

ITEM NO	6			
APPLIC NO	P/2014/1045/F	Full	DATE VALID	12/22/14
COUNCIL OPINION	APPROVAL			
APPLICANT	Warrenpoint Town Football Club c/o agent		AGENT	Gray Design Ltd 5 Edward Street Newry BT35 6AN 028 3025 1885
LOCATION	55m North East of no.88 Upper Dromore Road Warrenpoint BT34 3PN			
PROPOSAL	Conversion of main pitch from Grass to 3G Synthetic, installation of new floodlights and extension to main clubhouse to provide changing rooms, social area, office/ boardroom & associated site works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: P/2014/1045/F	Target Date:
Proposal: Conversion of main pitch from Grass to 3G Synthetic, installation of new floodlights and extension to main clubhouse to provide changing rooms, social area, office/boardroom & associated site works.	Location: 55m North East of no.88 Upper Dromore Road Warrenpoint BT34 3PN
Referral Route: Site is over 1 hectare in size	
Recommendation:	
Applicant Name and Address: Warrenpoint Town Football Club c/o agent	Agent Name and Address: Gray Design Ltd 5 Edward Street Newry BT35 6AN
Executive Summary: The application seeks to redevelop the existing grounds of Warrenpoint FC to provide an expanded club house, a new 3G pitch and the installation of new floodlights. The only issue relates to the potential impact of the floodlights on the amenity of neighbouring residents.	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Newry & Mourne District Council	Substantive Response Received
Non Statutory	Env Health Newry & Mourne District Council	Add Info Requested
Non Statutory	NI Transport - Downpatrick Office	Substantive Response Received
Advice and Guidance	Env Health Newry Mourne And Down District Council	Add Info Requested
Advice and Guidance	Env Health Newry Mourne And Down District Council	Add Info Requested
Advice and Guidance	Env Health Newry Mourne And Down District Council	Substantive Response Received

Representations:

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

Summary of Issues

The proposal is for a series of improvements to an existing football ground, these are

1. An extension to the existing club house;

2.0 Characteristics of Area

2.1 The site is set within an industrial estate which lies to the north west, to the south east of the main pitch is a GAA pitch. Both facilities are served by a small car park. There are also tennis courts at the western corner of the site.

2.2 There is a housing estate, Donagh Grove, directly to the north of the site.

3.0 Description of Proposal

3.1 The application seeks Full Planning Permission for a series of upgrades to the grounds including the replacement of the current natural grass pitch with a 3G synthetic grass surface, the expansion of the clubhouse to provide additional changing rooms and offices and the upgrading of the existing floodlighting to 2KW output.

Planning Assessment of Policy and Other Material Considerations

4.0 Strategic Planning Policy Statement

4.1 The SPPS provides a framework for the preparation of new Local Development Plans by Councils. In relation to applications for sports facilities it states that care should be taken to ensure that there is no unacceptable level of disturbance to the residents of adjoining dwellings.

5.0 Banbridge/Newry and Mourne Area Plan 2015 (BNMAP 2015)

5.1 The site is located within the development limit of Warrenpoint; it is zoned as a major area of existing open space however the plan strategy states that this is for information purposes only.

6.0 Consultations

6.1 No objections have been received from third parties.

6.2 Transport NI has stated that it has no objections to the proposal.

6.3 The Council's Environmental Health Department has agreed to the installation of floodlighting subject to the control of the lighting to prevent glare and spill and to it not being used between 10pm and 8am.

7.0 PPS8 Policy OS 4 Intensive Sports Facilities

7.1 The policy is primarily intended to provide guidance for the construction of new facilities of this kind as opposed to their expansion and/or redevelopment. The policy does contain general criteria that intensive sports facilities should not impact on the amenity of neighbours, features of the natural and built heritage and that the road network is sufficient to cope with the traffic generated.

7.2 In this case there are no features of the natural or built environment affected by the proposal and TNI has raised no objections in relation to traffic, the extension to the clubhouse is intended to provide additional space for physiotherapist's rooms and offices/stores rather than pub space and therefore there will be little additional demand for car parking. The proposed extensions will be designed to match the

<p>finishes of the existing and there will be no design issues.</p>	
<p>8.0 PPS8 Policy OS 7 Floodlighting</p>	
<p>8.1 Environmental Health has agreed to the installation of the floodlighting subject to two conditions to control the installation of the lights and their hours of operation. Successful implementation of these conditions should ensure that there will be no unacceptable loss of amenity to nearby residents from the floodlights.</p>	
<p>8.2 No other environmental health concerns were raised, such as spectator noise etc.</p>	
<p>9.0 Conclusions and Recommendation</p>	
<p>9.1 The proposal is for the redevelopment of an existing football club ground, the proposal complies with OS 4 in that it will not affect the amenity of neighbouring residents and will not affect natural environment issues or impact on the public road network.</p>	
<p>9.2 The floodlighting will also be acceptable provided that it is installed and operated in accordance with Environmental Health's recommendations.</p>	
<p>9.3 Therefore approval is recommended.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes/No</p>
<p>Summary of Recommendation: Environmental Health advises that the operation of the floodlights should not affect the amenity of neighbours provided they are operated according to the conditions provided.</p>	
<p>Conditions/Reasons for Refusal:</p>	
<p>Conditions</p>	
<p>Informatives</p>	
<p>Signature(s)</p>	
<p>Date:</p>	

ANNEX	
Date Valid	22nd December 2014
Date First Advertised	21st January 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 16 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 18 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 20 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 22 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 24 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 29 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 31 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 33 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 35 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 37 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 39 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 41 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 43 Donagh Grove Donaghaguy Warrenpoint The Owner/Occupier, 47 Donagh Grove Donaghaguy Warrenpoint The Owner/Occupier, 49 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 51 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 52 Donaghaguy Road,Donaghaguy, Warrenpoint,Down,BT34 3PR, The Owner/Occupier, 53 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 57 Donagh Grove,Donaghaguy, Warrenpoint,Down,BT34 3UH, The Owner/Occupier,</p>	

