



March 3rd, 2016

Notice Of Meeting

You are invited to attend the Planning Committee Meeting to be held on **Wednesday, 16th March 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. **Apologies.**
2. **Declarations of Interest.**

Minutes for Consideration and Adoption

3. **Minutes of Planning Committee Meeting held on Wednesday 17 February 2016. (Attached).**

Planning Minutes 17 Feb 16.pdf

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Development Management - Planning Applications for determination

4. **LA07/2015/0988-F - Margaret Matthews - proposed single storey extension and renovation of dwelling to provide a bedroom and WC (disabled facilities) at 3 Lisdrum Avenue, Newry. (Case Officer report attached).**

Rec: Approval

LA07-2015-0988-F - M Matthews.pdf

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5. **LA07/2015/1208/F - Mr Gareth Sharvin - single storey rear extension at 42 Manse Road, Downpatrick. (Case Officer report attached).**

Rec: Approval

LA07-2015-1208-F - G Sharvin.pdf

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6. **LA07/2016/0003/F - Naiscoil Na mBeann - proposed temporary mobile building with associated siteworks on lands at St. Columbans College, Newcastle Road, Kilkeel. (Case Officer report attached).**

Rec: Approval

7. **P/2013/0632/F - Carncastle Properties - 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 Allann, Carnagat Road, Newry. (Case Officer report attached).**

Rec: Approval

P-2013-0632-F - Carncastle Properties.pdf

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8. **P/2014/0286/F - Carncastle Properties - adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry - 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). (Case Officer report attached).**

Rec: Approval

P-2014-0286-F - Carncastle Properties.pdf

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9. **P/2014/1045/F - Warrenpoint Town Football Club - 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 55m north east of 88 Upper Dromore Road, Warrenpoint. (Case Officer report attached).**

Rec: Approval

P-2014-1045-F - Warrenpoint FC.pdf

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10. **R/2014/0188/F - Apex Housing - 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 on lands to the rear of 48 Burren Meadows and lands to the rear of 125 Burren Meadows, Newcastle. (Case Officer report**

attached).

Rec: Approval

R-2014-0188-F - Apex Housing.pdf

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- 11. P/2013/0551/F - John Quinn - farm dwelling and garage adjacent and approx 85m west of No. 14 Bog Road, Cullyhanna. (Case Officer report attached).**

Rec: Approval

Associated application

Applicant Reference: P/2012/0151/0

Applicant Name: John Quinn

Proposal: Site for farm dwelling and garage

Site Location: Adjacent and north of 14 Bog Road, Cullyhanna

Recommendation: Revocation

P-201-3-0551-F - John Quinn.pdf

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For Noting

- 12. Action Sheet - Members Briefing Panel Meeting held on Tuesday 23 February 2016. (Attached).**

Action Sheet 23 Feb 2016.pdf

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- 13. Planning Department Performance Indicators. (Attached).**

Planning Committee Performance report - February 2016.pdf

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- 14. Report - contact from Public Representatives - February 2016. (Attached).**

Record of public representative meetings at 29 February 2016.pdf

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15. **Report - PAC Appeals. (Report to follow).**

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

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Ref: PL / DM

Minutes of the Planning Committee Meeting of Newry, Mourne and Down District Council held on Wednesday 17 February 2016 at 12 noon in the Boardroom, District Council Offices, Monaghan Row, Newry

Chairperson: Councillor J Tinnelly

Deputy Chairperson: Councillor W Clarke

In attendance: **(Committee Members)**

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

(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 N Largey	Divisional Solicitor Belfast City Council
Ms E McParland	Democratic Services Manager
Ms C McAteer	Democratic Services Officer
Ms L Dillon	Democratic Services Officer

P/12/2016: SITE VISIT – P/2014/0120/F – GLASGIVEN CONTRACTS LTD

Noted: It was noted that the Members of the Planning Committee had held a site visit at 10.00 am re: planning application P/2014/0120/F – Glasgiven Contracts Ltd – vacant site fronting onto Glassdrumman Road, Annalong adjacent/between No. 2 Kelly's Brae and No. 3 Mullartown Heights, Annalong –plans).

P/13/2016: APOLOGIES / CHAIRMAN'S REMARKS

Noted: No apologies.

Councillor Tinnelly welcomed everyone to the meeting, in particular Ms Nora Largey Divisional Solicitor Legal Services Department from Belfast City Council who would be providing guidance and advice to the Council 's Planning Committee for a period of time.

Councillor Tinnelly referred to three separate items of additional information which Councillors had been provided with prior to the commencement of today's meeting and he expressed concern at the late submission of this information and said it was not an acceptable practice as Councillors were not given adequate time to view the information.

Mr McKay explained the cut off period for representations from any party is one week prior to the Planning Committee Meeting and he added the information referred to by Councillor Tinnelly is not for consideration by Planning Committee Members but is for consideration by Planning Officials who advise the Committee accordingly.

Mr McKay said that given the late submission of the information in relation to applications contained on the Schedule for discussion at today's meeting, he did not think it appropriate that the Planning Department should consider this information.

Mr McKay highlighted that it has been the case with every Planning Committee to date that additional information is being received up to the day of the Committee Meeting. He said the Planning Department are aware some Councillors have been receiving information and that others have not. He said when the Planning Department receive late information this information is circulated to all Councillors with advice being provided that the information formed no part of the Planning Department's consideration.

Mr Green provided clarification on the Councillors Code of Conduct which indicates that when a Councillor receives information relating to a Planning Application, this should be passed to the relevant Planning Officer.

Noted: If Councillors receive additional information from any party regarding a Planning Application, they should pass this directly to the Planning Department and advise the Agent/Applicant that they had taken this course of action.

P/14/2016: DECLARATIONS OF INTEREST

Councillor L Devlin declared an interest in Planning Application P/2014/0120/F – Glasgiven Contracts Ltd – vacant site fronting onto Glassdrumman Road, Annalong adjacent/between No. 2 Kelly's Brae and No. 3 Mullartown Heights, Annalong regarding a commercial village retail store with first floor apartments and associated car park.

Councillor Devlin did not specify the nature of the declaration.

P/15/2016: MINUTES OF PLANNING COMMITTEE MEETING - THURSDAY 4 FEBRUARY 2016

Read: Minutes of Planning Committee Meeting held on Thursday 4 February 2016. (Copy circulated).

