

**A**

## **Minutes of Meeting of Planning Committee of Mid Ulster District Council held on Monday 2 February 2015 in Cookstown District Council Offices**

**Members Present:** In the Chair, Councillor Kearney (Chair)

Councillors Bateson, Bell, Clarke, Cuthbertson, Gildernew, Glasgow, McEldowney, McKinney, McPeake, Mallaghan (7.40 pm), Mullen, T Quinn, Reid, Robinson and J Shiels

**Officers in Attendance:** Mr Tohill, Chief Executive  
Mr Boomer, Area Planning Manager  
Ms Sinead McEvoy, Principle Planning Officer  
Mrs Grogan, Committee Services/Senior Admin Officer (D&STBC)

The meeting commenced at 7.00 pm.

### **P9/15 Apologies**

None.

### **P10/15 Declarations of Interest**

The Chair reminded members of their responsibility with regard to declarations of interest.

### **Matters for Decision**

#### **P11/15 Receive and Confirm Minutes of the Planning Committee Meeting held on Monday 12 January 2015**

Proposed by Councillor Cuthbertson  
Seconded by Councillor J Shiels and

**Resolved** That the minutes of the meeting of the Planning Committee held on Monday 12 January 2015, (P1/15 – P8/15) were considered and signed as accurate and correct.

#### **P12/15 Planning Committee Protocol**

The Area Planning Manager presented a paper giving details of the document 'Protocol for the Operation of Planning Committees' published by the DoE.

The Area Planning Manager advised that the DoE protocol had been drafted to assist the 11 new councils set up and run planning committees. The protocol highlights what is considered best practice, is not mandatory and offers guidance for planning committees in terms of their remit, size, frequency, format and speaking rights at meetings. It addresses key subjects such as enforcement and schemes of

delegation. It provides advice on pre determination hearings and deferral of decisions. It also addresses how determinations which do not accord with the planning officer should be handled.

Mid Ulster Council can decide if it accepts the recommendations for incorporation into its specific standing order/ constitution. It may also supplement the protocol with setting its own practice guidance on speaking rights, formats for committees and conducting site visits

The Area Planning Manager recommended the Committee give consideration to the following contents of the Protocol:

Item 3.1 The Protocol advises that Planning Committees should:

- consider applications made to the council as the local planning authority and decide whether or not they should be approved.
- approve the local development plan before it is passed by resolution of the council.
- ensure that the local development plan is monitored annually, particularly in terms of the availability of housing and economic development land.
- review the plan every five years, giving consideration to whether there is a need to change the plan strategy of the zonings, designations and policies as contained in the local policies plan.

Item 3.2 The Protocol strongly recommends a planning committee should consist of between 20% and 50% of council members (depending on the size of the council) and that there should be a quorum of 50% of committee members.

Councils can decide whether substitute members are permitted. The Planning Manager would be expected to attend all planning committee meetings, in addition to the planning officers presenting their reports. The frequency of meetings is a matter for the Committee.

Item 3.3 The Protocol recommends that a scheme of delegation be set to facilitate around 90% - 95% of applications to be determined by Officers. Members should be provided the opportunity to refer applications to the Committee, however, they must specify planning grounds for doing so.

Item 3.4 The Protocol recommends all enforcement activities are delegated to planning officers, who can use their professional judgement on what enforcement action to take, if any, to address alleged breaches of planning control as established by the council's policies. Planning committees can be informed of progress on cases and can request a report from officers to the committee on any enforcement matter (but the committee should not take any decisions on enforcement action).

Item 3.5 The Protocol whilst recognising standing orders is a matter for the Committee, it recommends that:

- the planning officer should prepare a weekly list that will indicate which applications are to be considered by the planning committee and which are to be determined by officers under delegated powers;
- all planning committee members should be sent the agenda in advance of the meeting with a report on each application not delegated to officers;
- officers should prepare an addendum on the day of the meeting to report any updated since the agenda was issued; and
- the Chair should hold a briefing session with planning officers on each application to be considered in advance of the planning committee meeting.
- report is prepared by the Planning Officers recommending approval with conditions or refusal. Plans and photographs may be shown. After the planning officer presents the report members have an opportunity to listen to speakers, ask questions of the officer and debate the case.
- the planning committee then discusses the application before taking a vote (proposed and seconded followed by a show of hands) on whether or not to agree with the officer's recommendation. The Chair has a casting vote
- Members must be present for the entire item, including the officer's introduction and update; otherwise they cannot take part in the debate or vote on that item. However, the chair of the planning committee can use their discretion in exceptional circumstances.