<p>59 Donagh Grove,Donaghaguy,Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 61 Donagh Grove,Donaghaguy,Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 63 Donagh Grove,Donaghaguy,Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 65 Donagh Grove,Donaghaguy,Warrenpoint,Down,BT34 3UH, The Owner/Occupier, 88 Upper Dromore Road Dromore Warrenpoint The Owner/Occupier, Milltown East Industrial Estate Upper Dromore Road Dromore</p>	
<p>Date of Last Neighbour Notification</p>	<p>20th January 2015</p>
<p>Date of EIA Determination</p>	
<p>ES Requested</p>	<p>Yes /No</p>
<p>Planning History</p> <p>Ref ID: P/2014/1045/F Proposal: Conversion of main pitch from Grass to 3G Synthetic, installation of new floodlights and extension to main clubhouse to provide changing rooms, social area, office/boardroom & associated site works. Address: 55m North East of no.88 Upper Dromore Road, Warrenpoint, BT34 3PN, Decision: Decision Date:</p> <p>Ref ID: P/2003/1376/F Proposal: New changing pavillion Address: Milltown Recreation Area, Upper Dromore Road, Warrenpoint Decision: Decision Date: 17.10.2003</p> <p>Ref ID: P/2006/2129/F Proposal: Erection of roof space conversion providing training area and external escape staircase Address: Milltown Recreation Area, Upper Dromore Road, Warrenpoint Decision: Decision Date: 11.06.2007</p> <p>Ref ID: P/1992/0319 Proposal: Proposed 3No Tennis Courts and the erection of temporary changing pavilion Address: OPPOSITE NO88 UPPER DROMORE ROAD WARRENPOINT Decision: Decision Date:</p>	

Ref ID: P/2004/2019/F

Proposal: Council Civic Amenity Centre for disposal of household waste materials.

Address: Civic Amenity Centre, Upper Dromore Road, Warrenpoint.

Decision:

Decision Date: 06.07.2007

Ref ID: P/1988/1334

Proposal: Site for playing fields & associated changing pavillion
& car park

Address: UPPER DROMORE ROAD WARRENPOINT

Decision:

Decision Date:

Ref ID: P/1988/1099

Proposal: Site for refuse compaction unit

Address: UPPER DROMORE ROAD WARRENPOINT

Decision:

Decision Date:

Ref ID: P/1988/1494

Proposal: Erection of waste compaction unit

Address: UPPER DROMORE ROAD WARRENPOINT

Decision:

Decision Date:

Ref ID: P/2012/0122/F

Proposal: Retention of petrol pumps not in compliance with condition 3 of planning permission
P/2010/0518/F

Address: Kelly Brothers, Milltown East Industrial Estate, Upper Dromore Road, Warrenpoint,
County Down, BT34 3PN,

Decision: PG

Decision Date: 17.04.2013

Ref ID: P/2010/0518/F

Proposal: Retention of existing fuel pumps and sales

Address: Lands at Point Hire Sales & Service, Milltown East Industrial Estate, Upper Dromore
Road, Warrenpoint, BT34 3PN

Decision:

Decision Date: 20.12.2010

Ref ID: P/1990/0297

Proposal: Industrial Estate Road and Site Layout

Address: MILLTOWN EAST INDUSTRIAL ESTATE (SOUTH EAST OF JUNCTION OF
UPPER DROMORE ROAD AND DONAGHAGUY ROAD) W

Decision:

Decision Date: 13.08.1990

Ref ID: P/2013/0461/F

Proposal: New building to be used as a Press Box

Address: Milltown, 65b Upper Dromore Road, Warrenpoint, BT34 3PN.,

Decision: PG

Decision Date: 06.08.2013

Ref ID: P/2013/0453/F

Proposal: Erection of 2 No 75 seat stands, 1 No 700 person terrace area, 2 No Toilet blocks, 2 No Dug outs and associated site works to include floodlights

Address: 55m North East of Nr 88 Upper Dromore Rd, Warrenpoint, BT343PN,

Decision: PG

Decision Date: 04.09.2013

Ref ID: P/2011/0264/F

Proposal: Erection of farm dwelling

Address: 245 metres north west of no 48 Donaghaguy Road, Burren, Warrenpoint,

Decision:

Decision Date: 02.05.2012

Ref ID: P/2005/3066/O

Proposal: Site for housing development

Address: Immediately south-east of Donagh Grove, Donaghaguy Road, Warrenpoint

Decision:

Decision Date:

Ref ID: P/2004/1139/F

Proposal: Erection of residential development (comprising 55 No. dwellings)

Address: Donaghaguy Road, Warrenpoint (adjacent and south-east of Donagh Grove)

Decision:

Decision Date: 03.04.2007

Ref ID: P/2009/1414/F

Proposal: Erection of spectator stand to serve existing football playing field and associated site works

Address: Warrenpoint Town Football Club, Upper Dromore Road, Warrenpoint

Decision:

Decision Date: 14.01.2010

Ref ID: P/2008/0673/F

Proposal: Change of use to 3G synthetic turf soccer pitch 70 metres by 50 metres having 3.3 metres high perimeter fence with 5.3 metres high end ballstop fence.(To include flood lighting,

access paths and landscape mounds)

Address: Milltown Playing Fields, Upper Dromore Road, Warrenpoint

Decision:

Decision Date: 14.01.2009

Ref ID: P/1996/6040

Proposal: Housing development Lands to south of Donaghaguy Road Warrenpoint Co.Down

Address: Lands to south of Donaghaguy Road Warrenpoint Co.Down

Decision:

Decision Date:

Ref ID: P/1993/0319

Proposal: Refurbishment of building including alterations to entrance doorway

Address: NEWRY CREDIT UNION 74 HILL STREET NEWRY

Decision:

Decision Date:

Ref ID: P/2013/0792/F

Proposal: Change of house type from that approved under application P/2011/0264/F

Address: Lands 245m North West of Nr. 48 Donaghaguy Road, Burren, Warrenpoint, BT34 3PR,

Decision: AGREE

Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No. 05 (REV 1)

Type: Further Particulars

Status: Submitted

Drawing No. 04

Type: Further Particulars

Status: Submitted

Drawing No. 03

Type: Elevations and Floor Plans

Status: Submitted

Drawing No. 01

Type: Site Location Plan

Status: Submitted

Drawing No. 02

Type: Detailed Drawing Plans

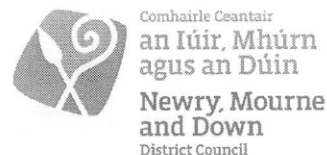
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