AGREED: On the proposal of Councillor Craig seconded by Councillor McKee, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Thursday 4 February 2016 as a true and accurate record.

P/16/2016: PLANNING DEPARTMENT PERFORMANCE INDICATORS

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

Noted: Mr McKay confirmed the Planning Department did not receive any appeal decisions in the period since the last Committee Meeting.

He said there had not been a noticeable increase in the number of enforcements since the new Planning Committee had been operating.

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

P/17/2016: CONTACT FROM PUBLIC REPRESENTATIVES

Read: Report detailing contact from Public Representatives – January 2016. (Copy circulated).

AGREED: **It was agreed to note the Report regarding contact from public representatives January 2016.**

P/18/2016: APPLICATIONS FOR DETERMINATION

The following Applications were considered by the Committee:

(1) P/2014/0120/F – Glasgiven Contracts Ltd

(Councillor Devlin remained in the Council Chamber during discussion on this application, having been advised by Council Officers that it was appropriate to do so.)

Location:

Vacant site fronting onto Glassdrumman Road, Annalong – adjacent/between No. 2 Kelly's Brae and No. 3 Mullartown Heights, Annalong

Proposal:

Commercial village retail store with first floor apartments and associated car park (amended plans)

Conclusion and recommendation from Planning Official

Refusal

Noted: Mr McKay explained a submission had been received by the Planning Department in relation to Planning Application No. P/2014/0120/F which suggested mis-management and mal-administration by the Council's Planning Department in relation to this Application. He said that in light of the submission received, and its content which questioned the Planning Department's procedures in relation to the Application, he proposed removing this Application from the Schedule in order that Officials can carry out a review of the procedures followed.

AGREED: **On the proposal of Councillor Craig seconded by Councillor Ruane, it was agreed that in light of a submission received, that Planning Application No. P/2014/0120/F be removed from the Schedule to allow the Planning Department to carry out a review of the procedures which were followed in relation to processing this application.**

Noted: No abstentions.

(2) LA07/2015/0077/F- Sharon McKee

Location:

Adjacent to 14 Main Street, Dundrum BT33 0LX

Proposal:

Proposed amendment to previously approved dwellings (ref: R/2001/0549/F) from 2 semi detached dwellings to one detached dwelling (amended description).

Conclusion and recommendation from Planning Official:

Approval

AGREED: On the proposal of Councillor Ruane seconded by Councillor McKee it was agreed to issue an approval in respect of planning application LA07/2015/0077/F, subject to conditions 1-4 and informatives 1-4, as per the Development Management Report.

Noted: No abstentions.

(3) LA07/2015/0319/F – Newry, Mourne and Down District Council

Location:

Lands from Dublin Road Bridge to Victoria Lock through Albert Basin and the Middlebank, Newry.

Proposal:

Upgrading and improvements to existing pathway and improved access along greenway, new pedestrian crossings at the existing weir and Victoria Lock gates.

Conclusion and recommendation from Planning Official

Approval

AGREED: On the proposal of Councillor Ruane seconded by Councillor McKee it was agreed to issue an approval in respect of planning application LA07/2015/0319/F subject to conditions 1-10 and informatives 1-9 as outlined in the Development Management Report.

Noted: No abstentions.

(4) LA07/2015/0616/F – Newry, Mourne and Down District Council

Location:

35m north of 12 Old Road, Newry

Proposal:

Renewal of full planning permission for the erection of new play area.

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 LA07/2015/0616/F subject to the condition as outlined in the Development Management Report.

Noted: No abstentions.

(5) LA07/2015/0735/LBC – Newry, Mourne and Down District Council

Location:

Warrenpoint Municipal Park Warrenpoint

Proposal:

Regeneration of historic Edwardian Park, associated buildings and structures. To include Gardeners Bothy extension, refurbishment of Pavilion to provide interpretive space and restoration of Grade B+ Listed Bandstand.

Conclusion and recommendation from Planning Official
Approval

AGREED: On the proposal of Councillor McKee seconded by Councillor Ruane it was agreed to issue an approval in respect of planning application LA07/2015/0735/F subject to condition 1 and informatives 1-2 as outlined in the Development Management Report.

Noted: No abstentions.

(6) LA07/2015/0777/F – Newry, Mourne and Down District Council

Location:

Warrenpoint Municipal Park, Warrenpoint.

Proposal:

Regeneration of historic Edwardian Park, associated buildings and structures. To include Gardeners Bothy extension, refurbishment of Pavilion to provide interpretive space and restoration of Grade B+ Listed Bandstand.

Conclusion and recommendation from Planning Official
Approval

AGREED: On the proposal of Councillor McKee seconded by Councillor Ruane it was agreed to issue an approval in respect of planning application LA07/2015/0777/F subject to conditions 1-3 as outlined in the Development Management Report.

Noted: No abstentions.

(7) P/2015/0121/0 – Mr O Slane

Location:

Land 30m north west of 1 Tullyet Road, Newtownhamilton

Proposal:

Proposed site for infill dwelling and detached garage

Conclusion and recommendation from Planning Official

Refusal

Noted: Mr Rooney outlined the Policy PPS21 in terms of CTY1 and CTY8.

Councillor Ruane proposed and Councillor Craig seconded that a refusal be issued in respect of planning application P/2015/0121/F as per the Development Management Report.

Councillor McAteer indicated he wished to make an alternative proposal, which the Chairperson agreed to take at this point.

Councillor McAteer proposed the Council issue an Approval in respect of Planning Application P/2015/0121/F. No seconder was received for Councillor McAteer's proposal, which fell.

The proposal by Councillor Ruane, seconded by Councillor Craig was then put to a vote by way of a show of hands and voting was as follows:

For	11
Against	1
Abstentions	0

AGREED: On the proposal of Councillor Ruane, seconded by Councillor Craig to issue a refusal in respect of Planning Application P/2015/0121/F as per the Development Management Report.

(8) P/2015/0187/0 – Mr John Morgan

Location:

Site 150m east of the junction of Bryansford Road and Kinnahalla Road, Co. Down (with access from Kinnahalla Road)

Proposal:

Site for a farm dwelling

Conclusion and recommendation from Planning Official

Refusal

AGREED: On the proposal of Councillor Craig seconded by Councillor Loughran it was agreed to issue a refusal in respect of planning application P/2015/0187/0 as per the Development Management Report.