Item 3.6 Where an application has been referred to the Department for call in but referred to the Council for determination, a council's planning committee will therefore have to hold a hearing prior to the application being determined. The Protocol advises that Councils may also hold pre-determination hearings, at their own discretion, where they consider it necessary, to take on board local community views, as well as those in support of the development. The intention is to give applicants and those who have submitted relevant representations the opportunity to be heard by the council before it takes a decision. It should be noted this is not the same as office meetings/site meeting which apply to local applications. It would be for an individual council to judge when a significant body of relevant planning objections was a sufficient material consideration to warrant a pre-determination hearing, taking account of

- relevance of the objections in planning terms;
- the extent to which relevant objections are representative of the community, particularly in the context of pre-application community consultation; and
- the numbers of representations against the proposal in relation to where the proposal is and the number of people likely to be affected by the proposal.

Item 3.7 The Protocol recommends that speaking rights should be established, limiting Members to 5 minutes and the public to 3 minutes. Details of the recommendation on speaking is provided in Para 28 of the report.

- Item 3.8 Advice is offered on where the Committee member's views differ from Officers. Where an office report is indefensible or has failed to consider matters which should have been considered, it is reasonable to ask the officer to reconsider the report. However normally differences of view may be just that and where the Committee decides to make a determination differing from the report the officer's recommendation and the reasons for making a different determination should be recorded in the minutes of the meeting. Equally where a decision does not accord with a development plan it must clearly set out its reasoning as to why.
- Item 3.9 Where decision is deferred for consideration at a later meeting the reason for this should be clearly set out and recorded. Site visits by the Committee are permissible but they should only allow opportunity to view the site and not to allow objectors and the applicant to lobby the Committee. The Committee Clerk should arrange such site meetings inviting agents, applicants and members to attend, keeping a record of the site meeting. The officer should report in writing on the findings of the site meeting.
- Item 3.10 Where a committee refuses an application recommendation for approval consideration should be given to appointing a different officer or body to represent the council at appeal.
- Item 3.11 It is recommended that all members sitting on planning committees should be trained, a network of Planning Committee chairs established, an annual review of decisions undertaken, and access to legal advice established.

The Area Planning Manager advised that Committee arrangements may have financial implications and that the Department feels that these are adequate, although queried by Mid Ulster Council.

Mid Ulster Council has been considering a scheme of delegation, which although different from the recommendation, as referred, is acceptable in terms of the protocol. One difference is the refusals and objections will go to Committee. Lists of applications received will be sent to members to allow them to refer, with reasons, applications to the Committee. It is important the terms of reference and any additional guidance to be agreed by the Council concur with the protocol or the reasons for differing are clearly explained.

*Councillor T Quinn left the meeting at 7.15 pm and returned at 7.17 pm.*

The Chair thanked the Area Planning Manager for his presentation and asked members for views:

The Chief Executive highlighted that in relation to item 3.2, if a member is not present for the entire time during the discussion on an application the protocol states that they do not have the right to vote and noted that this was different to how decisions are normally made in a local government environment.

Members agreed that a decision should be made on full meeting attendance.

*Councillor Mallaghan entered the meeting at 7.30 pm.*

*Councillor Mallaghan left the meeting at 7.38 pm and returned at 7.40 pm.*

Councillor T Quinn referred to item 3.11 and stressed the importance of training for members to be kept up to date.

Proposed by Councillor McPeake  
Seconded by Councillor T Quinn and

**Resolved** That it be recommended to the Council to approve the paper on the Protocol for the Operation of Planning Committees.

*Councillor Mallaghan left the meeting at 7.50 pm and returned at 8.05 pm.*

### **P13/15      Scheme of Delegation**

The Area Planning Manager presented a paper providing members with information relating to the delegation of additional planning control and enforcement functions to planning officers within Mid Ulster Council from 1 April 2015.

