Planning Application No P/2012/0151/O and to issue an approval in respect of Planning Application No P/2013/0551/F, subject to Conditions 1-5 and Informatives 1-12, as per the Development Management Report.

**P/23/2016: ACTION SHEET
MEMBERS BRIEFING PANEL
TUESDAY 23 FEBRUARY 2016**

Read: Action Sheet arising from Members Briefing Panel held on Tuesday 23 February 2016. (Copy circulated)

AGREED: It was unanimously agreed to note the Action Sheet arising from Members Briefing Panel held on Tuesday 23 February 2016.

P/24/2016: PLANNING DEPARTMENT PERFORMANCE INDICATORS

Read: Planning Department Performance Indicators Report.
(Copy circulated).

AGREED: It was agreed to note the Planning Department Performance Indicators Report.

**P/25/2016: RECORD OF MEETINGS
PLANNING OFFICERS / PUBLIC REPRESENTATIVES**

Read: Record of meetings between Planning Officers and Public Representatives.
(Copy circulated)

AGREED: It was agreed to note the Planning Department Performance Indicators Report.

P/26/2016: PAC APPEALS

Read: Report of PAC Appeals from 04/01/2015 to 03/11/2016.
(Copy circulated)

Noted: Figures regarding PAC Appeals will form part of a monthly report to the Planning Committee where the Committee will be updated on any appeal decisions.

Officials were continuing to progress implementing recommendations arising from the Planning Review, ie, training, new Scheme of Delegation, protocol for speaking rights, format for reporting.

There being no further business the meeting concluded at 11.50am.

For adoption at the Planning Committee Meeting to be held on Wednesday 15 April 2016.

Signed: _____ **Chairperson**


Signed: _____ **Chief Executive**



Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2013/0146/F	Target Date:
Proposal: Proposed agricultural shed.	Location: 150m West of No 16 Creevytenant Road Ballynahinch.
Referral Route: Major Application	
Recommendation:	
Applicant Name and Address: Louis Givan 16 Creevytenant Road Ballynahinch BT24 8UW	Agent Name and Address: PS Design 49 Hillsborough Road Carryduff BT8 8HS
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Water - Single Units East - Planning Consultations	No Objection
Non Statutory	Env Health Down District Council	Substantive Response Received
Non Statutory	DARDNI - Downpatrick	No Objection
Non Statutory	NI Transport - Downpatrick Office	No Objection
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Characteristics of the Site and Area		
<p>The site is comprised by an area of agricultural land approximately 2.5 Ha in area which is located south of the Creevy Tennant Road and north east of no 16. A field and some rougher ground separate the application site from the the Creevy Tennant Road. The site is mainly made up of 2 fields , both of which seem to used for grazing. The topography of the area drops from the Creevy Tennant Road in a southerly direction before rising again towards the front boundary of the application site. Several mature trees are positioned within the area of lower ground north of the application sites which partially screen the application site. The field boundaries are mostly defined by post and wire fencing.</p>		

Planning Assessment of Policy and Other Material Considerations

History

R/1998/0779

Lands opposite 17 Creevytenant Road,
Land infilling operations to upgrade agricultural land
Permission Refused

R/2009/0168/O

Lands 100m N/W of 7 Brae Road,
Dwelling & garage.
Permission Granted

R/2010/0952/RM

Lands 100m nw of 7 Brae Road Creevytenant Ballynahinch BT24 8UN.
Dwelling & garage.
08.07.2011

R/2011/0551/F

Lands 100m N/W of 7 Brae Road
Amended siting and re-orientation of previously approved (R/2010/0952/RM) dwelling and
garage (NB. All within site curtilage as previous approval)
Permission Granted

Consultations

No issues

Representations

None received

Policy

PPS 3

Access, Movement and Parking

This policy is designed to ensure that any new development does not create a traffic hazard.

PPS21- Sustainable Development in the Countryside

Policy CTY1- Development in the Countryside

There are a range of types of development which in principle are considered to be acceptable in
the countryside and that will contribute to the aims of sustainable development.

PPS 21

Policy CTY 1 – Development in the Countryside

The proposal will be considered under Policy CTY 12- Agricultural and forestry development.

Policy CTY 12

Planning will be granted for development on an active and established agricultural or forestry
holding. DARD had confirmed that the business Id 653299 has been in existence for at least 6
yrs – this was later found to be incorrect and the farm business was only established in 2010. The

applicant has stated on the P1C form that there are no other buildings on the farm holding to house agricultural implements or sheep during lambing season. At the time of inspection there were sheep grazing within a field on the farm holding. I believe that this would constitute a genuine need for a building on the farm.

The proposed building would be approximately 30.5m in length by 12.14m in width and would be constructed in block with smooth render with green profiled cladded upper sides and pitched roof. The building would be approximately 6.6m in height. The building would be typical of the construction of an agricultural building. The proposed shed would be in keeping with the character of the farm buildings located to the south east of the application site. Although there is a need for a building on the farm, in my opinion the applicant has not demonstrated that a building of this size would be required for efficient use of the agricultural holding – given that the holding is only 7.48 Hectares in area.

The proposed shed would be located some 105m from the nearest building on the farm holding which is the applicant's dwelling. It is acknowledged that - due to the NI Water Wayleave the proposed shed cannot be sited any closer to the dwelling within the confines of the application site. Other potential site options were also considered during the assessment of the application. The field to the east of the applicant's dwelling was also considered, (field no 20B as shown on the DARD map) however it is thought that although the siting of the shed in this field would allow greater clustering with farm buildings on the neighbouring holding ; there would also be greater views of the shed from the Belfast Road. Consequently, I believe that it would be an un-proportionate response to recommend this application for refusal by stipulating that the building must be located n filed 20/B.

The building would be located approximately 195m south of the Creevy Tennant Road. There would be some distant views of the building from the road however the mature trees located between the Creevy Tennant Road and the application site would help partially screen the proposal from view.

The building would also be sited towards the rear boundary of the site which would also help integration. The Environmental Health Officer has recommended that the building is located a minimum of 75m from neighbouring dwellings unless the dwelling is the applicant's. The applicant has fulfilled EHO's request and I do not think that the proposal will have an adverse impact on residential amenity of neighbouring properties.

Addendum to Report 07.05.14

Following discussions at the Development Management Group, I have been advised that the Department usually takes a more critical view of applications such as the current proposal in that there would need to be clear evidence to show that the applicant's farm holding had been active and established for 6 years or longer. The applicant has submitted evidence in an attempt to convey that his farm business has been active and established for 6 years, which is in the form of buyer notices, and Livestock movement documents detailing the purchase and transfer of livestock. Much of this information seems to relate to the applicant's previous address which is 51 Front Road , Drumbo and not the applicant's farm holding. The earliest evidence only dates back as far as 1/11/10.and only the most recent of those records seem to relate to the applicant's current address which is 16 Creevytennant Road. It is thought that the evidence which has been submitted is not enough to show that the farm business has been active and established for a period of 6 years or longer. Consequently the purposes of CTY10 and 12 the applicant does not meet the determining criteria of an Active and Established business.

Recommendation
Refusal

APPLICATION REVIEW

The application has been reviewed against Planning Policy Statement 21 CTY12 and the recently published Strategic Planning Policy Statement (SPPS).

The SPPS states in relation to Agriculture and forestry development: provision should be made for development on an active and established (for a minimum 6 years) agricultural holding or forestry enterprise where the proposal is necessary for the efficient operation of the holding or enterprise. New buildings must be sited beside existing farm or forestry buildings on the holding or enterprise. An alternative site away from existing buildings will only being acceptable in exceptional circumstances.

In all circumstances proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings, must not have an adverse impact on the rural character of the area, and meet other planning and environmental considerations including those for drainage, sewerage, access and road safety. Access arrangements must be in accordance with the Department's published guidance.

Any conflict between the SPPS and any policy retained under the transitional arrangements must be resolved in the favour of the provisions of the SPPS. For example, where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy the SPPS should be accorded greater weight in the assessment of individual planning applications. However, where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies this should not be judged to lessen the weight to be afforded to the retained policy.

Policy CTY 12 – Agricultural and Forestry Development states

Planning permission will be granted for development on an active and established agricultural or forestry holding where it is demonstrated that:

- (a) it is necessary for the efficient use of the agricultural holding or forestry enterprise;
- (b) in terms of character and scale it is appropriate to its location;
- (c) it visually integrates into the local landscape and additional landscaping is provided as necessary;
- (d) it will not have an adverse impact on the natural or built heritage; and
- (e) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.

In cases where a new building is proposed applicants will also need to provide sufficient information to confirm all of the following:

- there are no suitable existing buildings on the holding or enterprise that can be used;
- the design and materials to be used are sympathetic to the locality and adjacent buildings; and
- the proposal is sited beside existing farm or forestry buildings.

Exceptionally, consideration may be given to an alternative site away from existing farm or forestry buildings, provided there are no other sites available at another group of buildings on the holding, and where:

- it is essential for the efficient functioning of the business; or
- there are demonstrable health and safety reasons.

The issue on this application was whether the farm business was active and established for a period of 6 years and the scale of the development proposed.

The application was submitted in April 2013. At the time of the original assessment of the application it could not be demonstrated that the farm business was active and established for the requisite 6 years.

Following a review of the application, the lapse of time and following receipt of additional information, it can be ascertained that the farm business which was established with DARD in Feb 2010 will have 6 years activity associated with it is on 01 November 2016. The earliest receipt submitted relating to farming activity refer to movement of sheep onto the holding on the 01/11/2010. It is noted that this movement refers to front Road Drumbo, however it has been accepted that this is the registered address for the farm business, but the lands at Creevytenant Road are part of this holding and have been since 2010 when the business was registered with DARD.

It is appreciated that 6 years will only be achieved in Nov 2016, therefore not compliant with policy requirements, however I am content that because the business was officially registered by DARD in Feb 2010, that this date can be used as commencement of farming activity.

Receipts for movements of sheep into the flock and movements to various slaughter houses from the business between Nov 2010 and Nov 2015 verify farming activity under this business for nearly 6 years.

Weight is therefore being attached to the fact that the business was officially registered in Feb 2010, with receipts being submitted for a continuous period up until Nov 2015. The need for this shed has also been supported in a letter from Stephen Pillpot of the USPCA.

The scale of the proposal is consistent with a farm shed for a flock of the size associated with this holding. The shed shall be conditioned for agricultural use only.

Justification for the siting has been provided and refers to the positioning of NIW way leaves running through the site. The applicants dwelling and integral garage is located to the east of the proposed siting of the farm building.

Given the above **APPROVAL** is recommended.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval

Conditions of Approval

1. Time condition
2. Use limited to Agricultural Use

Signature(s)

Date:

ANNEX	
Date Valid	28th March 2013
Date First Advertised	17th April 2013
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 14 Creevytenant Road, Creevytenant, Ballynahinch, Down, BT24 8UW, The Owner/Occupier, 17 Creevytenant Road, Creevytenant, Ballynahinch, Down, BT24 8UW, The Owner/Occupier, 31 Brae Road, Creevytenant, Ballynahinch, Down, BT24 8UN, The Owner/Occupier, 7 Brae Road, Creevytenant, Ballynahinch, Down, BT24 8UN,	
Date of Last Neighbour Notification	29th November 2013
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: R/2010/0952/RM Proposal: Dwelling & garage. Address: Lands 100m nw of 7 Brae Road Creevytenant Ballynahinch BT24 8UN. Decision: Decision Date: 08.07.2011 Ref ID: R/1981/0497 Proposal: ERECTION OF DWELLING Address: CREEVYTENNANT ROAD, BALLYNAHINCH Decision: Decision Date: Ref ID: R/2009/0168/O Proposal: Dwelling & garage. Address: Lands 100m N/W of 7 Brae Road, Creevytenant, Ballynahinch, BT24 8UN. Decision: Decision Date: 25.06.2009 Ref ID: R/2011/0551/F	

Proposal: Amended siting and re-orientation of previously approved (R/2010/0952/RM) dwelling and garage (NB. All within site curtilage as previous approval)
 Address: Lands 100m N/W of 7 Brae Road, Creevytenant, Ballynahinch, BT24 8UN,
 Decision:
 Decision Date: 02.03.2012

Ref ID: R/1997/8090

Proposal:

Address: Address Unknown. No O.S. Address point falls within this polygon

Decision:

Decision Date:

Ref ID: R/1989/0687

Proposal: Replacement dwelling

Address: CREEVYTENNANT ROAD BALLYNAHINCH

Decision:

Decision Date:

Ref ID: R/2013/0146/F

Proposal: Proposed agricultural shed.

Address: 150m West of No 16 Creevytenant Road, Ballynahinch.,

Decision:

Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.

Type:

Status: Submitted

Drawing No. R/2013/0146/01-02

Type: Site & Detailed Drawings

Status: Approved

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

ITEM NO	11			
APPLIC NO	R/2015/0181/F	Full	DATE VALID	2/20/15
COUNCIL OPINION	REFUSAL			
APPLICANT	Mr David Rice 13 Mourneview Newcastle BT33 0QN		AGENT	
				NA
LOCATION	Unit 21c Dundrum Road Newcastle			
PROPOSAL	Retrospective change of use from storage unit to fitness studio			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0


- 1 The proposed change of use is unacceptable in that insufficient information has been submitted to enable the Authority to make an informed decision on the proposal in relation to access and parking provision.
- 2 The Proposal is contrary to the Strategic Planning Policy Statement in that it would impact negatively with surrounding land uses, both residential and business by way of noise nuisance.
- 3 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development PED 9 a) it is incompatible with surrounding land uses and b) it will harm the amenities of nearby residents by way of noise and disturbance and e) it will create a noise nuisance.



Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2015/0181/F	Target Date:
Proposal: Retrospective change of use from storage unit to fitness studio	Location: Unit 21c Dundrum Road Newcastle
Referral Route: Application appeared on 03-03-2016 delegated list and was referred to briefing panel and committee.	
Recommendation: Refusal	
Applicant Name and Address: Mr David Rice 13 Mourneview Newcastle BT33 0QN	Agent Name and Address:
Executive Summary:	
Signature(s): <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  25-03-16 </div> <div style="text-align: center;">  25-3-16 </div> </div>	

Case Officer Report		
Site Location Plan		
		
Consultations: As detailed below.		
Consultation Type	Consultee	Response
Statutory	NI Transport - Downpatrick Office	Content
Advice and Guidance	Env Health Newry Mourne And Down District Council	Substantive Response Received
Representations: As detailed below		
Letters of Support	None Received	
Letters of Objection	3	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Characteristics of the Site and Area		
<p>The site in question is located in an existing business unit off the Dundrum Road in Newcastle, the site is to the rear of the part and is adjacent to other properties of differing uses. The building in question is a single storey dwelling finished in a rough cast render with a slate roof and white PVC window and door formation to the front. There is associated parking in the establishment, a small section is enclosed and the remainder open.</p> <p>The site is located within the settlement development limits of Newcastle as defined in the Ards and Down Area Plan 2015, the site is within the Mourne AONB. The site is not specifically identified as having any specified land use however it is noted the site is a business park. The site is not located in the town centre however is in close proximity to the town centre as identified in the Ards and Down Area Plan 2015.</p>		
Planning Assessment of Policy and Other Material Considerations		
Site history		

There is no relevant site history on the site in question.

Representations

Three letters of representation have been made to date detailed as below

13 Dundrum Road, Newcastle made an objection on the grounds that the activity has been taking place for the last 18 months and is causing issues with amenity in terms of lack of parking and noise and nuisance issues from the studio in early morning and late evenings 06.00 – 23.00 hours and Saturdays and Sundays. The facility also uses the external yard to carry out fitness activities.

A second letter of objection was received from 23 Dundrum Road, Newcastle and the issues raised include early morning disturbances and the lack of parking provision.

A third objection was received from the owner/occupier of 17 Dundrum Road and the objection was on the grounds that the yard that was storage now has businesses in it and the issue of parking is a problem, the objector states that between the offices there are 35 employees and only 8 car parking spaces available. The lack of parking leads to issues with obstructions to the footpaths and cycle paths. The objection was also based on the grounds of noise the fitness studio is creating.

The application is considered against Ards and Down Area Plan 2015, PPS3, Access, Movement and Parking SPPS and any other relevant policy. PPS 4 is also given consideration

The proposed change of use relates to a floor space in the region of 50msq that was previously noted as storage. It is noted that while PPS 8 Does talk about noise generating facilities this type of development is not what is considered to equate to a noise generating facility, notably, there are objections in relation to the noise however the majority of the noise seems to relate to the playing of music and not from the main activity carried out however disruption and nuisance is reported on the site at early hours of the day.

This area is not zoned for any particular use as per the Ards and Down Area Plan 2015 however the court yard is noted as a business park. There is also limited planning history on the site and no association with business park activity, none the less consideration needs to be given to the existing surrounding land uses and in consideration with PPS 4 PED 8 the development would be considered incompatible with economic development uses which states that a proposal is for the development in the vicinity of an existing or approved economic development use , this development is not zoned for business use, and as such does not have the planning history to support it as approved however policy talks of existing or approved. It is considered that the proposal is not suitable for the existing park as operates and it is also considered that it is incompatible located to the rear and in close proximity to residential development as it is likely to cause general nuisance and disturbance.

The application is considered against PED 9 of PPS 4 general criterion for economic development and it is considered incompatible with the surrounding land uses as discussed. The proposed change of use will harm the amenity of nearby residents, objections have been taken into consideration and the circumstances during the site inspection including the level of noise generated. The change of use will not however impact on any natural or built features given the location of the building in question. The site is not noted as being in a flooding area.

The site has had reports of noise nuisance form objectors and is likely to continue to create nuisance on local amenity, both residential and business use.

Insufficient information has been submitted to determine if there are issues with parking and access therefore an accurate assessment cannot me made in this regard.

Movement patterns, boundary treatments and crime and personal safety will not be impacted upon as a result of the application.

The site, as mentioned is on white lands as per the Ards and Down Area Plan 2015. The land has no particular zoning but existing land uses need to be taken into consideration. There is enforcement associated with the site in question and as mentioned a very limited planning history across the whole site. Although this land is not zoned business/industrial it is noted in PPS 4 that sui generis uses including gyms are not suitable to be located within this type of land

<p>use area. SPPS advises on safeguarding residential and work environs, it is noted that in the courtyard there are differing small business uses in operation, on the day of the site inspection a class was being held and the noise levels were a nuisance and interrupting within the complex. To allow a use that clearly will create a level of noise as part of the operations in this location would conflict with the surrounding uses including residential to the rear.</p> <p>Parking provision is also considered as part of this application, Transport NI has responded with no objections subject to Planning being satisfied that the application will not lead to intensification of use, if this is not the case re consultation should take place. The P1 gives details of vehicles and persons attending the site per day however the figures do not appear accurate as for example it gives an increase of goods vehicles to 6 when the type of business should not attract such goods deliveries per day, therefore the applicant was asked to supply clarification and amend the P1 forms to give accurate figures to fairly assess the proposal in terms of impacts on access and parking. Two requests were made, one on the 17th December 2015 and again on the 5th February 2016, the applicant was advised on the latter letter that if the information was not received the application would be refused due to lack of information. To date as no additional information has been received there is insufficient information to allow a fair and accurate assessment of the proposal to ensure there are no issues surrounding the parking provision on site, this is especially important given that there have been objections in relation to parking on the site.</p> <p>The proposed use is a sui generis use and as per The Planning (Use Classes Order) Northern Ireland (2015), the previous land use was class B4 storage going on the information provided by the applicant.</p> <p>Consultation responses</p> <p>Environmental Health responded stating that while there are no objections to the facility they would request that a condition is placed on that ensures all activities are carried out inside the building. While this would reduce the noise impacts of the site due to the outside space not being used there is still an issue with the noise generated at the site through classes and music.</p> <p>Transport NI – No objection provided there is no intensification of use.</p> <p>Case officer – recommendation – refusal on the grounds on insufficient information, incompatible with surrounding land uses and impact on amenity of surrounding buildings by way of noise nuisance.</p>	
Neighbour Notification Checked	Yes/No
Summary of Recommendation:	
Reasons for Refusal:	
<p>The proposed change of use is unacceptable in that insufficient information has been submitted to enable the Authority to make an informed decision on the proposal in relation to access and parking provision.</p>	

The Proposal is contrary to the Strategic Planning Policy Statement in that it would impact negatively with surrounding land uses, both residential and business by way of noise nuisance.

The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development PED 9 a) it is incompatible with surrounding land uses and b) it will harm the amenities of nearby residents by way of noise and disturbance and e) it will create a noise nuisance.

Signature(s)

Date:

ANNEX	
Date Valid	20th February 2015
Date First Advertised	29th April 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 13 Dundrum Road, Murlough Upper, Newcastle, Down, BT33 0BG, R McVeigh 13, Dundrum Road, Newcastle, Down, Northern Ireland, BT33 0BG The Owner/Occupier, 17 Dundrum Road, Murlough Upper, Newcastle, Down, BT33 0BG, V McClure 17, Dundrum Road, Newcastle, Down, Northern Ireland, BT33 0BG The Owner/Occupier, 19 Dundrum Road, Murlough Upper, Newcastle, Down, BT33 0BG, The Owner/Occupier, 21 Dundrum Road Murlough Upper Newcastle The Owner/Occupier, 21A Dundrum Road, Murlough The Owner/Occupier, 21B Dundrum Road, Murlough The Owner/Occupier, 21C Dundrum Road, Murlough The Owner/Occupier, 21D Dundrum Road Murlough Upper Newcastle The Owner/Occupier, 21E Dundrum Road, Murlough The Owner/Occupier, 23 Dundrum Road, Murlough Upper, Newcastle, Down, BT33 0BG, S Leneghan 23, Dundrum Road, Newcastle, Down, Northern Ireland, BT33 0BG The Owner/Occupier, 25A Dundrum Road Murlough Upper Newcastle The Owner/Occupier, 39 Merrion Avenue, Murlough Upper, Newcastle, Down, BT33 0BJ, The Owner/Occupier, 41 Merrion Avenue Murlough Upper Newcastle</p>	
Date of Last Neighbour Notification	27th April 2015
Date of EIA Determination	

ES Requested	No
<p>Planning History</p> <p>Ref ID: R/2015/0181/F Proposal: Retrospective change of use from storage unit to fitness studio Address: Unit 21c Dundrum Road, Newcastle, Decision: Decision Date:</p>	
<p>Summary of Consultee Responses</p>	
<p>Drawing Numbers and Title</p>	

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

APPLIC NO	R/2014/0271/F	Full	DATE VALID	5/20/14
COUNCIL OPINION	APPROVAL			
APPLICANT	Kelbourne Property Ltd 87 Bryansford Road Newcastle BT33 0LF	AGENT	Ward Design 10 Main Street Castledawson BT45 8AB	
			NA	

LOCATION 87 and 87e Bryansford Road
Newcastle
Co Down.

PROPOSAL 2 Storey residential development comprising of 1 block of 8 apartments on No. 87. Redefining of boundary between 87 and 87e to accommodate proposed parking, landscaping and access on 87 and improved, retained parking, landscaping and access on 87e.
(Amended description)


REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
			Addresses	Signatures	Addresses	Signatures
	62	0	0	0	0	0



Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2014/0271/F	Target Date:
Proposal: 2 Storey residential development comprising of 1 block of 8 apartments on No. 87. Redefining of boundary between 87 and 87e to accommodate proposed parking, landscaping and access on 87 and improved, retained parking, landscaping and access on 87e. (Amended description)	Location: 87 and 87e Bryansford Road Newcastle Co Down.
Referral Route: Level of objection >6 letters	
Recommendation: APPROVAL	
Applicant Name and Address: Kelbourne Property Ltd 87 Bryansford Road Newcastle BT33 0LF	Agent Name and Address: Ward Design 10 Main Street Castledawson BT45 8AB
Executive Summ	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Water - Multi Units West - Planning Consultations	No Objection
Non Statutory	Env Health Down District Council	Substantive Response Received
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	Water Management Unit	No Objection
Statutory	NI Transport - Downpatrick Office	Content
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Transport - Downpatrick Office	Add Info Requested
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Representations:		
Letters of Support	None Received	
Letters of Objection	62	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Characteristics of the Site and Area		
The site comprises 2 no individual plots, one with a constructed apartment block No.87e and the		

other corner site No.87 is a residential property, with frontage to Bryansford Road and Tollymore Road.

The site has well established boundaries along its boundaries shared with Bryansford Road, the eastern boundary shared with the Tollymore Road and rear, northern boundary shared with No's 1 and 2 Bryansmore Park. The western boundary is shared with 87f Bryansford Road and is defined with planting and a closed board fence.

The site, while it is relatively flat, there is a slight lowering of level from the western boundary to the eastern boundary.

Planning Assessment of Policy and Other Material Considerations

The Proposal has been amended on numerous occasions since its submission in May 2014.

The original submission was submitted on 20 May 2014 for "10 no. apartment development consisting of 2 no. additional apartments to the rear of approved 8no.apartments with ref no - R/2007/1091/F and 8 no. apartments in substitution for previously approved apartments R/2010/0104/RM. To include revisions to means of access and parking."

Proposal amended on 30 June 2014

"2 Storey residential development comprising of 1 block of 8 apartments and 1 block of 10 apartments with associated access arrangements, parking and landscaping"

On the basis of this proposal the application was presented to Down District Council with an opinion to refuse in September 2014. The application was deferred which resulted in the submission of the following proposal.

Proposal amended on 15 September 2015, removing reference to apartment block at 87e "2 Storey residential development comprising of 1 block of 8 apartments on No. 87 with associated access arrangements, parking and landscaping"

The proposal was amended on 2 November 2015 and refers to

"2 Storey residential development comprising of 1 block of 8 apartments on No. 87. Redefining of boundary between 87 and 87e to accommodate proposed parking, landscaping and access on 87 and improved, retained parking, landscaping and access on 87e".

The previous history on site details approval for 6 units on No. 87 and 8 units on No.87e on the site under 2 separate planning applications which included the demolition of existing dwellings and replacement with apartment blocks. The 2 approvals were on neighbouring, but, separate sites and the arrangement would maintain the separate sites with individual accesses and boundary definition. The current application site includes both sites.

Planning history on both site refer to apartment blocks.

Approval R/2007/1091/F at 87e Bryansford Road approved 8 apartments. Associated Minor amendment approved April 2014. Apartment block has been constructed as per minor amendment approved, however the current application seeks the retention of access, parking and landscaping/ boundary definition.

Approval R/2010/0104/RM (Outline R/2006/0247/O) on 87 Bryansford Road approved 6 apartments. This development has not commenced and has now expired.

The proposal makes reference to Site 87 and site 87e Bryansford Road. A block of 8 no apartments with car parking, landscaping and access is proposed on Site 87. Reference to the apartment block at site 87e has been omitted, reference is made only to the redefining of the

common boundary with site 87 and retention of retaining the parking, access and landscaping on 87e.

The applicant maintains that the minor amendment approved to R/2007/1091, on Site 87e, in April 2014 referring to this apartment block has been implemented. Therefore for the purpose of this application, consideration is confined to site 87 and to the acceptability of the redefined boundary, retention of parking, access and landscaping arrangements on site 87e.

An individual access is proposed for Site 87 onto the Bryansford Road. Transport NI are content with this access. Parking on site 87, includes provision for 12 car spaces and is located along the boundary with No 87e.

Parking on site 87e which is currently in place, comprises 12 no spaces , 7 of which are located adjacent to the Bryansford Road and the remaining 5 spaces are located along the eastern elevation of the apartment block.

The original boundary between No's 87 and 87e has been altered with the boundary line now encroaching further into site 87e. It is proposed to remove the existing boundary hedge and replace with a singular stand of deciduous trees and a 1.8m high close board fence. This planting is located within site 87e. It is proposed to retain all other boundaries on the site with the exception of where the access is entering Site 87. Existing access is to be stopped up through landscaping.

Public amenity grassed areas are shown for the apartment block, this level of provision is considered acceptable, given the location and type of development proposed. Public open space is not required for this level of development.

Bin storage enclosure is provided on site 87 to the rear of the site and comprises a close board timber fenced enclosure with timber gate of 1.8m. Bin collection point indicated clear of footpath and to rear of entrance. This has been cleared by TransportNI.