Noted: No abstentions.

There being no further business the meeting concluded at 1.25pm.

For adoption at the Planning Committee Meeting to be held on Wednesday 16 March 2016.

Signed: _____ **Chairperson**

Signed: _____ **Chief Executive**

ITEM NO	1		
APPLIC NO	LA07/2015/0988/F	Full	DATE VALID
	10/5/15		
COUNCIL OPINION	APPROVAL		
APPLICANT	Matthews Margaret C/O Agent	AGENT	
	Feargal Carolan		40 Larchmount
			Newry
			BT35 6TX
			07732119785
LOCATION	3 Lisdrum Avenue		
	Newry		
	BT35 6AQ		
PROPOSAL	Proposed single storey extension and renovation of dwelling to provide a bedroom and WC (Disabled facilities)		

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			0	0

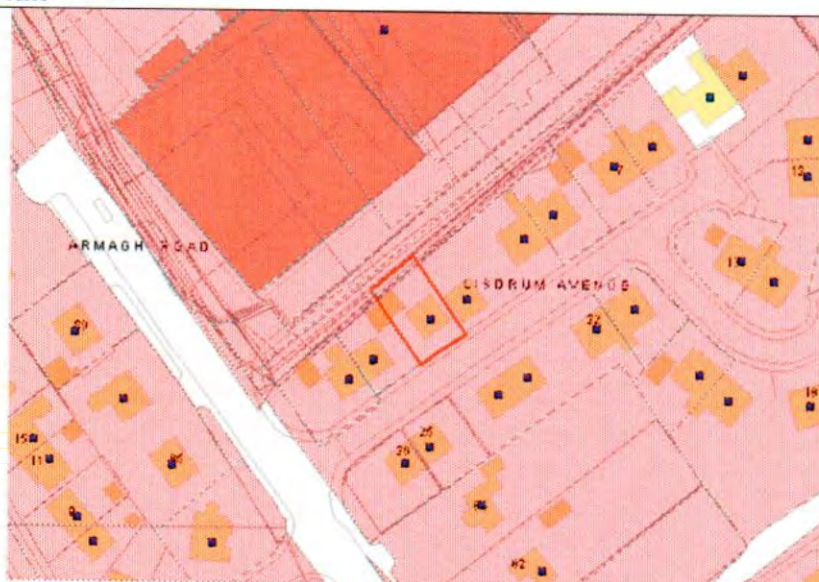


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th March 2016	Item Number:
Application ID: LA07/2015/0988/F	Target Date:
Proposal: Proposed single storey extension and renovation of dwelling to provide a bedroom and WC (Disabled facilities)	Location: 3 Lisdrum Avenue Newry BT35 6AQ
Referral Route: Planning Committee Reason: Recommendation to approve goes against Transport NI objection.	
Recommendation:	
Applicant Name and Address: Matthews Margaret C/O Agent	Agent Name and Address: Feargal Carolan 40 Larchmount Newry BT35 6TX
Executive Summary: The proposal is for a single storey side and rear extension for a person with disabilities. Transport NI objected to the proposed in-curtilage parking arrangement due to there being inadequate clearance to access the 2 nd parking space. In consideration of the personal circumstances, the 2 nd parking space was removed from the site layout and approval is recommended with 1no in-curtilage parking space. The extension is acceptable with regards to its siting, scale and design.	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
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

The application is for a person with disabilities. Supporting information has been submitted with the application. The initial site layout included 2no in-curtilage parking spaces however the 2nd space was objected to by Transport NI. The unsuitable parking bay was removed and amended plan was received. It is considered that given the personal circumstances of the applicant, a degree of flexibility is required, and that the application should be approved with 1no in-curtilage parking space. The extension is considered acceptable with regards to its siting, scale and design.

Characteristics of the Site and Area

Characteristics of Site

The site contains a 1 ½ storey detached dwelling located at no3 Lisdrum Avenue, Newry. The dwelling is finished with dry dash and white upvc windows and doors. The roof is finished with brown interlocking roof tiles. There is a red brick chimney projecting from the front roof slope off the ridge.

There is a single storey detached garage to the rear of the property at the end of a driveway. The garage is finished to match the existing dwelling. To the front of the site is a small gravel area enclosed on three sides by a 1m high wall.

To the rear of the property there is a small enclosed yard. There is a small timber shed located behind the garage. There is a small sunroom extension to the rear of the dwelling.

Characteristics of Area

The area is characterised by 1 and 1 ½ storey detached and semi-detached dwellings. To the north of the site is Damolly Retail Park which backs onto the rear gardens of Lisdrum Avenue. The dwelling is located approximately 30m east of the A27 Armagh Road.

Planning Assessment of Policy and Other Material Considerations

Planning History

P/1978/0269 – Lisdrumgullion, Newry – Proposed Housing Development – Permission Granted

I have assessed the proposal against the following relevant policies:

The Regional Development Strategy (RDS)
 The Strategic Planning Policy Statement (SPPS)
 The Banbridge/Newry and Mourne Area Plan 2015
 Planning Policy Statement 7
 Planning Policy Statement 7 – addendum

Development Plan – The Banbridge/Newry and Mourne Area Plan 2015

The site is located within the Newry Defined Settlement Limit. The A27 to the west of the site is a protected route.

The **SPPS** under para 3.8 states that 'the guiding principles for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. In practice, this means that development that accords with an up-to-date development plan should be approved and proposed development that conflict with an up-to-date plan should be refused, unless material considerations indicate otherwise.'

Addendum to PPS 7: Residential Extensions and Alterations

Policy EXT 1 Residential Extensions and Alterations Planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area;
- the proposal does not unduly affect the privacy or amenity of neighbouring residents;
- the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

Objections - None received.

Consideration

The proposal is for a side and rear extension to accommodate a bedroom and shower room for a disabled user. The existing garage would be removed and the extension would cover part of the existing driveway. An in-curtilage parking space would be provided to the front of the extension on the remaining section of driveway.

Overlooking – there is 1 no proposed window to the shower room on the eastern elevation of the

extension. This window would be glazed with obscure glass and would not result in any overlooking issues. There is another proposed window on the western elevation of the extension which would look over the rear yard and toward the properties sunroom. An existing window on the ground floor of the gable would be relocated several meters to the south and would serve a shower/wc. This window would also be obscure glazed. There would be no overlooking issues created by this proposal.