A scheme brought forward on the additional planning control functions will have the benefit of allowing Committee the time and resources to decide on cases where their time is best served and required.

*Councillor T Quinn left the meeting at 8.09 pm.*

The paper sets out two Options which could inform the development of a Scheme of Delegation of the enforcement of planning control within Mid Ulster.

Option One: Delegate the enforcement of planning control to officers

Option Two: Seek Committee approval before serving any statutory notice or initiating court action however delegate all investigative and negotiation powers to officers and retain discretion by the Planning Manager on formal enforcement action where there is significant risk to Public Health and Safety

Councillor Reid stated that it would be difficult for Councillors to make a decision if a Site is not designated, a better system is needed. The Council would also need to work on a structure to help the developer.

The Area Planning Manager suggested holding a workshop to help the Committee to decide on such issues on enforcement.

The Area Planning Manager advised that the Schedule of Complaints can be brought before the Planning Committee where a member can raise issues.

Councillor Bateson stated that the Council should not be running away from their responsibilities and should tackle difficult decisions themselves.

In response to Councillor McPeake's query about review of the process, the Area Planning Manager advised that it would be beneficial to have a review within 6 to 12 months to see how the process is working.

The Chief Executive asked that the Area Planning Manager bring a further paper providing further clarity to the March Committee meeting.

#### **P14/15      Mid Ulster Employment and Economic Development Paper**

Ms Sinead McEvoy presented a paper which provided an overview of the employment and economic development base in the Mid Ulster District Council area and to consider land requirements for economic development uses to 2030.

Ms Sinead McEvoy advised on a number of recommendations:

- The Council should be seeking to facilitate the provision of 2500-3000 jobs in the short term to meet current needs. This need can be met on existing zonings.
- In the medium to long term the Council should be seeking to facilitate the creation of at least 8,500 jobs equating to a need for 170 hectares of economic land. This objective should be presented for public consultation in the Preferred Options Paper.
- How this should be apportioned between Magherafelt, Dungannon and Cookstown is a matter that should be presented in the Preferred Options Paper for public consultation. Each of the hub settlements should at least have a provision of 45-50 hectares. Following consultation the economic objectives should be finalised together with the allocation for publication of the Draft Plan Strategy.
- A review of policies contained in PPS4 should be undertaken identifying options for policy revisions for member consideration. This should include further consideration of whether sufficient protection is afforded to existing industrial sites. The findings should be presented in the Preferred Options Paper to inform industrial policies to be included in the Plan Strategy.
- There is a need for a full evaluation of the deliverability of existing zonings. The Preferred Options Paper should be used to test whether the owners of existing zonings are willing to provide their land for economic development and whether there are any other land owners willing to provide land. An evaluation of sites will be undertaken before final zoning are included in the Local Policies and Proposal Plan.
- The option of creating economic zones at Ballygawley interchange and Castledawson interchange should be included in the Preferred Options Paper for public comment. No commitment to this as of yet should be given.

Councillor Bell advised that policy changes would need to concentrate on the needs of people resulting from social deprivation.

Councillor Clarke stated that population trends should be investigated. He added, since the construction of the new A4 road at Ballygawley more people and families have decided to settle in the Ballygawley area because of its centrality. These areas have the potential for job creation as they are sitting in very strategic positions for employment. This is very important in the contribution to improving the rural population.

Councillor McPeake advised that it would be important to keep all options open and Ballygawley should be considered, as land at Castledawson is in the ownership of the Council.

Councillor Mallaghan stated that the trip to Scotland showed that if zoned land was not utilised within the timeframe then it is taken back. He felt that the same method should be applied to here.

The Chair thanked and congratulated Ms McEvoy on her impressive report.

The Committee agreed that the paper be taken as read.

#### **P15/15      Duration of Meeting**

The meeting was called for 7.00 pm and ended at 9.10 pm.