Representations

- Impact on character of the area,
- Query planning history on Site 87.
- Increased density
- Overdevelopment
- lack of clarity in proposal description
- impact on residential amenity of neighbouring dwellings, namely Bryansmore Park
- Traffic concerns
- Movement of boundary between both sites.
- Minor amendment approval on Site 87e
- lack of amenity for proposed occupants
- inferiority of finishes to block
- Landscaping concerns over boundary with 87f.
- Bin storage at road on Site 87 and road safety concerns

Representations have also been received from political reps, MPs/MLA's and Councillors.

Consideration of Representations has been included as part of the consideration.

Consultees

DDC Environmental Health Unit - No Environmental Health objections in principle subject to connection to main sewer with NI Water approval.

NIEA WMU - no objection

NI Water Ltd - no objection

DRD Roads/Transport NI –No objections.

Policy

The Regional Development Strategy 2035, Strategic Planning Policy Statement 2015, Planning Strategy for Rural Northern Ireland (PSRNI) (Des 2 Townscape), Ards and Down Area Plan 2015, PPS3, PPS7, PPS7 Addendum, PPS12, Parking Standards.

The Regional Development Strategy

The Regional Development Strategy 2035 (RDS) acknowledges that housing is a key driver of physical, economic and social change and emphasises the importance of the relationship between the location of housing, jobs, facilities, services and infrastructure. The RDS recognises that there are significant opportunities for new housing on appropriate vacant and underutilised land, and sets a regional target of 60% of new housing to be located in appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population.

Strategic Planning Policy Statement for Northern Ireland 2015

6.137 Housing in Settlements

Planning authorities must deliver increased housing density without town cramming: higher density housing developments should be promoted in town and city centres and in other locations that benefit from high accessibility to public transport facilities. Within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

Planning Strategy for Rural Northern Ireland (PSRNI)

Des 2 Townscape requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.

Ards and Down Area Plan 2015

Site is located within the settlement limits of Newcastle on Whiteland.

Policy NE14 Apartments states

Proposals for apartment development in Newcastle shall respect the architectural, streetscape and landscape character of the area and shall be in conformity with its established character in terms of:

- the setbacks of properties from the street;
- the treatment of boundaries, both hard and soft;
- the structural landscape including the retention of mature trees;
- the scale of built form, particularly in terms of the height and massing when viewed from the street;
- the articulation of the roof and building lines; and
- the architectural detailing and use of materials.

The proposal involves the replacement of No87 which is currently a large dwelling, with an apartment block. The scale and massing of the block is greater than the existing dwelling on site, however is considered acceptable. Setbacks, hard and soft landscaping is acceptable. The majority of the boundary vegetation is to be retained; only the internal hedge between sites 87 and 87e is to be removed and replaced. The design and finishes of the apartment block are acceptable in this area which is characterised by a mix of dwelling types/designs/finishes.

PPS7 Quality Residential Environments

PPS7 Policy QD1 states that, Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable

residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.

In established residential areas proposals for housing development will not be permitted where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas. In Conservation Areas and Areas of Townscape Character housing proposals will be required to maintain or enhance their distinctive character and appearance. In the primarily residential parts of these designated areas proposals involving intensification of site usage or site coverage will only be permitted in exceptional circumstances.

All proposals for residential development will be expected to conform to all of the following criteria:

(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

The development proposes an apartment block on site 87 with an altered access position, parking and layout. The site is internally divided from site 87e at present with a conifer hedge, however it is not proposed to retain this boundary but to replace with a stand of deciduous trees and a close board fence of 2.0m. Car parking surface is asphalt, however the existing property at No87 has an area of tarmac already to the front of the dwelling. In terms of landscaping, it is proposed to retain the vegetative boundaries of the site with the Bryansford Road, with the exception of the access, Tollymore Road, Bryansmore Park and No.87e. I consider this to be an important element in maintaining the character of this area and its retention should be conditioned as such.

It is acknowledged that the apartment block on site 87 is large, however the existing property on site 87 is a substantial dwelling in proportion. The proposed apartment block is 8.3m to the ridge and 25m in gable length to Tollymore Road with a frontage to Bryansford Road of 15 m. The gable to Tollymore Road is however broken up into two projections with an internal recessed lobby. This lessens the impact of the length of this elevation. Landscaped boundary is retained along this elevation with the Tollymore Road.

The finishes and design are not out of keeping with the surrounding area, as there are a number of designs and finishes to properties along the Bryansford Road and Tollymore Road. From an external perspective viewing the sites they will read as two large detached properties on large plots not dissimilar to other properties along this section of the Bryansford road.

(b) Features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;

No features of archaeological/ built heritage/landscape features have been identified on site.

(c) Adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

Public open space is not a requirement for a development so this size. As the development is for apartments the private open space requirements are in the range 10-30sqm per unit and can be accommodated as communal space. There is therefore adequate private open space provided in this development in the form of grassed amenity areas. The location of the development also means there is easy access to a number of outdoor amenities.

(d) Adequate provision is made for necessary local neighbourhood facilities, to be provided by

the developer as an integral part of the development;
There is no requirement on the developer to make such provision.

(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;

The site is located in a very accessible location, within easy walking distance to the town centre with all its associated facilities. Public transport is also within easy access to the site.

(f) Adequate and appropriate provision is made for parking;

Parking is provided at a ratio of 1.5 per unit. The Departments Parking Standards advises 1.5 spaces (unassigned) per 2 bed unit. This requirement applied to the proposal on No.87 requires a total of 12 spaces. Therefore the proposal provides the required number of spaces. 12 spaces have also been provided on site 87e for the 8 no apartment block.

(g) The design of the development draws upon the best local traditions of form, materials and detailing;

The surrounding area displays a host of varying forms, materials and detailing. This proposal is not out of keeping, with render finish and Lanyon "Cambourne" brick (grey/brown), black uPVC windows and associated rainwater goods, black concrete slate. These finishes mirror those on the approved and constructed block on the adjacent site 87e.

(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance; and

The Departments Creating Places states that where a development abuts the private garden areas of existing dwellings, a separation distance greater than 20m will generally be appropriate to minimise overlooking with a minimum of around 10m between the rear of new houses and the common boundary, and where development in lower density areas, a separation distance minimum of 15m between the rear of apartments and the common boundary.

The proposed 2 storey apartment block of 8 apartments on No.87 is situated 17.0m to the dwelling at No.1 Bryansmore Park and 10.0m at its closest point and 12.0m at its furthest point from the common boundary at No.1 Bryansmore Park. There are 2 no 1st floor bedroom windows on the rear elevation with No.1 Bryansmore park, however these are angled so as there is no direct overlooking possible to No.1. The separation distance, the lack of windows and the retention of the rear boundary screening means that there is no detrimental impact on the amenity of No.1 Bryansmore Park.

(i) The development is designed to deter crime and promote personal safety.

The site is subject to passive surveillance.

PPS7 Addendum Safeguarding the Character of Established Residential Areas
Policy LC 1 is an amplification of Policy QD 1 and is intended to strengthen existing policy criteria to ensure that the quality of these areas is maintained, if not enhanced.

Policy LC1 of the Addendum states that in addition to criteria of PPS7 QD1 the proposed density should not be higher than that found in the area and the pattern of development is in keeping with the overall character and environmental quality of the established residential area and all dwelling units and apartments are built to a size not less than those set out in Annex A.

The site is within an established residential area. It is acknowledged that the density of the site is higher than that in the surrounding area. However previous approvals on the site have been approved at higher density and this cannot be ignored. Site 87e has already 8 no apartments constructed on site at a density of 35 units per ha. The overall density on the site is 41 units per ha.

While I acknowledge that the current density is higher than the surrounding area, I consider that the character of the area has already been changed through the approval and construction of the apartment block on site 87e, it is noted that there are apartments in the adjacent Ashleigh development.

I consider that the site has retained the individual plot pattern and does not offend the residential character of the established residential area. I have therefore attached determining weight to the densities previously approved on site and the character of design form and layout of the development which does not offend the wider residential character.

The apartment units are of a suitable size and in keeping with the space standards as set out in Annex A of PPS7 Addendum which advises apartments with 3 person-2bed minimum space standards are 60/65sqm. The proposed apartments are all above this space standard. The parking details a total of 24 spaces serving 16 2 bedroom units. The Departments Parking Standards advises 1.5 spaces (unassigned) per 2 bed unit. This requirement applied to the proposal requires a total of 24 spaces. Therefore the proposal provides the required number of spaces.

A landscaping plan has been provided. Retention of boundaries where proposed will be conditioned.

Bin storage is to the rear of site No.87. Also LPG storage is to the front of the site and recessed into ground.

Planning Policy Statement 12: 'Housing in Settlements'

PPS 12 promotes a drive to provide more housing in settlements and encourages an increase in the density of urban housing appropriate to the scale and design to the cities and towns of Northern Ireland.

The increase in density on the current site is considered appropriate and in line with PPS12.

Planning Policy Statement 3: 'Access, Movement and Parking'

PPS 3 requires new development to provide safe and adequate access to public roads and to produce Transport Assessments for large scale proposals. It also ensures adequate parking provision.

Adequate parking provision has been provided for the scheme, the access proposed to site 87 and the retained parking and access arrangements to 87e has been cleared by TransportNI. This application was received pre April 2015 and therefore does not require the submission of a Design and Access Statement.

On balance, given the above I recommend APPROVAL.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Conditions

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement/occupation/operation) of any works or other development hereby permitted.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The (gradient of the access/gradients of the accesses) shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to [the occupation of any part of the (development/ building/dwelling)] or [the commencement/completion of (tipping/waste disposal/quarrying/mineral extraction)] or [in accordance with a programme to be agreed with the Department].

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. The existing natural screenings of this site, as indicated in on the approved plan date stamped, shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing within days.

REASON: [To ensure the development integrates into the countryside] [and] [To ensure the maintenance of screening to the site].

6. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3. The applicant is advised that under Article 11 of the Roads (NI) Order 1993, the DRD is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road as a result of extraordinary traffic generated by the proposed development.

4. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

Signature(s)

Date:

ANNEX	
Date Valid	20th May 2014
Date First Advertised	4th June 2014
Date Last Advertised	18th November 2015
<p>Details of Neighbour Notification (all addresses)</p> <p>Sam Geary Rathcillan House, 1 Rathcillan Park, Newcastle, Down, Northern Ireland, BT33 0UB The Owner/Occupier, 1 Ashleigh Heights, Tollymore, Newcastle, Down, BT33 0FZ, Patrick Laverty 1 Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ & Frances Laverty 1 Bryansmore Park, Tollymore, Newcastle, Down, BT33 0AZ, I Sloan 10 Bryansmore Park Tollymore Newcastle I Sloan 10 Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ Irene Sloan 10 Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ George Sloan 10 Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ George Sloan 10 Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ The Owner/Occupier, 10 Bryansmore Park, Tollymore, Newcastle, Down, BT33 0AZ, Irene Sloan 10, Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ I Sloan 10, Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ I Sloan 10, Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ G Sloan 10, Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ George Sloan 10, Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ P Clarke 135D Main Street Dundrum Down W H Dundas 2 Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ WH Dundas 2 Bryansmore Park, Tollymore, Newcastle, Down, BT33 0AZ, A. E Dundas 2, Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ A. E Dundas</p>	

2, Bryansmore Park, Newcastle, Down, Northern Ireland, BT33 0AZ
 The Owner/Occupier,
 3 Ashleigh Heights, Tollymore, Newcastle, Down, BT33 0FZ,
 M Ritchie MP
 32 Saul Street Demesne Of Down Acre Downpatrick
 The Owner/Occupier,
 87 Bryansford Road, Tollymore, Newcastle, Down, BT33 0LF,
 The Owner/Occupier,
 87C Bryansford Road Tollymore Newcastle
 Margaret Grant
 87C Bryansford Road, Newcastle, Down, Northern Ireland, BT33 0LF
 M Grant
 87C, Bryansford Road, Newcastle, Down, Northern Ireland, BT33 0LF
 K & D Speedy
 87D Bryansford Road, Tollymore, Newcastle, Down, BT33 0LF,
 The Owner/Occupier,
 87E Bryansford Road, Tollymore, Newcastle, Down, BT33 0LF,
 E Bamford
 87F Bryansford Road, Tollymore, Newcastle, Down, BT33 0LF,
 S Bamford
 87F, Bryansford Road, Newcastle, Down, Northern Ireland, BT33 0LF
 S & E Bamford
 87F, Bryansford Road, Newcastle, Down, Northern Ireland, BT33 0LF
 Eileen Bamford
 87F, Bryansford Road, Newcastle, Down, Northern Ireland, BT33 0LF
 S & E Bamford
 87F, Bryansford Road, Newcastle, Down, Northern Ireland, BT33 0LF
 The Owner/Occupier,
 90 Bryansford Road, Tollymore, Newcastle, Down, BT33 0LF,
 The Owner/Occupier,
 92 Bryansford Road, Tollymore, Newcastle, Down, BT33 0LF,
 The Owner/Occupier,
 94 Bryansford Road, Tollymore, Newcastle, Down, BT33 0LF,
 The Owner/Occupier,
 Apartment No.1, 87e Bryansford Road, Newcastle, Co.Down BT33 0LF
 Thelma Geary
 Rathcillan House, 1 Rathcillan Park, Newcastle, Down, Northern Ireland, BT33 0UB
 T Geary
 Rathcillan House, 1 Rathcillan Park, Tollymore, Newcastle, Down, BT33 0UB,
 Deirdre Shields

C Speedy

K Speedy

S Rogers MLA

R Speedy

Owner/Occupier .

Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: R/2014/0271/F Proposal: 10 no apartment development comprising of 2 no additional apartments to the rear of previously approved 8no apartments under ref no R/2007/1091/F, and 8 no apartments in substitution for previously approved apartments R/2010/0104/RM to include revisions to means of access and parking. Address: 87 and 87e Bryansford Road, Newcastle, Co Down., Decision: Decision Date:</p>	
<p>Ref ID: R/1980/0846 Proposal: REPLACEMENT FARM DWELLING Address: 61 STATION ROAD, SAINTFIELD Decision: Decision Date:</p>	
<p>Ref ID: R/1982/0109 Proposal: EXTENSION TO DWELLING Address: 87 BRYANSFORD ROAD, NEWCASTLE Decision: Decision Date:</p>	
<p>Ref ID: R/2010/0104/RM Proposal: Demolition of existing dwelling and erection of 6 apartments. Address: 87 Bryansford Road, Tollymore, Newcastle. Decision: Decision Date: 27.05.2010</p>	
<p>Ref ID: R/2006/0247/O Proposal: Demolition of existing dwelling & erection of 6 No Apartments. Address: 87 Bryansford Road, Tollymore, Newcastle Decision: Decision Date: 06.02.2007</p>	

Ref ID: R/2009/0871/O

Proposal: Renewal of Outline Planning Approval R/2006/0247/O for demolition of existing dwelling and erection of 6 apartments.

Address: 87 Bryansford Road Tollymore Newcastle Co Down.

Decision:

Decision Date: 02.06.2010

Ref ID: R/1999/0678/O

Proposal: Demolition of existing dwelling and erection of 6 No apartments

Address: 87 Bryansford Road, Newcastle

Decision:

Decision Date: 15.03.2000

Ref ID: R/2002/1810/O

Proposal: Renewal of outline planning permisson R/1999/0678 for demolition of existing dwelling and erection of 6 No. apartments.

Address: 87 Bryansford Road, Tollymore, Newcastle, Northern Ireland, BT33 0LF

Decision:

Decision Date: 16.06.2003

Ref ID: R/2000/0548/O

Proposal: Demolition of existing dwellings and erection of 18 No. apartments (amended plans)

Address: 87 & 87e Bryansford Road, Newcastle

Decision:

Decision Date: 23.08.2001

Ref ID: R/2003/0415/F

Proposal: Renewal of planning approval for demolition of existing dwelling and erection of 8 No apartments.

Address: 87E, Bryansford Road, Tollymore, Newcastle, Northern Ireland, BT33 0LF

Decision:

Decision Date: 07.08.2003

Ref ID: R/1996/0848

Proposal: Demolition of dwelling and erection of 12 no apartments (amended plans)

Address: 87E BRYANSFORD ROAD NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1995/0400

Proposal: Change of use from dwelling to day care nursery

ground floor level
Address: 87E BRYANSFORD ROAD NEWCASTLE
Decision:
Decision Date:

Ref ID: R/1998/0040
Proposal: Demolition of existing dwelling and erection of 8 no
apartments
Address: 87E BRYANSFORD ROAD NEWCASTLE
Decision:
Decision Date:

Ref ID: R/2007/1091/F
Proposal: Renewal of planning approval for demolition of existing dwelling and erection
of 8 no. apartments.
Address: 87e Bryansford Road Tollymore Newcastle BT33 0LF
Decision: MAA
Decision Date: 08.05.2008

Ref ID: R/1987/0152
Proposal: Roofspace conversion
Address: 87D BRYANSFORD ROAD NEWCASTLE
Decision:
Decision Date:

Ref ID: R/2008/0802/F
Proposal: Proposed extension dwelling and erection of domestic garage and store.
Address: 3 Ashleigh Heights, Newcastle, Co Down.
Decision:
Decision Date: 27.11.2008

Ref ID: R/2000/0537/O
Proposal: Residential development with conversion of existing buildings to apartments
with alteration
Address: 85 Bryansford Road, Newcastle
Decision:
Decision Date: 19.07.2001

Ref ID: R/1977/0748
Proposal: RESIDENTIAL HOUSING
Address: BRYANSFORD ROAD, NEWCASTLE
Decision:
Decision Date:

<p>Ref ID: R/1987/0619 Proposal: Housing development Address: JUNCTION OF BRYANSFORD ROAD/TOLLYMORE ROAD NEWCASTLE Decision: Decision Date:</p> <p>Ref ID: R/2002/0600/RM Proposal: Private housing development (Phase One - 9 dwellings). Address: Opposite No 1 Bryansmore Park, Newcastle (Ashleigh Manor). Decision: Decision Date: 14.10.2002</p>
<p>Summary of Consultee Responses</p>
<p>Drawing Numbers and Title</p>

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

ITEM NO	1		
APPLIC NO	LA07/2015/0532/F	Full	DATE VALID 6/25/15
COUNCIL OPINION	APPROVAL		
APPLICANT	Mistco UK Ltd 4th Floor 92 High Street Belfast BT1 2BG		AGENT C60 Design 393 Lisburn Road Belfast BT9 7EW
			02890992160
LOCATION	Lands between Nos 8-18 Comber Road Killyleagh BT30 9QZ		
PROPOSAL	Amendment to previously approved planning permission reference R/2004/0894/F for the erection of a residential development comprising 44 dwellings (14 no detached and 30 no semi detached), associated landscaping, site and access works.		
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions
	SUP Petitions		
	0	0	0
		Addresses	Signatures
		Addresses	Signatures
		0	0
		0	0



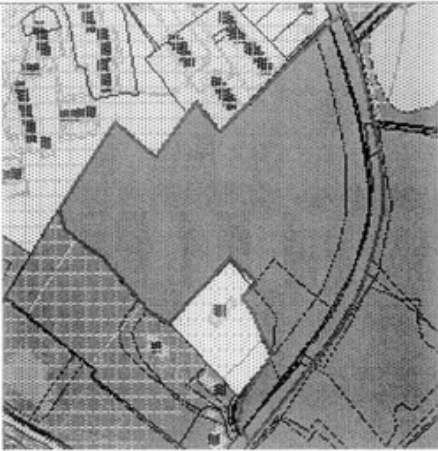
Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA07/2015/0532/F	Target Date:
Proposal: Amendment to previously approved planning permission reference R/2004/0894/F for the erection of a residential development comprising 44 dwellings (14 no detached and 30 no semi detached), associated landscaping, site and access works.	Location: Lands between Nos 8-18 Comber Road Killyleagh BT30 9QZ
Referral Route: Consideration given to The Planning (Development Management) Regulations (Northern Ireland) 2015 and under section 6 (housing) any development on lands exceeding 2 hectares is considered major development. Any major application must proceed to committee directly as per the scheme of delegation agreed.	
Recommendation: Approval	
Applicant Name and Address: Mistco UK Ltd 4th Floor 92 High Street Belfast BT1 2BG	Agent Name and Address: C60 Design 393 Lisburn Road Belfast BT9 7EW
Executive Summary:	
Signature(s): <div style="display: flex; justify-content: space-around; align-items: center;"> <i>J Murray</i> 25/3/16 <i>[Signature]</i> 25-03-16 </div>	

Application ID: LA07/2015/0532/F



Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Downpatrick Office	Advice
Statutory	NI Transport - Downpatrick Office	Advice
Statutory	NI Water - Multi Units West - Planning Consultations	Advice
Statutory	NIEA	Advice
Advice and Guidance	Env Health Newry Mourne And Down District Council	Substantive Response Received
Statutory	NI Transport - Downpatrick Office	Content
Statutory	Shared Environmental Services	Advice
Statutory	NIEA	Content
Statutory	NI Transport - Downpatrick Office	Advice
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Characteristics of the Site and Area		
The site sits to the west of Comber Road on lands currently in rough overgrown lands with a clear access dug out of the hill. The levels differ across the site in dramatic fashion, all lands sit		

raised to the road. The site is bounded by a band of trees and planting to the eastern boundary, some of which are TPOs. There is an additional access in place adjacent to existing dwelling no 18 Comber Road. Existing housing is located to the NW of the site and single dwellings to the south east of the site. The site can be viewed from the Castle in Killyleagh given the topography of the land.

The site is located within the settlement development limits of Killyleagh as defined in the Ards and Down Area Plan 2015, the lands are also within the Strangford and Lecale AONB and within a Housing Policy Area. There is an archaeological site and monument (ecclesiastical site) on the lands.

The area is adjacent to a mix of housing including single dwellings and terrace.

Planning Assessment of Policy and Other Material Considerations

Site history

R/2004/0894/F – lands between no 8 – 18 Comber Road, Killyleagh – proposed housing development – granted – 18-07-2006.

R/2003/0657/F – Land adjoining 8 Comber Road – 69 Dwellings detached and semi detached with detached garages and other associated site works – planning appeal upheld.

R/1998/0597 – lands between 8-18 Comber Road and to rear and side of Highbury Avenue – site for private housing development – 12-06-2002- granted.

The application is considered against Ards and Down Area Plan 2015, PPS 3, PPS 6, PPS 7, addendum to PPS 7, PPS 8 and all other material considerations including Creating Places. It is noted that the previous approval R/2004/0894/F has been implemented, the access arrangements are in place and there are foundations on the site for a dwelling. In assessing this application consideration is always given to what has been previously approved.

The amended layout has been considered, there are similarities to the previously approved however some differences to note include.

- Change of overall design of dwellings, the changes have all been considered in relation to visual impact and in relation to each other, all dwellings appear to offer adequate internal space and external private amenity space. The relationship between the dwellings will not lead to any overlooking or overshadowing.
- The density across the site has lessened, the previous approval was for 53 dwellings with a reduction now to 44 dwellings, previously there was terrace rows and a mix of semi detached and detached. The general layout of the site is changed with less density and a layout less like adjacent development.
- The dwellings on the access have changed, now there is the appearance of dwellings backing onto the entrance rather than double fronting.
- The Mews Court area has been changed to include semi-detached two storey dwellings instead of detached bungalows as previously approved.

Consideration is given to the overall layout of the site, the scale and proportions appear acceptable, the change in density does change the layout of the site as terrace rows similar to the adjacent development are no longer included, it is not thought though that this repetition is essential for the character of the estate to visually integrate with the surroundings. In terms of density Ards and Down Area Plan 2015 states that a maximum density of 10 dwellings per hectare is required, there is no minimum density requirement, the reduction in dwellings offers less density than previously approved which is acceptable.

The area plan also states that a satisfactory sited access onto Comber Road and a footway along the entire entrance shall be provided. Consultation has taken place with Transport NI and access arrangements have been agreed.

TPO tress along Comber Road have been indicated and adequate separation distance provided, the agent was asked for amended drawings as the garage of plot no 10 was previously within the root protection zone of one of the tress protected, this was satisfactorily addressed by the agent. The appearance of buildings is considered to be acceptable. There are several key views into the site.

When travelling along Comber Road the dwellings will be visible though it is noted that there is a good planting scheme to the front of the site and the nature and setting of the land means that there is a need to look up to view the site. The view when travelling along Comber Road will be acceptable.

A second key view is the view of the buildings when accessing the development itself, consideration has been given to the change in design of sites noted as 42-44, given the change in levels, the proposed planting and the fencing proposed to the rear of the dwellings it is considered that there is an adequate separation distance and screening to remove the need for the dwellings to front onto the access, this also improves the visual impact when in the estate. Another key view would be from Shrigley Road and Frederick Street, here the rear of the site can be directly viewed. The dwellings will appear to be at an acceptable level, height and density to read with surrounding development. The proposed development is not thought to be likely to demonstrably dominate any surrounding lands and although the different styles of estates will be identifiable it is not considered that the change will conflict with surrounding land uses, the scheme is no greater than that previously approved.

The site has an adequate mix of hard and soft landscaped areas. To which a management plan has been submitted to maintain.

NIEA was consulted on the application as there are landscape features or archaeological importance noted and also the potential for badgers and bats to be located onsite. NIEA initially responded requesting additional information and once satisfied have responded with no objections subject to conditions. The overall design and layout of the site is not thought to offer any negative impacts on landscape, built or natural features.

Adequate provision has been made for public and private open space. Each dwelling has satisfactory private amenity space afforded to the dwelling, due to the reduction in numbers each site has a more generous layout than the previously approved scheme. Public open space has also been provided. PPS 8 OS2 is taken into consideration when assessing the open space, as the site is for more than 25 dwellings and is on a site greater than 1 ha it is expected that 10% of the site should be devoted to open space. The lands demonstrated as open space would appear to meet this requirement. It is noted that the dwellings do have a good private amenity provision. The provisions both public and private appear in accordance with policy, and in keeping with previous provisions. It is noted that one change in provision is the removal of the private amenity to the south west of the site, it was verbally noted that this was provided due to badger activity. NIEA have commented on badger activity and have not objected to the provision of a dwelling on what was open space previously. Adequate open space is provided without this section of space. A landscape plan and more detail of the open space was requested from the agent as well as a management plan. This additional information was submitted and is considered to be acceptable.

The proposed planting will aid integration of the overall scheme.

Adequate provision has been made for neighbourhood facilities in terms of open space and the access and movement throughout the site appears adequate.

Adequate provision has been made for the provision of parking, each dwelling has adequate provision and the provision is acceptable in relation to the previous parking requirements.

Transport NI has commented on the application and after additional information had been submitted Transport NI has responded with no objections.

The design and layout of the site will not create conflict with adjacent land uses with the change of house type proposed. There are still adequate separation distances between this site and existing dwellings, it is not thought there will be any overlooking or overshadowing of a demonstrable nature.

The agent was asked to submit levels for the existing dwelling 6A as there was concern that the dwelling provided needed to be fully considered against the surroundings given the change of levels across the lands, and given that there was not previously a dwelling on this site. The request for additional information prompted a change in design of site no 35, the additional information submitted demonstrates the dramatic change in levels across the site. It is noted that the stepping down of site no 35 is betterment in aiming to improve the impacts on surrounding dwellings. There is planting in place at present along the boundaries and this would need to be conditioned specifically to be retained in this section of the site. The site at 6A will have development at a height to the rear however this site will be of no demonstrably greater impact that of the overall scheme will create. It is not thought there will be any demonstrable loss of light or overshadowing as a result of the proposals.

The development appears designed to deter crime and promote personal safety.

Representations – no representations have been made in relation to the application, additional neighbour notifications were sent in relation to the amended drawings submitted however no representation was made.

NI Water – No objections
 Environmental Health – no objections
 NIEA – Drainage and Water - no objections subject to conditions, Archaeology and Built Heritage – responded initially stating that there was not enough information to comment. Natural Heritage and Conservation Areas – no comment on the scheme made.
 NIEA was re consulted with additional information and responded stating that Archaeology and Built Heritage has responded with no objections. Natural Heritage and Conservation responded stating they are also content subject to conditions. Natural Heritage states that there were no active badger settings found on site however snuffle holes were found and the site is likely being utilised for foraging and commuting – conditions have been recommended.
 Shared Environmental Services – No additional consultation required.
 Transport NI – requested additional information on a few occasions and final response no objections.