Overshadowing – the proposed extension would be located approximately 6.5m from the neighbouring properties side elevation. The extension would be single storey, therefore, given the separation distance and scale of the extension, it is not considered that there would be any overshadowing issues associated with this proposal.

Subordinate – the extension would have a lower ridge height than the main dwelling and would be subordinate in size and scale.

Design – the extension would be designed to integrate with the dwelling and finishes are to match the existing dwelling. The extension would be finished with dry dash and interlocking roof tiles. Windows and doors would be finished with white upvc.

Trees & Landscaping – There would be no trees or landscaping removed as a result of the proposal.

Amenity Space – There would be a sufficient amount of amenity space remaining to the rear of the property. The existing garage is to be removed and additional amenity space would be created to the rear of the extension, where the garage now stands.

Parking & Access – the initial site layout plan dated 5th October 2015 showed 2no parking spaces within the curtilage. 1no space was to be located to the front of the dwelling, by the front door. Transport NI objected to this proposal as there was insufficient clearance to access this space. This parking space was later removed from the site layout and an amended plan was received on 11th February 2015. Given the proposal is for a person with a personal circumstances case and disability, it is considered that a degree of flexibility is required in this case, to allow the proposal to continue with 1no in-curtilage parking space.

Recommendation - Approval

Neighbour Notification Checked

Yes

Summary of Recommendation:

Given the personal circumstances of the applicant, the application is recommended for approval, despite the proposal having only 1no in-curtilage parking space. The proposal is considered acceptable with regards to its siting, scale and design.

Conditions:

1. 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.

2. Prior to the occupation of the extension, the shower room window, entrance door, and

shower/wc window on elevation marked A (Drawing No. 05) date stamped 5th October 2015 shall be glazed with obscure glass and shall be permanently retained as such unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of amenity of adjoining neighbours.

Signature(s)

Date:

ANNEX	
Date Valid	5th October 2015
Date First Advertised	21st October 2015
Date Last Advertised	21 st October 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 2 Lisdrum Avenue, Lisdrumgullion, Newry, Armagh, BT35 6AQ, The Owner/Occupier, 23 Lisdrum Avenue, Lisdrumgullion, Newry, Armagh, BT35 6AQ, The Owner/Occupier, 24 Lisdrum Avenue, Lisdrumgullion, Newry, Armagh, BT35 6AQ, The Owner/Occupier, 25 Lisdrum Avenue, Lisdrumgullion, Newry, Armagh, BT35 6AQ, The Owner/Occupier, 3 Lisdrum Avenue, Lisdrumgullion, Newry, Armagh, BT35 6AQ, The Owner/Occupier, 4 Lisdrum Avenue, Lisdrumgullion, Newry, Armagh, BT35 6AQ, The Owner/Occupier, Unit 1a, Damolly Retail Park, Armagh Road, Lisdrumgullion, Newry, Armagh, BT35 6PR, The Owner/Occupier, Unit 1b, Damolly Retail Park, Armagh Road, Lisdrumgullion, Newry, Armagh, BT35 6PR,	
Date of Last Neighbour Notification	18th January 2016
Date of EIA Determination	N/a
ES Requested	No
Planning History Ref ID: P/1989/1084 Proposal: Improvements to access and unloading area Address: (BACON FACTORY) 92 ARMAGH ROAD NEWRY Decision: Decision Date: Ref ID: P/1988/0071 Proposal: Extension to factory Address: ULSTER FARMERS BACON COMPANY 92 ARMAGH ROAD NEWRY Decision: Decision Date:	

Ref ID: P/1980/0608

Proposal: PROPOSED EXTENSION TO EXISTING FACTORY

Address: ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1977/0133

Proposal: PROPOSED EXTENSION TO EXISTING FACTORY

Address: ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: LA07/2015/0988/F

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

Address: 3 Lisdrum Avenue, Newry, BT35 6AQ,

Decision:

Decision Date:

Ref ID: P/1987/0995

Proposal: Erection of detached domestic garage

Address: SITE NO2 LISDRUM AVENUE ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1974/0542

Proposal: PROPOSED ERECTION OF FACTORY CAR PARK

Address: ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1978/0269

Proposal: PROPOSED HOUSING DEVELOPMENT

Address: LISDRUMGULLION, NEWRY

Decision:

Decision Date:

Ref ID: P/1996/0344

Proposal: Demolition of existing buildings and erection of non-food retail stores within class 1 of the schedule to the Planning (Use Classes) Order (N.I.) 1989 with associated car parking and accesses.

Address: ULSTER FARMER'S BACON FACTORY SITE, LISDRUMGULLION, ARMAGH ROAD, NEWRY.

Decision:

Decision Date:

Ref ID: P/2005/1112/LDP

Proposal: Erection of Internal Mezzanine Floor

Address: Damolly Retail Park, Newry.

Decision:

Decision Date:

Ref ID: P/1998/1010

Proposal: Revision to approved layout of proposed non-food retail park including ancillary DIY external storage/display area and enlarged garden centre

Address: FORMER ULSTER FARMERS BACON FACTORY ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1995/0944

Proposal: Demolition of existing buildings, erection of food store and non retail stores with automatic teller machines, coffee shop associated car parking and accesses

Address: ULSTER FARMERS BACON FACTORY ARMAGH ROAD NEWRY

Decision:

Decision Date:

Ref ID: P/1998/0300

Proposal: Demolition of existing buildings and erection of non-food retail stores within class 1 of the schedule to the planning (use classes) order(NI) 1989 with associated car parking and accesses

Address: FORMER ULSTER FARMERS BACON FACTORY, ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1998/6102

Proposal: Site for retail warehouse development Armagh Road Newry

Address: Armagh Road Newry

Decision:

Decision Date:

Ref ID: P/1998/1441

Proposal: Variation to conditions 02 and 03 of previous approval

Ref No P/98/1010 for erection of retail warehouse development

Address: FORMER ULSTER BACON FACTORY, ARMAGH ROAD, NEWRY

Decision:

Decision Date:

Ref ID: P/1999/0628

Proposal: Extension to retail warehouse for an in-house restaurant

Address: B & Q, UNIT 5, DAMOLLY RETAIL PARK, NEWRY

Decision:

Decision Date:

Ref ID: P/1999/0088

Proposal: Proposed Shop Sign

Address: B & Q WAREHOUSE, DAMOLLY RETAIL PARK, NEWRY

Decision:

Decision Date:

Ref ID: P/1999/0017

Proposal: Extension to retail warehouse

Address: DAMOLLY RETAIL PARK, NEWRY

Decision:

Decision Date:

Summary of Consultee Responses

Transport NI were consulted and objected to the proposal due to an inadequate parking arrangement.