ITEM NO	7			
APPLIC NO	R/2014/0188/F	Full	DATE VALID	4/9/14
COUNCIL OPINION	APPROVAL			
APPLICANT	Apex Housing 10 Butcher Street Derry BT48 6HL		AGENT	Dominic Devine Hamilton Architects Hamilton House 3 Joy Street Belfast BT2 8LE 02890334261
LOCATION	Lands to rear of 48 Burren Meadows and lands to rear of 125 Burren Meadows Newcastle			
PROPOSAL	Retrospective application for the erection of perimeter fencing to two existing flood swales/amenity spaces, fencing around two pumping stations and alternative plot sizes to 112, 113 and 130. Proposed new boundary treatments to the northern and eastern boundaries.			
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
Downshire Civic Centre
Ardglass Road
Downpatrick
BT30 6GQ

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: R/2014/0188/F	Target Date:
Proposal: Retrospective application for the erection of perimeter fencing to two existing flood swales/amenity spaces, fencing around two pumping stations and alternative plot sizes to 112, 113 and 130. Proposed new boundary treatments to the northern and eastern boundaries.	Location: Lands to rear of 48 Burren Meadows and lands to rear of 125 Burren Meadows Newcastle
Referral Route: Major application given site area approximately 4 hectares.	
Recommendation: Approval	
Applicant Name and Address: Apex Housing 10 Butcher Street Derry BT48 6HL	Agent Name and Address: Dominic Devine Hamilton Architects Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: A recommendation having assessed all relevant material considerations, consultation responses and any representations received.	
Signature(s):	
<i>[Signature]</i> 2/3/16	<i>[Signature]</i> 02/03/16

Case Officer Report

Consultations:

Consultation Type	Consultee	Response
Non Statutory	Rivers Agency	Substantive Response Received
Statutory	Rivers Agency	Advice
Statutory	Rivers Agency	Advice
Statutory	Rivers Agency	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

- An application for Retrospective permission for the erection of perimeter fencing to two existing flood swales/amenity spaces, fencing around two pumping stations. Retrospective alternative plot sizes to 112, 113 and 130. Proposed new boundary treatments to the northern and eastern boundaries.
- Rivers Agency issues regarding ownership and development on flood defences and their maintenance.

Characteristics of the Site and Area

The site is located within the recently erected Burren Meadow housing development on Castlewellan Road, Newcastle. The site is comprised of 148 dwellings, however, the proposal relates to fencing at designated areas along the perimeter of the development.

The fencing around Flood swale area 1 and 2 is to be a 3m high paladin fence which is currently in place and coloured green.

The surrounding area of the site is predominantly residential with a mix of private and social housing. A variety of dwelling types are present.

Planning Assessment of Policy and Other Material Considerations

History

R/2006/0440/O-Residential development and provision of amenity open space.- Planning appeal upheld

R/2011/0030/RM- 130 no. general needs social houses (5no-4 bed two and a half storey end terrace houses; 58 no. 3-bed two storey semi detached and terraced houses, 37 no 2-bed two storey semi detached and terraced houses and 30 no. 2-bed two storey end terraced

apartments) with new vehicular and pedestrian access from Castlewellan road including road alignment works to provide new right turning lanes into this development and Sally Gardens located opposite. Provision of amenity open space, landscaping and associated site works including boundary treatment works.- Approval 17/5/2011

R/2011/0678/F- 16no general needs social houses (9no 3 bed 2 storey semi detached and terraced houses, 5no 2 bed 2 storey semi detached and terraced houses, 1no 3 bed single storey and 1no 4 bed single storey terraced). Provision of amenity open space, landscaping and associated site works including boundary treatments- Approval 4/7/12

R/2012/0402/F- Construction of 2 No two storey semi-detached dwellings forming phase 3 of development previously approved under R/2011/0678/F. Approval- 15/3/2012

The site is located within the settlement limits of Newcastle in an area zoned for housing (NE10) of the Ards and Down Area Plan 2015. The site is accessed off a protected route and Local Landscape Policy Area (1) is positioned to the rear of the site. Also to the rear of the site lies the Burren River.

The neighbours affected by the proposal have been notified on several occasions advising of a number of revisions to the type of fencing, particularly those to the north of the site. No objections have been received from neighbours.

The fencing is not considered to be detrimental to the adjacent properties and that defining the flood swale areas are typical of the area they serve. There are therefore no objections in principle to the provision of the fencing, however, it is noted that the Flood Swale areas have not been annotated on the submitted drawings as amenity space as per the stamped approved drawings in the previous approval for the housing developments (R/2011/0030/RM & R/2011/0678/F). This aspect of the proposal requires further assessment given the size of the development approved and the onus to provide amenity space equivalent to 10% of the total area of the site. A statement has therefore been provided from Apex Housing Association confirming that they will manage the swale areas by keeping gates open to allow the area to be used by its tenants when dry underfoot but closing the gates for health and safety reasons when the swale becomes or is likely to become flooded. Apex confirm that it has the resources to undertake this commitment in perpetuity and this should be conditioned in any forthcoming approval. It should be noted that the open space area under R/2011/0030/RM & R/2011/0678/F was approved as a designated flood swale and open amenity area. The principle of utilising this area for such uses has therefore been established.

The proposal includes amendments to a number of boundaries surrounding the application site. The western boundary of site 130 was approved under R/2011/0030/RM with a 1.8 metre high timber fence, now timber fence with trellis on top 2.45 metres in height. New paladin fence to the rear of 107-113 behind the 1.8 metre high timber fencing defining the rear boundaries of such properties. Retrospective application for alternative plot sizes to site number 112, 113 and 130 to that previously approved under R/2011/0030/RM. To the side of Site number 10 hairpin fencing was approved, now 1.8 metre timber fencing in line with that approved to the side/rear. To the side of number 22 was approved 1.8 metre high timber fence, now 2.4 metre high half rendered wall and extended fencing.