Neighbour Notification Checked	Yes/No
Summary of Recommendation:	
Conditions/Reasons for Refusal:	
Signature(s)	
Date:	

ANNEX	
Date Valid	25th June 2015
Date First Advertised	15th July 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 10 Highbury Avenue Corporation Killyleagh</p> <p>The Owner/Occupier, 10 Highbury Walk, Corporation, Killyleagh, Down, BT30 9RF,</p> <p>The Owner/Occupier, 12 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 14 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 15 Comber Road, Corporation, Toye, Killyleagh, Down, BT30 9QZ,</p> <p>The Owner/Occupier, 16 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 18 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 18 Comber Road Corporation Toye</p> <p>The Owner/Occupier, 20 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 20 Comber Road Corporation Toye</p> <p>The Owner/Occupier, 22 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 24 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 26 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 27A Braeside Gardens, Corporation, Killyleagh, Down, BT30 9QE,</p> <p>The Owner/Occupier, 28 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 30 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 32 Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 34A Castleview Corporation Killyleagh</p> <p>The Owner/Occupier, 34B Castleview Corporation Killyleagh</p> <p>The Owner/Occupier,</p>	

35 Highbury Avenue Corporation Killyleagh
The Owner/Occupier,
36A Castleview Corporation Killyleagh
The Owner/Occupier,
37 Highbury Avenue Corporation Killyleagh
The Owner/Occupier,
38A Castleview Corporation Killyleagh
The Owner/Occupier,
38B Castleview Corporation Killyleagh
The Owner/Occupier,
39 Highbury Avenue Corporation Killyleagh
The Owner/Occupier,
4 Comber Road, Corporation, Toye, Killyleagh, Down, BT30 9QZ,
The Owner/Occupier,
40A Castleview Corporation Killyleagh
The Owner/Occupier,
40B Castleview Corporation Killyleagh
The Owner/Occupier,
41 Highbury Avenue Corporation Killyleagh
The Owner/Occupier,
42 Castleview Corporation Killyleagh
The Owner/Occupier,
43 Highbury Avenue Corporation Killyleagh
The Owner/Occupier,
44 Castleview Corporation Killyleagh
The Owner/Occupier,
45 Highbury Avenue Corporation Killyleagh
The Owner/Occupier,
46 Castleview Corporation Killyleagh
The Owner/Occupier,
48 Castleview Corporation Killyleagh
The Owner/Occupier,
50 Castleview Corporation Killyleagh
The Owner/Occupier,
51 Castleview, Corporation, Killyleagh, Down, BT30 9RU,
The Owner/Occupier,
52A Castleview Corporation Killyleagh
The Owner/Occupier,
52B Castleview Corporation Killyleagh
The Owner/Occupier,
53 Castleview, Corporation, Killyleagh, Down, BT30 9RU,
The Owner/Occupier,
54A Castleview Corporation Killyleagh
The Owner/Occupier,
54B Castleview Corporation Killyleagh
The Owner/Occupier,
55 Castleview, Corporation, Killyleagh, Down, BT30 9RU,
The Owner/Occupier,
57 Castleview, Corporation, Killyleagh, Down, BT30 9RU,
The Owner/Occupier,

6 Comber Road Corporation Toye The Owner/Occupier, 6 Highbury Avenue Corporation Killyleagh The Owner/Occupier, 6A Comber Road Corporation Toye The Owner/Occupier, 7 Highbury Avenue Corporation Killyleagh The Owner/Occupier, 8 Comber Road Corporation Toye The Owner/Occupier, 8 Highbury Avenue Corporation Killyleagh The Owner/Occupier, 8 Highbury Walk, Corporation, Killyleagh, Down, BT30 9RF, The Owner/Occupier, 9 Comber Road, Corporation, Toye, Killyleagh, Down, BT30 9QZ, The Owner/Occupier, 9 Highbury Avenue Corporation Killyleagh The Owner/Occupier, 9 Highbury Walk, Corporation, Killyleagh, Down, BT30 9RF, The Owner/Occupier, Comber Road, Corporation, Toye, Killyleagh, Down, BT30 9QZ,	
Date of Last Neighbour Notification	26th February 2016
Date of EIA Determination	
ES Requested	Yes /No
Planning History R/2004/0894/F – lands between no 8 – 18 Comber Road, Killyleagh – proposed housing development – granted – 18-07-2006. R/2003/0657/F – Land adjoining 8 Comber Road – 69 Dwellings detached and semi detached with detached garages and other associated site works – planning appeal upheld. R/1998/0597 – lands between 8-18 Comber Road and to rear and side of Highbury Avenue – site for private housing development – 12-06-2002- granted.	
Summary of Consultee Responses All issues resolved, conditions given.	
Drawing Numbers and Title	

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

ITEM NO	9			
APPLIC NO	R/2014/0100/O	Outline	DATE VALID	2/28/14
COUNCIL OPINION	REFUSAL			
APPLICANT	Ciara Fitzpatrick Kennedy 12 Clanvaraghan Road Castlewellan BT31 9JT		AGENT	Collins and Collins 18 Margaret Street Newry BT34 1DF 0283026602
LOCATION	Adjacent to 7 and 9 Clanvaraghan Road Castlewellan			
PROPOSAL	Farm Dwelling and Garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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 has been established for at least six years.
2. The proposal is contrary to Policies CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed access and visibility splays would not visually integrate into the surrounding landscape.



Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13th April 2016	Item Number:
Application ID: R/2014/0100/O	Target Date:
Proposal: Farm Dwelling and Garage	Location: Adjacent to 7 and 9 Clanvaraghan Road Castlewellan
Referral Route: Representations received from Cllr Laura Devlin and Cllr Patrick Clarke, application removed from the delegated list.	
Recommendation:	
Applicant Name and Address: Ciara Fitzpatrick Kennedy 12 Clanvaraghan Road Castlewellan BT31 9JT	Agent Name and Address: Collins and Collins 18 Margaret Street Newry BT34 1DF
Executive Summ	
Signature(s):	

Case Officer Report		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Non Statutory	NI Water - Single Units East - Planning Consultations	No Objection
Non Statutory	Water Management Unit	No Objection
Non Statutory	DARDNI - Downpatrick	Add Info Requested
Non Statutory	DARDNI - Downpatrick	Add Info Requested
Non Statutory	DARDNI - Downpatrick	Add Info Requested
Non Statutory	DARDNI - Downpatrick	Add Info Requested
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Characteristics of the Site and Area		
<p>The site is located along the minor Clonvaraghan Road and is comprised of a large site containing a number of fields and is approximately 4.08 hectares in size. The site is relatively flat and open and positioned slightly below road level. The site is defined at the roadside by a mature hedge and grass verge which is approximately 210m in length. The remaining boundaries are comprised of native species hedgerow, stone ditches with post and wire fencing. The site is currently used grazing.</p> <p>The existing farm dwelling (a two storey dwelling and associated out buildings) is located to the west of the site and is set back from the road by approximately 150m on elevated land.</p> <p>It is noted that there are no agricultural buildings within the site outlined in red.</p>		
Planning Assessment of Policy and Other Material Considerations		
<p>The site is located within the rural area as designated in the Ards and Down Area Plan 2015. The Department shall have regard to the, Ards and DOWn Area Plan 2015, SPPS, Planning Policy Statements 3 and 21.</p>		

The policy context for this proposal is found in CTY 1 of PPS 21 which lists the types of development which will be acceptable in the rural area. The applicant has applied for a farm dwelling, which is listed as one of the exceptions in CTY 1 and is specifically covered in Policy CTY 10 of PPS 21.

CTY 10 states that planning permission will be granted for a dwelling house on a farm where all of the following criteria can be met:

(A) the farm business is currently active and has been established for at least 6 years;

In consideration of this it is noted that a farm business number has not been provided, however, in the previous application R/2011/0380/O DARD confirmed via the planning consultation that the farm business is active and established for 6 years - DARD have confirmed that again in this current application. However, additional information has been submitted by the agent in support of the applicant's case. In this letter dated 17th June 2014, the agent states that the applicant does not receive single farm payment, that she farms the lands on occasions herself and that she currently leases the land - this lease is due to expire in October 2014 and it is proposed not to renew this arrangement. The letter also states that the applicant leases the land to Mr Maginn who has carried out the maintenance of the land to date. On the basis of this information it appears that while the applicant is the owner of the land, has a farm business number and in receipt of SFP, she does not farm or maintain the land. This is consistent with the information provided within the P1c form, where it is stated that the 6 hectares of the 6.07 hectares owned by the applicant is let in conacre. The proposal therefore fails this criterion.

(B) no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. The history of the farm does not indicate that there have been any opportunities sold off from the farm holding.

(C) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane. Having considered the information provided by the applicant there would appear to be no buildings on the farm owned by the applicant to which the proposal can visually or cluster with. If the principle of development is to be accepted the proposed site will be considered under CTY 13 and CTY 14.

Consideration must also be given to visual impact of a dwelling on this site, should an exception to the above assessment be made. Policy CTY 13 of PPS 21 deals specifically with the integration and design of buildings in the countryside and states that planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

A new building will be unacceptable where:

- (A) it is a prominent feature in the landscape; or
- (B) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; or
- (C) it relies primarily on the use of new landscaping for integration; or
- (D) ancillary works do not integrate with their surroundings; or
- (E) the design of the building is inappropriate for the site and its locality;
- (F) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; or
- (G) in the case of a proposed dwelling on a farm it is not visually linked or sited to cluster with an established group of buildings on the farm.

The Departments previous assessment of the proposal in R/2011/0380/O concluded that a dwelling on this site would be contrary to Policy CTY13 in that it would lack integration and be unduly prominent in the landscape. The lands slope down the east portion of the site. It is felt that a dwelling appropriately conditioned would not be prominent feature in the landscape. However, this site would require the removal of a substantial amount of the roadside vegetation to provide visibility splays. It is considered that a single, isolated dwelling on this site would appear conspicuous in the landscape and I therefore concur with the Departments previous consideration.

Consultations

DRD Roads Service - No objections

NIW - Statutory Response - informatives apply

NIEA WMU - No objections

DARD - No objections

Objections / Representations

No objections or representations have been received

Neighbour Notification Checked **Yes**

Summary of Recommendation:

Conditions/Reasons for 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 it has not been demonstrated that the farm business has been established for at least six years.
2. The proposal is contrary to Policies CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed access and visibility splays would not visually integrate into the surrounding landscape.

Signature(s)

Date:

ANNEX	
Date Valid	28th February 2014
Date First Advertised	12th March 2014
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 12 Clonvaraghan Road Clonvaraghan Ballyward The Owner/Occupier, 12A Clonvaraghan Road, Clonvaraghan, Ballyward, Castlewellan, Down, BT31 9JT, The Owner/Occupier, 7 Clonvaraghan Road Clonvaraghan Ballyward The Owner/Occupier, 9 Clonvaraghan Road Clonvaraghan Ballyward	
Date of Last Neighbour Notification	25th March 2014
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: R/1996/0013 Proposal: 33Kv overhead line Annsborough to Ballynahinch Part 1 Address: TOWNLANDS OF CLARKILL, BALLYLOUGH AND BALLYWILLWILL CASTLEWELLAN Decision: Decision Date: Ref ID: R/2011/0380/O Proposal: Farm dwelling and garage Address: Adj no's 7 and 9 Clonvaraghan Road, Castlewellan, Co Down, BT31 9JT, Decision: Decision Date: 25.06.2012 Ref ID: R/2005/0072/O Proposal: Site for single storey dwelling and detached garage. Address: 116m SW of 120 Ballylough Road, Aghlisafin, Castlewellan. Decision: Decision Date: 08.04.2006	

Ref ID: R/1999/1159/O
Proposal: Site for dwelling
Address: North of junction of Clonvaraghan Road and Balylough Road, Ballywillwill, Castlewellan
Decision:
Decision Date: 18.04.2000

Ref ID: R/1975/0714
Proposal: 11 KV AND MV O/H LINES
Address: CLONVARAGHAN
Decision:
Decision Date:

Ref ID: R/2014/0100/F
Proposal: Farm Dwelling and Garage
Address: Adjacent to 7 and 9 Clanvaraghan Road Castlewellan,
Decision:
Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

ITEM NO	4				
APPLIC NO	LA07/2015/1287/A	Advertiseme	DATE VALID	11/23/15	
COUNCIL OPINION	REFUSAL				
APPLICANT	Morrisons Vivomed 1 Ballynahinch Road Saintfield BT24 7AE		AGENT	Urban Dynamics 46 Scaddy Road Crossgar Downpatrick BT30 9BP 07738054941	
LOCATION	Morrisons Vivoxtra 1 Ballynahinch Road Saintfield BT24 7AE				
PROPOSAL	Illuminated digital display panel to replace existing signage board on external totem adjacent to car park entrance				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	1	0	0	0	
			Addresses	Signatures	Addresses
			0	0	0
					Signatures
					0

1 The proposal is contrary to Planning Policy Statement 17, Control of Outdoor Advertisements, Policy AD1, in that it would if permitted, prejudice the safety and convenience of road users.


**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**


ITEM NO 4



Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13th April 2016	Item Number:
Application ID: LA07/2015/1287/A	Target Date:
Proposal: Illuminated digital display panel to replace existing signage board on external totem adjacent to car park entrance	Location: Morrisons Vivoxtra 1 Ballynahinch Road Saintfield BT24 7AE
Referral Route: <i>Briefing panel</i>	
Recommendation: Consent refused	
Applicant Name and Address: Morrisons Vivomed 1 Ballynahinch Road Saintfield BT24 7AE	Agent Name and Address: Urban Dynamics 46 Scaddy Road Crossgar Downpatrick BT30 9BP
Executive Summary:	
Signature(s): 	

Case Officer Report		
Site Location Plan		
		
Consultations: Yes		
Consultation Type: Standard	Consultee: NIEA, Transport NI	Response: see report
Statutory	NI Transport - Downpatrick Office	
Statutory	NI Transport - Downpatrick Office	Advice
Statutory	NIEA	Content
Statutory	NI Transport - Downpatrick Office	Standing Advice
Representations:		
<p>A representation was made on behalf of applicant by Councillor Terry Andrews via email on 01.03.16 stating that applicant is willing to work with the Planning Department to resolve this issue although applicant can not supply the survey/ information within such a short timescale. Mark Keane replied to Councillor Andrews email on 02.03.16 and advised him of the current position of the Planning Department in respect of this application</p>		
Letters of Support	None Received	
Letters of Objection	1	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues:		
1No. objection was received concerning proposals potential to negatively affect road safety.		
Characteristics of the Site and Area		
<p>Characteristics of site: The site is located at No.1 Ballynahinch Road, Saintfield, adjacent to the car park entrance of Morrisons Vivoxtra retail establishment. This building is a large 1 ½ storey detached rectangular commercial unit with medium size off road car park area. This site is within a mature mixed residential area with mainly two and tree storey semi-detached and terraced housing with a mixture of on street and off street parking. The retail building is set back approximately 25.0m from the footpath and sits approximately 1.5m lower than road level. The existing advertising totem signage is positioned to the L.H.S of the car park entrance and sits behind a large 1.2m high vertical timber boarded fence.</p>		

Characteristics of area:

Ballynahinch Road is a predominantly residential area. This is a triangular site which sits between the fork in the road and is accessed via a protected route. The site is just outside of the town centre conservation area but within the settlement limit of Saintfield as defined in Map No.3/015a of the Ards and Down Area Plan 2015.

Planning Assessment of Policy and Other Material Considerations**Policy for consideration of proposal:****Ards and Down Area Plan****SPPS – Strategic Planning Policy Statement for Northern Ireland**

This policy provides overall context under which the Council will determine planning applications. PPS17 Control of Outdoor Advertisements.

Planning Policy Statement 17; Control of Outdoor Advertisements - Policy AD 1 Amenity and Public Safety sets out the main considerations that the Council will take into account in assessing proposals for outdoor advertisements. The provisions of this policy will prevail unless there are other overriding policy or material considerations that outweigh it and justify a contrary decision.

Consideration of the proposal:

This submitted application for consent to display an advertisement relates to an illuminated digital display panel replacing existing signage board fixed to external totem. This totem signage is adjacent to the car park entrance of Morrison's Vivoxtra retail establishment at No.1 Ballynahinch Road, Saintfield. The existing totem signage is triangular shape on plan measuring 1380mm x 550mm. The actual signage boards are fixed too and supported by 80mm dia. Black powder coated steel posts.

This full colour digital LED illuminated display panel is to replace previous 30mm thick metal framed signage board and is to be similarly fixed to existing triangular shaped supporting frame work. This LED display panel is 1300mm wide and 1000mm high and is 90mm thick. Under side of display panel is 1600mm above ground level and top of panel is 2600mm above ground level.

The digital display is to one side of panel only, however there are 2No. of these digital panels (1No. to each side of totem sign) and therefore an illuminated digital display is visible from both directions of travel along the Ballynahinch Road. The LED illuminated digital display panel has intermittent displays advertising Vivoxtra in store goods and it has been stated by agent will only be operational during shop opening hours.

With regard to policy AD 1 set out in PPS 17 Control of Outdoor Advertisements the Council is satisfied that if permitted this proposal would prejudice the safety and convenience of road users since the erection of this proposal in close proximity to a road junction would, distract the attention of motorists from road traffic signs, thereby creating a traffic hazard.

Neighbour Notification Checked: Yes

Summary of Recommendation:

After consideration of all relevant planning policy and other material considerations this proposal is not deemed to satisfy the requirements of the policy and I therefore recommend that consent be refused.

Reasons for Refusal:

Contrary to policy AD 1 as set out in PPS 17 Control of Outdoor Advertisements if permitted this proposal would prejudice the safety and convenience of road users

Signature(s)

Date:

ANNEX	
Date Valid	23rd November 2015
Date First Advertised	N/A
Date Last Advertised	N/A
<p>Details of Neighbour Notification (all addresses) 16 No. neighbouring properties within proximity to this site were notified on 21.12.15 and 1No. objection was received concerning proposals potential to negatively affect road safety.</p> <p>The Owner/Occupier, 1 Middle Road, Saintfield. Co. Down. BT24 7AH The Owner/Occupier, 1 The Meadows, Saintfield. Co. Down. BT24 7DN The Owner/Occupier, 15 Fairview, Saintfield. Co. Down. BT24 7AD The Owner/Occupier, 16 Fairview, Saintfield. Co. Down. BT24 7AD The Owner/Occupier, 17 Fairview, Saintfield. Co. Down. BT24 7AD The Owner/Occupier, 2 The Meadows, Saintfield. Co. Down. BT24 7DN The Owner/Occupier, 2A The Meadows, Saintfield. Co. Down. BT24 7DN The Owner/Occupier, 3 Ballynahinch Road, Saintfield. Co. Down. BT24 7DN The Owner/Occupier, 3 Middle Road, Saintfield. Co. Down BT24 7AH R Fleming 3, Middle Road, Saintfield, Down, Northern Ireland, BT24 7AH The Owner/Occupier, 5 Middle Road, Saintfield. Co. Down. BT24 7AH The Owner/Occupier, 6 Fair Green Terrace, Saintfield. Co. Down. BT24 7AE The Owner/Occupier, 7 Middle Road, Saintfield. Co. Down. BT24 7AH The Owner/Occupier, 8 Middle Road, Saintfield. Co. Down. BT24 7LP The Owner/Occupier, Saintfield Library, Ballynahinch Road, Saintfield. Co. Down BT24 7AE The Owner/Occupier, Second Saintfield Church Hall, Ballynahinch Road, Saintfield. Co. Down. BT24 7AE</p>	

Date of Last Neighbour Notification	21st December 2015
Date of EIA Determination	
ES Requested	No
Planning History	
<p>R/2011/0863/F 1 Ballynahinch Road Saintfield Ballynahinch Co. Down BT24 7AE Proposed development of 1 and a half storey retail unit with associated carparking (43 spaces). Permission Granted - 16.05.2012</p> <p>R/2007/0717/F 1 Ballynahinch Road, Saintfield, Ballynahinch, BT24 7AE Proposed erection of one and a half storey retail development (subdivision into 3no. units) with associated car parking (48 spaces) and ATM (Amended Description). Permission Granted - 04.02.2011</p> <p>R/2012/0555/F 1 Ballynahinch Road Saintfield Co Down BT24 7AE. Erection of 9no, 6m high floodlights in car park. Permission Granted - 19.12.2013</p> <p>R/2012/0090/A 1 Ballynahinch Road Saintfield Co Down. Signage above entrance doors on pole sign Permission Granted - 20.11.2012</p> <p>LA07/2015/0164/A 7 Fairview Ballynahinch Road Saintfield. Window Advertisement Permission Granted - 17.11.2015</p>	
Summary of Consultee Responses	
<p>NIEA were consulted due to this site being nearby an archaeological site and monument. Historic Monuments Unit considered the impacts of the application and on the basis of the information provided were content with the proposal.</p> <p>Transport NI were consulted in regard to this application and responded on 08.01.16 stating the following:</p> <p>The proposal is contrary to Planning Policy Statement 17, Control of Outdoor Advertisements, Policy AD1, in that it would, if permitted, prejudice the safety and convenience of road users since the erection of this proposal in close proximity to a road junction would, distract the attention of motorists from road traffic signs, thereby creating a traffic hazard.</p> <p>A letter was sent to the agent on 11.02.16 expressing concern that the existing proposal does not comply with PPS 17 – Control of Outdoor Advertisements. This correspondence also drew attention to the consultation response received from Transport NI on 08-01-16 and stated that this application is likely not granted consent. The agent was requested to submit any further information in support of this application within 5 working days from the date of this letter.</p> <p>Additional information was submitted by the agent on 15.02.16 and Transport NI were then re-consulted with regard to this additional information and they responded on 29.02.16 stating they had nothing further to add to previous comments dated 08.01.16.</p>	

Drawing Numbers and Title

Drawing No. LA07/2015/1287/01

Type: Site location plan

Status: Submitted

Drawing No. LA07/2015/1287/02

Type: Photographs

Status: Submitted

Drawing No. LA07/2015/1287/03

Type: Existing & Proposed Elevations & Plan

Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

ITEM NO	5			
APPLIC NO	LA07/2015/1327/F	Full	DATE VALID	11/30/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Mr Elliot 15 Middle Road Boardmills Bt27 6UU		AGENT	Hutchinson Irvine Partnership 48 Grays Hill Bangor BT20 3BB 02891274420
LOCATION	12 The Quay Strangford			
PROPOSAL	Proposal to remove and vary condition 3 all windows to have a simple vertical emphasis appropriate to the form and design of the terrace. To be hardwood timber vertically sliding sash with glazing bars (maximum 18mm astragals) on planning approval R/2013/0154/F.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

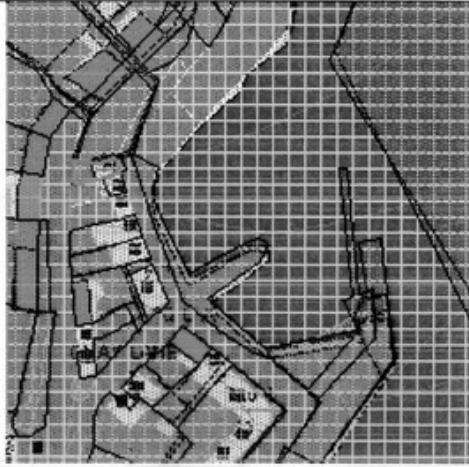
ITEM NO 5



Newry, Mourne and Down District Council
 Planning Office
 Downshire Civic Centre
 Ardglass Road
 Downpatrick
 BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA07/2015/1327/F	Target Date:
Proposal: Proposal to remove and vary condition 3 All windows to have a simple vertical emphasis appropriate to the form and deign of the terrace. To be hardwood timber vertically sliding sash with glazing bars (maximum 18mm astragals) on planning approval R/2013/0154/F	Location: 12 The Quay Strangford
Referral Route: <div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-top: 10px;">Opinion Cartray to Stat Casurtee.</div>	
Recommendation:	
Applicant Name and Address: Mr Elliot 15 Middle Road Boardmills BT27 6UU	Agent Name and Address: Hutchinson Irvine Partnership 48 Grays Hill Bangor BT20 3BB
Executive Summary:	
Signature(s): <div style="text-align: center; margin-top: 10px;"> </div>	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NIEA	Advice
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
Characteristics of the Site and Area		
<p>The site is located at the end of a row of terraces accessed via an existing shared laneway. The dwelling is situated on a higher elevation than the other dwellings along The Quay with steps up to the dwelling. At the time of the site visit, the dwelling had been demolished.</p> <p>There is a stone structure which lies adjacent (to the demolished dwelling) which houses a gated well and a pump. The site where the dwelling was previously located, like the rest of the terrace, is orientated to face east onto Strangford Lough. The site is located in the village of Strangford where there are a number of different house styles and designs.</p>		
Planning Assessment of Policy and Other Material Considerations		
<p>The application site lies within the village of Strangford within the Conservation area and as such policies, SPPS, PPS6, PPS7, PPS 7 EXT 1, Strangford Conservation Guide, Creating Places.</p> <p>SITE HISTORY</p> <p>LA07/2015/0757/NMC - Amendment of condition 3 "Windows to be hardwood timber vertically</p>		

sliding sash with glazing bars"
12 The Quay, Strangford, BT30 7NN, Non Material Change - Refused

R/2013/0154/F -
12 The Quay, Strangford, BT30 7NN
Replacement Dwelling
Approval 11.09.2014

R/2013/0157/DCA - consent granted
12 The Quay
Demolition consent within Conservation Area in relation to the dwelling
Consent granted

R/1993/0109
12 The Quay Strangford
Erection of a second storey to provide 2 bedrooms and a bathroom
Approval 22.4.1993

Neighbouring:
R/1989/0374
11 The Quay
Extension to dwelling
Approval 1.11.1983

The proposal to remove and vary condition 3 (All windows to have a simple vertical emphasis appropriate to the form and design of the terrace. To be hardwood timber vertically sliding sash with glazing bars (maximum 18mm astragals)) on planning approval R/2013/0154/F (LA07 2015 1327 DC) relates to 12 The Quay, Strangford. There is a pump adjacent to the property at 12 The Quay (Grade B2) which is of special architectural and historic importance and is protected by Section 80 of the Planning Act (NI) 2011.

DOE:Historic Environment Division (HED) has considered the impacts of the proposal on the designation and on the basis of the information provided, advise:
It considers that the proposal has an adverse impact on the designation under current legislation.

Legislative provision for betterment within a conservation area is made within The Planning Act (Northern Ireland) 2011, under Section 104 (11), where it is stated:

(11) Where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of

- (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;
- (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.

Further direction is also provided under 4.12 of the Strangford Conservation Area booklet; In new buildings and in renovation and repair work, opening windows should generally be of the sliding sash type.

The agent has put forward a case that the current proposal as a whole represents betterment when compared with the previous approved building and the proposed windows have a very similar appearance to sliding sash without using that opening mechanism. As part of the larger whole they respect their context and additionally deliver the environmental benefits of greater thermal performance that is necessary to achieve Passive House standards.