**CHAIR** \_\_\_\_\_

**DATE** \_\_\_\_\_



**B**

<b>Subject</b>	<b>Scheme of Delegation on Additional Planning Control and Enforcement of Planning Control</b>
<b>Report Officer</b>	<b>Area Planning Manager, Mid Ulster Council</b>

<b>1</b>	<b>Purpose of Report</b>
1.1	To provide members with an amended Scheme of Delegation of planning applications and a revised Scheme of Delegation of planning consents, certificates, tree preservation orders and the enforcement of planning control for Mid-Ulster Council from 1 April 2015.

<b>2</b>	<b>Background</b>
2.1	This paper and attached Schemes of Delegation are provided following discussion with Members at the Planning Committee on Monday 12 <sup>th</sup> January 2015 and at the Planning Committee on 2 <sup>nd</sup> February 2015.
2.2	At the Committee meeting on 12 <sup>th</sup> January 2015 a Scheme of Delegation was provided in relation to planning applications. That Scheme has now been updated to reflect subsequent discussions with Members.
2.3	At the Planning Committee meeting on 2 <sup>nd</sup> February 2015 it was agreed that a revised Scheme of Delegation under Part 4 Section 7 (4) (B) of the Local Government Act (Northern Ireland) 2014 would be provided to reflect Members' discussions regarding the enforcement of planning control.

<b>3</b>	<b>Key Issues</b>
3.1	The Schemes of Delegation of planning applications previously presented to the Planning Committee has been amended to clarify a number of points regarding the delegation of local applications.
3.2	The Scheme of Delegation of planning consents, certificates, tree preservation orders and the enforcement of planning control has been amended following discussion with Members' on the enforcement of planning control.

<b>4</b>	<b>Resources</b>
4.1	<b><u>Financial</u></b>  None
4.2	<b><u>Human</u></b>  None

4.3	<b><u>Basis for Professional/ Consultancy Support</u></b>
	None
4.4	<b><u>Other</u></b>
	None

<b>5</b>	<b>Other Considerations</b>
5.1	N/A

<b>6</b>	<b>Recommendations</b>
6.1	Members agree the suggested Schemes of Delegation at Appendix 1 and at Appendix 2.

<b>7</b>	<b>List of Documents Attached</b>
7.1	<p>Appendix A - Report on Schemes of Delegation for Mid-Ulster Council on Planning Applications, Planning Consents, Certificates, Tree Preservation Orders and Enforcement of Planning Control including the following appendices:</p> <p>Appendix 1 - Draft Scheme of Delegation of Planning Applications</p> <p>Appendix 2 - Draft Scheme of Delegation of planning consents, certificates, tree preservation orders, enforcement of planning control and other determinations</p> <p>Appendix 3 – Formal Legal Powers</p> <p>Appendix 4 – DOE Enforcement Strategy</p>

## **Schemes of Delegation for Mid-Ulster Council on Planning Applications, Planning Consents, Certificates, Tree Preservation Orders and Enforcement of Planning Control**

### **1. Background and Introduction**

- 1.1 This paper and attached Schemes of Delegation are provided following discussion with Members at the Planning Committee Meeting on Monday 12<sup>th</sup> January 2015 and the Planning Committee Meeting on 2<sup>nd</sup> February 2015.
- 1.2 At the Committee meeting on 12<sup>th</sup> January 2015 a Scheme of Delegation was provided in relation to planning applications. That Scheme has now been updated to reflect subsequent discussions with Members.
- 1.3 At the Planning Committee meeting on 2<sup>nd</sup> February 2015 it was agreed that a revised Scheme of Delegation under Part 4 Section 7 (4) (B) of the Local Government Act (Northern Ireland) 2014 would be provided to reflect Members' discussions regarding the enforcement of planning control.

### **2.0 Key Issues**

#### **Scheme of Delegation on Planning Applications**

- 2.1. The key changes to the Scheme of Delegation on Planning Applications relates to the delegation of local applications. The revised Scheme at Appendix 1 has been amended to state that Planning Committee will determine local applications where the application is submitted by the Chief Executive, Directors or Planning Staff, or immediate family members (parents, partners, siblings and children) of those staff, as opposed to previously referring generally to members of council staff.
- 2.2 The Scheme at Appendix 1 has also been amended in relation to referral of applications to the Planning Committee by a Council Member. Previously the Scheme stated that applications where a Planning Committee member considers an application should be referred a sound planning reason must be given. Now the Scheme has been amended to state that any application referred to the Planning Committee by a Council Member and subject to a valid planning reason being provided by the member for the deferral. The Scheme has also been updated to state that the appointed person within the Council is the Planning Manager or any other person authorised by the Council.
- 2.3 The legislative requirements regarding publicity of the Scheme of Delegation are also included in the amended Scheme at Appendix 1.

