

**NEWRY MOURNE AND DOWN DISTRICT COUNCIL**

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**Minutes of Planning Committee Meeting of Newry, Mourne and Down District Council  
held on Wednesday 10 January 2024 at 10.00am in the Boardroom Council Offices,  
Monaghan Row, Newry**

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**Chairperson:** Councillor D Murphy

**Committee Members**

**In attendance in Chamber:**

Councillor P Campbell	Councillor C Enright
Councillor A Finnegan	Councillor G Hanna
Councillor C King	Councillor M Larkin
Councillor D McAteer	Councillor S Murphy
Councillor M Rice	Councillor J Tinnelly

**Officials in attendance:** Mr C Mallon, Director Economy, Regeneration & Tourism  
Mr J McGilly, Assistant Director of Regeneration  
Mr A McKay, Chief Planning Officer  
Mr Pat Rooney, Principal Planning Officer  
Mr Peter Rooney, Legal Advisor  
Mr M Keane, Senior Planning Officer  
Ms P Manley, Senior Planning Officer  
Ms M Fitzpatrick, Senior Planning Officer  
Ms C Halliday, Planning Assistant  
Miss S Taggart, Democratic Services Manager  
Ms F Branagh, Democratic Services Officer

**P/001/2024: APOLOGIES AND CHAIRPERSON'S REMARKS**

Apologies were received from Councillor Byrne.

The Chairperson advised there had been an error on the addendum list. He stated item 6 should be removed and item 7 added onto the addendum list for Members' agreement.

**P/002/2024: DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P/003/2024: DECLARATIONS OF INTEREST IN ACCORDANCE  
WITH PLANNING COMMITTEE PROTOCOL- PARAGRAPH 25**

**Declarations of Interest in relation to Para.25 of Planning Committee Operating Protocol – Members to be present for entire item.**

- Item 6 - LA07/2020/1651/F - Cllrs. Byrne, Larkin, Lewis, Murphy, McAteer and McEvoy attended the site visit on 18-01-2023

## **MINUTES FOR CONFIRMATION**

### **P/004/2024: MINUTES OF PLANNING DEVELOPMENT COMMITTEE MEETING WEDNESDAY 13 DECEMBER 2023**

Read: Minutes of Planning Committee Meeting held on Wednesday 10 December 2023. **(Copy circulated)**

**AGREED:** **On the proposal of Councillor McAteer, seconded by Councillor Finnegan, it was agreed to adopt the Minutes of the Planning Committee Meeting held on Wednesday 10 December 2023 as a true and accurate record.**

## **FOR DISCUSSION/DECISION**

### **P/005/2024: ADDENDUM LIST**

Read: Addendum List of Planning Applications with no representations received or requests for speaking rights – Wednesday 10 January 2024. **(Copy circulated)**

**AGREED:** **On the proposal of Councillor Hanna, seconded by Councillor S Murphy, it was agreed to approve the officer recommendation in respect of the following applications listed on the Addendum List for Wednesday 10 January 2024:**

- **LA07/2022/1395/F** - 11 & 13 Duke Street, Warrenpoint, BT34 3JY- Proposed demolition of Nos 11 & 13 Duke Street, Warrenpoint and reconstruction of off-licence with four apartments over  
**APPROVAL**
- **LA07/2020/0426/F** - 51a Forkhill Road, Newry, BT35 8QY - Demolition of existing dental practice, hot food bar and ancillary storage buildings; development of indoor play unit, replacement dental practice, replacement hot food bar, restaurant, opticians, travel agency, craft shop, ancillary storage buildings; and extension to existing kitchen area for existing  
**APPROVAL**
- **LA07/2023/2082/F** - 35 Fair Road, Greencastle Kilkeel, BT34 4LS - Addition of a single storey rear extension  
**APPROVAL**
- **LA07/2023/2322/F** - Council Playing Fields The Links, Strangford - Construction of new public walking trail and car park  
**APPROVAL**
- **LA07/2023/3517/F** - Market House 17 The Square Ballynahinch - Change of Use to a Day Centre for people with Learning disabilities to include a Cafe, a Training Kitchen, Meeting rooms that can also be used by local Community groups.  
**APPROVAL**

- **LA07/2023/3516/LBC** - Market House 17 The Square Ballynahinch - Change of Use to a Day Centre for people with Learning disabilities to include a Cafe, a Training Kitchen, Meeting rooms that can also be used by local Community groups.  
**CONSENT**
- **LA07/2022/1052/O** - 61-63 Edward Street Downpatrick - Demolition of existing shop building and proposed construction of 2no Semi-detached dwellings  
**APPROVAL**
- **LA07/2022/2025/LBC** - 10-14 Central Promenade Newcastle Co. Down - Replacement 2no. 1st Floor fixed sash windows and frames to match existing.  
**CONSENT**
- **LA07/2020/0801/O** - Lands between Daisy Hill Road adjacent and northwest of 3 Woodhill adjacent and southeast of 1 Woodlands Newry - Proposed Housing Development  
**REFUSAL**

#### **DEVELOPMENT MANAGEMENT –**

#### **P/006/2024                      PLANNING APPLICATIONS FOR DETERMINATION (WITH PREVIOUS SITE VISITS)**

**(1)        LA07/2020/1651/F**

**Location:**

75m north of 18 Ballinasack Road, Mullaghbawn, Newry BT35 9XT

**Proposal:**

Erection of dwelling (Change of house type from that previously approved under P/2006/2002/F) (Amended description)

**Conclusion and Recommendation from Planning Official:**

Refusal

The Chairperson advised the previous site visit had occurred in 2023 with previous Planning Committee Councillors, therefore a quorum was not available. He proposed that a further site visit for the new Councillors be held before the next Planning Committee Meeting. This was seconded by Councillor Finnegan.