<p>The windows in the adjoining house are not sliding sash, nor are the ones in the house beyond that and the house beyond that again has windows that are similar in appearance to this proposal that are not sliding sash but look like they are.</p> <p>In relation to the Conservation Area, while comments from NIEA HBU have been considered, the final decision concerning the proposal is with the Council Planning Section to make a recommendation. Taking into account the wider considerations of policy, context, previous history, I am of the opinion that this varying of this condition is deemed acceptable, given the variation of the window types adjacent to the site. It is my view that these windows would not harm the Conservation Area and thus approval is recommended.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes</p>
<p>Summary of Recommendation:</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Conditions</p> <p>Informatives</p>	
<p>Signature(s)</p> <p>Date:</p>	

ANNEX	
Date Valid	30th November 2015
Date First Advertised	
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 11 The Quay, Strangford Lower, Strangford, Down, BT30 7NH, The Owner/Occupier, 12 The Quay, Strangford Lower, Strangford, Down, BT30 7NH, The Owner/Occupier, 45 Castle Street, Strangford Lower, Strangford, Down, BT30 7NF, The Owner/Occupier, 47 Castle Street, Strangford Lower, Strangford, Down, BT30 7NF, C McClenaghan 47A Castle Street, Strangford Lower, Strangford, Down, BT30 7NF, The Owner/Occupier, 49 Castle Street, Strangford Lower, Strangford, Down, BT30 7NF,	
Date of Last Neighbour Notification	21st December 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: R/2014/0238/DCA Proposal: Demolition of sub standard porch and replacement with new porch Address: Horse Ferry House 49 Old Court Strangford, Decision: CG Decision Date: 19.08.2014 Ref ID: R/2014/0237/LBC Proposal: Demolition of existing porch and erection of new porch Address: Horse Ferry House, 49 Old Court Strangford, Decision: CG Decision Date: 19.08.2014 Ref ID: R/2014/0239/F Proposal: Demolition of existing porch and erection of new porch Address: Horse Ferry House 49 Old Court Strangford,	

Decision: PG
Decision Date: 19.08.2014

Ref ID: R/2006/0957/Q
Proposal: Listing of buildings of special architectural or historic interest Pump @ The Quay.
Address: 12 The Quay, Strangford Lower, Strangford, Northern Ireland, BT30 7NH
Decision:
Decision Date:

Ref ID: LA07/2015/0757/NMC
Proposal: Amendment of condition 3 "Windows to be hardwood timber vertically sliding sash with glazing bars"
Address: 12 The Quay, Strangford, BT30 7NN,
Decision: CR
Decision Date:

Ref ID: R/1993/0109
Proposal: Erection of second storey to provide 2 bedrooms and a bathroom
Address: 12 THE QUAY STRANGFORD
Decision:
Decision Date:

Ref ID: R/1983/0374
Proposal: EXTENSION TO DWELLING
Address: 11 THE QUAY, STRANGFORD
Decision:
Decision Date:

Ref ID: R/2013/0154/F
Proposal: Replacement Dwelling
Address: 12 The quay, Strangford, BT30 7NN,
Decision: PG
Decision Date: 11.09.2014

Ref ID: R/2013/0157/DCA
Proposal: removal of existing dwelling
Address: 12 The Quay Strangford,
Decision: CG
Decision Date: 11.09.2014

Ref ID: LA07/2015/1327/F
Proposal: Proposal to remove and vary condition 3 All windows to have a simple vertical

emphasis appropriate to the form and deign of the terrace. To be hardwood timber vertically sliding sash with glazing bars (maximum 18mm astragals) on planning approval R/2013/0154/F

Address: 12 The Quay, Strangford,

Decision:

Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No. LA07/2015/1327/01

Type: site location plan

Status: Submitted

Drawing No. LA07/2015/1327/02

Type: Existing plans

Status: Submitted

Drawing No. LA07/2015/1327/03

Type: Proposed plans

Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:



**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

ITEM NO	10			
APPLIC NO	R/2014/0637/LBC	Listed Building	DATE VALID	12/1/14
COUNCIL OPINION	CONSENT			
APPLICANT	Down District Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6BA	AGENT		
				NA
LOCATION	24 Strangford Road Downpatrick Co Down BT30 0SJ			
PROPOSAL	Demolition works of buildings adjoining listed building at former Council Offices, Strangford Road, Downpatrick			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



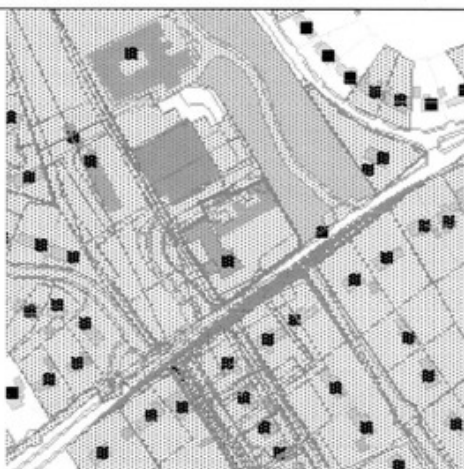
Newry, Mourne and Down District
Council
Planning Office
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2014/0637/LBC	Target Date:
Proposal: Demolition works of buildings adjoining listed building at former Council Offices, Strangford Road, Downpatrick	Location: 24 Strangford Road Downpatrick Co Down BT30 0SJ
Referral Route: <i>Council are Applicant</i>	
Recommendation:	Agent Name and Address:
Applicant Name and Address: Down District Council Downshire Civic Centre Ardglass Road Downpatrick BT30 6BA	
Executive Summary:	
Signature(s): 	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Protecting Historic Buildings	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

This application was presented on the delegated list on the 16th April 2015 in error. Due to the legislative changes which occurred on 1st April the proposal should have been put forward on the committee meeting as the proposal relates to a Council application.

Characteristics of the Site and Area

The development is located off the Strangford Road and consists of a large site, with a listed building, additional outbuildings storage areas and parking and the site is surrounded by fencing.

Planning Assessment of Policy and Other Material Considerations

Neighbour notifications were issued on 11th December 2014 and was advertised on 31st December 2014 which are both in accordance with the Council's statutory obligations.

Site History

R/2012/0425/F - Down District Council HQ - Installation of approx 160 linear metres long of 2.4 high security fencing for approx 6-8 months - granted - 10-10-2012

R/2000/0173 - 24 Strangford Road, two prefab sectional buildings with access made from ground floor of existing building - granted - 25-03-2000

R/2008/0001/F 24 Strangford Road - retention of existing portacabins and provision of additional two portacabins for temp office accommodation (5 years) - granted - 12-05-2008

Additional older planning history not included above.

The application is considered against the Strategic Planning Policy Statement for Northern Ireland (SPPS) and PPS 6 Planning Archaeology and the Built Heritage, BH 8 and BH 11

The two large end sections of the former Down Council Office buildings are to be removed from the Strangford Road site. The remaining portion of the building which is to be retained is the listed element and therefore the section that contains the character and detailing. It is therefore my opinion that the proposed demolition works would not detract from the essential character nor architectural and historical interest of the building.

The sections to be removed would not be considered to hold any such character or require retention under PPS 6. With these proposed demolition works it does not appear to be evident that there will be any detrimental impact on the character of the listed building or its setting and in-fact it could be argued that the removal of these buildings will provide a betterment to the listed building by providing a cleaner setting and producing a visual harmony which would enrich the setting of the listed building.

It is noted in the method statement that hand methods will be used to carry out the works and the building left secure and water tight until such times as there is an alternative use decided for the building. Techniques used will best ensure that there is no damage to the fabric of the building during works and with the building left secure it will ensure there is no damage as a result of the demolition.

It is considered that in the future the site will be utilised again, however these demolition works should not cause any major detriment to the listed building in question, nor will there be a loss by the removal of the said buildings as they are not of a character requiring retention.

It is noted that there is secure fencing surrounding the site at present and was granted planning permission on 10-10-2012 for a period of 5 years

It is noted that NIEA HBU welcomes an application for betterment of the building however did request that the fencing detail of the remaining structure is given. It is noted that this fencing is already in place and has previous temporary permission. NIEA were made aware of this throughout the processing of this application and are now satisfied that the proposal is satisfactory.

Neighbour notification – no objections
 NIEA HBU – dealt with above, no objections

Neighbour Notification Checked **Yes**

Summary of Recommendation:

Conditions
 The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Article 94 of the Planning Act (Northern Ireland) 2011.

Reason: Time Limit.

Signature(s)

Date:

[Signature]
 3/16

ANNEX	
Date Valid	1st December 2014
Date First Advertised	17th December 2014
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 2, The Meadows, Downpatrick, Co Down The Owner/Occupier, 26 Strangford Road, Downpatrick, Co Down The Owner/Occupier, 33A Strangford Road, Downpatrick, Co Down	
Date of Last Neighbour Notification	11th December 2014
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
Summary of Consultee Responses	
Drawing Numbers and Title	

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

ITEM NO	8				
APPLIC NO	P/2014/0286/F		Full	DATE VALID	3/26/14
COUNCIL OPINION	APPROVAL				
APPLICANT	Carncastle Properties C/O Agent			AGENT	Design and Management 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH 02890469669
LOCATION	Adjacent to 20 and 25 Mullach Allann Carnagat Road Newry BT35 8UU				
PROPOSAL	Retrospective permission for the relocation of dwelling numbers 22,24,26,27,28,29,30,32,34 and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space. (Amended plans and description)				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	5	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th March 2016	Item Number:
Application ID: P/2014/0286/F	Target Date:
Proposal: Retrospective permission for the relocation of dwelling numbers 22,24,26,27,28,29,30,32,34 and 36 of the original application P/2009/0278/F and external changes to gardens and driveways and area of open space. (Amended plans and description)	Location: Adjacent to 20 and 25 Mullach Allann Carnagat Road Newry BT35 8UU
Referral Route: This application automatically went to the Briefing Panel on 23 rd February 2016 as representations were made by a residents association. The Briefing Panel then recommended that the decision should be made by the Planning Committee.	
Recommendation: Approval	
Applicant Name and Address: Carncastle Properties C/O Agent	Agent Name and Address: Design and Management 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH
Executive Summary: Retrospective application for the relocation of ten dwellings as well as other amendments discussed below to the scheme previously approved under planning reference P/2009/0278/F. Having considered all of the material considerations, approval is recommended subject to conditions and informatives.	
Signature(s):	

Case Officer Report		
Site Location Plan: See final page of report		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received - content subject to conditions and informatives
Representations:		
Letters of Support	None Received	
Letters of Objection	5	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Issues involve the retrospective relocation of four dwellings previously approved with changes to the rear returns as well as the area of open space. Issues have been raised by objectors, all of which are considered below. All material planning considerations have been assessed before coming to this recommendation of approval.</p>		
Characteristics of the Site and Area		
<p>This site is accessed off Carnagat Road and is located within a newly constructed housing development, namely Mullach Allainn. The land slopes from the top of the development towards the rear boundary, with the dwellings following the site contours. 36 semi-detached dwellings have been built within the development; the first 22 units are part of phase one of development and are all semi-detached, two storey finished with red brick. The 14 units in the second phase of development are also two –storey high, semi-detached and finished in external light brown brick. This red line of this site has been drawn around the ten units at No's 22, 24, 26, 27, 28, 29, 30, 32, 34 and 36 as well as the area of open space.</p> <p>By way of designations, the site itself is situated within the settlement development limit of Newry and also forms part of committed Housing zoning NY 35 (Housing to the south east of Carnagat Park). The surrounding area is predominantly residential in character with Daisy Hill Hospital sited under 1km to the south east.</p> <p>The proposal is for full retrospective planning permission for the relocation of dwelling numbers 22, 24, 26, 27, 28, 29, 30, 32, 34 and 36 of the original approved planning application P/2009/0278/F and external changes to gardens and driveways and area of open space. (Amended plans and description).</p>		

Planning Assessment of Policy and Other Material Considerations

History:

P/1997/0893/O; outline permission was granted in March 1998 on lands between Carnagat Road and Hospital Road for a site for housing development (30 dwellings).

P/2000/1013/F; full permission was granted in January 2001 for the erection of 8 dwellings and an estate road at Carnagat Road, to the rear of No's 24 and 32 Hospital Road.

P/2002/0581/F; full permission was granted in January 2003 on sites 9 and 10, 23 and 24 in Mullach Alainn for the erection of two pairs of two storey semi detached dwellings.

P/2009/0278/F; full permission granted in October 2009 for a proposed residential development of 14 units with associated site works. The site was on lands adjacent to 20 and 25 Mullach Alainn.

The agent submitted to the Department plans that he wished to be considered as a minor amendment to the above application (P/2009/0278/F). In his letters dated 3rd September 2013 and 16th October 2013, he noted that the rear returns as approved on the block plan did not match those approved on the floor plans. This was the only aspect of the development he wished to be considered as a minor amendment and further advised that an application had been submitted to deal with the repositioning of dwellings at No's 31, 33, 35 and 37. The Department approved this detail as a minor amendment and issued the letter detailing this on 22nd October 2013.

P/2013/0632/F; full application received by the Department in September 2013 which relates to four residential units at No's 31, 33, 35 and 37 Mullach Alainn. The application is seeking full planning permission for the erection of these dwellings which are not built in accordance with application P/2009/0278/F. This 2013 application is being concurrently considered with this application by the Planning Authority.

Consideration:

There are two previous planning applications on this site. The first dates back to March 1997 and relates to an outline application for a site for housing development. This was approved in March 1998. The second application was for full planning permission for the erection of 14 units, approved by the Department in October 2009. Both the draft and current Banbridge, Newry and Mourne Area Plans have zoned this piece of land for housing.

Following the granting of full planning permission in October 2009, the 14 residential units were constructed. However, they were not built in accordance with the approved plans. In terms of the ten units forming part of this application, their external finish was changed from render to light brown coloured facing brick, chimneys were omitted, front door canopies were not erected and a decorative steel fence was put up between each unit. Only one set of semi-detached dwellings was built on the footprint approved (No's 22 and 24), with the remaining eight units all moved off plan. This resulted in changes to the front layout also, with the amount of soft landscaped/front garden areas being reduced to make way for the incurtilage parking of two cars. A crash barrier was erected at the end of the access road, with a close boarded fence behind this, separating the area designated as open space from the dwellings. Details relating to the contact between the agent and the Department from February 2014 until the submission of this application in April 2014 are detailed in the planning report to the application for the four dwelling under reference P/2013/0682/F.

Although seeking to regularise the development as built, this application is essentially for the

erection of ten residential units and the most relevant planning policy is QD1 which can be found in the Planning Policy Statement 7: Quality Residential Environments.

This proposal is considered to meet the criteria of QD1. The development respects the surrounding context, which is residential, and is appropriate to the character and topography of the site in terms of its layout, scale, proportions and massing, the overall appearance of the dwellings and the hard and soft landscaping areas. The design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. Adequate provision has been made for private gardens to the rear of each unit with an area of open space at the end of the development. Incurtilage parking is available for two cars and Transport NI is satisfied with the Private Streets Determination drawings submitted and have attached conditions and informatives.

Objections:

Objections have been received on behalf of the Mullach Alainn Private Residents Association.

(1) The residents state that the applicant only owns the 14 dwellings and not the area of open space, therefore the applicant cannot carry out works on land he does not own. The residents make reference to the directorship of the Erinvale Company and how this has changed hands over the course of this application.

(2) The green area is intended to provide a private amenity space for the sole use of the residents of Mullach Alainn and must include high and low ornamental planting and a private walkway with a private locked gate. The residents state that the housing association interested in obtaining the 14 units is a public body and if they were in ownership of this land, it would contradict its private intended use.

The red line of this site does not match that of application P/2009/0278/F and the area of open space has been excluded from this current application. The residents are concerned that the area of open space will be used as a dumping ground. P/2009/0278/F has not expired and the residents insist that the green area at the end of the development is constructed as per the previous approval.

The walkway constructed by the developer in June 2014 is unsuitable for use by some elderly residents or those with prams and wheelchair users.

(3) Concerns have been raised regarding the management company and the workability of the houses being under separate ownership from the area of open space. The residents state that the management company was to be created by the vendors with individual owners/occupiers paying for their services; therefore the residential units will have to remain in single ownership in order to ensure the management company remains throughout the 25 year programme.

(4) The residents have stated that the developer created an artificial extension of the existing gradient and has not erected any retaining walls. They contacted the HSE with regards to the partial collapse of a garden wall and are aware of other signs of subsidence.

(5) They raised concerns regarding the safety of driveways fronting living room windows.

(6) The materials used in the construction of the dwellings are not in keeping with the higher specification of the dwellings in phase 1, and they have a negative visual impact on the dwellings constructed in phase 1. The objectors state these 14 units were built to a social housing standard but should complement the existing dwellings as the 2009 application was an extension of a private housing development.

Consideration:

(1) **Ownership:** an issue raised by the residents relates to the ownership of the land. The application site as submitted includes ten dwellings at No's 22, 24, 26, 27, 28, 29, 30, 32, 34 and 36. The application form has been completed with Carncastle Properties as the applicant and Certificate A filled in stating that the applicant is in possession of the land to which the application relates. Documentation submitted by the agent in October 2014 confirmed this. The Planning Authority is satisfied that the issue of ownership has been accurately addressed. The director of a company and any changes to the directorship of a company is not a material planning consideration.

(2) **Area of open space:** the green area/area of open space originally did not form part of this application as it fell outside the red line. However, the residents have raised a number of concerns regarding this space. The first concern relates to the private use of the area, by Mullach Allainn residents only. A note on drawing No. 04 of the approved application P/2009/0278/F states that the 'pedestrian link to Hospital Road to remain private'. However, no such condition was attached to the approval notice, and while the Planning Authority can condition that the pedestrian link is constructed (as per condition 9 in attached conditions which requires all hard and soft landscaping works to be carried out prior to the occupation of any part of the development), it cannot condition who uses this link, which would be unenforceable, or who maintains this link. The residents have stated that the gate shown on drawing No.4 was to be locked with each resident given a key. Again, this was not agreed as part of the previous planning approval (P/2009/0278/F), with no references to a locked gate on either the stamped approved drawings or on the decision notice.

As correctly stated by the residents association, P/2009/0278/F has not expired and as no part of the development has been occupied the developer is not in breach of the landscaping condition No.2 of the previous approval. Condition number 2 of the previous approval is similar to the recommended condition 9 for this approval which is discussed above.

The Department were concerned also that the area of open space would not be constructed and so requested that the developer create the walkway and carry out landscaping as approved under application P/2009/0278/F. The Department inspected the pedestrian link on 12th November 2014 and was generally satisfied that the works carried out to date were acceptable. Subsequently, the Planning Authority have received complaints relating to the standard of the pathway/ walkway and in order to deal with this issue the Council deemed it appropriate to include the area of open space within the application site boundary so as to ensure that the Council could place appropriate conditions relating to landscape management and maintenance plans and to ensure that the open space is brought to an appropriate standard prior to occupation of the dwellings and maintained thereafter.

(3) **Management Company:** a management company is set up to take responsibility for the upkeep, maintenance, and insurance of common areas, amenities and services. The most common type of Management Company is made up of the owners who have an equal share in the common areas, services and amenities and have equal voting rights. Other types of management companies are available and include the developer retaining ownership of these areas, all unit owners sharing ownership or a private company assuming ownership and responsibility for maintenance. A landscape management and maintenance plan has been submitted with this application and similar to the management plan approved under the former application, this plan does not set out how the management company will be set up or how it will be run. Condition 10 has been attached to this recommendation with regards to the management company to ensure the long term maintenance of the public open space and landscaping.

(4) **Subsidence of the site:** the residents association have submitted photographs showing

cracks in a garden wall and stated that a HSE officer, who visited the site, advised them the cracks were caused by subsidence of the site. The main indicator of subsidence is cracks, however not all cracks can be attributed to the condition and subsidence can only be confirmed by a structural surveyor.

(5) Parking: there is no planning guidance with regards the provision of driveways fronting living room windows. Creating Places actually recommends that incurtilage parking provision is located so it can be informally supervised from inside the dwelling and by passers-by. Transport NI has been consulted with the application and has raised no issues regarding the safety of the access road or parking.

(6) Design: application P/2009/0278/F was approved for a 'Proposed residential development (14 units) with associated site works on lands adjacent to 20 and 25 Mullach Alainn. The design of the houses, and the materials to be used in their external finish, were not the same as those in 'phase 1' and so this part of the development would always have been visually different from the first phase. Taking this into account, and the location of the 14 units at the end of the sloping development, the Planning Authority does not agree that the development detracts from the visual aesthetics of the street.

A revised P1 form was submitted in October 2015 which amended the description to include the area of open space. The applicant/agent was asked to confirm ownership of the area of open space, and it emerged that Carncastle Properties have right of way over the area of open space and that the ownership of this still currently rests with Erinvale Properties. As a consequence, Carncastle Properties served notice of the application to Erinvale Properties. All of this information was then advertised and neighbours were renotified.

Following re-neighbour notification and re-advertisement, a further objection was received by the Mullach Alainn residents association on 27th November 2015. The issues raised were not new issues and included:

1. the details and specification of the open space, access to the open space and the issue of a locked gate, all of which have been considered in both application reports on this site. The Planning Authority is satisfied that these concerns have been addressed and will be conditioned appropriately and do not warrant refusal, with pre occupation requirements applied relating to the management and maintenance of the open space area. A new fence and gate shall be erected, however there will be no requirement for this to be locked.
2. Again, the residents raised the issue of ownership of the open space and concerns relating to the management company. The Planning Authority is content that the issue of ownership has been accurately addressed and concerns relating to the dissolving the management company have been dealt with via an appropriate condition (See condition 10).
3. The residents also raised the issue that some of the works have not been completed. This has been considered previously in this report and the canopy detailing shown on the plan will be negatively conditioned (See condition 7) and amended plans showing the windows as constructed have been requested from the agent and the decision will not issue until these drawings have been received.
4. The residents have also requested that a condition be put in place for private sale of the houses only, however as previously mentioned there are no key site requirements on this planning zoning and the Planning Authority cannot stipulate that the houses are for social or private sale.
5. The residents conclude that by requesting that the houses and land be completed in accordance with the originally approved plans, however the Planning Authority is content that this retrospective application is acceptable and should be approved, subject to appropriate conditions and informatives.

Conclusion:

History on this site dates back to March 1998 when the Department granted outline approval for a site for 30 dwellings. Full permission followed in January 2001 for the erection of eight units with a further four units was approved in January 2003. In October 2009, the Department granted full planning permission for the erection of 14 residential units.

As noted above, the principle of residential development at this site has already been established. Therefore, in assessing this application, the Planning Authority took into account the visual aspect of the development and the impact on existing and proposed residents from the re-siting of the dwellings. While the height and style of the dwellings as constructed is similar to those approved, there have been numerous changes to the external finishes. The Planning Authority, however, is satisfied that the effect of all these changes taken together does not detrimentally impact on the visual character of the development and the surrounding area. The dwellings are located at the end of a development that falls rather steeply from the adjoining Carnagat Road, with limited public views. The separation distance between a number of the units has been reduced, however this has not led to any additional overlooking or overshadowing. The amount of soft landscaping to the front of the dwellings has also been reduced on some sites. Nevertheless, there still remains a small grassy strip to the front of each unit; which in turn helps reduce the dominance of hard landscaping.

Under Planning Policy Statement 7: Quality Residential Developments, the Planning Authority considers the proposal to be acceptable under Policy QD1 in that a quality, residential development has been created and recommends approval. Transportni are satisfied with the Private Streets Determination drawings and have attached conditions and informatives.

The issues raised by the objectors have been taken into account however it is considered that they do not warrant a refusal in this instance.

Recommendation: Approval

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval is recommended subject to conditions and informatives.

Conditions:

1. Planning permission is hereby granted in retrospect under Section 55 of the Planning Act (Northern Ireland) 2011 and takes effect from the date of this permission.

Reason: This development will have deemed to have begun on the date development was

initiated.

2. No dwelling shall be occupied until that part of the surface road which provides access to it has been constructed to base course; the final wearing course shall be provided on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

3. Notwithstanding the provisions of the Planning (General Development) Order (NI) 2015 no buildings, walls or fences shall be erected, nor hedges, nor formal rows of trees grown in (verges/service strips) determined for adoption.

Reason: To ensure that there is a safe and convenient road system within the Development.

4. Notwithstanding the provisions of the Planning (General Development) Order (NI) 2015 no planting other than grass, flowers or shrubs with a shallow root system and a mature height of less than 5m shall be carried out in (verges/service strips) determined for adoption.

Reason: To ensure that there is a safe and convenient road system within the Development.

5. No dwelling shall be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of two spaces per dwelling.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users

6. The access gradient of the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5m outside the public road boundary and a maximum of 10% thereafter.

Reason: In the interest of road safety

7. The canopy detailing as shown on the approved plans shall be erected prior to the occupation of any of the dwellings hereby approved.

Reason: To ensure compliance with approved plans.

8. The area of open space shall be completed in accordance with Drawing 2 (Rev 1) prior to the occupation of the dwellings hereby approved.

Reason: To ensure the area of open space is brought to an appropriate standard.

9. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development in accordance with stamped approved drawings No 02 (Rev 1) which was received on 14th September 2009.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

10. All areas of public open space and communal landscaping as shown on the approved drawings shall be maintained in accordance with the approved Landscape Management and Maintenance Plan drawing. The Plan shall cover a minimum period of 20 years. With regard to the developer's management company, prior to the occupation of the dwellings, it shall be demonstrated to the planning Authority what fallback measures will be provided in the event of the management company breaking down (re. para. 5.19, part (iii) – page 23 of the Department's Planning Policy Statement (PPS) 8: Open Space, Sport & Recreation.

Reason: To ensure the successful establishment and long term maintenance of public open space and landscaping in the interests of visual and residential amenity.

11. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Signature(s)

Date:

ANNEX	
Date Valid	26th March 2014
Date First Advertised	18th April 2014
Date Last Advertised	25th November 2015
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 10,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, Stephen Quinn Design Management 100 Ladas Drive Ballymaconaghy Belfast The Owner/Occupier, 11,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 12,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, Mullach Alainn P.R.A. 14 Mullach Alainn,Newry,BT35 8UU Private Residents Association 14 Mullach Alainn,Newry,Co Down,BT35 8UU Private Residents Association 14 Mullach Alainn,Newry,Co Down,BT35 8UU Mullach Alainn Private Residents Association 14 Mullach Alainn,Newry,Co. Down,BT35 8UU Mullach Alainn Private Residents Association 14 Mullach Alainn,Newry,Co.Down,BT35 UU The Owner/Occupier, 14,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 15,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 16,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 17,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 18,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 19,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 2,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 20,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 21,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 22 Crannard Gardens,Carnagat,Newry,Armagh,BT35 8SE, The Owner/Occupier, 22,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU, The Owner/Occupier, 23,Mullach Allainn,Carnagat,Newry,Armagh,BT35 8UU,</p>	

The Owner/Occupier,
24 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
William Davidson
24 Main Street Carcullion Hilltown
The Owner/Occupier,
24, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
25, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
26 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
The Owner/Occupier,
26, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
27, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
28 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
The Owner/Occupier,
28 Laurel Hill, Carnagat, Newry, Armagh, BT35 8HL,
The Owner/Occupier,
28, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
29 Laurel Hill, Newry, BT35 8HL
The Owner/Occupier,
29, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
3, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
30 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
The Owner/Occupier,
30, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
31, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
32 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
The Owner/Occupier,
32, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
33, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
34, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
35, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
37, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
38, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
4, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
4, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
5, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,
6, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
The Owner/Occupier,

7, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 8, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 9, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, Mullach Alainn PRA	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: P/2013/0632/F Proposal: Retrospective application for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return amendments (Additional plans received) Address: Lands adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry, Decision: Decision Date:</p>	
<p>Ref ID: P/2014/0286/F Proposal: Retrospective permission for the relocation of dwelling numbers 22, 24, 26, 27, 28, 29, 30, 32, 34 and 36 of the original application P/2009/0278/F and external changes to gardens and driveways Address: Adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry, BT35 8UU, Decision: Decision Date:</p>	
<p>Ref ID: P/2009/0278/F Proposal: Proposed residential development (14 no units) with associated site works Address: Lands adjacent to 20 and 25 Mullach Allann Carnagat Road Newry Decision: MAA Decision Date: 26.10.2009</p>	
<p>Ref ID: P/2002/0581/F Proposal: Erection of two pairs of two-storey semi-detached dwellings. Address: Sites 9 & 10, 23 & 24 Mullachalainn, Carnagat, Newry Decision: Decision Date: 06.01.2003</p>	
<p>Ref ID: P/2000/1013/F Proposal: Erection of 8 No. dwellings and estate road Address: Carnagat Road, Newry - To the rear of 24 to 32 Hospital Road Decision: Decision Date: 10.01.2001</p>	

Ref ID: P/1997/0893

Proposal: Site for Housing Development (30 Dwellings)

Address: LAND BETWEEN CARNAGAT ROAD AND HOSPITAL ROAD NEWRY (TO SOUTH OF CRANNARD GARDENS)

Decision:

Decision Date:

Ref ID: P/1996/0650

Proposal: Residential development of approximately 30 No houses

Address: 50 METRES EAST OF ARDCARNE PARK CARNAGAT ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1996/1190

Proposal: Erection of Housing development (30 No Dwelling)

Address: 50 METRES EAST OF ARDCARNE PARK CARNAGAT ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1983/0607

Proposal: SITE FOR HOUSING DEVELOPMENT

Address: DAISY HILL, NEWRY

Decision:

Decision Date:

Ref ID: P/2000/1648/F

Proposal: Proposed 2 new dwellings.