#### **Scheme of Delegation of Planning Consents, Certificates, Tree Preservation Orders and Enforcement of Planning Control**

- 2.4 The key changes to the Scheme of Delegation of Planning Consents, Certificates, Tree Preservation Orders and Enforcement of Planning Control relate mainly to the enforcement of planning control however the Scheme at Appendix 2 has also be updated to reflect the amendments made to the Scheme of Delegation on Planning Applications detailed at Paragraphs 2.2.1-2.1.2 above.
- 2.5 As explained in the previous paper presented to Committee on 2<sup>nd</sup> February 2015 the Department in 'The Protocol for the Operation of the Planning Committee' (January 2015) recommends that all enforcement actions be delegated to officers. However, following discussion with Members on the enforcement of planning control it is now recommended that members agree to a Scheme whereby the serving of an Enforcement Notice, Stop Notice, and Listed Building Enforcement Notice comes before the Planning Committee for

determination. It is however recommended that discretion be delegated on a case-by-case basis to the Planning Manager to allow for the serving of an Enforcement Notice, Stop Notice or Listed Building Enforcement Notice in cases where there is a significant risk to public health and safety for example unauthorised demolition with the conservation area. In these circumstances there may be a need to proceed swiftly to serve an Enforcement Notice and Stop Notice to prevent serious amenity damage whilst awaiting Committee meetings. Any such cases would automatically be reported to the next available Committee for ratification.

- 2.6 It is also recommended in the revised Scheme of Delegation that all enforcement investigation resulting in the closing of a case or serving of a Breach of Condition or Submission Notice, and any subsequent legal action, is delegated to the Planning Manager (see para on Organisation and Structure)
- 2.7 While the Planning Committee reserves the right to request a report for information purposes on any delegated matter it is recommended that members are updated on enforcement cases at each monthly Planning Committee meeting. The Planning Committee will therefore be presented three enforcement schedules on a monthly basis:
- new cases opened
  - cases closed
  - status of current cases.
- 2.8 It is recommended that an **Enforcement Strategy** be prepared within the first six months of the operation of the new Council. In the interim Mid Ulster Council were asked to operate under the DOE Enforcement Strategy to allow members to familiarise themselves with the enforcement function before adopting a Strategy specifically for the new Council area. The DOE Enforcement Strategy is attached at Appendix 4 and the main points of the DOE Strategy are outlined in the preceding paragraphs.
- 2.9 The purpose of the Enforcement Strategy is to set out the objectives for planning enforcement, the guiding principles and priorities for enforcement action and performance targets. The key objectives for planning enforcement are:
- to bring unauthorised activity under control;
  - to remedy the undesirable effects of unauthorised development, including, where necessary, the removal or cessation of unacceptable development; and
  - to take legal action, where necessary, against those who ignore or flout planning legislation.
- 2.10 The Strategy advises that there is a general discretion to take enforcement action when it is regarded as being expedient to do so, having regard to the provisions of the development plan and any other material considerations. In exercising this discretion the planning authority must be mindful of its duty to enforce planning legislation and to ensure that development is managed in a proactive and proportionate manner.
- 2.11 Within the Strategy there are a number of principles of good enforcement practice that the planning authority is committed to following: standards; openness; helpfulness; complaints and service; proportionality; and, consistency. The Strategy also contains 12 guiding principles that set out the approach to enforcement. The Strategy states that all alleged breaches of planning control will be investigated and priority will be given to those breaches where the greatest harm is likely to be caused. Currently different types of breaches of planning control are given different priorities dependent upon the nature of the breach. The priority given is determined by the guiding principle that any action in response to a breach of planning control should be proportionate to the harm it causes. The priorities listed reflect this principle and are as follows:-

**Priority 1** – Works resulting in public danger or development which may result in permanent damage to the environment. For example, demolition of, or works to, a listed building, the felling of trees protected by a Tree Preservation Order, demolition of a building in a conservation area, and commencement of building operations without permission.