Following the amendments further re-advertisement and re-neighbour notification was issued on the 13th Jan 2016. Consultation also took place with Rivers Agency due to the position of the retrospective fencing to the flood swales. Rivers Agency advised that the flood swale fencing was positioned on top of the Burren River Flood Defences and that they would need to direct their response through the Area Office. Rivers Agency also raised the issue of ownership of the flood defences. This was raised with the agent, who sought clarification from their client and the revised P1 form Q27 Cert A, would confirm ownership of the said lands to be with Apex Housing

<p>Association.</p> <p>Planning Policy Statement, Policy FLD 2 Protection of flood defence and drainage infrastructure, states that development will not be permitted that would impede the operational effectiveness of flood defence and drainage infrastructure or hinder access to enable their maintenance.</p> <p>Following inspections on site and operations to the foundations of the flood defences, Rivers Agency Planning Advisory Unit has received confirmation from the Eastern Regional Office and Asset Management Unit that they have no objections to the fence remaining in place on this occasion. Further requests that the Management Company accommodate Rivers Agency's requests for access to maintain and inspect the Flood Defences as necessary in the future. An amended landscape management plan was received and forwarded to Rivers Agency. Rivers Agency confirmed that they were content with the statement on the 4th Feb 2016.</p> <p>On the basis on all of the above I recommend approval.</p>	
<p>Neighbour Notification Checked</p>	<p>Yes</p>
<p>Summary of Recommendation: Approval</p>	
<p>Conditions/Reasons for Refusal:</p> <p>Conditions</p> <p>Retrospective approval</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details, the management and maintenance statements provided by Apex Housing Association dated the 10th June 2015 and 27th Jan 2016 and the appropriate British Standard or other recognised Codes of Practise. The proposed works shall be carried out within 12months from the date of this permission.</p>	
<p>Signature(s)</p>	<p><i>[Handwritten Signature]</i></p>
<p>Date:</p>	<p><i>2/3/16</i></p>
	<p><i>[Handwritten Signature]</i></p> <p><i>2/03/16</i></p>

ANNEX	
Date Valid	9th April 2014
Date First Advertised	30th April 2014
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW</p> <p>The Owner/Occupier, 1 Sally Gardens, Tollymore, Newcastle, Down, BT33 0ET,</p> <p>The Owner/Occupier, 10 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW</p> <p>The Owner/Occupier, 10 Burrenview Way, Castlewellan Road, Newcastle, BT33</p> <p>The Owner/Occupier, 10 Burrenview Way, Murlough Upper, Newcastle, Down, BT33 0JQ,</p> <p>The Owner/Occupier, 100 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 101 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 102 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 103 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 104 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 105 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 106 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 107 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 108 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 109 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 11 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW</p> <p>The Owner/Occupier, 110 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 111 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier, 116 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX</p> <p>The Owner/Occupier,</p>	

117 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
118 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
119 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
12 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
The Owner/Occupier,
12 Burrenview Way, Murlough Upper, Newcastle, Down, BT33 0JQ,
The Owner/Occupier,
120 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
125 Burren Meadow, Castlewellan Road, Newcastle, BT33
The Owner/Occupier,
126 Burren Meadow, Castlewellan Road, Newcastle, BT33
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127 Burren Meadow, Castlewellan Road, Newcastle, BT33
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128 Burren Meadow, Castlewellan Road, Newcastle, BT33
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129 Burren Meadow, Castlewellan Road, Newcastle, BT33
The Owner/Occupier,
13 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
The Owner/Occupier,
130 Burren Meadow, Castlewellan Road, Newcastle, BT33
The Owner/Occupier,
131 Burren Meadow, Castlewellan Road, Newcastle, BT33
The Owner/Occupier,
131 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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132 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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133 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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134 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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135 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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136 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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137 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
138 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
139 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
14 Burren Meadow, Castlewellan Road, Newcastle, BT33
The Owner/Occupier,
14 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
The Owner/Occupier,

140 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
141 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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142 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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143 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
144 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
145 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
The Owner/Occupier,
146 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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147 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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148 Burren Meadow, Castlewellan Road, Newcastle, BT33
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148 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UX
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15 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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16 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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19 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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19 Burrenview Court, Murlough Upper, Newcastle, Down, BT33 0JG,
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2 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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20 Burrenview Court, Murlough Upper, Newcastle, Down, BT33 0JG,
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21 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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27 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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28 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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28 Castlewellan Road, Tollymore, Newcastle, Down, BT33 0JY,
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3 Burrenview Way, Murlough Upper, Newcastle, Down, BT33 0JQ,
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3 Sally Gardens, Tollymore, Newcastle, Down, BT33 0ET,
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30 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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35 Mourne Rise, Murlough Upper, Newcastle, Down, BT33 0HE,
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36 Burren Meadow, Tollymore, NEWCASTLE, Co. Down, BT33 0UW
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36 Mourne Rise, Murlough Upper, Newcastle, Down, BT33 0HE,
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37 Mourne Rise, Murlough Upper, Newcastle, Down, BT33 0HE,
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Date of Last Neighbour Notification	13/1/16
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: R/1977/0227 Proposal: HOUSING (APPROXIMATELY 50 DWELLINGS) Address: NEWCASTLE NEW SITE Decision: Decision Date: Ref ID: R/1974/0815 Proposal: DEVELOPMENT OF LAND (HOUSING) Address: CASTLEWELLAN ROAD, NEWCASTLE Decision: Decision Date:	

Ref ID: R/1994/6073

Proposal: Proposed Housing Development Castlewellan Road Newcastle

Address: Castlewellan Road

Decision:

Decision Date:

Ref ID: R/2002/0449

Proposal: Leisure complex, bowling, driving range, restaurant, 88 parking spaces

Address: Castlewellan Road Newcastle.

Decision:

Decision Date:

Ref ID: R/1976/0074

Proposal: HOUSING DEVELOPMENT

Address: CASTLEWELLAN ROAD, NEWCASTLE

Decision:

Decision Date:

Ref ID: R/2003/0845/A41

Proposal: Domestic Store.

Address: 30 Castlewellan Road, Tollymore, Newcastle, Northern Ireland, BT33 0JY

Decision:

Decision Date:

Ref ID: R/2000/1176/F

Proposal: Proposed Porch and Sun Lounge Extension to Dwelling

Address: 30 Castlewellan Road, Tollymore, Newcastle, Northern Ireland, BT33 0JY

Decision:

Decision Date: 07.11.2000

Ref ID: R/1988/0570

Proposal: 2 Semi-detached dwellings

Address: CASTLEWELLAN ROAD NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1987/0494

Proposal: Extension to dwelling

Address: 30 CASTLEWELLAN ROAD NEWCASTLE

Decision:

Decision Date:

Ref ID: R/2012/0402/F

Proposal: Construction of 2 No two storey semi-detached dwellings forming phase 3 of

development previously approved under R/2011/0678/F.