Address: Site Nos. 15 & 15a. Laurel Hill Carnagat Road Newry Co. Down.

Decision:

Decision Date: 24.11.2000

Ref ID: P/1980/0893

Proposal: PROPOSED 33KV O/H LINE (DRAWING NO CRA 4527)

Address: CARNAGAT

Decision:

Decision Date:

Ref ID: P/1984/0618

Proposal: SITE FOR HOUSING DEVELOPMENT

Address: CARNAGAT ROAD, NEWRY

Decision:

Decision Date:

Summary of Consultee Responses
Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

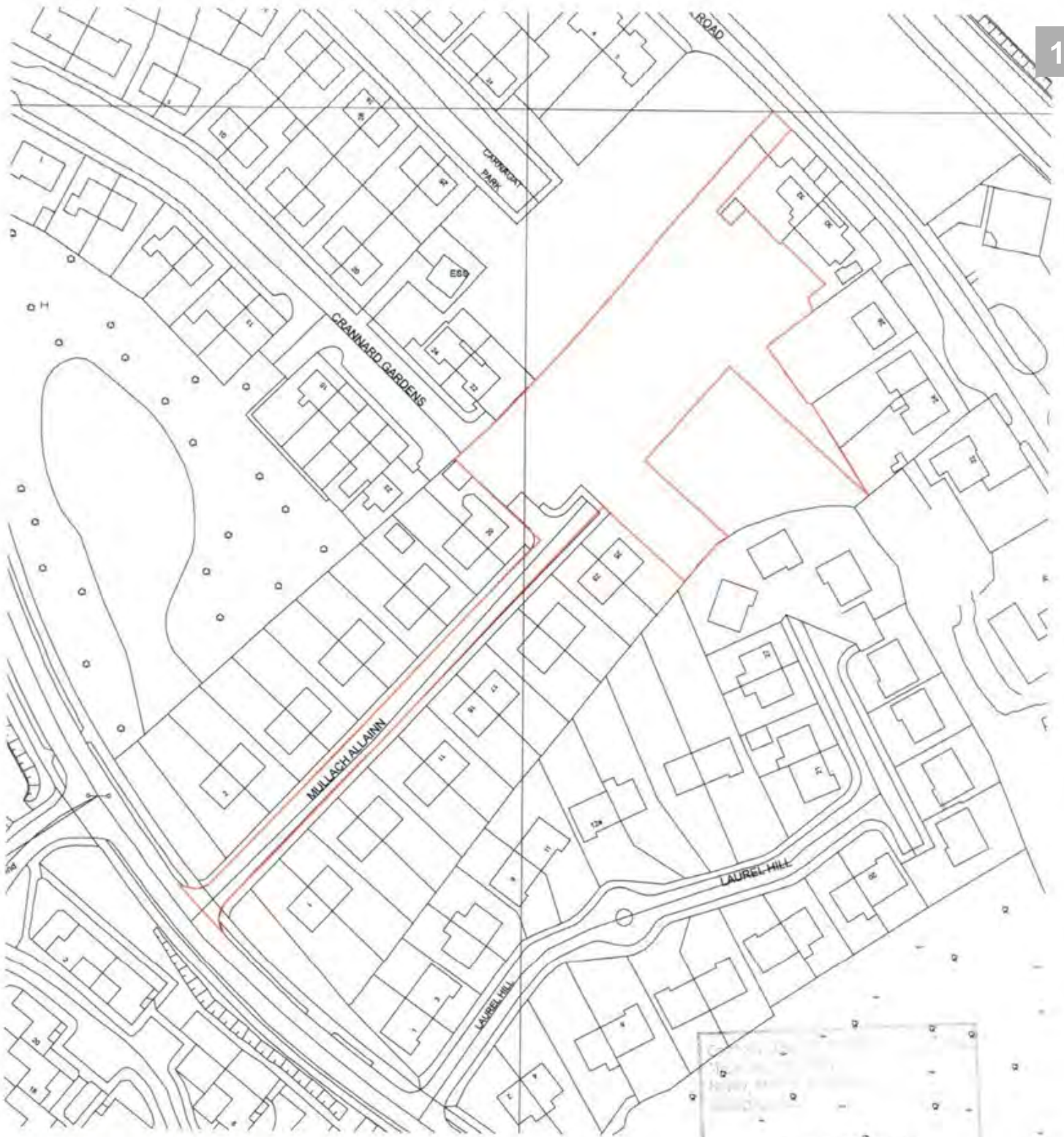
Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:



Site Boundary



23 OCT 2015

Application Reference
 P/2014/0286

Planning Committee on 10th
 November 2014
 Newry, Mourne and Down
 District Council

Drawing No. 01/rev 1

Land at P114/0286/F

Carncastle Properties Limited

24 Main Street, Hilltown, Newry, Co. Down,
 BT24 5LUH

Project: HOUSING DEVELOPMENT
 Mullach Allainn, Newry

Drawing Title: Site location plan P/2014/0286		
Project No:	Date: 12.10.15	Scale: 1:1250
Drawing No: Site location plan 02		Rev: P

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

ITEM NO	7			
APPLIC NO	P/2013/0632/F	Full	DATE VALID	8/29/13
COUNCIL OPINION	APPROVAL			
APPLICANT	Carncastle Properties C/O Agent	AGENT	Design and Management 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH 02890469669	
LOCATION	Lands adjacent to 20 and 25 Mullach Allann Carnagat Road Newry			
PROPOSAL	Retrospective application for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return and area of open space (amended plans and description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	1	0
			Addresses	Signatures
			35	35
			Addresses	Signatures
			0	0



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th March 2016	Item Number:
Application ID: P/2013/0632/F	Target Date:
Proposal: Retrospective application for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return and area of open space (amended plans and description)	Location: Lands adjacent to 20 and 25 Mullach Allann Carnagat Road Newry
Referral Route: This application automatically went to the Briefing Panel on 23 rd February 2016 as representations were made by a residents association. The Briefing Panel then recommended that the decision should be made by the Planning Committee.	
Recommendation: Approval	
Applicant Name and Address: Carncastle Properties C/O Agent	Agent Name and Address: Design and Management 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH
Executive Summary: Retrospective application for the relocation of four dwellings as well as other amendments discussed below to the scheme previously approved under planning reference P/2009/0278/F. Having considered all of the material considerations, approval is recommended subject to conditions and informatives.	
Signature(s):	

Case Officer Report		
Site Location Plan: See final page of report		
Consultations:		
Consultation Type	Consultee: Transportni	Response Substantive response, content subject to conditions and informatives
Representations:		
Letters of Support	None Received	
Letters of Objection	6	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Issues involve the retrospective relocation of four dwellings previously approved with changes to the rear returns as well as the area of open space. Issues have been raised by objectors, all of which are considered below. All material planning considerations have been assessed before coming to this recommendation of approval.</p>		
Characteristics of the Site and Area		
<p>This site is accessed off Carnagat Road and is located within a newly constructed housing development, namely Mullach Allainn. The land slopes from the top of the development towards the rear boundary, with the dwellings following the site contours. 36 semi-detached dwellings have been built within the development; the first 22 units are part of phase one of development and are all semi-detached, two storey finished with red brick. The units in the second phase of development are also two –storey high, semi-detached and finished in external light brown coloured brick. This site is concerned with the four units located in the south eastern corner of the second phase of development as well as the area of open space.</p> <p>By way of designations, the site itself is situated within the settlement development limit of Newry and also forms part of committed Housing zoning NY 35 (Housing to the south east of Carnagat Park). The surrounding area is predominantly residential in character with Daisy Hill Hospital sited under 1km to the south east.</p> <p>The proposal is for full retrospective planning permission for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved planning application P/2009/0278/F and external rear return and area of open space (amended plans and description). Both sets of dwellings have been moved closer to the access road.</p>		
Planning Assessment of Policy and Other Material Considerations		
<p>History P/1997/0893/O; outline permission was granted in March 1998 on lands between Carnagat Road and Hospital Road for a site for housing development (30 dwellings).</p>		

P/2000/1013/F; full permission was granted in January 2001 for the erection of 8 dwellings and an estate road at Carnagat Road, to the rear of No's 24 and 32 Hospital Road.

P/2002/0581/F; full permission was granted in January 2003 on sites 9 and 10, 23 and 24 in Mullach Alainn for the erection of two pairs of two storey semi detached dwellings.

P/2009/0278/F; full permission granted in October 2009 for a proposed residential development of 14 units with associated site works. The site was on lands adjacent to 20 and 25 Mullach Alainn.

The agent submitted to the Department plans that he wished to be considered as a minor amendment to the above application (P/2009/0278/F). In his letters dated 3rd September 2013 and 16th October 2013, he noted that the rear returns as approved on the block plan did not match those approved on the floor plans. This was the only aspect of the development he wished to be considered as a minor amendment and further advised that an application had been submitted to deal with the repositioning of dwellings at No's 31, 33, 35 and 37. The Department approved this detail as a minor amendment and issued the letter detailing this on 22nd October 2013.

Consideration:

As detailed above, full planning permission for the erection of 14 units on lands adjacent to 20 and 25 Mullach Alainn was granted on 22nd October 2009. This current application is also for full permission and relates specifically to four of these 14 units. These four units are located in the south eastern corner of the development. The applicant has applied for the retention of these units in their current location and for amendments to the external rear returns. The four dwellings at No's 31, 33, 35 and 37 have not been built in accordance with the approved plans of P/2009/0278/F.

The four dwellings have all been built closer to the access road and have been moved up the site and closer to the first phase of development (No.31 is now approximately 5 metres closer to No.25). As a result of the moves, the amount of soft landscaping and grassy areas to the front of the dwellings has been reduced in order to allow for the parking of two cars.

The proposed block plan submitted under application P/2009/0278/F showed the rear return for the dwellings at No's 33 and 37 as being on the left side of the rear elevation. The floor plans showed these rear returns as being on the right side of the dwelling. The two plans were approved with this discrepancy. Under this application, the floor plans and the block plan match and the rear return is shown as constructed on the right side of the rear elevation for dwellings at No's 33 and 37.

The finishes of the dwellings approved were render walls, flat concrete roof tiles, double glazed windows and doors and upvc rainwater goods. As built, the dwellings have an external light brown coloured brick with white upvc windows and doors and black upvc rainwater goods. The chimneys have also been omitted and the canopy over the four doors, as shown on the plans, has not been put up. A close boarded fence to the rear and between each unit has been erected, with a decorative steel wire fence to the front of each unit and between front garden/car parking areas. This was not detailed on the approved drawings on application P/2009/0278/F. A crash barrier was erected at the end of the access road, with a close boarded fence behind this, separating the area designated as open space from the dwellings and this appears on the latest plans.

The Department and now the Planning Authority within the Council, have been in constant

contact with the applicant and his agent from the beginning of the process. The first meeting between the applicant, agent and the Department was held on 13th February 2014. At this meeting, the minor amendment to P/2009/0278/F was discussed, with the Department advising that as far as it was concerned, the minor amendment related only to the rear returns. Emails from the case officer and the agent reinforce this assertion. The agent stated that in his opinion, the minor amendment dealt with the rear return, the change from render to brick, the inclusion of railings at the front of the dwellings, the removal of the chimneys, the addition of the crash barrier and the rearrangement of parking to the front of the dwellings.

The Department advised that all the changes taken together amounted to more than a minor amendment. It was also raised at this meeting that there are other units within the development that have not been built in accordance with the approved plans. This came to light following site inspections and a site survey carried out by the Enforcement team.

The applicant stated that he was not aware of these other changes on site and agreed with his agent to carry out a full site survey and then submit the findings to the Department.

Other issues discussed at this meeting included the canopies over the front doors and the area of open space/walkway leading from the development to the Hospital Road. The applicant advised that he would be erecting the canopies prior to occupation, and would also be complying with the conditions of P/2009/0278/F in relation to landscaping, which required all landscaping works to be carried out prior to the occupation of any part of the development.

The agent submitted a site layout on 25th February 2014 showing that a further ten houses have not been built in accordance with the approved plans of P/2009/0278/F. The Senior Officer spoke to the agent on 12th March 2014 and advised that a full application to regularise the remaining dwellings would be required.

A separate application for the remaining ten units was received by the Department in April 2014. The reference number for this application is P/2014/0286/F.

Objections:

Objections received have been on behalf of the residents of Mullach Allainn Phase 1.

- (1) The application relates only to house No's 31, 33, 35 and 37 however the remaining properties have not been built in accordance with the approved plans.
- (2) The drawings are inaccurate and do not represent the dwellings constructed on site.
- (3) Objectors are seeking confirmation from the Department that these houses will remain as part of a private housing development as per approval P/2009/0278/F. They are aware of a social housing provider being interested in these units and have noted that the previous approval was for the extension of a private housing development.
- (4) The applicant (Carncastle Properties) is not the legal landowner. Land registry maps were submitted to justify this allegation.

Consideration of objections:

- (1) The Department and subsequently the Council, are aware that the remaining ten units within this second phase of development have not been built in accordance with the approved plans under P/2009/0278/F. The Department also drew this to the attention of the applicant and agent at an office meeting in February 2014. A separate application to rectify the breaches for the remaining ten dwellings was submitted to the Department in April 2014 and is concurrently, with this application, under consideration by the Planning Authority.

(2) Elevational drawings submitted by the agent and received by the Department on 11th February 2014 are in generally conformity with the dwellings as constructed. The door canopies as shown on the drawings have not been erected and the front elevation windows show a sash style window whereas on the ground, these windows have no detailing. Amendments to the drawings with regards the windows are required and have been requested from the agent, however this change is minor and if the recommendation to approve is agreed by Committee, then the decision notice will not issue until these drawings showing the windows as constructed have been received by the Planning Authority. In terms of the canopies, the developer has stated his intention to erect these prior to occupation and this will be conditioned by the Planning Authority on any approval notice (See condition 7).

(3) The Council cannot confirm that these dwellings are to remain private. The previously approved application (P/2009/0278/F) was for a 'Proposed residential development (14 no units) with associated site works'. It made no reference to it being an extension of the existing housing development and no condition was attached requiring the units to be occupied by private tenants only. In addition, this site was originally zoned in the Draft Banbridge/Newry and Mourne Area Plan 2015 (zoning NY47) for housing and one of the key site requirements was that 'a minimum of 19 dwellings shall be provided for social housing'. In the final plan document, this site became a committed housing zoning (NY35) with the Plan stating that it '...does not stipulate key site requirements for committed sites because future development will be subject to the conditions attached to planning permission'. However, the key site requirement relating to social housing provision was overlooked and not attached as a condition to the planning permission. Therefore, at this stage, and in line with prevailing advice, the Council cannot stipulate key site requirements and cannot require these dwellings to be provided for either social, or private housing.

(4) The residents association submitted copies of folios relating to the ownership of the site. This information, obtained from Land and Property Services, refer to folios AR62672 and AR120392; the first relating to the access road through the first phase of development, the latter relates to this current application site and the area of open space. The prior title of folio AR120392 was AR62672, and this folio was transferred to Erinvale Construction Ltd on 23rd April 2013. The objectors state that this information proves Erinvale Construction to be the legal landowner.

When queried with the agent, he provided the title register for folio AR121857, the prior title which was AR120392. This document states that Carncastle Properties Ltd is in ownership of this folio which relates to the red line of the site. The P1 form received by the Department on 10th January 2014 showed Carncastle Properties as the applicant and Certificate A was completed stating Carncastle Properties are in possession of the land. The Planning Authority is satisfied that the information presented at this stage of the application was accurate.

The spokesperson for the residents association has contacted the Department via telephone on a number of occasions and raised further issues. These included building control completion certificates, health and safety regulations, the conduct of the applicant on other housing sites and dealings between the applicant and the social housing provider as well as anti- social behaviour issues. All these issues are outside the remit of Planning and have not been considered as a material consideration by the Planning Authority.

Going back to the issue of ownership raised by objectors, the Planning Authority, was content that the area within the red line, was in the control and ownership of Carncastle Properties. However, following internal discussion, it was considered that the red line of this application needed to be amended to include the area of open space so as to ensure that this would allow the Planning Authority to place appropriate conditions relating to landscape management and maintenance plans and to ensure that the open space is brought to an appropriate standard prior to occupation of the dwellings. As a consequence, the agent was requested to submit amended

plans as well as a maintenance and management plan for the hard and soft landscape areas. A revised P1 form was submitted which amended the description to include the area of open space. The applicant/agent was asked to confirm ownership of the area of open space, and it emerged that Carncastle Properties have right of way over the area of open space and that the ownership of the area of open space currently rests with Erinvale Properties. As a consequence, Carncastle Properties served notice of the application to Erinvale Properties. All of this information was then advertised and neighbours were renotified.

Following re-neighbour notification and re-advertisement, a further objection was received by the Mullach Alairn residents association on 27th November 2015. The issues raised were not new issues and included:

1. the details and specification of the open space, access to the open space and the issue of a locked gate, all of which have been considered in both application reports on this site. The Planning Authority is satisfied that these concerns have been addressed and will be conditioned appropriately and do not warrant refusal, with pre occupation requirements applied relating to the management and maintenance of the open space area. A new fence and gate shall be erected, however there will be no requirement for this to be locked.
2. Again, the residents raised the issue of ownership of the open space and concerns relating to the management company. The Planning Authority is content that the issue of ownership has been accurately addressed and concerns relating to the dissolving the management company have been dealt with via an appropriate condition (See condition 10).
3. The residents also raised the issue that some of the works have not been completed. This has been considered previously in this report and the canopy detailing shown on the plan will be negatively conditioned (See condition 7) and amended plans showing the windows as constructed have been requested from the agent and the decision will not issue until these drawings have been received.
4. The residents have also requested that a condition be put in place for private sale of the houses only, however as previously mentioned there are no key site requirements on this planning zoning and the Planning Authority cannot stipulate that the houses are for social or private sale.
5. The residents conclude that by requesting that the houses and land be completed in accordance with the originally approved plans, however the Planning Authority is content that this retrospective application is acceptable and should be approved, subject to appropriate conditions and informatives.

Conclusion:

History on this site dates back to March 1998 when the Department granted outline approval for a site for 30 dwellings. Full permission followed in January 2001 for the erection of eight units with a further four units was approved in January 2003. In October 2009, the Department granted full planning permission for the erection of 14 residential units.

As noted above, the principle of residential development at this site has already been established. Therefore, in assessing this application, the Planning Authority took into account the visual aspect of the development and the impact on existing and proposed residents from the re-siting of the dwellings. While the height and style of the dwellings as constructed is similar to those approved, there have been numerous changes to the external finishes. The Planning Authority, however, is satisfied that the effect of all these changes taken together does not detrimentally impact on the visual character of the development and the surrounding area. The dwellings are located at the end of a development that falls rather steeply from the adjoining Carnagat Road, with limited public views. The separation distance between a number of the

units has been reduced, however this has not led to any additional overlooking or overshadowing. The amount of soft landscaping to the front of the dwellings has also been reduced on some sites. Nevertheless, there still remains a small grassy strip to the front of each unit; which in turn helps reduce the dominance of hard landscaping.

Under Planning Policy Statement 7: Quality Residential Developments, the Planning Authority considers the proposal to be acceptable under Policy QD1 in that a quality, residential development has been created and recommends approval. Transportni are satisfied with the Private Streets Determination drawings and have attached conditions and informatives.

The issues raised by the objectors have been taken into account however it is considered that they do not warrant a refusal in this instance.

Recommendation: Approval

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval is recommended subject to conditions and informatives.

Conditions:

1. Planning permission is hereby granted in retrospect under Section 55 of the Planning Act (Northern Ireland) 2011 and takes effect from the date of this permission.

Reason: This development will have deemed to have begun on the date development was initiated.

2. No dwelling shall be occupied until that part of the surface road which provides access to it has been constructed to base course; the final wearing course shall be provided on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

3. Notwithstanding the provisions of the Planning (General Development) Order (NI) 2015 no buildings, walls or fences shall be erected, nor hedges, nor formal rows of trees grown in (verges/service strips) determined for adoption.

Reason: To ensure that there is a safe and convenient road system within the Development.

4. Notwithstanding the provisions of the Planning (General Development) Order (NI) 2015 no planting other than grass, flowers or shrubs with a shallow root system and a mature height of less than 5mm shall be carried out in (verges/service strips) determined for

adoption.

Reason: To ensure that there is a safe and convenient road system within the Development.

5. No dwelling shall be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of two spaces per dwelling.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users

6. The access gradient of the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5m outside the public road boundary and a maximum of 10% thereafter.

Reason: In the interest of road safety

7. The canopy detailing as shown on the approved plans shall be erected prior to the occupation of any of the dwellings hereby approved.

Reason: To ensure compliance with approved plans.

8. The area of open space shall be completed in accordance with Drawing 2 (Rev 1) prior to the occupation of the dwellings hereby approved.

Reason: To ensure the area of open space is brought to an appropriate standard.

9. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development in accordance with stamped approved drawings No 02 (Rev 1) which was received on 14th September 2009.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

10. All areas of public open space and communal landscaping as shown on the approved drawings shall be maintained in accordance with the approved Landscape Management and Maintenance Plan drawing. The Plan shall cover a minimum period of 20 years. With regard to the developer's management company, prior to the occupation of the dwellings, it shall be demonstrated to the planning Authority what fallback measures will be provided in the event of the management company breaking down (re. para. 5.19, part (iii) – page 23 of the Department's Planning Policy Statement (PPS) 8: Open Space, Sport & Recreation.

Reason: To ensure the successful establishment and long term maintenance of public open space and landscaping in the interests of visual and residential amenity.

11. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Signature(s)
Date:

ANNEX	
Date Valid	29th August 2013
Date First Advertised	20th September 2013
Date Last Advertised	25th November 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 10 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, Stephen Quinn Design Management 100 Ladas Drive Ballymaconaghy Belfast The Owner/Occupier, 11 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 12 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, Private Residents Association 14 Mullach Alainn, Newry, Co Down, BT35 8UU The Owner/Occupier, 14 Mullach Alainn, Newry, Co. Down, BT35 8UU Mullach Alainn Private Residents Association 14 Mullach Alainn, Newry, Down, BT35 8UU The Owner/Occupier, 14 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8PS, The Owner/Occupier, 15 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, Olivia Markey 16 Mullach Alainn, Newry The Owner/Occupier, 16 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 17 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 18 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 19 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 20 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 21 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 22 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW, The Owner/Occupier, 22 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,</p>	

The Owner/Occupier,
 23 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 24 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
 William Davidson
 24 Main Street Carcullion Hilltown
 The Owner/Occupier,
 24 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 25 Laurel Hill, Carnagat, Newry, Armagh, BT35 8HL,
 The Owner/Occupier,
 25 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 26 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
 The Owner/Occupier,
 26 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 27 Laurel Hill, Carnagat, Newry, Armagh, BT35 8HL,
 The Owner/Occupier,
 27 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 28 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
 The Owner/Occupier,
 28 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 29 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 3 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 30 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
 The Owner/Occupier,
 30 Laurel Hill, Carnagat, Newry, Armagh, BT35 8HL,
 The Owner/Occupier,
 30 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 31 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 32 Hospital Road, Carnagat, Newry, Armagh, BT35 8PW,
 The Owner/Occupier,
 32 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
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 34 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
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 35 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 36 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 4 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 5 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 6 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,

<p>7 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 9 2 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 9 8 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, 9 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU, The Owner/Occupier, All Residents Mullach Alainn, Newry The Owner/Occupier, Laurel Hill, Carnagat, Newry, Armagh, BT35 8HL, The Owner/Occupier, Laurel Hill, Carnagat, Newry, Armagh, BT35 8HL, The Owner/Occupier, Newry Ambulance Station, Hospital Road, Carnagat, Newry, Armagh, BT35 8DP, Mullach Alainn Private Residents Association</p> <p>Mullach Alainn Private Residents Association</p>	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: P/2013/0632/F Proposal: Retrospective permission for the relocation of dwelling numbers 31, 33, 35 and 37 of the original approved application P/2009/0278/F and external rear return amendments Address: Lands adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry, Decision: Decision Date:</p>	
<p>Ref ID: P/2009/0278/F Proposal: Proposed residential development (14 no units) with associated site works Address: Lands adjacent to 20 and 25 Mullach Allann Carnagat Road Newry Decision: Decision Date: 26.10.2009</p>	
<p>Ref ID: P/2007/1329/F Proposal: Conversion of garage to sunroom and 2 storey extension to rear Address: 30 Laurel Hill, Newry, Co.Down Decision: Decision Date: 15.04.2008</p>	
<p>Ref ID: P/2002/0581/F Proposal: Erection of two pairs of two-storey semi-detached dwellings. Address: Sites 9 & 10, 23 & 24 Mullachalainn, Carnagat, Newry</p>	

Decision:
Decision Date: 06.01.2003

Ref ID: P/2000/1013/F
Proposal: Erection of 8 No. dwellings and estate road
Address: Carnagat Road, Newry - To the rear of 24 to 32 Hospital Road
Decision:
Decision Date: 10.01.2001

Ref ID: P/1997/0893
Proposal: Site for Housing Development (30 Dwellings)
Address: LAND BETWEEN CARNAGAT ROAD AND HOSPITAL ROAD NEWRY (TO SOUTH OF CRANNARD GARDENS)
Decision:
Decision Date:

Ref ID: P/2000/0380/F
Proposal: Proposed change of house type (5 No. sites 16-20 inclusive.)
Address: Site Nos 16, 17, 18, 19 & 20 Laurel Hill, Carnagat Road, Newry, Co Down
Decision:
Decision Date: 19.09.2000

Ref ID: P/1996/0650
Proposal: Residential development of approximately 30 No houses
Address: 50 METRES EAST OF ARDCARNE PARK CARNAGAT ROAD NEWRY
Decision:
Decision Date:

Ref ID: P/1996/1190
Proposal: Erection of Housing development (30 No Dwelling)
Address: 50 METRES EAST OF ARDCARNE PARK CARNAGAT ROAD NEWRY
Decision:
Decision Date:

Ref ID: P/1983/0607
Proposal: SITE FOR HOUSING DEVELOPMENT
Address: DAISY HILL, NEWRY
Decision:
Decision Date:

Ref ID: P/2000/1648/F
Proposal: Proposed 2 new dwellings.
Address: Site Nos. 15 & 15a. Laurel Hill Carnagat Road Newry Co. Down.
Decision:
Decision Date: 24.11.2000

Ref ID: P/1980/0893

<p>Proposal: PROPOSED 33KV O/H LINE (DRAWING NO CRA 4527) Address: CARNAGAT Decision: Decision Date:</p> <p>Ref ID: P/1984/0618 Proposal: SITE FOR HOUSING DEVELOPMENT Address: CARNAGAT ROAD, NEWRY Decision: Decision Date:</p>
<p>Summary of Consultee Responses</p>
<p>Drawing Numbers and Title</p>

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
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Status: Submitted

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Status: Submitted

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Status: Submitted

Drawing No.
Type:
Status: Submitted

<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department:</p> <p>Response of Department:</p>
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Site Boundary

Application Reference
P/2013/0632

Comhairle Ceantair an Iúir
Mhúir agus an Oic
Newry, Mourne and Omeath
District Council

Drawing No: 01(rev 1)

Land at P/13/0632/F



Carncastle Properties Limited

24 Main Street, Hilltown, Newry, Co. Down
BT24 5LH

Project: HOUSING DEVELOPMENT
Mullach Allainn, Newry

Drawing Title:
Site location plan P/2013/0632

Project No:	Date: 12.10.15	Scale: 1:1250
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Drawing No: Site location plan 01	Rev: P
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ITEM NO 6

APPLIC NO P/2013/0413/F Full **DATE VALID** 6/3/13

COUNCIL OPINION **APPROVAL**

APPLICANT Mr David Campbell **AGENT** Jobling Planning
And Environment
Ltd 1 Inverary
Valley
Larne
BT40 23BJ
028 28277736

LOCATION Approximately 12 metres south of 95 Leestone Road
Kilkeel.

PROPOSAL Proposed extraction of sand and gravel, erection of temporary processing plant and
on site processing and subsequent restoration of site to agricultural use.


REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0



Newry, Mourne and Down District Council
 Planning Office
 O'Hagan House
 Monaghan Row
 Newry
 BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2013/0413/F	Target Date:
Proposal: Proposed extraction of sand and gravel, erection of temporary processing plant and on site processing and subsequent restoration of site to agricultural use.	Location: Approximately 12 metres south of 95 Leestone Road Kilkeel.
Referral Route: Application size is 2 hectares which just falls within the Major application Category under the Development Management Regulations 2015.	
Recommendation:	Approval
Applicant Name and Address: Mr David Campbell	Agent Name and Address: Jobling Planning And Environment Ltd 1 Inverary Valley Larne BT40 23BJ
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	
Non Statutory	Health & Safety Executive for NI	No Objection
Non Statutory	Natural Heritage	Substantive Response Received
Non Statutory	Protecting Historic Monuments	Issues to be addressed in future ES
Non Statutory	Water Management Unit	Add Info Requested
Non Statutory	Landscape Architects Branch	Consulted in Error
Non Statutory	Rivers Agency	Issues to be addressed in future ES
Non Statutory	NI Transport - Craigavon Office	Consulted in Error
Non Statutory	Env Health Newry & Mourne District Council	Superseded by further Consultation
Non Statutory	NI Water - Strategic Applications	Issues to be addressed in future ES
Non Statutory	Water Management Unit	Substantive Response Received
Non Statutory	NIE - EIS Applications	Substantive Response Received
Non Statutory	Health & Safety Executive for NI	Considered - No Comment Necessary
Non Statutory	Health & Safety Executive for NI	Considered - No Comment Necessary

Non Statutory	Health & Safety Executive for NI	Considered - No Comment Necessary
Non Statutory	Env Health Newry & Mourne District Council	Substantive Response Received
Non Statutory	NI Transport - Downpatrick Office	No Objection
Non Statutory	Health & Safety Executive for NI	Superseded by further Consultation
Non Statutory	NI Transport - Downpatrick Office	No Objection
Non Statutory	Env Health Newry & Mourne District Council	Superseded by further Consultation
Non Statutory	NI Transport - Downpatrick Office	No Objection
Non Statutory	Env Health Newry & Mourne District Council	Superseded by further Consultation
Non Statutory	Health & Safety Executive for NI	Consulted in Error
Non Statutory	DOE - Marine Division	No Objection
Advice and Guidance	Env Health Newry Mourne And Down District Council	Substantive Response Received
Advice and Guidance	Env Health Newry Mourne And Down District Council	Substantive Response Received
Advice and Guidance	Env Health Newry Mourne And Down District Council	Consulted in Error
Statutory	NI Transport - Downpatrick Office	Content
Representations:		
Letters of Support	None Received	
Letters of Objection	2	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>This application is for sand and gravel extraction. The majority of the surrounding lands have already been extracted. There were issues relating to noise which have been overcome by mitigating measures which will be conditioned. Approval is recommended.</p>		
Characteristics of the Site and Area		
<p>This site is located just off the Leestone road and behind several residential and agricultural buildings. This proposal involves the alteration of an existing access point on the Leestone road with the construction of a new access lane running along side an area which appears to be bunded landscaping. The land which the extraction will take place consists of agricultural land to the rear of existing dwellings. This land is relatively flat with existing vegetation of approximately 2-3m in height to the north and west. The boundaries to the south adjacent to the residential dwellings at present is sparse. This site is located within an area which has had significant sand extraction over the years. The site is adjacent to the coast</p>		

and there are numerous caravan parks located along this stretch of road.

Planning Assessment of Policy and Other Material Considerations

Regional Development Strategy for Northern Ireland 20355 (RDS)

The proposed development will help maintain a working countryside and ensure the employment of several staff on site as stated in the P1 form.

The Banbridge Newry and Mourne Area Plan 2015.

The site falls within the Mourne AONB, and the access road touches a SLNCI within the BMNAP 2015.

Policy CVN 1 of the BMNAP deal with Biodiversity and states: Planning permission will not be granted for development on habitats which are identified as priorities in the Northern Ireland Biodiversity Strategy, or on areas of major importance for flora and fauna, where there is potential to damage their integrity, continuity, links or ecological relationships. Policy CVN 2 also states: Sites of Local Nature Conservation Importance Planning permission will not be granted to development that would be liable to have an adverse effect on the nature conservation interests of a designated Site of Local Nature Conservation Importance. The distribution of aggregates and quarries within the Mourne is quite distinctive. Sand and gravel reserves are located in the glacial deposits of the coastal plain and are particularly concentrated between Cranfield and Kilkeel. It is stated within the plan that The Planning Department will seek to meet this demand from mineral resources which are to be found between Kilkeel and Cranfield. In formulating its mineral policies for Newry and Mourne District, the Department has sought to balance the need for extraction in the District against the need to protect and conserve the environment.

Where permission is granted strict control will be exercised over the operations and site restoration to protect the landscape and will be stricter than outside the AONB's. It also states In order to make the fullest use of resources which are already being exploited and to contain the environmental effects of sand workings the Department will normally favour the continued concentration of extraction in the coastal lowlands between Cranfield and the Mullagh River north of Kilkeel.

As this application is for a relatively small area of 2 ha, short term in nature with restoration measures in place, it is considered that the proposal does not conflict with these policies within the plan as it will not be visual intrusive given that the extraction area is not easily viewed from surrounding areas. A restoration scheme has been submitted which involves planting, and grassing and spreading of the final slopes and pit floor. The development does not breach the skyline and the stockpile heights will be conditioned.

A Planning Strategy for Rural Northern Ireland

In the absence of a specific Planning Policy Statement (PPS) on Minerals, regional guidance on mineral planning policy is contained in A Planning Strategy for Rural Northern Ireland (PSRNI) published in 1993. This document provides a regional framework of objectives and policies for land use development throughout rural Northern Ireland. It contains a comprehensive set of mineral planning policies which control mineral development and need to be taken into account in considering any mineral planning application.

POLICY MIN 1: Environmental Protection

Consideration: This policy encourages extensions to existing mineral workings which minimise environmental disturbance in the countryside stating that these will normally be preferred to new workings on green field sites. Sand and gravel has been extracted from the adjacent lands already and the proposal is a logical further lateral extension to the former operation.

Newry and Morune EHD and NIEA were consulted. In terms of environmental protection in the context of this proposal, the site, the application and its environmental impacts have been deemed minimal and therefore no Environmental Statement was required.

An archaeological programme of works was undertaken for the application. This programme of works was submitted and consultation has taken place with NIEA, in relation to this site. No further archaeological work is required.

As regards prevention of pollution of rivers, watercourses and ground water etc., a detailed assessment was carried out for and has been included in the supporting statement for this application. NIEA Water Management Unit has no objections to this proposal. The existing facilities at NO 95 Leestone road will be utilised as welfare facilities for the site and there are no concerns in relation to the ground water element of this proposal.

POLICY MIN 2 Visual Implications

The site is located in a relatively flat landscape, typical of this part of the lowlands of the Mourne AONB. As extraction will take place below ground level in this landscape, made up of medium sized enclosed fields of agricultural grassland with little or no gradient, it will not be visually intrusive in the wider local landscape. The restoration proposals will result in saucer shaped landform which is typical of many restored mineral extraction sites in this part of the lowland Mourne area.

POLICY MIN 3 Areas of Constraint

It is considered that this further extension of 2 ha extraction within an area which is characterised by existing permitted operation will not have an adverse impact, therefore, this proposal is considered an exception to this policy

POLICY MIN 4 Valuable Minerals

The mineral to be extracted is sand and gravel which is not considered a valuable mineral as defined by the Department and occurs widely across the lowland Mourne area.

POLICY MIN 5 Mineral Reserves

Consideration: It is considered that this extension of 2 ha extraction in an area which is characterised by existing permitted operation will not have an adverse impact.

POLICY MIN 6 Safety and Amenity

The Department consulted with a number of consultees to aid the assessment of amenity in relation to the proposed development.

Noise - The nearest residential properties which would have the potential to be affected by the proposed development lie to the north of the site at No. 35 and to the south west at No. 103. To mitigate any impact from noise emissions as extraction encroaches this south eastern site boundary it is proposed to construct a 5m high bund along the inside of the application site before any extraction operations commence. This bund will be composed of overburden/topsoil removed from the site in preparation for extraction. This bund will mitigate the proposed increase in noise levels to approximately within 10dB of the background noise level which already exists at both of these dwellings.

Extraction will only take place using a mechanical shovel, so there will be no blasting. Processing already exists at the adjacent site some 300m away, so there will be no significant increase in noise levels from this proposal, given the mitigated proposed. It was therefore considered that the noise from the mechanical shovel in the phased removal of top-soil and over burden, and during extraction, coupled with the 5 20 tonne lorries and a staff vehicle going to and from the site per working day would not lead to any significant noise impact. Newry and Mourne EHD did not therefore place any conditions on noise, however it would be the Planning Departments intention to condition the proposed bunding at 5m for phase 2 of the extraction.

Dust is not seen as having a significant impact on the surrounding properties due to their distance from the operating face and the mitigating effect operating faces can have on both noise and dust impacts. Dust mitigation measures can be implemented through good site management to effectively control dust emissions e.g. vehicle speed restriction and dampening of internal haul roads by use of an on-site water bowser during periods of dry weather and spraying stock piles during periods of dry weather also.

Health and Safety - HSENI had no objections to make on this application.

POLICY MIN 7 Traffic

There is a proposed access to this area of extraction which will run along the side of an existing bunding. With respect to traffic generation it is not intended to increase the levels of traffic significantly. The anticipated 5 20 tonne lorries per day and a staff vehicle working day. It is therefore considered this proposal does not conflict with this policy.

POLICY MIN 8 Restoration

The restoration plan for the site will ensure it is restored to agricultural use following the completion of extraction, similar to that of the adjacent previously extracted sites. A scheme for restoration has been submitted within this application and is acceptable.

PPS 2: Nature and Conservation

The application site touches and is adjacent to the zoned SLNCI. The site only touches it by its proposed access which is onto an existing road. Therefore it is not envisaged that this proposal will have a determination effect on the SLNCI.

PPS 3: Access, Movement and Parking

The proposed development will use an access off Leestone Road and will not involve any intensification to the road network or threaten road safety.

<p>PPS 6 Planning, Archaeology and the Built Heritage</p> <p>An archaeological programme of works was undertaken prior to monitoring of topsoil removal in connection with this proposal. No archaeological sites or monuments were found to lie within these areas or immediately adjacent to them. NIEA have been consulted with this documentation and they are content that the proposal complies with policy BH 3 of PPS 6.</p>	
<p>PPS 21 - Sustainable Development in the Countryside</p> <p>This policy relates to development in the countryside it primarily put forward policies for the building of dwellings in the rural area. Under the section on Non- Residential Development in the countryside minerals development is controlled in accordance with MIN Policies in the PSRNI.</p>	
<p>Conclusion</p> <p>This application was advertised in the local press and neighbour notifications were issued. In response to this there were 2 letters of objection. Since then there has been amended information submitted which has been re neighbour notified and re advertised without raising further objection. The original objections raised issues relating to noise, and the condition and ownership of the proposed access until it reaches the adopted part of the Leestone Road. The agent has subsequently submitted a revised P2 Certificate rectifying this matter. Transport NI have no objection in relation to Roads Safety or traffic progression. Following further information from the agent, subject to further mitigating bunding proposed which will be conditioned, we are of the opinion that the proposed noise level increase will be within the acceptable 10dB level increase. It should also be noted that the proposed sand extraction is only for 3 year time limit which will not cause long term detrimental impacts on existing residents at this location. The Department received no objections or third party representations as part of this application. Consultations were carried out with relevant bodies who offered no objection to the development subject to conditions being proposed. The proposal complies with the planning policies subject to a mitigating conditions being attached.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes</p>
<p>Summary of Recommendation:</p> <p>In conclusion, this application represents a small scale mineral development totalling 58,000 tonnes of mineral or the 3 year period of extraction. The site will be restored to agricultural use at the earliest opportunity after this date, which will be conditioned.</p> <p>Given that there are no unacceptable adverse impacts predicted, this application is therefore recommended for approval. The Planning Department is of the opinion that the development, with the mitigation measure in place, will not cause demonstrable harm to the environment.</p>	
<p>Conditions:</p> <p>1. As required by Article 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p>	

2. The applicant shall notified the Planning Authority of his intention to start extraction on site at least 2 weeks prior to commencement. Extraction shall be for a limited period of 3 years from the date notification has been received by the Planning Authority.
Reason: To limit the duration of the development in the interests of amenity.
3. No quarrying activities including extraction shall be carried out on the site between 1800 and 0800 hours on Monday to Friday, 0000 to 0800 hours and 1400 hours to midnight on Saturdays, and at no time on Sundays or Public holidays.
Reason: In the interests of the amenity of nearby residents.
4. No extraction shall take place below the cross-section levels as indicated on drawing number 04 date stamped received by the Department on 23rd October 2015.
Reason: To limit the extent of the site.
5. The sole means of access to the site shall be as indicated on drawing number 01 date stamped by the Department on 23rd October 2015.
Reason: In the interests of road safety.
6. The height of stockpiles shall not exceed the level of the quarry faces except with the prior written approval of the Planning Department.
Reason: In the interests of visual amenity.
7. Within 6 months of the cessation of the approved quarrying operations, expiry of the time period for extraction referred to in Condition number 2 or on exhaustion of permitted reserves, all quarry plant and machinery, structures, buildings, foundations, scrap metal, disused vehicles and other waste materials shall be removed from the site.
Reason: To facilitate restoration of the site.
8. The restoration proposals as detailed on drawing number 06 date stamped received on 3rd June 2013 and drawing number 07 date stamped received on 3rd June 2013 shall be implemented within the first available planting season after the date of expiry of the time period for extraction referred to in condition 2, on the cessation of quarrying operations or on exhaustion of permitted reserves.

Reason: To ensure the site is restored
9. All stripped topsoil and overburden shall be stored only in the positions indicated and to the heights specified on drawing number 04 date stamped received on 23rd Oct 2015 prior to any extraction operations commencing on site. This bunding must be raised to a level of not least than 5m prior to the commencement of Phase 2 of the extraction operations.
Reason: In the interests of amenity and to facilitate the restoration of the site.
10. The operations hereby permitted shall not be commence until the vehicular access has been constructed in accordance with the approved plans.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Signature(s)

Date:

ANNEX	
Date Valid	3rd June 2013
Date First Advertised	22nd July 2013
Date Last Advertised	25th November 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 103 Leestone Road Maghereagh Kilkeel James Campbell 87 Leestone Road Maghereagh Kilkeel Thomas Campbell 89 Leestone Road Maghereagh Kilkeel The Owner/Occupier, 95 Leestone Road Maghereagh Kilkeel	
Date of Last Neighbour Notification	12th November 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: P/1986/0090 Proposal: SAND AND GRAVEL EXTRACTION Address: LEESTONE ROAD, MAGHEREAGH, KILKEEL Decision: Decision Date: Ref ID: P/2013/0413/F Proposal: Proposed extraction of sand and gravel, erection of temporary processing plant and on site processing and subsequent restoration of site to agricultural use. Address: Approximately 12 metres south of 95 Leestone Road, Kilkeel., Decision: Decision Date: Ref ID: P/1990/6019 Proposal: Caravan Park Leestone Road Kilkeel Address: Leestone Road Kilkeel Decision: Decision Date:	

<p>Ref ID: P/1987/1192 Proposal: Extension to sand and gravel extraction Address: LEESTONE KILKEEL Decision: Decision Date:</p> <p>Ref ID: P/2011/0912/PREAPP Proposal: Continuation of former sand and gravel extraction to include levelling of pre-existing faces and re-profiling to accommodate future land use. Address: 95 Leestone Road, Kilkeel, Co Down, BT34 4NW, Decision: Decision Date:</p>	
Summary of Consultee Responses	
Drawing Numbers and Title	

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
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Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

Council Newry, Mourne and Down

Date 4/13/16

ITEM NO	D1			
APPLIC NO	P/2013/0806/F	Full	DATE VALID	11/1/13
COUNCIL OPINION	APPROVAL			
APPLICANT	Milne Holiday Parks 245 Armagh Road Newry BT35 6NL		AGENT	Holmes and Doran 1st Floor The Old Savings Bank 1 Victoria Street Armagh BT61 9DS 02837510800

LOCATION Shanlieve Holiday Park
69A Cranfield Road
Cranfield
Kilkeel
BT34 4LS

PROPOSAL Extension to existing Caravan Park under PPS 16 (amended plans and drainage assessment)

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	8	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



Newry, Mourne and Down District Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2013/0806/F	Target Date:
Proposal: Extension to existing Caravan Park under PPS 16 (amended plans and drainage assessment)	Location: Shanlieve Holiday Park 69A Cranfield Road Cranfield Kilkeel BT34 4LS
Referral Route: Application is over 1 hectare for a recreation and leisure and as such falls within the major application threshold of the Development Management Regulations 2015.	
Recommendation:	Approval
Applicant Name and Address: Milne Holiday Parks 245 Armagh Road Newry BT35 6NL	Agent Name and Address: Holmes and Doran 1st Floor The Old Savings Bank 1 Victoria Street Armagh BT61 9DS
Executive Summary:	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Natural Heritage	No Objection
Non Statutory	Env Health Newry & Mourne District Council	Substantive Response Received
Non Statutory	NI Transport - Downpatrick Office	Add Info Requested
Non Statutory	NI Water - Multi Units West - Planning Consultations	Consulted in Error
Non Statutory	Water Management Unit	Substantive Response Received
Non Statutory	Natural Heritage	Add Info Requested
Non Statutory	Protecting Historic Monuments	Substantive Response Received
Non Statutory	NI Water - Strategic Applications	Substantive Response Received
Statutory	NI Transport - Downpatrick Office	Additional Information Required
Statutory	Rivers Agency	Advice
Statutory	NI Transport - Downpatrick Office	Advice

Representations:

Letters of Support	1
Letters of Objection	8
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

This application is for an extension to an existing caravan park. There have been several objections received in relation to the proposal. All issues have been resolved and approval is recommended.

Characteristics of the Site and Area

The site is located adjacent and to the west the grounds of the former Cranfield House Hotel in the Cranfield area of the Mourne Area of Outstanding Natural Beauty. It includes two adjacent agricultural fields. The hotel has been demolished however two small outbuildings remain in place today, as does an area of hard surfacing that was previously used for car parking.

The development relates solely to a rectangular area to the west of the former hotel site. This part of the site measures approximately 90 metres wide by 200 metres long. There are belts of mature trees on the western and eastern boundaries of the site. The southern boundary of the site runs alongside Cranfield Road and is defined by mature hedging and a grass verge. The northern boundary is defined by maintained hedging. Given that the site comprises of two agricultural fields a mature hedge separates the two. There is no direct access into the site from the Cranfield Road. The proposed access is via the existing caravan park that lies adjacent and to the west of the site.

This is a well established caravan park, Shanlieve Caravan Park. This park has a uniform layout of caravans/mobile homes set in their own plots with an adjacent area of hardstanding for parking and a grassed area adjacent to the pitch. The site rises in a easterly direction away from the existing caravan park. This is a gently rising topography with the site falling down to the north to where the two fields meet before beginning to rise in a northerly direction again. The critical views into and through the site would be primarily from the area around the caravan sites to the west of the site and from the Cranfield Road to the south.

The site is located in the open countryside, approximately 5 kilometres to the south west of Kilkeel. Historically the area was classified as Countryside Policy Area (CPA). The area is characterised by open countryside however there are a number of caravan parks and tourist developments in this area.

Planning Assessment of Policy and Other Material Considerations

Relevant area plans, planning policy statements (PPS's) and supplementary planning guidance documents include: SPPS, PPS 2 Planning and Nature Conservation; PPS 3 Access, Movement and Parking; PPS 16 tourism; PPS 21 Sustainable Development in the Countryside; Banbridge / Newry and Mourne Area Plan 2015; Development Control Advice Note (DCAN) 15 Vehicular Access Standards, and other associated and supplementary planning guidance documents.

Neighbour notification has been carried out as appropriate and the application has been advertised in accordance with the Department's statutory obligations. At the time of writing there have been 8 third party objections have been received from 2 different addresses.

Summary of consultation responses:

Newry and Mourne District Council Environmental Health - Planning NI (DOE) have approved a certificate of lawfulness for an agricultural slurry tank 60 metres west of No. 55 Cranfield Road, Kilkeel, which is in close proximity to the proposed location of this application. As this is an extension to an existing caravan

park there is much lower likelihood of statutory nuisance conditions arising from the slurry tank given the absence of prolonged exposure to odour. It is left to the Planning Department to assess whether there is an amenity issue.

Roads Service/ Transport NI - are content that the application will not require a detailed transport assessment. However they will require some local road improvement works on land within the control of the applicant. The proposal therefore can satisfy the requirements of PPS 3 Access, Movement and Parking and Development Control Advice Note (DCAN) 15 Vehicular Access Standards. These amendments have been submitted and the proposal is now satisfactory in relation to Roads Safety.

NIEA Natural Heritage - have no concerns arising from the proposed development; they do however provide an informative should planning permission be given.

NIEA Historic Monuments Unit - requires additional information from the developer to permit an informed and reasonable planning decision to be taken. An archaeological evaluation is therefore requested.

NIEA Water Management Unit - recommend that consultation is carried out with NI Water and that a consent to discharge is required.

NI Water Strategic Section - No objections raised.

Rivers Agency – Drainage assessment was submitted and they have no objections subject to a Schedule 6 application being made on the site. The Schedule 6 application has been made to Rivers Agency and the agent has supplied the Planning Department with a copy of the approval of the Schedule 6 agreement.

Planning Policy Statement 2 PPS Policy NH 6 (criteria a) Area of Outstanding Natural Beauty.

Policy NH6 states that new development in AONBs must be of an appropriate design, size and scale for the locality, and meet three specific criteria. The Planning department considers that the proposal would not significantly alter the character of the ANOB when assessed against criteria (a) of this policy because of its siting and scale. A extension to the caravan park sited in the Mourne AONB when viewed from within the immediate landscape would not adversely affect the ANOB's environmental quality and natural character.

PPS 16 Tourism -TSM 6 New and Extended Holiday Parks in the Countryside

Planning permission will be granted for a new holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development. The location, siting, size, design, layout and landscaping of the holiday park proposal must be based on an overall design concept that respects the surrounding landscape, rural character and site context.

Proposals for holiday park development must be accompanied by a layout and landscape plan and will be subject to the following specific criteria:

- (a) The site is located in an area that has the capacity to absorb the holiday park development, without adverse impact on visual amenity and rural character;

It is felt that the area does have the capacity to absorb this extension to the existing caravan park given that this site has the benefit of screening of trees (which are subject to a TPO) that would aide the integration of this site from the Cranfield Road and the undulating nature of the site means that the development will be blend with the on the rural character of the area.

- (b) Effective integration into the landscape must be secured primarily through the utilisation of existing natural or built features. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist its integration with the surrounding area;

There are natural landscape features which surround the site of the former Cranfield house hotel site that will aid integration on this site. Given the scale of the proposal in relation to the existing caravan park and the existing and proposed vegetation there will be not be a significant impact on the rural area by reason of integration. The submitted drawing does show buffer planting and shrub and heather planting along the graded banks and it is felt that together with the existing vegetation surrounding the site will mitigate any concerns over integration.

- (c) Adequate provision (normally around 15% of the site area) is made for communal open space (including play and recreation areas and landscaped areas), as an integral part of the development;

There is indication of communal open space, play and recreation areas or landscaped areas on the submitted plan. There is communal open space proposed, and there is however open space around the individual plots, to also allow for recreational activities.

- (d) The layout of caravan pitches / motor homes is informal and characterised by discrete groupings or clusters of units separated through the use of appropriate soft landscaping;

The layout of the caravan pitches are semi formal, however this is in keeping with the existing layout within the park and within the wider area. There proposes to be significant use of soft landscaping throughout the scheme which will help integrate the proposal and also help break up the overall impact of the large extension to the park proposed.

- (e) The design of the development, including the design and scale of ancillary buildings and the

design of other elements including internal roads, paths, car parking areas, walls and fences, is appropriate for the site and the locality, respecting the best local traditions of form, materials and detailing;

There are no ancillary buildings proposed within this development, internal roads are appropriate for the site and its locality.

(f) Environmental assets including features of the archaeological and built heritage, natural habitats, trees and landscape features are identified and, where appropriate, retained and integrated in a suitable manner into the overall design and layout;

There is currently a Tree Preservation Order that stretches onto the site TPO/2011/0003. The layout as shown does not appear to have any impact on the area that the TPO relates to. Following discussion with the TPO Officer there are no concerns in relation to the impact of the proposal on the TPO. As NIEA Historic Monuments Unit requires additional information from the developer to permit an informed and reasonable planning decision to be taken it is felt that an archaeological evaluation should not be requested given the Departments recommendation of refusal. It is felt that this can be covered by a condition should be application be approved.

(g) Mains water supply and sewerage services must be utilised where available and practicable.

The proposal proposes to use the existing mains water supply. The proposal also has a schedule 6 approval for water discharge from Rivers Agency. The sewage disposal will be negatively conditioned in line with the response from NI Water.

Overall when considering the proposal in relation to TSM 6, the proposal complies with the criteria.

PPS 21 Sustainable Development in the Countryside policies:

CTY 13 New buildings in the Countryside, NH6 of PPS 2 & CTY 14 Rural Character.

Planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

This proposal utilises the topography of the site together with long established and protected vegetation to satisfactorily integrate into the countryside. The proposal does represent a significant increase to the existing caravan park, however this would not extend the existing development present on the site rather, it would fill in a gap which exists between the existing caravan park and the old Cranfield House hotel site. Overall, I am of the opinion that this development is appropriate for the area and together with the revised levels on site, this proposal would not adversely affect the rural landscape or character or that of the AONB.

Other material considerations

The proposal was advertised in the local press and neighbours were notified. At the time of writing there have been 8 third party objections have been received from 2 different addresses. There has also been a letter of support from the legacy Newry Mourne Council.

These objections include, the adequate access when considering the existing accesses approved and currently within the planning system. Transport NI have been consulted with the proposed access and are satisfied that the access will not conflict with the existing or proposed accesses onto the road and therefore the proposal is in compliance with AMP 2.

The objections also include the discharge of storm water and of sewerage treatment. As the application site was over 1 hectare the proposal required a drainage assessment when assessed under FLD 3 of PPS 15. The drainage assessment was submitted and the applicant has received a schedule 6 agreement for the discharge of storm water from the site. The proposal will be negatively conditioned that satisfactory means of sewage disposal will be submitted to and agreed by the Planning Authority prior to the commencement of development on site.

There is also a CLUD application approved but not built for the construction of an above ground slurry tank. This application is approximately 50m from this proposed tank and approximately 120m from the farm buildings and yard. Having spoken with the Health and Safety Executive, they are of the opinion that there will be no safety risk for the people staying within the proposed caravans. The issue therefore comes down to whether the amenity of the caravans will be an issue. While the proximity of the farm buildings and this proposed tank could lead to an increase in an unpleasant agricultural smell, I would be of the opinion that this is experienced at the minute at present with the existing caravan park. The caravans will be moving closer to the farm yard, and those people who take up a plot at this caravan park will be aware of the proximity of the farm yard at this location. It must also be stated that these caravans are tourist accommodation and must not be utilised as permanent residence. Therefore there can be a lesser degree of amenity provided to these dwellings as a result.

Neighbour Notification Checked	Yes
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Summary of Recommendation:
 The extension to the Shanlieve Caravan Park will provide a much needed boost to the economy of the area and contribute to the Assembly's tourism targets being met and retain a number of jobs during its construction phase.

This site will fill the wedge between the existing caravan park and the former hotel site that has previous planning history to be developed and will, with appropriate landscaping enhance the surrounding area.

The proposal complies with planning policies subject to a negative conditions being imposed.

Approval is recommended.

Conditions:
 As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit

The Carvans hereby permitted shall be used only for holiday accommodation and shall not be used for permanent residences.

Reason: The site is located within a rural area where it is the policy to restrict development and this consent is hereby granted solely because of its proposed holiday use.