Drawing Numbers and Title

Drawing No. LA07/2015/0988/03

Type: Proposed Floor Plan

Status: Submitted

Drawing No. LA07/2015/0988/06 REV 01

Type: Site Layout or Block Plan

Status: Submitted

Drawing No. LA07/2015/0988/05

Type: Proposed Elevations

Status: Submitted

Drawing No. LA07/2015/0988/02

Type: Existing Elevations

Status: Submitted

Drawing No. LA07/2015/0988/01

Type: Existing Floor Plans

Status: Submitted

Drawing No. LA07/2015/0988/07

Type: Site Location Plan

Status: Submitted

Drawing No. LA07/2015/0988/04

Type: Proposed Elevations

Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

ITEM NO	2		
APPLIC NO	LA07/2015/1208/F	Full	DATE VALID
	11/16/15		
COUNCIL OPINION	APPROVAL		
APPLICANT	Mr Gareth Sharvin	23 St Dympna's Avenue	Downpatrick
	BT30 6EG		

LOCATION	42 Mearne Road	Downpatrick	BT30 7HY
PROPOSAL	Single storey rear extension		

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

AGENT

Design Services
28 Cathedral Park
Downpatrick
BT30 6GF NA

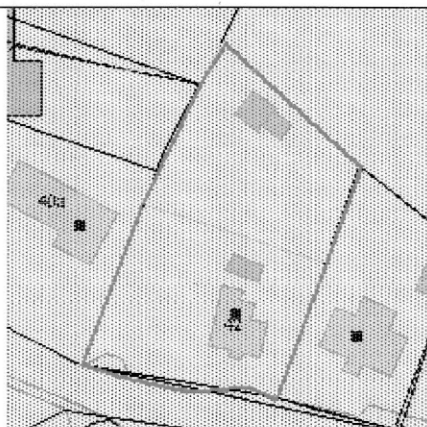
MB Architectural

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16/03/16	Item Number:
Application ID: LA07/2015/1208/F	Target Date:
Proposal: Single storey rear extension	Location: 42 Mearne Road Downpatrick BT30 7HY
Referral Route: Applicant is serving Councillor for this Local Authority	
Recommendation:	
Applicant Name and Address: Mr Gareth Sharvin 23 St Dymphna's Avenue Downpatrick BT30 6EG	Agent Name and Address: MB Architectural Design Services 28 Cathedral Park Downpatrick BT30 6GF
Executive Summary: This application was site inspected on 15/01/16. After being assessed against all relevant planning policy and with other material considerations being taken into account this proposal is deemed to satisfy the requirements of the policy and as such is therefore recommended for approval.	
Signature(s): <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  01/03/16 </div> <div style="text-align: center;">  01/03/16 </div> </div>	

Case Officer Report

Site Location Plan



Consultations: None

Consultation Type: N/A

Consultee: N/A

Response: N/A

Representations: None

Letters of Support	None Received
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Letters of Objection	None Received
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Number of Support Petitions and signatures	No Petitions Received
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Number of Petitions of Objection and signatures	No Petitions Received
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Summary of Issues: None

Characteristics of the Site and Area

Characteristics of site:

The site is comprised of a detached domestic dwelling and associate domestic curtilage including garage and dilapidated sheds to the rear. The site is located in the centre of the small hamlet of Saul and directly opposite St Patrick's Circle housing development. This is a single storey cottage with standard pitched roof, porch to front with flat roof and large rear return extension with flat roof. This site is accessed via vehicular gateway to the L.H.S of front boundary or via a pedestrian gate directly opposite front door.

The existing dwelling fronts on to the road, is set back approximately 8.0m from the road and is fairly level with the road (Mearne Road). At the front this dwelling is well screened with boundary treatment comprising 2.5m high mature hedge separating the small front garden from the public road. There is a 1.5m high vertical timber boarded fence to the R.H.S boundary between this property and No.42a Mearne Road. The L.H.S boundary between this property and No. 40a Mearne Road is comprised of a 2.0m high hedge and to the front and side and approximately 8.0m high mature trees to the rear. The rear boundary treatment is comprised of a 1.2m high chain link fence with 1.2m high mature hedge interspersed with large mature trees. This boundary treatment affords good privacy to the rear amenity space of this dwelling. The rear garden slopes moderately upwards away from rear of dwelling.

Characteristics of area:

The site is located within the settlement limit of the small rural hamlet of Saul and this entire area is within a designated Area of Outstanding Natural Beauty as stated in the Ards and Down Area Plan 2015 and shown on Map No.3/039.

Planning Assessment of Policy and Other Material Considerations

Policy for consideration of proposal:

SPPS – Strategic Planning Policy Statement for Northern Ireland

This policy provides overall context under which the Council will determine planning applications.

Addendum to PPS7 Residential Extensions and Alterations

The Addendum to Planning Policy Statement 7; residential Extensions and Alterations

Policy EXT 1 sets out the main considerations that the Council will take into account in assessing proposals for residential extensions and/or alterations. 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 proposes to provide a single storey extension to the rear of the existing dwelling to provide a new bedroom and store/study room. Due to the site location and boundary conditions it will only be visible from the rear. There is an existing detached garage in the location of these proposed works and this structure is to be demolished to allow for this extension.

This dwelling has an existing 6.7m wide rear return extension that projects 7.2m to the rear of main dwelling. It is proposed to extend this existing extension a further 4.3m to the rear (occupying the location of existing garage) and maintain the existing width of 6.7m. The existing rear extension has a flat roof that finishes 2.4m above finished floor height and is sub-ordinate to main roof ridge line by 2.0m.