Address: Lands to the south and west of No 26 Castlewellan Road, and to the west of Nos 9, 10, 11 and 12 Burrenview Way, Newcastle, Co Down, BT33 0JY.,

Decision: PG

Decision Date: 15.02.2013

Ref ID: R/2014/0188/F

Proposal: Paladin fence around 2 no. flood swales, one to the north of existing residential site and one to the south.

Address: Lands to rear of 48 Burren Meadows and lands to rear of 125 Burren Meadows Newcastle,

Decision:

Decision Date:

Ref ID: R/1977/0801

Proposal: HOUSING DEVELOPMENT

Address: CASTLEWELLAN ROAD, NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1981/0431

Proposal: 10 NO DWELLINGS

Address: CASTLEWELLAN ROAD, NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1976/0338

Proposal: HOUSING DEVELOPMENT

Address: TOLLYMORE, BRYANSFORD

Decision:

Decision Date:

Ref ID: R/1993/0459

Proposal: 11 kv overhead line

Address: TOWNLAND OF NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1982/0407

Proposal: PIGEON LOFT

Address: ADJACENT TO 25 BURRENVIEW COURT, CASTLEWELLAN ROAD, NEWCASTLE

Decision:

Decision Date:

Ref ID: R/1983/0113
Proposal: EXTENSION TO EXISTING HOUSING DEVELOPMENT
Address: BURRENVIEW COURT, CASTLEWELLAND ROAD, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/1975/0674
Proposal: 33 KV O/H LINE
Address: TOWNLANDS OF CARNACAVILL, TOLLYMORE AND CASTLEWELLAN ROAD, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/2009/0959/Q
Proposal: Request for pre-app discussion for potential development.
Address: Lands at Castlewellan Road, Newcastle.
Decision:
Decision Date:

Ref ID: R/2000/0909/Q
Proposal: New school
Address: Castlewellan Road, Newcastle
Decision:
Decision Date:

Ref ID: R/1981/0532
Proposal: HOUSING DEVELOPMENT
Address: CASTLEWELLAN ROAD, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/1978/0266
Proposal: HOUSING DEVELOPMENT
Address: EAST OF 'NEWALA', 19 TOLLYMORE ROAD, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/1985/0697
Proposal: 1. As required by Article 26 of the Planning (Northern Ireland) Order 1972 application for approval of the matters reserved in condition 2 must be made within three years of the date on which this permission is granted and the development to which this permission relates must be begun by whichever is the later of the following dates:-

(i) the expiration of a period of five years from the date hereof; or

(ii) the expiration of two years from the final approval of any matters reserved in condition 2.

2. The siting, design and external appearance of the building(s) and the means of access thereto, and the landscaping of the site shall be as may be approved by the Department, to enable the Department to consider in detail the proposed development of the site.

3. Details of the existing and proposed final ground levels of the site in relation to the adjoining highway shall be submitted and be subject to the approval of the Department before any work on the site commences.

REASON - To enable the Department to consider in detail the development of the site.

4. A 5 metre clear strip will be required alongside the Burren River to facilitate future machine maintenance.

REASON - To ensure that the development does not prevent the future maintenance of the Burren River.

5. A 1/500 scale plan shall be submitted as part of the Reserved Matters application showing the access constructed in accordance with Form D1 (enclosed).

REASON - To ensure that the proposed development does not prejudice the flow of traffic or the conditions of general safety on the neighbouring highway.

6. Space shall be provided within the site as shown on the attached plan for loading, unloading and parking of vehicles as may be agreed with the Department.

REASON - To ensure that the proposed development does not prejudice the flow of traffic or the conditions of general safety on the neighbouring highway.

This decision refers to location plans date stamped complete application 6 September
Address: REAR OF BURRREVIEW COURT CASTLEWELLAN ROAD NEWCASTLE.

Decision:

Decision Date:

Ref ID: R/1974/0566

Proposal: HOUSING DEVELOPMENT.

Address: CASTLEWELLAN ROAD, NEWCASTLE.

Decision:

Decision Date:

Ref ID: R/2011/0678/F

Proposal: 16no general needs social houses (9no 3 bed 2 storey semi detached and terraced houses, 5no 2 bed 2 storey semi detached and terraced houses, 1no 3 bed

single storey and 1no 4 bed single storey terraced). Provision of amenity open space, landscaping and associated site works including boundary treatments
Address: Lands to the west of 18-21 Burrenview Court, Newcastle, Co Down, BT33 0JY,
Decision:
Decision Date: 04.07.2012

Ref ID: R/2006/0440/O

Proposal: Residential development and provision of amenity open space.
Address: Lands to the south and west of No.26 Castlewellan Road, and to the west of Burrenview way, Newcastle
Decision:
Decision Date:

Ref ID: R/2011/0030/RM

Proposal: 130 no. general needs social houses (5no-4 bed two and a half storey end terrace houses; 58 no. 3-bed two storey semi detached and terraced houses, 37 no 2-bed two storey semi detached and terraced houses and 30 no. 2-bed two storey end terraced apartments) with new vehicular and pedestrian access from Castlewellan road including road alignment works to provide new right turning lanes into this development and Sally Gardens located opposite. Provision of amenity open space, landscaping and associated site works including boundary treatment works.
Address: Lnds to the south and west of No 26 Castlewellan Road, and to the west of No's 9, 10, 11 & 12 Burrenview Way, Newcastle, Co Down. BT33 0JY.,
Decision:
Decision Date: 18.05.2011

Ref ID: R/2007/0367/Q

Proposal: Preliminary enquiry
Address: Castlewellan Road Newcastle
Decision:
Decision Date:

Ref ID: R/1976/0560

Proposal: HOUSING 75 DWELLINGS
Address: NEWCASTLE
Decision:
Decision Date:

Ref ID: R/1980/0172

Proposal: PLAYING FIELDS, CAR PARK AND PAVILION
Address: CASTLEWELLAN ROAD, TOLLYMORE, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/2012/0161/F

Proposal: 11kv overhead supply
Address: Burrenview Way, Newcastle,
Decision: PG
Decision Date: 03.09.2012

Ref ID: R/1980/0131
Proposal: BUNGALOW
Address: CASTLEWELLAN ROAD, NEWCASTLE
Decision:
Decision Date:

Ref ID: R/1998/6142
Proposal: Proposed apartments Castlewellan Road Newcastle
Address: Castlewellan Road
Decision:
Decision Date:

Ref ID: R/2001/0037/Q
Proposal: Housing
Address: Castlewellan Road, Newcastle
Decision:
Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

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Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