The operations hereby permitted shall not be occupied until the vehicular access has been constructed in accordance with the approved plans.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow and trees and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of this designated Area of Outstanding Natural Beauty

Signature(s)**Date:**

ANNEX	
Date Valid	1st November 2013
Date First Advertised	15th November 2013
Date Last Advertised	3rd February 2016
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1,30A Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 1,69A Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 1,75A Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 1,Cranfield Road,Cranfield Chalets,Cranfield,Cranfield,Down,BT34 4LJ, The Owner/Occupier, 107 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 111 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 113 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 2,111B Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 2,Cranfield Road,Cranfield Chalets,Cranfield,Cranfield,Down,BT34 4LJ, The Owner/Occupier, 32 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 45 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, Rodney Patterson 49A, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ Kyle Patterson 55, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ Kyle Patterson 55, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ Kyle Patterson 55, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ Kyle Patterson 55, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ Kyle Patterson 55, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ Kyle Patterson 55, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ Kyle Patterson 55, Cranfield Road, Kilkeel, Down, Northern Ireland, BT34 4LJ The Owner/Occupier,</p>	

<p>57 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 59 Cranfield Road,Cranfield,Kilkeel,Down,BT34 3LJ, The Owner/Occupier, 63 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 65 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 66A Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 67 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 68 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 68A Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 69 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 70 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 70A Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 71 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 73 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 74 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 75 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 77 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 81 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 83 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 87 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 89 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 91 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, The Owner/Occupier, 93 Cranfield Road,Cranfield,Kilkeel,Down,BT34 4LJ, Newry & Mourne District Council Newry & Mourne District Council Monaghan Row Ballinlare</p>	
Date of Last Neighbour Notification	19th January 2016

Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: P/2005/2948/O Proposal: Site for tourist accommodation. Address: Former Cranfield House Hotel including lands to the south and west, 59 Cranfield Road, Cranfield. Decision: Decision Date:</p> <p>Ref ID: P/2004/3191 Proposal: Erection of 60 No. Semi-Detached Holiday Homes Address: Lands at and to the South and West of Cranfield House Hotel, 59 Cranfield Road, Cranfield, Co. Down. Decision: Decision Date: 25.03.2005</p> <p>Ref ID: P/2002/1314/Q Proposal: Holiday accommodation. Address: Site at Cranfield House Hotel Decision: Decision Date:</p> <p>Ref ID: P/2003/1711/O Proposal: Site for 35 No.holiday homes with landscaping, amenity open space both formal and informal and car parking provision Address: 59 Cranfield Road Cranfield Decision: Decision Date: 29.11.2006</p> <p>Ref ID: P/2011/0620/F Proposal: Erection of 25 no tourist holiday homes (amended access details) Address: Former Cranfield House hotel including lands to the south and west 59 Cranfield Road, Cranfield, Decision: Decision Date:</p> <p>Ref ID: P/1985/0416 Proposal: NEW ENTRANCE AND ATTENDANT'S KIOSK Address: CRANFIELD CARAVAN PARK, CRANFIELD, KILKEEL Decision: Decision Date:</p>	

Ref ID: P/2012/0389/LDP

Proposal: Proposed erection of agricultural slurry tank for existing farm.

Address: 60m West of No55 Cranfield Road, Kilkeel, Co Down,

Decision: PG

Decision Date:

Ref ID: P/1987/1528

Proposal: Erection of dwelling

Address: SHANLIEVE CARAVAN PARK CRANFIELD KILKEEL

Decision:

Decision Date:

Ref ID: P/1974/0207

Proposal: PROPOSED EXTENSION OF EXISTING CARAVAN SITE

Address: SHANLIEVE CARAVAN PARK, CRANFIELD, KILKEEL, COUNTY DOWN

Decision:

Decision Date:

Ref ID: P/2013/0806/F

Proposal: Extension to existing Caravan Park under PPS16

Address: Shanlieve Holiday Park, 69A Cranfield Road, Cranfield, Kilkeel, BT34 4LS,

Decision:

Decision Date:

Ref ID: P/2011/0700/F

Proposal: Proposed change of access to previously approved holiday accommodation at lands to the west of 49a Cranfield Road, Kilkeel

Address: Lands to the west of 49a Cranfield Road, Kilkeel,

Decision: PG

Decision Date: 30.10.2012

Ref ID: P/2009/0093/F

Proposal: Proposed holiday accommodation consisting of 26no. units and 1no. office unit with storage space (amended access)

Address: Land 260m West of 49a Cranfield Road Kilkeel

Decision:

Decision Date: 24.06.2009

Ref ID: P/2010/0224/F

Proposal: Proposed change of house type to units 6 & 7 with additional unit to previously approved holiday accommodation

Address: lands 260 metres west of 49a Cranfield Road, Kilkeel

Decision:

Decision Date: 18.05.2010

Ref ID: P/2007/0828/O

Proposal: Site for Holiday Accommodation.

Address: Land to the West of 49a Cranfield Road, Kilkeel

Decision:

Decision Date: 01.08.2008

Ref ID: P/2010/0620/F

Proposal: Proposed replacement dwelling with detached garage.

Address: 55a Cranfield Road, Kilkeel, Co. Down

Decision:

Decision Date: 06.05.2011

Ref ID: P/2011/0255/F

Proposal: Proposed change of use of existing barn to provide holiday accommodation

Address: Directly adjacent to and west of No.49a Cranfield Road, Kilkeel, Co.Down BT34 4LJ.

Decision: PG

Decision Date: 28.02.2013

Ref ID: P/1979/0150

Proposal: PROPOSED CHANGE OF USE FROM FARM BUILDING TO RECREATION CENTRE

Address: CRANFIELD HOUSE, CRANFIELD, KILKEEL

Decision:

Decision Date:

Ref ID: P/1983/1037

Proposal: EXTENSION TO FUNCTION ROOM

Address: CRANFIELD HOUSE HOTEL, CRANFIELD, KILKEEL

Decision:

Decision Date:

Ref ID: P/1977/0424

Proposal: PROPOSED CONVERSION OF DWELLING TO HOTEL

Address: CRANFIELD HOUSE, CRANFIELD

Decision:

Decision Date:

Ref ID: P/1978/1011

Proposal: PROPOSED ERECTION OF DWELLING

Address: CRANFIELD HOUSE, CRANFIELD, KILKEEL

Decision:

Decision Date:

<p>Ref ID: P/2000/0149/O Proposal: Site for extension to hotel to provide fitness suite, conference facilities, additional guest and chalet accommodation Address: Cranfield House Hotel, 59 Cranfield Road, Kilkeel Decision: Decision Date: 06.11.2000</p>	
<p>Summary of Consultee Responses</p>	
<p>Drawing Numbers and Title</p>	

Drawing No.
Type:
Status: Submitted

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Status: Submitted

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Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:


ITEM NO	2			
APPLIC NO	LA07/2015/1143/F	Full	DATE VALID	11/4/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Warrenpoint Golf Club Lower Dromore Road Warrenpoint BT34 3LN		AGENT	Tom Gilsenan 11B Forestbrook Road Rostrevor
				02841739736
LOCATION	Warrenpoint Golf Club Lower Dromore Road Warrenpoint BT34 3LN			
PROPOSAL	New Buggy Store			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 th April 2016	Item Number:
Application ID: LA07/2015/1143/F	Target Date:
Proposal: New Buggy Store	Location: Warrenpoint Golf Club Lower Dromore Road Warrenpoint BT34 3LN
Referral Route: Councillor Michael Carr is club captain at Warrenpoint Golf Club	
Recommendation: Approval	
Applicant Name and Address: Warrenpoint Golf Club Lower Dromore Road Warrenpoint BT34 3LN	Agent Name and Address: Tom Gilsean 11B Forestbrook Road Rostrevor
<p>Executive Summary: Warrenpoint Golf Club is a long established course. The development of a small portion of the site to provide necessary ancillary facilities is appropriate at this location.</p> <p>The proposed golf buggy shed is in keeping with the scale, massing and design of the existing buildings in the vicinity and it is a necessary addition to the existing facilities for all members and in particular those who are less mobile.</p>	
<p>Signature(s):</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 30%; height: 100px; background-color: yellow;"></div> <div style="width: 30%; height: 100px; background-color: yellow;"></div> <div style="width: 30%; text-align: right; vertical-align: bottom;"> <p>16/3/16</p> </div> </div>	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
None required		
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>The proposal is for a buggy shed immediately adjacent to several of the storage buildings already on the site. 30m x 8m and 4m high. Single skin powder coated steel, dark green with translucent sections on roof and walls. The shed is located 5m below the level of Lower Dromore Road.</p>		
Characteristics of the Site and Area		
<p>Warrenpoint Golf Club is located at the edge of the settlement limit and is located in the countryside. It is accessed via Lower Dromore Road which serves an established residential area (Woodlands, Carrickree and Villa Grove) on to the north of the road while the gold course is located to the south of the road. The golf course is located at a lower level than the road and as such the club house and associated buildings are largely concealed behind mature vegetation.</p>		
Planning Assessment of Policy and Other Material Considerations		
<ul style="list-style-type: none"> • Banbridge, Newry and Mourne Area plan 2015. • Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS): Planning for Sustainable Development • PPS 21 – Sustainable Development in the Countryside • Assessment 		

This site is located within the rural area as designated within the BNMAP 2015 and is within the Mourne AONB.

Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS): Planning for Sustainable Development

Paragraph 6.62 of the SPPS states "To maintain and enhance the attractiveness of the countryside as a place to invest, live and work, the countryside requires a sustainable approach to new development, consistent with the Regional Development Strategy 2035 (RDS)".
PPS 21 – Sustainable Development in the Countryside.

CTY1 - Development in the Countryside states that there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Details of these are set out below.

Planning permission will be granted for non-residential development in the countryside in the following cases: this includes: outdoor sport and recreational uses in accordance with PPS8.

Policy CTY 1 states that all proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings and to meet other planning and environmental considerations including those for drainage, access and road safety.

CTY13 Integration and design of buildings in the countryside. Planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design. The proposed shed is in keeping with the scale and massing of the other buildings on this golfing facility.

CTY14 -Rural Character Planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. The proposed buggy shed is subordinate to the existing buildings, the impact of the proposed shed will be minimal.

Policy OS 3 Outdoor Recreation in the Countryside

The Council will permit the development of proposals for outdoor recreational use in the countryside where all the following criteria are met:

- (i) there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;
- (ii) there is no permanent loss of the best and most versatile agricultural land and no unacceptable impact on nearby agricultural activities;
- (iii) there is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography;
- (iv) there is no unacceptable impact on the amenities of people living nearby;
- (v) public safety is not prejudiced and the development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed;
- (vi) any ancillary buildings or structures are designed to a high standard, are of a scale appropriate to the local area and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;
- (vii) the proposed facility takes into account the needs of people with disabilities and is, as far as possible, accessible by means of transport other than the private car; and
- (viii) the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for access, parking, drainage and waste disposal.

Given its scale, the proposed buggy shed will not cause harm to any interests of acknowledged importance, it will not harm the amenity of any residents and the proposed design is in keeping with the existing facilities of the Club.

Paragraph 5.25 of the amplification states "There is also a growing number of people now taking part in activities such as horse riding, golf, orienteering, mountain biking, rowing, sailing and canoeing. Such activities often bring with them a resulting need for ancillary facilities". The proposed buggy shed can be considered an 'ancillary facility' as suggested in the text.

Site History
There is no relevant site history.

Neighbour Notification Checked **Yes**

Summary of Recommendation:

The proposed golf buggy shed is in keeping with the scale, massing and design of the existing buildings in the vicinity and it is a necessary addition to the existing facilities for all members and in particular those who are less mobile.

Warrenpoint Golf Club is a long established course. The development of a small portion of the site to provide necessary ancillary facilities is appropriate at this location.
Approval recommended.

Conditions

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Signature(s)

Date:

ANNEX	
Date Valid	4th November 2015
Date First Advertised	17th November 2015
Date Last Advertised	20 th November 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 The Woodlands Dromore Warrenpoint The Owner/Occupier, 140 Lower Dromore Road, Warrenpoint The Owner/Occupier, 2 The Woodlands Dromore Warrenpoint The Owner/Occupier, 22 The Woodlands, Dromore, Warrenpoint, Down, BT34 3WL, The Owner/Occupier, 3 The Woodlands Dromore Warrenpoint	
Date of Last Neighbour Notification	24th February 2016
Date of EIA Determination	N/A
ES Requested	No
Planning History N/A	
Summary of Consultee Responses N/A, none required	
Drawing Numbers and Title	

<p>Drawing No. 01 Type: Site location Plan Status: Submitted</p> <p>Drawing No. 02 Type: Site layout Status: Submitted</p> <p>Drawing No. 03 Type: Elevations Status: Submitted</p>
<p>Notification to Department (if relevant)</p> <p>N/A</p> <p>Date of Notification to Department: Response of Department:</p>

APPLIC NO	LA07/2015/1166/LDP	LD Certificat	DATE VALID	11/9/15
COUNCIL OPINION	APPROVAL			
APPLICANT	Warrenpoint Harbour Authority The Docks Warrenpoint Bt34 3JR			
LOCATION	Warrenpoint Harbour The Docks Warrenpoint Newry Co Down BT34 3JR			
AGENT	Adcon Consultants Ltd Corlough Belturbet H14 Y196 0035387 2310645/			

PROPOSAL	Erect 5 No 1100 m3 tonne cement silos constructed from steel as illustrated on the attached drawing 15-079-03 for the purpose of loading cement on to ships			
REPRESENTATIONS Petitions	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
				Signatures
				0
				Addresses
				0



Newry, Mourne and Down District
Council
Planning Office
O'Hagan House
Monaghan Row
Newry
BT35 8DL

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA07/2015/1166/LDP	Target Date:
Proposal: Erect 5 No 1100 m3 tonne cement silos constructed from steel as illustrated on the attached drawing 15-079-03 for the purpose of loading cement on to ships	Location: Warrenpoint Harbour The Docks Warrenpoint Newry Co Down
Referral Route: Application was referred to Planning Committee by a Councillor	
Recommendation:	Approval
Applicant Name and Address: Warrenpoint Harbour Authority The Docks Warrenpoint Bt34 3JR	Agent Name and Address: Adcon Consultants Ltd Corlough Belturbet H14 Y196
Executive Summary:	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Shared Environmental Services	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

This proposal meets the legislation set out within Part 14 of the GPD Order 2015.

Characteristics of the Site and Area

This proposal is located within the ground of Warrenpoint harbour and adjacent to the existing silos within the complex. The site is well screened from the public road in that there is a large boundary wall and several buildings located in front of this site, which significantly screens views from the public road.

Planning Assessment of Policy and Other Material Considerations

The Planning (General Permitted Development) Order (Northern Ireland) 2015 PART 14 DEVELOPMENT BY STATUTORY AND OTHER UNDERTAKERS Class B Dock, pier, harbour or water transport undertakings Permitted development.
 Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour or water transport undertakings, required—
 (a) for the purposes of shipping;
 (b) in connection with the embarking, disembarking, loading, discharging or transport of passengers, livestock or goods at a dock, pier, harbour, or the movement of traffic by any railway forming part of the undertaking;
 (c) for the installation, alteration or replacement (other than on a building) of a closed circuit television camera, including its supporting structure, for the purposes of security; or
 (d) the erection, alteration or replacement of a fence for the purposes of security.

Development is not permitted by Class B if—
 (a) it consists of or includes the construction or erection of a bridge or other building not required

- in connection with the handling of traffic;
- (b) the land is within a site of archaeological interest;
- (c) the installation, alteration or replacement of a closed circuit television camera is to be carried out in a conservation area unless it involves the installation, alteration or replacement of a camera on an existing structure;
- (d) the dimensions of the camera including its housing exceed 75 centimetres by 25 centimetres by 25 centimetres;
- (e) any part of the camera would, when installed, altered or replaced, be less than 250 centimetres above ground level;
- (f) the development would result in the presence of more than four cameras on the structure;
- (g) any part of a fence erected, altered or replaced would exceed 2.9 metres in height;
- (h) any part of a fence erected, altered or replaced would be adjacent to the curtilage of any dwelling house or flat; or
- (i) in the case of any Class B(c) or Class B(d) development the development is within an area of special scientific interest.

This proposal is for the installation of silos to hold materials which is shipped to and from the port. This proposal is therefore related to the purposes of shipping and in connection with the movement of goods as part of the harbour undertaking. This site is not located within a monument or area of archaeological interest and it does not proposed the use of CCTV. Therefore the proposal meets the legislation set out within the General Permitted Development Order 2015 and is lawful.

This Certificate of Lawful Development application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Newry City, Mourne and Down District Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.

Having considered the nature, scale, timing, duration and location of the project, the Habitats Regulation Assessment (HRA) Test of Likely Significance (ToLs) provided by Eolas Ecology on behalf of Warrenpoint Harbour it is concluded that further assessment is not required.

SES concur with the findings/conclusions of the HRA ToLs and would advise Council that provided the proposal is carried out as stated in the HRA ToLs, in particular following the basic pollution prevention mitigation advised, the proposal would not have a likely significant effect on the selection features, conservation objectives or status of any European site.

The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.

Therefore this proposal meets the legislation set out within Part 14 of the GPD 2015 and the Habitats Regulations 1995 as amended.

Neighbour Notification Checked	N/A
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Summary of Recommendation:	This application complies with the relevant legislation and consent should be granted.
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Conditions:	Standard Certificate of Lawfulness decision. No conditions to be attached.
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Application ID: LA07/2015/1166/LDP

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Signature(s)
Date:

ANNEX	
Date Valid	9th November 2015
Date First Advertised	
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier,	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
Summary of Consultee Responses	
Drawing Numbers and Title	

<p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p>
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: Response of Department:</p>

NEWRY, MOURNE AND DOWN DISTRICT COUNCIL**MEMBERS' BRIEFING PANEL (PLANNING)****ACTION SHEET – from Meeting held on Tuesday 22 March 2016**

In Attendance: Councillor W Clarke (Vice Chair)
Councillor D McAteer

Officials in Attendance: Mr C O'Rourke, Director RTS
Mr P Rooney, Principal Planning Officer
Mr P Green, Legal Advisor
Ms C McAteer, Democratic Services Officer
Ms L Dillon, Democratic Services Officer

Apologies

Apologies were received from Councillor Tinnelly and Councillor McKee and Mr A McKay, Head of Planning.

Declarations of Interest

Councillor W Clarke declared an interest in planning application R/2014/0271/F – Kelbourne Property Ltd., as he had met with the applicant whilst he was a member of the legacy Down District Council. He advised he would be withdrawing from the meeting during the discussion on this application.

Applications

The following delegated applications were presented to the Members' Briefing Panel for consideration:-

DETAILS OF APPLICATION	ACTION
<p>Application ref: LA07/2015/0832/F</p> <p>Applicant Name: Desmond Patterson</p> <p>Proposal: Extension to dwelling</p> <p>Site Location: 70 Trassey Road, Bryansford, Newcastle</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Hanna and P Clarke in support of the applicant)</p> <p>It was unanimously agreed that the application be returned to Planning Officers for clarification and consideration of further relevant information.</p>	<p>Return the application to Planning Officers</p>
<p>Application ref: LA07/2015/0577/0</p> <p>Applicant Name: Mr James Hughes</p> <p>Proposal: Proposed dwelling and detached garage</p> <p>Site Location: Approx 60m south east of 6 Main Street</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Stokes in support of the applicant)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers -</p>	<p>Agree with the decision as proposed by the Officers under delegated</p>

REFUSAL	powers - REFUSAL
<p>Application ref: P/2014/0997/F</p> <p>Applicant Name: Mr Michael Hearty</p> <p>Proposal: Proposed dwelling and garage on a farm</p> <p>Site Location: 100 metres east of 98A Newry Road, Crossmaglen, Newry, BT35 9BN</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Hearty in support of the applicant)</p> <p>It was unanimously agreed that the application be returned to Planning Officers for clarification and consideration of further relevant information</p>	<p>Return the application to Planning Officers</p>
<p>Application ref: R/2015/0181/F</p> <p>Applicant Name: Mr David Rice</p> <p>Proposal: Retrospective change of use from storage unit to fitness studio</p> <p>Site Location: Unit 21C Dundrum Road, Newcastle</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Devlin in support of the applicant)</p>	

<p>It was unanimously agreed to refer the decision to the Planning Committee for determination</p>	<p>Refer to the Planning Committee for determination</p>
<p>Application ref: LA07/2015/1167/F</p> <p>Applicant Name: Brendan and Sharon O’Gorman and Gregory</p> <p>Proposal: Replacement dwelling and new garage</p> <p>Site Location: 80m north east of 84 Kiltybane Road, Crossmaglen</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representations made by Councillor Hearty in support of the applicant)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers - REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application ref: R/2014/0100/O</p> <p>Applicant Name: Ciara Fitzpatrick Kennedy</p> <p>Proposal: Farm dwelling and garage</p> <p>Site Location: Adjacent to 7 and 9 Clonvaraghan Road, Castlewellan</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision:</p>	

<p>(Representations made by Councillor Devlin and Councillor P Clarke in support of the applicant)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination</p>	<p>Refer to the Planning Committee for determination</p>
<p>Application ref: LA07/2015/0158/F</p> <p>Applicant Name: T J McKibben</p> <p>Proposal: Conversion of existing building to dwelling</p> <p>Site Location: 40C Drummicro Road, Kilkeel, Co. Down, BT34 4HA</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representations made by Councillor Doran, Councillor Hanna and Councillor Taylor in support of the applicant)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers - REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application ref: LA07/2015/1042/F</p> <p>Applicant Name: Mr S and Ms Z McCormick and Tompson</p> <p>Proposal: Retrospective application for boundary fence/gates and single storey detached garage</p> <p>Site Location:</p>	

<p>1 Loughview, Killyleagh, Co. Down</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Andrews in support of the applicant)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers - REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application Ref: LA07/2015/0456/F</p> <p>Applicant Name: Richard Nummy</p> <p>Proposal: Relocation of access to that approved under planning approval P/2010/1452</p> <p>Site Location: 35m south of 93 Belfast Road, Newry</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Taylor in support of the applicant)</p> <p>It was unanimously agreed that the application be returned to Planning Officers for clarification and consideration of further relevant information in terms of the site history</p>	<p>Return the application to Planning Officers</p>
<p>Application Ref: LA07/2015/1012/O</p> <p>Applicant Name: Daniel O'Hare</p> <p>Proposal:</p>	

<p>Erection of dwelling and detached garage</p> <p>Site Location: 30m west of 27 Dublin Road, Newry, Co. Down</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Kimmins in support of the applicant)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers - REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application Ref: LA07/2015/0682/O</p> <p>Applicant Name: Brian O'Hare</p> <p>Proposal: Site for replacement dwelling</p> <p>Site Location: Opposite No. 5 Glen View, Moneymore Road, Newry</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Casey in support of the applicant)</p> <p>It was unanimously agreed that the application be returned to Planning Officers for clarification and consideration of further relevant information in terms of a further assessment of the site</p>	<p>Return the application to Planning Officers</p>
<p>Application Ref: P/2015/0125/O</p> <p>Applicant Name: Emmett McGuinness</p>	

<p>Proposal: Erection of infill dwelling and detached garage</p> <p>Site Location: 45m north east of 98 Forkhill Road, Aghyalogue, Cloughoge, Newry</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Kimmins in support of the applicant)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers - REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application Ref: LA07/2015/0552/F</p> <p>Applicant Name: Trevor Perry</p> <p>Proposal: 2 single storey side extensions to the front</p> <p>Site Location: 13 Slievehannagh Park, Newcastle</p> <p>Recommendation from Planning Officer: Approval</p> <p>Briefing Panel Decision: (Representation made by Councillor Doran in support of objectors)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination</p>	<p>Refer to the Planning Committee for determination</p>

<p>Application Ref: LA07/2015/0031/LDE</p> <p>Applicant Name: Mrs Margaret McEvoy</p> <p>Proposal: Works including extensions and alterations to include kitchen, smoking area and balcony</p> <p>Site Location: The Oaks Bar and Function Lounges, 5 Darraghcross Road, Saintfield</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Harvey in support of the applicant)</p> <p>Officers advised that this application was to be withdrawn as it was the intention of the agent to submit a planning application for the proposal (as per email from the agent to Planners dated 21-03-2016).</p>	<p>Application to be withdrawn</p>
<p>Application Ref: LA07/2015/0098/F</p> <p>Applicant Name: Mr Nigel Hamilton</p> <p>Proposal: Conversion, reuse and extension of existing to dwelling</p> <p>Site Location: 220m south east of 4 Lissaraw Road, Camlough</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Hearty in support of the applicant)</p>	

<p>It was unanimously agreed to refer the decision to the Planning Committee for determination</p>	<p>Refer to the Planning Committee for determination</p>
<p>Application Ref: P/2015/0162/F</p> <p>Applicant Name: Denis Robb</p> <p>Proposal: Proposed erection of farm dwelling</p> <p>Site Location: Lands approx 41m west of No. 54 Edenappa Road, Jonesborough, Co. Armagh</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Hearty in support of the applicant)</p> <p>It was unanimously agreed that the application be returned to Planning Officers for clarification and consideration of further relevant information in terms of a further assessment of the site including consultation with Rivers Agency</p>	<p>Return the application to Planning Officers</p>
<p>Application ref: LA07/2015/1287/A</p> <p>Applicant Name: Morrisons Vivoxtra</p> <p>Proposal: Illuminated digital display panel to replace existing signage board on external totem adjacent to car park entrance</p> <p>Site Location: 1 Ballynahinch Road, Saintfield</p> <p>Recommendation from Planning Officer: Refusal</p>	

<p>Briefing Panel Decision: (Representation made by Councillor Andrews in support of the applicant)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination and that Planning Officers consider the additional information tabled at the meeting</p>	<p>Refer to the Planning Committee for determination</p>
<p>Application Ref: R/2013/0413/O</p> <p>Applicant Name: Mr N Conway</p> <p>Proposal: Dwelling on a farm</p> <p>Site Location: Opposite No. 27 Drumroe Road, Ballyculter</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor McGrath in support of the applicant)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers - REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application Ref: R/2015/0078/O</p> <p>Application Name: Mrs Dodds</p> <p>Proposal: Proposed infill site for 1 No. dwelling and garage within gap site along an existing continuously built up frontage</p> <p>Site Location: Lands 20m north east of 65 Tollymore Road, Newcastle</p>	

<p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representation made by Councillor Doran in support of the applicant)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination</p>	<p>Refer to the Planning Committee for determination</p>
<p>Application Ref: LA07/2015/0170/F</p> <p>Application Name: Mr Martin Scott</p> <p>Proposal: Erection of a single wind turbine, with 40m hub height, 27m blade length, associated laneway and 2 no. electricity cabinets</p> <p>Site Location: Approximately 370m WNW 55 Glasswater Road, Crossgar, BT30 9JA</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Automatic Briefing Panel referral)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under delegated powers - REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>(12.20 pm – Councillor W Clarke left the meeting)</p> <p>Application Ref: R/2014/0271/F</p> <p>Application Name: Kelbourne Property Ltd</p> <p>Proposal:</p>	

<p>2 storey residential development comprising of 1 block of 8 apartments on No. 87. Redefining of boundary between 87 and 87e to accommodate proposed parking, landscaping and access on 87 and improved, retained parking, landscaping and access on 87e. (Amended description)</p> <p>Site Location: 87 and 87E Bryansford Road, Newcastle</p> <p>Recommendation from Planning Officer: Approval</p> <p>Briefing Panel Decision: (Automatic Briefing Panel referral)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination</p>	<p>Refer to the Planning Committee for determination</p>
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The meeting ended at 12.30 pm.

For noting at the Planning Committee Meeting to be held on Wednesday 13 March 2016.