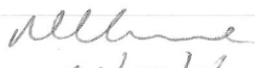
It is proposed to replace existing flat roof with a new slated pitch roof and this new roof will continue over new extension. The ridge line of new pitched roof will connect to and be at same height (4.4m above finished floor level) of existing main dwelling ridge. This proposed extension is to have an open gable roof to rear elevation and one new 1.1m wide x 1.1m high window to L.H.S elevation and one new 1.1m wide x 1.1m high window to rear elevation.

The existing dwelling has a natural grey slate covered pitched roof with dashed render painted white and mahogany uPVC rainwater goods, windows and doors. The finishes of proposed extension are all to match existing. The proposed extension and will not be visible from the road nor will it overlook or over shadow any neighbouring property.

With regard to policy EXT 1 set out in the PPS 7 addendum for achieving quality in relation to proposals for residential extensions and alterations (March 2008) the Council is satisfied that this proposal will not over develop the site and an acceptable proportion of amenity space will remain to the rear. The proposed extension is in keeping with the scale, style and materials of the existing dwelling and surrounding properties.

No unacceptable damage will be caused to the local character and environmental quality or residential amenity of this established area. The proposal is not considered to offer any negative residential impact to surrounding neighbours. Due to the height and location and separation distances this proposal will create no unacceptable overshadowing or over looking to either adjacent property.

Neighbour Notification Checked: Yes

<p>Summary of Recommendation:</p> <p>After consideration of all relevant planning policies and other material considerations this proposal satisfies the requirements of the policies and I therefore recommend it is approved.</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Conditions: 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>	
<p>Signature(s)</p> <p>Date:</p>	<div>   </div> <div> <p>01/03/16</p> <p>01/03/16</p> </div>

ANNEX	
Date Valid	16th November 2015
Date First Advertised	2nd December 2015
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) 6 No. neighbouring properties within proximity to this site were notified and no objections were received. The six properties in question are as follows: The Owner/Occupier, 1 St. Patricks Circle Ballysugagh Downpatrick The Owner/Occupier, 2 St. Patricks Circle Ballysugagh Downpatrick The Owner/Occupier, 3 St. Patricks Circle Ballysugagh Downpatrick The Owner/Occupier, 4 St. Patricks Circle Ballysugagh Downpatrick The Owner/Occupier, 40A Mearne Road Ballysugagh Downpatrick The Owner/Occupier, 42A Mearne Road Ballysugagh Downpatrick	
Date of Last Neighbour Notification	1st December 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History R/2006/1280/F PERMISSION GRANTED 45 Mearne Road, Saul, Downpatrick, BT30 6SY Proposed roof space conversion and front extension. Permission Granted - 16.04.2007 R/2004/0663/F 4 Saul Brae, Ballysugagh, Downpatrick, Northern Ireland, BT30 6SX Sun lounge. Permisssion Granted -19.07.2004 R/2004/1132/F Between no.42 & 44 Mearne Road,Downpatrick. Proposed dwelling and garage. Permission Granted - 15.02.2005 R/2003/0321/O Between 42 and 44 Mearne Road, Downpatrick Site for dwelling. Permission Granted - 11.05.2004 R/2002/0161/F PERMISSION GRANTED 11 St Patrick's Circle, Saul, Downpatrick. Extension to dwelling providing disabled facilities. Permission Granted - 18.04.2002 R/2001/1402/F 49 Mearne Road, Ballysugagh, Downpatrick, Northern Ireland, BT30 6SY Proposed garage & home office. Permission Granted - 28.01.2002	

<p>Summary of Consultee Responses: N/A</p> <p>No consultations were deemed necessary.</p>
<p>Drawing Numbers and Title</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>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: N/A Response of Department: N/A</p>


ITEM NO	3						
APPLIC NO	LA07/2016/0003/F			Full	DATE VALID	12/16/15	
COUNCIL OPINION	APPROVAL						
APPLICANT	Naiscoil Na mBeann 139 Newcastle Road Kilkeel BT34 4NL				AGENT	MMAS 2nd Floor New Mill Conway Mill 5-7 Conway Street Belfast BT13 2DE 07967495565	
LOCATION	Lands at St Columbans College 127 Newcastle Road Kilkeel BT34 4NL						
PROPOSAL	Proposed temporary mobile building with associative siteworks.						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	0	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: LA07/2016/0003/F	Target Date:
Proposal: Proposed temporary mobile building with associative siteworks.	Location: Lands at St Columbans College 127 Newcastle Road Kilkeel BT34 4NL
Referral Route: Application site area is over 1 hectare and is therefore classed as a major application under the Development Management Regulations 2015	
Recommendation: Approval	
Applicant Name and Address: Naiscoil Na mBeann 139 Newcastle Road Kilkeel BT34 4NL	Agent Name and Address: MMAS 2nd Floor New Mill Conway Mill 5-7 Conway Street Belfast BT13 2DE
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Downpatrick Office	Content
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>This is an existing education site which is located just off the main Kilkeel – Newcastle Road, within the settlement limit of Kikeel itself. The existing buildings on site are a mixture of permanent buildings and temporary mobile accommodation. The main block is a two storey red brick building, with some single storey red brick buildings situated to the rear of the site. There are also some mobile classrooms present on site to the rear. The access road onto the site is narrow with limited space available for improvements. To the east of this site there is an established residential development of storey and a half dwellings which would be directly adjacent to the siting of the mobile classroom units proposed.</p>		
Planning Assessment of Policy and Other Material Considerations		
<p>This proposal will be assessed under the Newry Mourne and Down Area Plan, The Rural Planning Strategy for Northern Ireland, the SPPS and all other relevant material consideration.</p> <p>The site is zoned as whiteland within the Newry and Mourne Area Plan, however the Area Plan does have an education health and community policy ECU 1 which highlights five criteria for assessment and consideration. In assessing this proposal the following points have been</p>		

considered. The proposal will not have an adverse impact on amenity of existing properties or visually or biodiversity. The proposal will not prejudice any nearby land zonings, especially the zoning adjacent to it for housing. The proposal is in keeping with the character of the development of the settlement and the existing buildings on site. There is adequate sewage and access infrastructure. The agent has stated that there will not be any significant increase in staff numbers and there is adequate car parking provision for them on site. The design of the classrooms is low in elevations and has materials typical of a temporary building. These are broadly acceptable given that the application will solely be for the placement of these buildings for a temporary building for 5 years and then will be removed.