**Priority 2** – Unauthorised work/uses which cause loss of amenity or any other significant public or private impact.

**Priority 3** – Non compliance with conditions of a planning approval (unless they relate to serious amenity issues in which case it may fall into Priority 1 or 2).

**Priority 4** – Minor breaches that can be regularised. For example, domestic sheds, fences, extensions.

- 2.12 In determining the most appropriate course of action in response to alleged breaches of planning control, the Department takes into account a range of matters. These include the extent of the breach, its potential impact on the environment, relationship to planning policy and the statutory time limits for enforcement action. Any decision to proceed with formal enforcement action will be informed by case law, precedents and relevant appeal decisions. The enforcement of planning control is essentially regulatory in nature; however, many breaches of control are often remedied with the co-operation of those responsible for the breach and without the need for formal enforcement action. When considering enforcement action the statutory time limit for taking enforcement action shall be taken into account. No enforcement action may be taken after the end of the period of five years beginning with the on which the operations were substantially complete or after the end of the period of five years beginning with the date of the breach.
- 2.13 The Strategy also contains a range of Performance Targets in respect of the various tasks involved in the investigation of enforcement cases including: acknowledgement of complaints; site inspection timescale; group discussion timescale; target for conclusion (for the purpose of the Strategy conclusion means case closure, submission of retrospective planning application, enforcement action or summons to court).
- 2.14 The Strategy also explains that efficient communication between development management and enforcement teams, and also with other Departments and agencies, is critical to the effective enforcement of planning control.

### **3 Recommendation**

- 3.1 That members agree the suggested Scheme of Delegation on Planning Applications at Appendix 1.
- 3.2 That members agree the suggested Scheme of Delegation at Appendix 2 in relation to Planning Consents, Certificates, Tree Preservation Orders and Enforcement of Planning Control.
- 3.3 That an Enforcement Strategy be prepared within the first six months of the operation of the new Council and in the interim Mid Ulster Council will operate under the DOE Enforcement Strategy to allow members to familiarise themselves with the enforcement function before adopting a Strategy specifically for the new Council area.

### **Draft Scheme of Delegation of Planning Applications**

The Scheme of Delegation for planning applications was agreed by Mid Ulster District Council at its meeting of XXX following approval by the Department of the Environment for Northern Ireland on XXX. The approval is in accordance with Section 31 of The Planning Act (NI) 2011. The Scheme of Delegation takes effect from XXX.

#### **Part A – Mandatory applications for determination by the Planning Committee:**

Statutory requirements require that certain types of application must be determined by the planning committee and these cannot therefore be delegated to officers:

- Applications which fall within the Major category of development;
- An application for planning permission where the application is made by the council or an elected member of the council, and
- The application relates to land in which the council has an interest/estate.

#### **Part B – Delegated Applications:**

The appointed person within the Council is the Planning Manager.

To determine all local development applications whether for approval or refusal with the exception of:

- Applications which are significant departures from the Development Plan or planning policy and which are recommended for approval.
- Applications submitted by the Chief Executive, Directors, planning staff, or their close relatives (parents, partners, siblings, and children).
- Applications attracting valid planning objection including those from a statutory consultee, where the officer's recommendation is to approve.
- Any application referred to the Planning Committee by a Council Member, subject to a valid planning reason being provided by the Member for the deferral.
- All refusals of planning permission.
- Applications where the Planning Manager considers that the proposal merits consideration by the Committee, for example an application subject to an Enforcement Notice where the recommendation is to refuse permission.
- Applications where a legal agreement is required.

## **Part C – Publicity:**

On adoption of this scheme of delegation the council made a copy

- available on the councils website at [www.midulstercouncil.org](http://www.midulstercouncil.org).
- available at Mid Ulster Council Offices

Magherafelt Office  
50 Ballyronan Road  
Magherafelt  
BT45 6EN

An advert was placed in the local press.....