ITEM NO	D1				
APPLIC NO	P/2013/0551/F	Full	DATE VALID	7/18/13	
COUNCIL OPINION	APPROVAL				
APPLICANT	John Quinn 14 Bog Road Newry Cullyhanna BT350JY		AGENT	Collins and Collins 18 Margaret St Newry BT341DF 02830266602	
LOCATION	Adjacent and approx 85m West of No 14 Bog Road Cullyhanna Newry Co Down BT350JY				
PROPOSAL	Farm Dwelling and Garage				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	0	0	0	0	
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

ASSOCIATED APPLICATION

Applicant Reference: P/2012/0151/O

Applicant Name: John Quinn

Proposal: Site for farm dwelling and garage


Site Location: Adjacent and north of no 14 Bog Road, Cullyhanna, Newry BT35 0JY

Recommendation: Revocation



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th March 2016	Item Number:
Application ID: P/2013/0551/F	Target Date:
Proposal: Farm Dwelling and Garage	Location: Adjacent and approx 85m West of No 14 Bog Road Cullyhanna Newry Co Down BT350JY
Referral Route: Application needs to go to committee due to revocation.	
Recommendation:	
Applicant Name and Address: John Quinn 14 Bog Road Newry Cullyhanna BT350JY	Agent Name and Address: Collins and Collins 18 Margaret St Newry BT341DF
Executive Summary:	
Signature(s):	

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Transport - Downpatrick Office	No Objection
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection
Non Statutory	DARDNI - Armagh	No Objection
Non Statutory	Env Health Newry & Mourne District Council	No Objection
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Proposal is for a farm dwelling on a more beneficial site. Previous application must be revoked before this can be issued.</p>		
Characteristics of the Site and Area		
<p>The site is located adjacent and approximately 35m west of No.14 Bog Road, Cullyhanna. The site is located at the end of an existing laneway which runs parallel to No.14 Bog Road. The site is located at the end of the lane on the right, opposite an existing farm yard. The field boundaries of the site contain thick mature hedging with trees scattered along the boundary. The site appeared to be used for agricultural purposes at the time of my site visit. The site is located within the rural area as depicted in the Banbridge Newry and Mourne Area Plan 2015. The area is rural in character with agriculture being the most obvious land use activity in the area. The land form within the area is quite undulating with the land generally rising towards the west. A farmyard is located to the south of the site and a dwelling and farm (No.19) is located towards the north east of the site. Immediately north of the site a wind turbine has been approved.</p>		

Planning Assessment of Policy and Other Material Considerations

The proposal seeks full permission for a farm dwelling and garage.

Site History

P/2008/0658/F

Erection of 12m high, 5kw Wind Turbine.

78M South West of 14 Bog Road, Cullyhanna, Newry.

Permission granted

16.07.2008

The proposal seeks full planning permission for a farm dwelling.

Strategic Planning Policy Statement / Banbridge Newry and Mourne Area Plan 2015

The Strategic Planning Policy Statement is a material consideration for this application however the policies in this document do not contradict the Area Plan or relevant Planning Policy Statements as described below. The site lies within the Rural Area as designated in the Banbridge Newry and Mourne Area Plan 2015. Whilst permission in this area is restrictive the plan does make provision for a single farm dwelling in accordance with PPS21 CTY10.

PPS3 – Access, Movement & Parking & DCAN15 – Vehicular Access Standards

Transport NI has no objections with regard to this policy criteria.

PPS21 – Sustainable Development in the Countryside

Policy CTY1 restricts new development in the countryside, but makes an exception for farm dwellings which are acceptable if in accordance with policy CTY10. DARD NI has confirmed the Business ID has been established and active for over 6 years and that SFP has been claimed during this time which satisfies criteria (a) of CTY10. A history search concluded that only one dwelling on the Ballyfannahan Road could have been potentially sold off. A Solicitor's letter has confirmed this has not been the case. The application is in compliance with criteria (b) of CTY10. The proposal is sited next to farm buildings that are in the applicant's ownership and as such this meets the policy requirements of CTY10 (c).

The remainder of this policy states that planning permission granted under this policy will only be forthcoming once every 10 years. Planning application P/2012/0151/O on a different site was granted for outline permission for a farm dwelling on 26th April 2012, using the same DARD Business ID. Subsequently a Full application that was submitted under P/2012/0635/F was then withdrawn. The time period for a Reserved Matters application has now passed. A solicitor's letter confirmed the applicant would not be pursuing an application in relation to this reference number and wants this permission revoked and this, coupled with the personal circumstances of the case, on balance is acceptable. A Full application would not be granted at this location.

With regards to integration, the site benefits from good boundaries with limited views likely from the main road. The undulating nature of the landscape would provide a backdrop and a degree of enclosure for the site. This application would meet the requirements of this policy. The design of the dwelling would be broadly acceptable given the nature of the site. The proposal is in compliance with CTY13.

Environmental Health were consulted in relation to the sewage arrangements and have responded with no objections. The proposal is in general compliance with CTY16.

No objections or representations were received.

Neighbouring Properties have been notified and the application has been advertised.

Approval recommended.

<p>Neighbour Notification Checked</p> <p style="text-align: right;">Yes</p>
<p>Summary of Recommendation: Approval as above.</p>
<p>Conditions/Reasons for Refusal:</p> <p>Conditions</p> <p>1. As required by Article 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2. 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 Practise. The works shall be carried out prior to the occupation of any part of the dwelling in accordance with the approved plans.</p> <p>REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>3. 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 Council, 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 Council gives its written consent to any variation.</p> <p>REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 03 bearing the date stamped 18-07-13 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.</p> <p>REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>5. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users</p> <p>Informatives</p> <p>1. This planning permission is granted for a dwelling on the farm as provided for in Policy CTY10 of the Planning Policy Statement 21 - Sustainable Development in the Countryside, under Farm Business Reference 621475</p>

2. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Cecil St Newry. A monetary deposit will be required to cover works on the public road.

3. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

4. EXISTING WATER AND SEWER INFRASTRUCTURE

The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.

Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.

It is the responsibility of the house builder/builder/developer to establish if existing public watermains, foul/storm sewers, together with appropriate waste water treatment facilities, have adequate capacity to serve the proposal. To establish how best any development may be served by existing public water and sewerage infrastructure, a Pre Development Enquiry (PDE) would require to be submitted. There is a charge for this service.

If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development. This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.