There is a requirement for the classrooms as established by the education authority and therefore the proposal meets the requirement test of PSU 1 of the rural planning strategy for Northern Ireland. This proposal has also been assessed against The SPPS in the potential impact it may have on residential dwellings adjacent to the development. The school is existing there is an element of noise from it, however these would be during the day and limited and should not represent an adverse impact on the existing residents or the proposed residents of the zoned housing land.

When assessing this application I am of the opinion that this proposal is acceptable when assessed against the SPPS, the rural planning strategy for Northern Ireland policy PSU 1 and DES 2, PPS 3 AMP 7, and policy ECU 1 of the Area Plan.

Neighbour Notification Checked	Yes
Summary of Recommendation: Application is for education facilities and the proposal is acceptable.	
Conditions: Temporary time condition	
Signature(s) Date:	

ANNEX	
Date Valid	16th December 2015
Date First Advertised	20th January 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 10 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, 11 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, 12 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, 121 Newcastle Road, Maghereagh, Kilkeel, Down, BT34 4NL, The Owner/Occupier, 125 Newcastle Road, Maghereagh, Kilkeel, Down, BT34 4NL, The Owner/Occupier, 127 Newcastle Road, Maghereagh, Kilkeel, Down, BT34 4NL, The Owner/Occupier, 127 Newcastle Road, Maghereagh, Kilkeel, Down, BT34 4NL, The Owner/Occupier, 13 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, 14 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, 2 Sheemore Crest, Maghereagh, Newry, Down, BT34 4FA, The Owner/Occupier, 6 Sheemore Crest Maghereagh Newry The Owner/Occupier, 7 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, 8 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, 8 Sheemore Crest Maghereagh Newry The Owner/Occupier, 9 Blackford Mews, Maghereagh, Kilkeel, Down, BT34 4GY, The Owner/Occupier, Newcastle Road, Maghereagh, Kilkeel, Down, BT34 4NL, 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>Drawing No. Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p>	

Application ID: LA07/2016/0003/F

33

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

DO NOT SCALE OFF THIS DRAWING. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT DIMENSIONS TO BE CHECKED ON SITE

PROJECT: PROPOSED NAISCOIL, Inc. mBEANN at lands at 127 NEWCASTLE RD, WILKEE, for NAISCOIL, Inc. mBEANN

DRAWING: SITE PLAN

DRAWN: GIM

SCALE: 1:250 @ A1

DATE: 25.06.2015

CHECKED

DWG NO: MM1504-P-100

CONWAY MILL, 5-7 CONWAY STREET, BELFAST, BT15 2DE
T: +44 (0)28 9021 3523 E: info@masanti.co.uk W: www.masanti.co.uk

MMAS

ITEM NO	4		
APPLIC NO	P/2013/0632/F 8/29/13	Full	DATE VALID
COUNCIL OPINION	APPROVAL		
APPLICANT	Carncastle Properties C/O Agent	AGENT	Design and Management 2 Bellsbridge Office Pa rk 100 Ladas Drive Belfast BT6 9FH 0289046966 9

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	Addresses Signatures
			35 35	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 Alaiinn 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 sytem 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)

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,

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,
 The Owner/Occupier,
 33 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 34 Mullach Allan, Carnagat Road, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 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
<p>Planning History</p> <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

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Status: Submitted

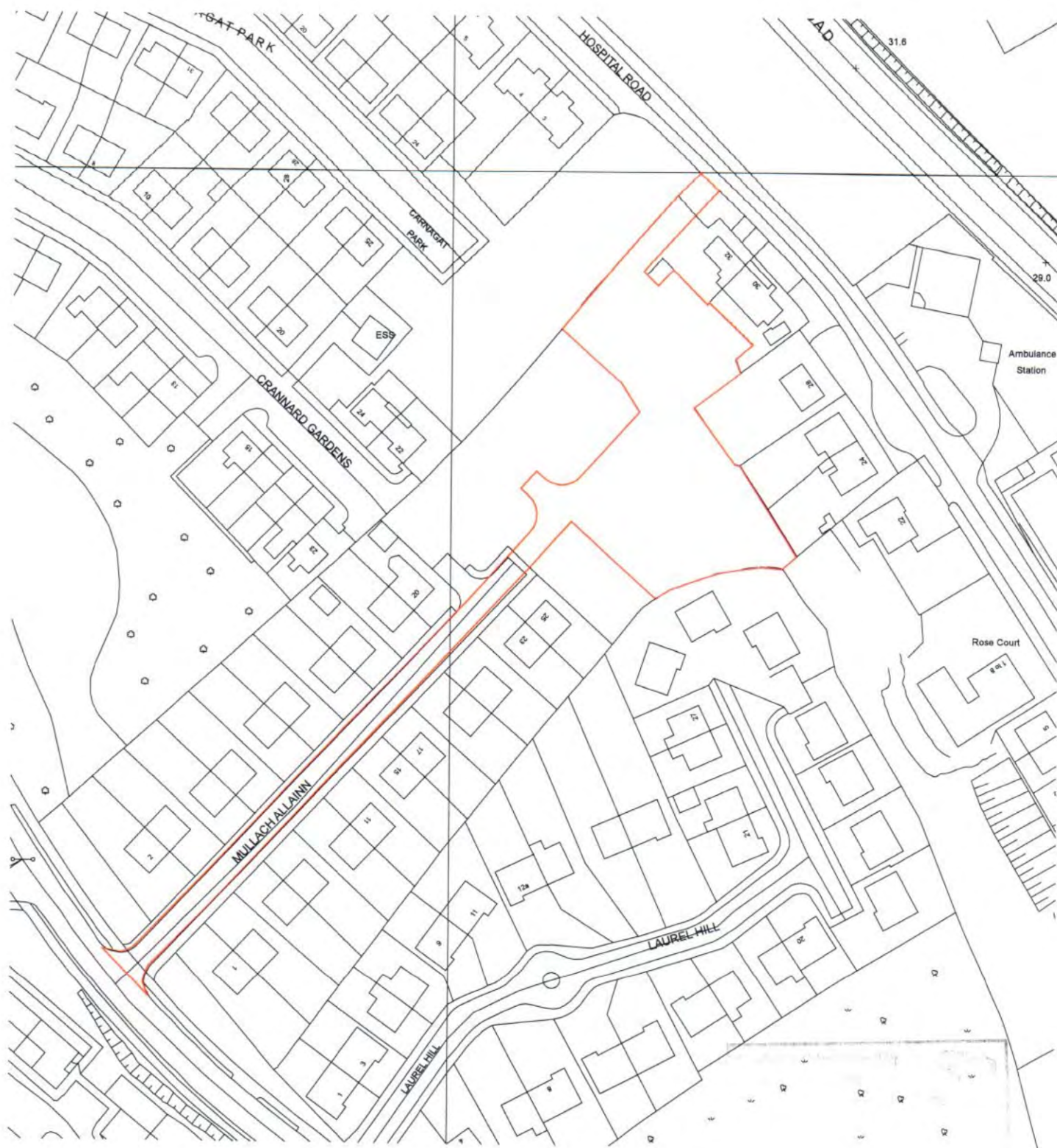
Application ID: P/2013/0632/F

50

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:



Site Boundary

Application Reference
P/2013/0632

Comhairle Ceantair an Iúir
Mhúim agus an Dúin
Newry, Mourne and Down
District Council

Drawing No. 01/rev 1

Land at P/13/0632/F



Carncastle Properties Limited

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

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	5				
APPLIC NO	P/2014/0286/F 3/26/14	Full		DATE VALID	
COUNCIL OPINION	APPROVAL				
APPLICANT	Carncastle Properties C/O Agent	AGENT		Design and Management 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH 0289046966 9	
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 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.		
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 incutillage 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 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	26th March 2014
Date First Advertised	18th April 2014
Date Last Advertised	25th November 2015
Details of Neighbour Notification (all addresses) 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,	

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,
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 35, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
 The Owner/Occupier,
 37, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
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 38, Mullach Allainn, Carnagat, Newry, Armagh, BT35 8UU,
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 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,

<p>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</p>	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Yes /No
<p>Planning History</p> <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:

Application ID: P/2014/0286/F

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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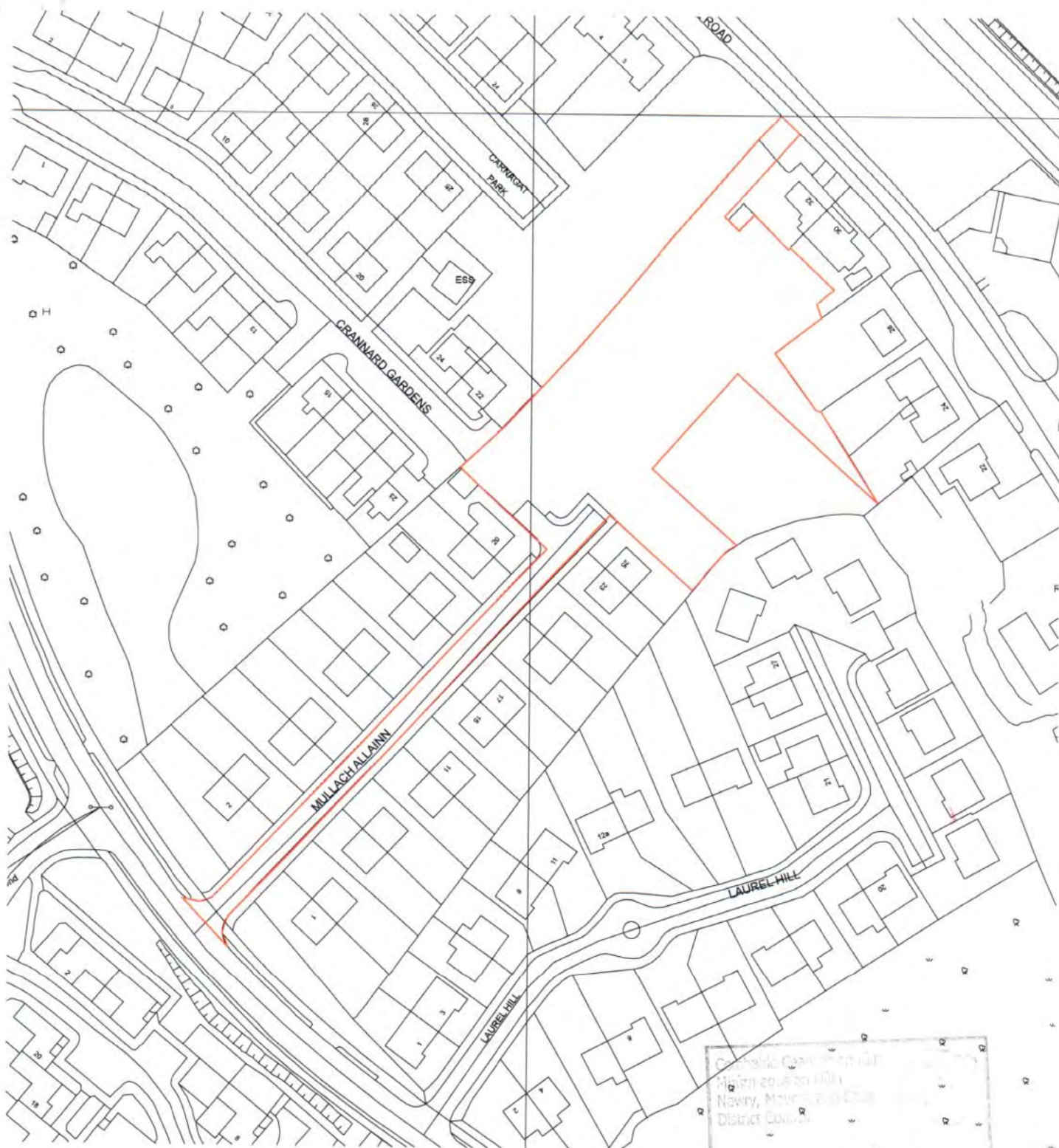
Application ID: P/2014/0286/F

68

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:



Site Boundary



Application Reference
P/2014/0286

Carrigrohane Ceantair an Iúir
Mhúir agus an Dúin
Newry, Mourne and Down
District Council

Drawing No. 01/rev 1

Land at P/14/0286/F

Carncastle Properties Limited

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

Project: HOUSING DEVELOPMENT
Mullach Allainn, Newry

Drawing Title:
Site location plan P/2014/0286

Project No:	Date: 12.10.15	Scale: 1:1250
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Drawing No: Site location plan 02	Rev: P
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