**AGREED:**

**On the proposal of Councillor D Murphy, seconded by Councillor Finnegan, it was agreed to defer decision on the application for a site visit prior to the next Planning Committee Meeting in February.**

**P/007/2024: PLANNING APPLICATIONS FOR DETERMINATION**

**(2) LA07/2022/1168/F**

**Location:**

Lands east of Chancellors Road north and west of No. 20 Carnagat Lane and to the north  
And rear of Nos. 44; 46 and 46a Chancellors Road Newry

**Proposal:**

Erection of a 16,730sqm storage and distribution warehouse including ancillary office accommodation. Development also comprises service yard, car parking, wash bay and recycling area, security cabin, landscaping, earth bund, site access including realignment of Chancellors Road

**Conclusion and Recommendation from Planning Official:**

Approval

**Power-point Presentation:**

Patricia Manley provided details of the application, alongside a site map with the layout of the development included. Ms Manley clarified details of the frontage, elevations, façade, loading bays and associated earth bunds. She provided images of the site by section and detailed concerns and issues such as road widening, building positions, and restricted views which would help integrate the building. She mentioned that nearby properties had submitted letters of support. She outlined the policies that the application was judged against, which led to the approval decision by the Planning Department. Ms Manley outlined the consultation process with all statutory bodies, and any concerns raised were mitigated subject to conditions being met. She finished by outlining that approval was subject to all conditions already set out by consultees being met.

**Speaking rights:**

In objection:

Chancellor Road Residents Group, represented by Martina Lynch. Ms Lynch detailed that over 320 objections had been raised from residents, community groups and political representatives. She put forth the arguments as to why she believed the policies that the application was judged against were incorrect and the impact on community amenity and safety, alongside arguments relating to parking spaces, the height of the proposed structure and site traffic in relation to Chancellors Road. Ms Lynch highlighted that there was only one entrance to the site, that of Chancellors Road, and that all traffic would have to travel this route, which was unsafe for residents. She queried why Environmental Health had changed their objection to approval in November 2022. She also detailed residents concern about the lack of public transport available to the area, and the increase in traffic that would result from staff driving to work at varying hours of the day and night.

In Support:

Tom Stokes, Planning Consultant, spoke in support of the application. Mr Stokes outlined how the business would support the local economy and outlined that the site was located in an area already zoned for development. He reiterated that the applicant understood the concerns of the residents and would work hard to be a good neighbour. He mentioned that they had consulted with DFI roads, and agreements were in place that Chancellors Road would be brought up to standard before any work began on the site to include road widening and a dedicated right turn lane for traffic to the site in order to try to ensure the safety of the local residents. He outlined the changes from the previous application, detailing how the proposed purchase of land was increased to allow an increase in the distance of the site from local residents, and in conjunction with Environmental Health what measures were put in place to help reduce any noise pollution.

An extensive debate followed, with Councillor Hanna querying the actual operating hours of the business, and any measures taken regarding noise reduction within the warehouse, and on all external works, to include the reverse warning noise on HGVs and forklifts. Further discussions centred around operating hours, delivery hours, working schedules of staff, and the location of loading bays in relation to local residents, alongside all efforts taken to reduce noise of the work in consultation with Environmental Health.

Councillor Finnegan questioned whether any agreement had been reached with DFI Roads about ensuring that Chancellors Road was brought to standard width, among other concerns that impacted on residents' safety. Mr Stokes clarified that all work on upgrading Chancellors Road was to be carried out prior to work beginning on site and mentioned that this was already agreed with DFI Roads.

Councillors D Murphy, McAteer and Tinnelly further queried and clarified details pertaining to the noise pollution tests and results, the operational hours of the site, and the delivery hours of the HGV lorries. Ms Lynch queried whether a condition could be put in place that HGV lorries leaving the site depart in a particular direction, but Ms Manley confirmed that traffic cannot be controlled in such a manner, and it wouldn't be a condition that could be placed on the approval of the application.

Following further discussion regarding the distance of various locations within the site to the nearest residence, vehicular movement within the site and associated noise impact, the proposal was put to a vote and voting was as follows:

FOR:	10
AGAINST:	0
ABSTENTIONS:	1

The proposal was declared carried.

**AGREED:** **On the proposal of Councillor Hanna, seconded by Councillor Campbell, it was agreed to issue an approval in respect of planning application LA07/2022/1168/F supporting the officer recommendation as contained in the Case Officer Report.**

**Planning Officers be delegated authority to impose any relevant conditions.**

**(4) LA07/2020/1671/F**

**Location:**

Land adjacent to Seaview and Shore Street and 34 Seaview Killyleagh

**Proposal:**

Residential development of 4 two bed townhouses, 4 one bed apartments and 2 two bed apartments (10 units in total) with vehicular and pedestrian entrance at Seaview, car parking, private open space and ancillary works including retrospective consent to demolish garage (Amended proposal description and amended plans)

**Conclusion and Recommendation from Planning Official:**

Approval