Septic Tank emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30 metres of the septic tank.

If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team. Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page www.niwater.com/servicesfordevelopers.asp and Forms.

5. Should the development proceed, then consent to discharge under the Water Order 1999 shall be required. A Water Order Consent application form can be obtained by applying to Water Management

Unit, Calvert House, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL. The applicant is advised that no work should be undertaken until such is approved. The applicant must ensure that sufficient land is, and will be, available in the final development to accommodate septic tank and effectual effluent dispersal system. To achieve this, the applicant should engage the service of a suitably qualified person.

6. Farms have the potential to cause public health nuisances from odour, noise and pests. The applicant is made aware that occupants of the proposed dwelling may experience noise, odour and pests from the nearby farm.

7. An application to install a septic tank should be made to the Environmental Health Department of Newry, Mourne and Down District Council.

8. Details of suitable trees and hedgerow species for rural areas, can be found in 'A Design Guide for Rural Northern Ireland: Appendix 3'. Further information can be obtained from; Landscape Architect's Branch, Landscape Architects Branch, 2nd Floor, Millennium House, Belfast BT2 7BN, Tel: 028 90540540

9. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.

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

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

12. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.

Signature(s)

Date:

ANNEX	
Date Valid	18th July 2013
Date First Advertised	9th August 2013
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 10 Bog Road Kiltybane Lisleitrim Cullyhanna The Owner/Occupier, 11 Lisleitrim Road,Kiltybane Lisleitrim,Cullyhanna,Armagh,BT35 0JY, The Owner/Occupier, 14 Bog Road Kiltybane Lisleitrim Cullyhanna The Owner/Occupier, 18 Bog Road,Kiltybane Lisleitrim,Cullyhanna,Armagh,BT35	
Date of Last Neighbour Notification	4th October 2013
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: P/2008/0658/F Proposal: Erection of 12m high, 5kw Wind Turbine. Address: 78M South West of 14 Bog Road, Cullyhanna, Newry. Decision: Decision Date: 18.07.2008 Ref ID: P/2013/0551/F Proposal: Farm Dwelling and Garage Address: Adjacent and approx 85m West of No 14 Bog Road, Cullyhanna, Newry, Co Down, BT350JY, Decision: Decision Date: Ref ID: P/1992/1123 Proposal: Alterations and extension to dwelling Address: NO10 BOG ROAD CULLYHANNA Decision: Decision Date:	

Summary of Consultee Responses All consultations have responded with no objections.
Drawing Numbers and Title
Drawing No. 03 Type: Site Layout or Block Plan Status: Approved Drawing No. 02 Type: Elevations and Floor Plans Status: Approved Drawing No. 01 Type: Site Location Plan Status: Approved
Notification to Department (if relevant) Date of Notification to Department: Response of Department:

NEWRY, MOURNE AND DOWN DISTRICT COUNCIL
MEMBERS' BRIEFING PANEL (PLANNING)

ACTION SHEET – from Meeting held on Tuesday 23 February 2016

In Attendance:	Councillor J Tinnelly (Chair) Councillor W Clarke (Vice Chair) Councillor D McAteer Councillor H McKee
Officials in Attendance:	Mr C O'Rourke, Director RTS Mr A McKay, Head of Planning Mr P Rooney, Principal Planning Officer Mr P Green, Legal Advisor Ms C McAteer, Democratic Services Officer Ms L Dillon, Democratic Services Officer

Apologies

None.

Declarations of Interest

Mr Patrick Green Legal Advisor declared an interest in Planning Application No: LA07/2015/0292/0 regarding proposed infill dwelling and garage at 40m nw of 55 Magheralone Road Ballynahinch, as he said his father owned lands adjacent to the proposed site.

Mr Patrick Green Legal Advisor declared an interest in Planning Application No: P/2014/0070/RM regarding erection of dwelling and garage immediately north of 54 Drumreagh Road Rostrevor, as he said one of the applicants, Mr Patrick Green, was his first cousin.

Applications

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

DETAILS OF APPLICATION	ACTION
<p>Application ref: R/2014/0471/F</p> <p>Applicant Name: Yvonne Fitzpatrick</p> <p>Proposal: Proposed 250kw wind turbine with a hub height of 40m.</p> <p>Site Location: Approx 180 m n of 11 Moneylane, Dundrum</p> <p>Recommendation from Planning Officer: Refusal</p> <p>Briefing Panel Decision: (Representations made by Councillor L Devlin in support of the Application)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination.</p>	<p>Refer to the Planning Committee for determination.</p>
<p>Application ref: P/2014/0859/F</p> <p>Applicant Name: Brendan Carr</p> <p>Proposal: Retention of building for agricultural use.</p> <p>Site Location: 65m s of 43 Newry Road, Drumilly, Belleek</p> <p>Briefing Panel Decision: (Representations made by Councillor R Mulgrew and Councillor D Taylor in support of the Application)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL.</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: P/2014/0959/0</p> <p>Applicant Name: Gerard Murphy</p> <p>Proposal: Site for dwelling on infill site.</p> <p>Site Location: Approximately 20m se of 5 Cottage Road, Killeen, Newry</p> <p>Briefing Panel Decision (Representations made by Cllr T Hearty in support of the application).</p> <p>Officers advised that this application should be withdrawn from the Members Briefing Panel list for further consideration.</p> <p>It was unanimously agreed to withdraw this application from the List.</p>	<p>Application withdrawn from the Members Briefing Panel list.</p>
<p>Application ref: R/2014/0404/F</p> <p>Applicant Name: Mr McCracken</p> <p>Proposal: Erection of wind turbine total height 44.95m.</p> <p>Site Location: Approx 393 m nw of 9 Bencraw Road, Ballyward</p> <p>Briefing Panel Decision: (Representations made by Councillor P Clarke in support of the Application)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination.</p>	<p>Refer to the Planning Committee for determination</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: R/2015/0109/F</p> <p>Applicant Name: Mr Leo Duggan</p> <p>Proposal: Infill dwelling</p> <p>Site Location: 6m north of 40 Ballybannon Road, Castlewellan</p> <p>Briefing Panel Decision: (Representations made by Councillor L Devlin and Councillor P Clarke in support of the application)</p> <p>Officers advised that this application should be withdrawn from the Members Briefing Panel list for further consideration.</p> <p>It was unanimously agreed to withdraw this application from the List.</p>	<p>Application withdrawn from the Members Briefing Panel list.</p>
<p>Application ref: LA07/2015/0087/F</p> <p>Applicant Name: Martin Ward</p> <p>Proposal: Varying of condition No. 3 to planning approval ref P/2010/0171/F to extend business opening hours at Rockmount Convenience Complex and Petrol Filling Station, 32 Rathfriland Road, Newry, by one hour on weekdays (ie) from 7.00am – 11.00pm to 6.00am – 11.00pm Monday to Friday.</p> <p>Site Location: 32 Rathfriland Road, Newry</p>	