Signed: Pat Rooney
Principal Planning Officer

Newry, Mourne & Down District Council – March 2016

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1. Live Applications

MONTH 2016	NEW APPLICATIONS	LIVE APPLICATIONS	LIVE APPLICATIONS OVER 12 MONTHS
January	112	1,596	387
February	134	1,545	387
March	120	1,431	426

2. Live Applications by length of time in system

Month 2016	Under 6 months	Between 6 and 12 months	Between 12 and 18 months	Between 18 and 24 months	Over 24 months	Total
January	656	553	182	64	141	1,596
February	660	498	181	58	148	1,545
March	604	401	218	61	147	1,431

3. Live applications per Case Officer

Month 2016	Average number of Applications per Case Officer
January	84
February	81
March	71

Newry, Mourne & Down District Council – March 2016

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4. Decisions issued per month

Decisions Issued

Month 2016	Number of Decisions Issued	Number of Decisions Issued under delegated authority
January	89	86
February	171	159
March	229	226

5. Decisions Issued YTD

Month 2016	Number of Decisions Issued	Average processing Time	Breakdown of Decisions	
January	827	41.37 weeks	Approvals (753)	91%
			Refusals (74)	9%
February	998	41.38 weeks	Approvals (899)	90%
			Refusals (99)	10%
March	1227	41.36 weeks	Approvals (1102)	90%
			Refusals (125)	10%

6. Enforcement

Live cases

Month 2016	<=1yr	1-2 yrs	2-3 yrs	3-4 yrs	4-5 yrs	5+yrs	Total
January	187	117	93	40	24	74	535
February	182	111	93	45	23	74	528
March	191	114	98	49	24	74	550

Newry, Mourne & Down District Council – March 2016

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7. Planning Committee

Month	Number of Applications presented to Committee	Number of Applications Determined by Committee	Number of Applications Deferred for future meeting
15 April 2015	5	5	0
13 May 2015	5	4	1
10 June 2015	6	4	2
8 July 2015	5	5	0
5 August 2015	4	3	1
2 September 2015	2	2	0
30 September 2015	4	4	0
28 October 2015	2	2	0
25 November 2015	6	4	2
16 December 2015	2	2	0
20 January 2016	12	9	3
4 February 2016	4	4	0
17 February 2016	8	7	1
16 March 2016	8	6	2
Totals	73	61	12

8. Performance against PSA targets – *NOTE: February statistics not yet available*

	Major applications (target of 30 weeks)		Local applications (target of 15 weeks)		Cases concluded (target of 39 weeks)	
	Number decided/ withdrawn ¹	Average processing time ²	Number decided/ withdrawn ¹	Average processing time ²	Number brought to conclusion ³	"70%" conclusion time ³
April	0	-	20	24.8	36	64.1
May	3	53.4	67	30.6	5	115.8
June	5	61.2	59	25.6	21	30.6
July	1	102.0	79	32.8	13	79.3
August	0	-	74	33.6	17	65.9
September	4	35.9	116	35.4	12	177.2
October	4	56.1	124	32.1	18	29.6
November	2	40.7	90	36.2	26	73.9
December	4	171.7	74	36.5	14	111.7
January	2	122.9	84	42.8	23	98.3
February	0	-	0	-	0	-
March	0	-	0	-	0	-
Year to date	25	54.0	789	33.6	185	67.3

Notes:

1. CLUDS, TPOS, NMCS and PADS/PANs have been excluded from all applications figures

Newry, Mourne & Down District Council – March 2016

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2. The time taken to process a decision/withdrawal is calculated from the date on which an application is deemed valid to the date on which the decision is issued or the application is withdrawn. The median is used for the average processing time as any extreme values have the potential to inflate the mean, leading to a result that may not be considered as "typical".

3. The time taken to conclude an enforcement case is calculated from the date on which the complaint is received to the earliest date of the following: a notice is issued; proceedings commence; a planning application is received; or a case is closed. The value at 70% is determined by sorting data from its lowest to highest values and then taking the data point at the 70th percentile of the sequence.

9. Appeals

Area	Number of current appeals
Newry & Mourne	14 (P prefix)
Down	5 (R prefix)
TOTAL	19

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
4/1/16	Karen McKeivitt MLA	Update requested. No such reference number.	Jacqui McParland	Direct e mail	4/1/16
17/12/15	Clr Glyn Hanna	Updates requested	A McAlarney – J McParland 31/12/15	Direct e mail	4/1/16
4/1/16	Karen McKeivitt MLA	Update requested	Jacqui McParland	Direct e mail	4/1/16
" "	Clr Roisin Mulgrew	Update requested	Andrew Davidson	E mail	11/1/16
" "	Clr Gillian Fitzpatrick	Update requested	P Rooney	Direct e mail	13/1/16
5/1/16	Clr Gareth Sharvin	Advice for Ballynagross FC	Pat Rooney	Direct e mail	7/1/16
" "	Clr Colin McGrath	Kings Castle Nursing Home, Ardglass	Pat Rooney		4/1/16
" "	Clr Terry Andrews	Updates requested	Mark Keane	Direct e mail	7/1/16
" "	Clr Sean Rogers	Update requested	Jacqui McParland	Direct e mail	8/1/16
6/1/16	Clr Roisin Mulgrew	Update requested	Andrew Davidson	E mail	11/1/16
" "	Clr Robert Burgess		Annette McAlarney	Call transferred	6/1/16
" "	Clr Declan McAteer	Definition of a Farm	Pat Rooney	Direct e mail	7/1/16
" "	Clr Terry Andrews	Update requested	Pat Rooney	Direct e mail	7/1/16
" "	Margaret Ritchie MP	Update requested	Mark Keane	Direct e mail	7/1/16
" "	Clr Glyn Hanna	Request to have app. Fast tracked	Jacqui McParland	Direct e mail	8/1/16
7/1/16	Clr Donnelly	Update	Andrew Davidson	Direct Email	7/1/16
7/1/15	Clr Doran	Update	Jacqui McParland	Direct Email	8/1/16
7/1/15	Clr Devlin	Update	Pat Rooney	Phone	7/1/16
" "	Clr Sean Doran	Update	Jacqui McParland	Via DSU	8/1/16
" "	Clr Willie Clarke	Marguerite Park, Newcastle	Pat Rooney	Direct e mail	7/1/16
" "	Margaret Ritchie MP	Wind turbine, 54 Scaddy Road, Killyleagh	Pat Rooney	Direct e mail	7/1/16
7/1/16	Margaret Ritchie MP	Update requested	Pat Rooney	Direct e mail	7/1/16
" "	Clr Karen McKeivitt	Update requested	Jacqui McParland	Direct e mail	8/1/16
" "	Clr Mickey Ruane	Address of Applicant requested	Jacqui McParland	Direct e mail	8/1/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
7/1/16	Margaret Ritchie MP	Update requested	Pat Rooney	Direct e mail	8/1/16
" "	Margaret Ritchie MP	Update requested	Pat Rooney	Direct e mail	8/1/16
8/1/16	Clr Roisin Mulgrew	Meeting next Thursday	Jacqui McParland	E mail reply	8/1/16
" "	Clr Sean Doran	Issue of incorrect address	Jacqui McParland	Direct e mail	8/1/16
11/1/15	Clr Roisin Mulgrew	Update requested	Andrew Davidson	E mail	11/1/16
" "	Clr Terry Andrews	Objections	Mark Keane	Direct e mail	11/1/16
" "	Clr Terry Andrews	Request for a meeting	Mark Keane	Direct e mail	11/1/16
" "	Clr Colin McGrath	Updates and advice on extending Car parking at Saul church	Mark Keane	Direct e mail	11/1/16
" "	Margaret Ritchie MP	St. Mary's primary School, Dechomet	Jacqui McParland	Direct e mail	12/1/16
" "	" "	Tudor Meadows Housing Development, Warrenpoint	Jacqui McParland	Direct e mail	12/1/16
12/1/16	Rory for Margaret Ritchie MP	Update requested	Mark Keane	Call transferred	12/1/16
" "	Clr Jarlath Tinnelly	St Bronagh's GAA complex	Jacqui McParland	Direct e mail	12/1/16
" "	Mgt Ritchie Office		Mark Keane	Call transferred	12/1/16
12/1/16	Clr Henry Reilly	Sandpit-Kilkeel	Jacqueline McParland	Direct email	12/1/16
13/1/16	William Irwin MLA		P Rooney	Call transferred	13/1/16
13/1/16	Geraldine Donnelly		J McParland	Call transferred	13/1/16
13/1/16	Geraldine Donnelly		A Donaldson	Call transferred	13/1/16
" "	Clr Mickey Ruane	Re: meeting	J McParland	Direct e mail	13/1/16
" "	Clr Liz Kimmons	Updates requested	A Davidson	Direct e mail	13/1/15
14/1/16	Margaret Ritchie MP	Update requested	Pat Rooney	Direct e mail	15/1/16
15/1/16	Laura Deylin	Update	No reply from Jacqui, Pat Andrew	I phoned Laura back with update (Suzanne)	15/1/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
15/1/16	M Ritchie's Office		M Keane	Transferred Call	15/1/16
" "	Clr Liz Kimmons	Update requested	Andrew Davidson	Direct e mail	15/1/16
" "	Clr Sean Doran	Numerous applications	Anthony McKay	E mail L Hannaway	19/1/16
19/1/16	Margaret Ritchie MP	Ensure application is processed as soon as possible	Pat Rooney	Direct e mail	21/1/16
" "	Sean Rogers MLA	Updates Pre App and meeting request for LA07/2015/1077/F	Mark Keane	Direct e mail	21/1/16
" "	Margaret Ritchie MLA	Process asap	Pat Rooney	Direct e mail	21/1/16
" "	Clr Laura Devlin	Updates requested	J McParland	Direct e mail	1/2/16
20/1/16	Mgt Ritchies Office		J McParland	E-mailed	
21/1/16	Clr Sean Rogers		Annette McAlarney	Call back	21/1/16
" "	Clr Pol O'Gribin	Requires information	Mark Keane	Call back	21/1/16
" "	Clr Pol O'Gribin	Requires information	Mark Keane	Call transferred	21/1/16
" "	Clr David Taylor	Update requested	Andrew Davidson	E mail	21/1/16
" "	Teresa for Margaret Ritchie MP	Who is the case officer? Wrong app. Number. Will check and call back	Marian McIlhone	Call answered	21/1/16
22/1/16	Teresa for Margaret Ritchie MP	Wishes to cancel today's meeting.	Davy Watson	E mail	22/2/16
" "	Clr Glyn Hanna	Request to prioritise application	Jacqui McParland	Planning Mailbox	22/1/16
22/1/16	Clr Willie Clarke	Marguerite Park, Newcastle - copy of drawings	Pat Rooney	Direct e mail	21/1/16
22/1/16	Clr Laura Devlin	Email yesterday to Sean Rogers	Mark Keane	Call transferred	22/1/16
" "	Clr Harold McKee	Update	Jacqui McParland	E mail	4/2/16
" "	Margaret Ritchie MP		Jacqui McParland	Direct e mail	22/1/16
23/1/16	Clr Liz Kimmins	Update	Andrew Davidson	Direct e mail	29/1/16
24/1/16	Clr Colin McGrath	Regulations for building in the Countryside	Mark Keane	Generic mailbox	25/1/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
25/1/16	Clr Harold McKee	Update requested – when will site visit take place?	Andrew Davidson	E mail	26/1/16
" "	Clr Geraldine Donnelly	Update requested	Andrew Davidson	E mail	27/1/16
" "	Margaret Ritchie MLA	Update requested	Jacqui McParland	Direct e mail	1/2/16
" "	Clr William Clarke	Request to treat as priority applications.	Jacqui McParland	Direct e mail	3/2/16
26/1/16	Clr Geraldine Donnelly	Update requested	Anthony McKay	E mail	27/1/16
" "	Clr Willie Clarke	Update on recommended decision	Mark Keane	Direct e mail	2/2/16
27/1/16	Clr Gillian Fitzpatrick	Update	Andrew Davidson	Email	27/1/16
27/1/16	Clr Ruane	Update	Andrew Davidson	Email	29/1/16
" "	Megan Ferran MLA Office	Update	Andrew Davidson	Call transferred	27/1/16
" "	Vincent Sinn Fein	Update	Mark Keane	Call transferred	27/1/16
" "	Clr Laura Devlin	Is the Delegated List published?	Marian McIlhone	Call answered	27/1/16
" "	Clr Colin McGrath	Down Area Plan query	Mark Keane	Direct e mail	27/1/16
27/1/16	Clr Gillian Fitzpatrick	Update	Pat Rooney	Direct e mail	27/1/16
" "	Margaret Ritchie MLA	Update requested	Annette McAlarney	Letter	3/2/16
28/1/16	Clr G Donnelly	_____	Andrew Davidson	E mail	28/1/16
" "	Teresa for M Ritchie MLA	_____	Andrew Davidson	Will e mail Andrew directly	28/1/16
28/1/16	Clr Gillian Fitzpatrick	Update requested	Jacqui McParland	Direct e mail	1/2/16
" "	Clr Henry Reilly	Sand Pit for David Campbell	Jacqui McParland	Direct e mail	1/2/16
1/2/16	Clr Laura Devlin	Updates requested (e mails of 19 & 28 January refer)	Jacqui McParland	Advised per phone	1/2/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
1/2/16	Margaret Ritchie MLA	Update requested	Mark Keane	Direct e mail	1/2/16
" "	Cllr Mickey Ruane	Update requested	Jacqui McParland	Direct e mail	1/2/16
" "	Margaret Ritchie MLA	Shiels Buildings, Killough	Pat Rooney	Direct e mail	2/2/16 & 5/2/16
" "	Margaret Ritchie MLA	Status of application?	Pat Rooney	Direct e mail	2/2/16
2/2/16	Cllr Laura Devlin	Update requested	Jacqui McParland	Direct e mail	5/2/16
" "	Cllr Dermot Curran	Updates requested	Pat Rooney	Direct e mail	15/2/16
3/2/16	Cllr Harold McKee	Update requested	Jacqui McParland	Call transferred	3/2/16
" "	Cllr Jariath Tinnelly	Who is presenting applications at meeting 4/2/16?	Jacqui McParland	Direct e mail	3/2/16
" "	Cllr Willie Clarke	Lack of progress with application	Pat Rooney	Direct e mail	5/2/16
4/2/16	Margaret Ritchie MLA	Request for a meeting.	Pat Rooney	Direct e mail	5/2/16
" "	Margaret Ritchie MLA	Status of application	Pat Rooney	Direct e mail	11/2/16
5/2/16	Cllr Dermot Curran	Alleged unauthorised car wash, Ballydugan Ind Estate, Dpk	David Watson	E mail	8/2/16
5/2/16	Cllr Robert Burgess	On Delegated List as a refusal	Annette McAarney	Call transferred	5/2/16
5/2/16	Cllr Geraldine Donnelly	Housing development at Culloville.	Andrew Davidson	Email (from Colette McAteer, forwarded by hand)	5/2/16
5/2/16	Cllr David Taylor	1 McRory's Rd, Newtownhamilton	Andrew Davidson	Email (from Colette McAteer, forwarded by hand)	5/2/16
" "	William Irwin MLA	Update requested	A Davidson/ McParland	E mail	5/2/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
5/2/16	Margaret Ritchie-MLA	Letter from Clifford McClenaghan sent 26/12/15	Pat Rooney	Direct e mail	5/2/16
8/2/16	Cllr Colin McGrath	Request for meeting before refusal notice issues	Mark Keane	Direct e mail	9/2/16
" "	Cllr Colin McGrath	Updates requested	Mark Keane	Direct e mail	8/2/16
9/2/16	Cllr Valerie Harte	Updates requested	Jacqui McParland	Direct e mail	9/2/16
10/2/16	Cllr Gillian Fitzpatrick	When will application go to Council?	Jacqui McParland	Direct e mail	10/2/16
" "	Cllr Harry Harvey	Was an Office meeting requested following Council?	Colette McAteer	Direct e mail	10/2/16
" "	" "	As above – sent to Senior Planner for response	M Keane/A McAlarney	E mail	10/02/2016
" "	Margaret Ritchie MLA	Status of application	Pat Rooney	Direct e mail	12/2/16
" "	Margaret Ritchie MLA	Site meeting requested re St Patrick's Road, Raholp	Pat Rooney	Direct e mail	18/2/16
11/2/16	Cllr Pol O'Gribin	Information check	Mark Keane	Call transferred	11/2/16
" "	Margaret Ritchie MLA	'Free Standing Sign' at 115 Saintfield Road, Crossgar	Pat Rooney	Direct e mail	11/2/16
" "	Cllr Sean Dorman		J McParland	Direct e mail	11/02/16
" "	Margaret Ritchie MLA	What are the comments from NIEA?	Pat Rooney	Direct e mail	18/2/1
12/2/16	Cllr Sinead Ennis	Update	J McParland	Direct e mail	12/2/16
" "	Cllr Sinead Ennis	Further information requested	J McParland	Direct e mail	12/2/16
" "	Cllr Glyn Hama	Updates requested	J McParland	Generic mailbox	12/2/16
" "	Margaret Ritchie MLA	Update	Pat Rooney	Direct e mail	15/2/16
15/2/16	Cllr Mickey Ruane	Update	J McParland	Direct e mail	15/2/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
15/2/16	Margaret Ritchie MLA	Status	Pat Rooney	Direct e mail	18/2/16
16/2/16	Councillor Byrne		A Davidson	Call transferred	16/2/16
" "	Ann�ette John McCallister's Office		A Davidson	Call transferred	16/2/16
" "	Clr Roisin Mulgrew	Update	A Davidson	Direct e mail	16/2/16
" "	Margaret Ritchie's Office	Advise on reasons for refusal	Pat Rooney	Direct e mail	18/2/16
18/2/16	Mgt Ritchies office		J McParland	Call transferred	18/2/16
" "	Clr Glyn Hanna	Meeting requested	J McParland	Generic mailbox	18/2/16
19/2/16	Clr Glyn Hanna	Meeting requested	J McParland	Direct e mail	19/2/16
" "	Karen McKeivitt MLA	Update requested	J McParland	Direct e mail	22/2/16
" "	Clr David Taylor	Update requested	A Davidson	E mail from F Murray	23/2/16
" "	William Irwin MLA	Re: conversation a month ago	A Davidson	E mail from K. Cunningham	23/2/16
22/2/16	William Erwin's office	Call lost	A Davidson	Telephone	22/2/16
" "	John McCallisters office		M Keane	Call transferred	22/2/16
" "	Clr Robert Burgess	Confirmation of tomorrow's meeting	P Rooney	E mail	22/2/16
" "	Clr Patrick Clarke	Update requested	M Keane	Call transferred	22/2/16
" "	Clr Patrick Clarke	Further information	M Keane	Call transferred	22/2/16
" "	Clr Bara O'Muiri	Update requested	P Rooney	NMD feedback 15/2/16	25/2/16
" "	Clr Henry Reilly	Sandpit on Leestone Road, Kilkeel	J McParland	Direct e mail	25/2/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
22/2/16	Margaret Ritchie MLA	Status of application	P Rooney	Direct e mail	25/2/16
23/2/16	Cllr Henry Reilly	Sandpit on Leestone Road, Kilkeel	J McParland	E mail	25/2/16
" "	Cllr Laura Devlin	Update requested	A McAlarney	E mail	23/02/2016
" "	M Ritchie MLA	Update requested	P Rooney	Direct e mail	23/2/16
23/2/16	Margaret Ritchie MLA	Status of applications	J McParland	Direct e mail	24/2/16
" "	Margaret Ritchie MLA	Housing Development opposite Tudor Meadows, Warrenpoint	J McParland	Direct e mail	25/2/16
24/2/16	Margaret Ritchie's office	Re: meeting tomorrow	A McKay	Call transferred	24/2/16
" "	Cllr Mickey Ruane	Update on wind turbine application for John Morgan	J McParland	Direct e mail	24/2/16
24/2/16	Cllr Laura Devlin	Update	A McAlarney	Call transferred	24/2/16
" "	Cllr Laura Devlin	Update	J McParland	E mail	26/2/16
" "	Margaret Ritchie MLA	Update	J McParland	Direct e mail	25/2/16
25/2/16	Cllr Laura Devlin	Update	M Keane	Call transferred	25/2/16
" "	Cllr Sean Doran	Updates	A Davidson	Call transferred	25/2/16
" "	Cllr David Taylor x 2	Update	A Davidson	E mail	25/2/16
" "	Cllr Robert Burgess	Meeting tomorrow at 10am?	P Rooney	Telephone call	25/2/16
" "	Cllr David Taylor	Update	A Davidson	Call transferred to P Rooney	25/2/16
" "	Cllr Glyn Hanna	Update	P Rooney	Direct e mail	25/2/16
26/2/16	Cllr Harold McKee	Update	A Davidson	Call transferred	26/2/16
" "	Annette from J McCallister's office	Has site been visited and recommendation?	A McKay	E mail	9/03/2016

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
29/2/16	Clr Terry Andrews	Update	P Rooney	Generic mailbox	29/2/16
" "	Clr Mark Murnin	Update	M Keane	Direct e mail	4/3/16
1/3/16	Clr Stephen Burns	_____	M Keane	Call transferred	1/3/16
" "	William Irwin MLA	Update	A Davidson	Will ring back	1/3/16
" "	Clr David Taylor	Update	A Davidson	E Mail	2/3/16
" "	Clr Terry Andrews	Support for application	M Keane	Direct e mail	1/3/16
1/3/16	Margaret Ritchie MLA	Request that issues are dealt with quickly.	Gareth Kerr	Direct e mail	1/3/16
" "	William Irwin MLA	Update	A Davidson	E mail	2/3/16
" "	Clr Terry Andrews	Update	P Rooney	Direct e mail	2/3/16
" "	Clr Terry Andrews	_____	M Keane	Generic mailbox	2/3/16
2/3/16	Vincent Chris Hazzards Office	Re Enf at 117 Old Park Road Drumaness	C Miskelly	Note to call back 11614405	2/3/16
" "	Laura Devlin	_____	A McAlarney	Call transferred	2/3/16
" "	Clr David Taylor	Update	A Davidson	Call transferred	2/3/16
" "	" "	Beverly Powell issue	A Davidson	Call transferred	2/3/16
" "	William Irwin MLA	Update	A Davidson	Call transferred	2/3/16
" "	Patrick Brown	Update	M Keane	Call transferred	2/3/16
3/3/16	Laura Devlin	_____	A McAlarney	Emailed	03/03/2016
4/3/16	Clr Dermot Curran	Bungalow in Ballyhornan	P Rooney	Call transferred	4/3/16
7/3/16	Clr Sean Doran	Scheme of Delegation	A McKay	E mail from L Hannaway	
" "	Clr Mark Murnin	Admin staff answering telephone calls	A McKay	Direct e mail	8/3/16
8/3/16	Clr Laura Devlin	_____	J McParland (on leave)	Laura will email	8/3/16
" "	Harold McKee	_____	Wished to speak to A. Davidson	Call transferred to Pat Rooney	8/3/16
" "	David Taylor	_____	A Davidson	Unable to connect call system fault	8/3/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
8/3/16	Clr Dermot Curran	(Email & telephones down)	P Rooney	E mail 9/3/16	10/3/16
" "	Clr David Taylor	Re: recent conversation	A Davidson	E mail 9/3/16	9/3/16
" "	Clr Mark Murnitt	Admin staff answering telephone calls	A McKay	Direct e mail	9/3/16
" "	M Ritchie MLA	Outline of timeline requested	Gareth Murtagh	Direct e mail	
9/3/16	Clr Kate Loughran	-----	A Davidson/J McParland	E mail 9/3/16	10/3/16
9/3/16	Clr Dermot Curran	Re Gerard Sharvin	Pat Rooney	E-mail	10/3/16
10/3/16	Clr Kate Loughran	-----	A Davidson/J McParland	E mail	10/3/16
" "	Clr Roisin Mulgrew	E mails sent directly	A Davidson	E mail	10/3/16
" "	William Irwin MLA	Application in discussion	A Davidson	Call transferred	10/3/16
" "	Clr Patrick Clarke	Letter of Support	A McKay	Direct e mail	10/3/16
" "	Clr Patrick Clarke	Letter of Support	A McKay	Direct e mail	10/3/16
" "	Clr Patrick Clarke	Letter of Support	A McKay	Direct e mail	10/3/16
" "	Clr Patrick Clarke	Letter of Support	A McKay	Direct e mail	10/3/16
" "	Laura Devlin	-----	A McAlarney	Call transferred	10/3/16
" "	Harold McKee	-----	P Rooney	Call transferred	10/3/16
" "	M Ritchie MLA	Update requested	P Rooney-A McAlarney	E mail	18/03/2016 (Pat)
11/3/16	Clr Laura Devlin	-----	M Keane	Call transferred	11/03/16
12/3/16	Clr Henry Reilly	Update requested	J McParland	Direct e mail	14/3/16
14/3/16	Clr Gillian Fitzpatrick	Update requested	J McParland	Direct e mail	14/3/16
15/3/16	Teresa for M Ritchie MLA	Update	J McParland	E mail	30/03/16
16/3/16	Clr Harold McKee	Update	J McParland	E mail	18/3/16
" "	Elizabeth for Karen McKeivitt MLA	Query re consultations with Roads	J McParland/A Davidson	E mail	18/03/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
16/3/16	Sean Rogers MLA	Planning Approval	A McKay	E mail from C O'Rourke	16/3/16
18/3/16	M Ritchie MLA	Update on application & site visit	A McKay	E mail	
21/3/16]	Clr Laura Devlin	Arrange date for meeting with Sean Rogers	A McKay	E mail	22/3/16
21/3/16]	Clr Laura Devlin	Arrange date for meeting with Sean Rogers	A McKay	E mail	22/3/16
" "	Clr Sean Doran	Updates	J McParland	Direct e mail	23/3/16
" "	M Ritchie MLA	Update	P Rooney	Direct e mail	25/3/16 M Keane
22/3/16	Clr David Taylor	Re: Richard Nurnmy	J McParland	E mail	22/3/16
22/3/16	Clr David Taylor		J McParland	Transferred call	22/3/16
" "	Clr Laura Devlin	Arrange date for meeting with Sean Rogers	A McKay	E mail	22/3/16
" "	Clr Laura Devlin	To arrange date for meetings with Sean Rogers	A McKay	Laura preferred to e-mail Anthony as no answer from his extension	22/3/16
" "	Sean Rogers MLA	Meeting requests	A McKay	Direct E mail	25/3/16
" "	Teresa for M Ritchie MLA	Update	J McParland	E mail	30/3/16
" "	M Ritchie MLA	Any development s with Application?	M Keane	Direct e mail to P Rooney 18/3/16	23/3/16
" "	Clr Laura Devlin	Update	M Keane	Call transferred	22/3/16
" "	Sean Rogers MLA	Request for meeting	J McParland	Direct e mail	23/3/16
23/3/16	Clr Henry Reilly	When will application be processed?	J McParland	Direct e mail	23/3/16

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DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
23/3/16	M Ritchie MLA	Current status?	M Keane	Direct e mail	23/3/16
" "	Annette Holden for J McCallister	Updates	A McAlarney	E mail	23/3/16
" "	Clr Patrick Clarke	Letter of support?	M Keane	Generic mail	23/3/16
" "	Karen McKeivitt MLA	Update	J McParland	Direct e mail	23/3/16
" "	Sean Rogers MLA	Can application be prioritised?	J McParland	Direct e mail	23/3/16
" "	Annette Holden for J McCallister	Update	J McParland	Direct e mail	23/3/16
24/3/16	Sinead for Sean Rogers	Update requested	J McParland	E mail	25/3/16
" "	Laura Devlin for Sean Rogers	Update requested	M Keane	Direct e mail	24/3/16
" "	Sinead from Sean Rogers Office		J McParland	No reply to Jacqi. Sinead opted to phone back	24/3/16
" "	Laura Devlin from Sean Rogers		M Keane	Transferred call	24/3/16
" "	Clr Laura Devlin	Cut off for add. information for Planning Committee	M McIlhone/A Davidson	Call back	24/3/16
" "	Clr Terry Andrews	Update requested	M Keane	Direct e mail	25/3/16
25/3/16	Sinead for Sean Rogers	Update requested	J McParland	E mail	25/3/16
30/3/16	Vincent for Chris Hazzard	Meeting lba	P Rooney	E mail	
" "	Annette for J McCallister	Update	J McParland	Call transferred	30/3/16
31/3/16	J McCallister MLA	Letter of objection	A McAlarney	Direct e mail	31/3/16
" "	Clr Sean Doran	Update	J McParland	Direct e mail	31/3/16

CONTACT FROM PUBLIC REPRESENTATIVES – 1 January – 31 March 2016

DATE	CALLER	ISSUE	REFERRED TO	MODE	DATE CLEARED
31/3/16	Rory for M Ritchie	Update	A McAlamney	Call transferred	31/3/16
	Clr Pete Byrne x 2	Update	A Davidson	E mail	1/4/16