DETAILS OF APPLICATION	ACTION
<p>Briefing Panel Decision: (Representations made by Councillor G Fitzpatrick and Councillor S Ennis in support of the Application)</p> <p>It was unanimously agreed that the application be returned to Planning Officers for clarification and consideration of further relevant information</p>	<p>Return the application to Planning Officers</p>
<p>(11.00am – Mr P Green Legal Advisor left the meeting)</p> <p>Application ref: LA07/2015/0292/0</p> <p>Applicant Name: Mr Thomas Meaney</p> <p>Proposal: Proposed new infill dwelling and garage.</p> <p>Site Location: 40m nw of 55 Magheralone Road, Ballynahinch</p> <p>Briefing Panel Decision: (Representations made by Councillor G Sharvin and Councillor P Clarke in support of the Application)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL</p> <p>(11.10am – Mr Patrick Green Legal Advisor re-joined the meeting)</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application ref: R/2013/0232/F</p> <p>Applicant Name: Mr J R Small</p>	

DETAILS OF APPLICATION	ACTION
<p>Proposal: Dwelling and garage on a farm.</p> <p>Site Location: 40m north west of 11 Flush Road, Newcastle</p> <p>Briefing Panel Decision: (Representations made by Councillor L Devlin in support of the Application)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>(11.20am – Mr Patrick Green Legal Advisor left the meeting)</p> <p>Application ref: P/2014/0070/RM</p> <p>Applicant Name: Patrick and Mairead Green</p> <p>Proposal: Erection of a dwelling and a garage.</p> <p>Site Location: Immediately north of 54 Drumreagh Road, Rostrevor</p> <p>Briefing Panel Decision: (Representations made by Councillor G Fitzpatrick in support of the Application)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL</p> <p>(11.45am – Mr Patrick Green Legal Advisor re-joined the meeting).</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: R/2014/0558/0</p> <p>Applicant Name: Patricia Casement</p> <p>Proposal: Dwelling on a farm.</p> <p>Site Location: 50m nw of 23 The Craig Road, Turmennan, Downpatrick</p> <p>Briefing Panel Decision: (Representations made by Councillor C McGrath in support of the Application)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application ref: P/2015/0236/F</p> <p>Applicant Name: Mr Francis McGuinness</p> <p>Proposal: Extension to existing dwelling ctilage and erection of double garage.</p> <p>Site Location: Lands to the rear of No. 41 Newtown Road, Killeen, Newry</p> <p>Briefing Panel Decision: (Representations made by Councillor L Kimmins in support of the Application)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>

DETAILS OF APPLICATION	ACTION
<p>Application ref: LA07/2015/0084/F</p> <p>Applicant Name: Ryan Morgan</p> <p>Proposal: Proposed dwelling and garage.</p> <p>Site Location: 60m ne of 3 Kirk Lane, Tullyree Road, Kilcoo</p> <p>Briefing Panel Decision: (Representations made by Councillor S Doran in support of the Application)</p> <p>Officers advised that this application should be withdrawn from the Members Briefing Panel list for further consideration.</p> <p>It was unanimously agreed to withdraw this application from the List.</p>	<p>Application withdrawn from the Members Briefing Panel list.</p>
<p>Application ref: LA07/2015/0311/F</p> <p>Applicant Name: HAS appliances</p> <p>Proposal: Change of use of existing agricultural buildings into storage space and new office building including testing room and all ancillary site works as a farm diversification application.</p> <p>Site Location: 24m south west of No. 9 Cullion Road, Newry</p> <p>Briefing Panel Decision: (Representations made by Councillor G Fitzpatrick in support of the Application)</p>	

DETAILS OF APPLICATION	ACTION
<p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application ref: P/2015/0103/F</p> <p>Applicant Name: Mr Joe O'Hare</p> <p>Proposal: Retention of existing agricultural building and access.</p> <p>Site Location: Between 47 and 47a Ballintemple Road, Ballintemple.</p> <p>Briefing Panel Decision: (Representations made by Councillor T Hearty in support of the Application)</p> <p>It was unanimously agreed the Panel are satisfied with the decision as proposed by Officers under Delegated Powers – REFUSAL</p>	<p>Agree with the decision as proposed by the Officers under delegated powers - REFUSAL</p>
<p>Application Ref: P/2013/0632/F</p> <p>Applicant Name: Carncastle Properties</p> <p>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)</p> <p>Site Location: Lands adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry</p>	

DETAILS OF APPLICATION	ACTION
<p>AND</p> <p>Application Ref: P/2014/0206/F</p> <p>Applicant Name: Carncastle Properties</p> <p>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)</p> <p>Site Location: Adjacent to 20 and 25 Mullach Allann, Carnagat Road, Newry</p> <p>Briefing Panel Decision: (These Applications were an automatic referral to the Briefing Panel)</p> <p>It was unanimously agreed to refer the decision to the Planning Committee for determination</p>	<p>Refer to the Planning Committee for determination</p>

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

Signed: **Mr A McKay**
Head of Planning

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1. Live Applications

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

2. Live Applications by length of time in system

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

3. Live applications per Case Officer

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

4. Decisions issued per month

Decisions Issued

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

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5. Decisions Issued YTD

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

6. Enforcement

Live cases

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

7. Planning Committee

Month	Number of Applications presented to Committee	Number of Applications Determined by Committee	Number of Applications Deferred for future meeting
15 April 2015	5	5	0
13 May 2015	5	4	1
10 June 2015	6	4	2
8 July 2015	5	5	0
5 August 2015	4	3	1
2 September 2015	2	2	0
30 September 2015	4	4	0
28 October 2015	2	2	0
25 November 2015	6	4	2
16 December 2015	2	2	0
20 January 2016	12	9	3
4 February 2016	4	4	0
17 February 2016	8	7	1
Totals	65	55	10

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8. Performance against PSA targets

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

Notes:

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

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

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