### **Draft Scheme of Delegation of planning consents, certificates, tree preservation orders, enforcement of planning control and other determinations**

The Scheme of Delegation for planning consents, certificates, tree preservation orders, enforcement of planning control and other determinations was agreed by Mid Ulster District Council at its meeting of XXX following approval by the Department of the Environment for Northern Ireland on XXX. The Scheme of Delegation takes effect from XXX and is in accordance with Section 7 (4) (b) of the Local Government Act 2011.

#### **The Planning Committee shall be required to consider and determine:**

- the serving of a Tree Preservation Order;
- confirmation of a Provisional Tree Preservation Order.

#### **Delegated planning consents, certificates, orders and other decisions:**

The Planning Manager is delegated the authority to:

- serve a Provisional Tree Preservation Order;
- determine an application:
  - to carry works to a Protected Trees;
  - for Hazardous Substance Consent;
  - for a Certificate of Lawful Use of Development and for Non Material Changes.

All applications for listed building consent, conservation area consent and advertisement consent are delegated with the exception of the following which require determination by the Planning Committee:

- The application is made by the council or an elected member of the council.
- The application relates to land in which the council has an interest.
- The application is submitted by the Chief Executive, Director, planning staff, or close relatives (parents, partners, siblings, and children)
- The application has attracted valid planning objection including those from a statutory consultee, where the officer's recommendation is to approve.
- The application is recommended for refusal.
- Where the Planning Manager considers that the proposal merits consideration by the Committee.

The Planning Committee reserves the right to request a report for information purposes on any of these delegated matters.

#### **Investigation of Breaches of Planning Control and Enforcement Action:**

The Planning Committee shall be required to consider and determine the serving of an Enforcement Notice, Stop Notice, and Listed Building Enforcement Notice.

The Planning Manager is delegated the authority to:

- investigate all complaints of a breach of planning control and where appropriate may close a case on the grounds that a breach has not occurred or that it is not expedient or in the public interest to take action;
- serve of a Breach of Condition or Submission Notice;
- instruct the District Solicitor in the pursuit of legal action provided the Committee is aware of the action and may instruct the Planning Manager to cease or to hold in abeyance any legal proceedings.

The Planning Manager may in exceptional circumstances and where there is a risk to human health or safety serve an enforcement notice or stop notice.

The Planning Committee reserves the right to request a report for information purposes on any of these delegated matters.

### **Formal Legal Powers**

Where it is deemed necessary any Council (referred to as) the Planning Authority will have a range of statutory notice powers at its disposal. A breach of the requirements of any of the following notices is an offence and the offender will be liable to prosecution.

**Enforcement Notice: Article 157** of the 2011 Act empowers the Planning Authority to serve an Enforcement Notice on any persons with an interest in land. Any notice must state the required steps to remedy a breach of planning control within a time period. It is an offence not to comply with the requirements of an enforcement notice within the period specified.

**Stop Notice: Article 150** of the 2011 Act enables the Planning Authority to serve a Stop Notice, which can prohibit, almost immediately, any activity to which the accompanying Enforcement Notice relates. A Stop Notice can only be served at the same time or after an Enforcement Notice. It must refer to the Enforcement Notice to which it relates and must have a copy of that notice attached to it. The Stop Notice cannot be served independently. It is an offence to contravene a Stop Notice after it has been served.

**Temporary Stop Notice: Article 135** of the 2011 Act enables the Planning Authority to issue a temporary stop notice to halt a breach of planning control for a period of up to 28 days as soon as the breach is identified and enables the Planning Authority to prevent unauthorised development at an early stage without first having had to issue an enforcement notice. During this period the Planning Authority must decide whether it is appropriate to take enforcement action. At the end of the 28 days there is the risk of the activity resuming if an enforcement notice is not issued and a stop notice is served. It is an offence for any person to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on that person.

**Submission Notice: Article 43** of the 2011 Act gives the Planning Authority the legislative authority to issue a submission notice requiring that a retrospective planning application be submitted to it within 28 days from the service of the notice where it appears that a development has been carried out without planning permission. Failure to comply with this notice is an offence.

**Breach of Condition Notice: Article 152** of the 2011 Act provides the Planning Authority with the legislative authority to issue a Breach of Condition Notice where a condition has clearly been breached and the threat of prosecution is likely to compel the recipient to comply with the condition. It is a 'fast track' enforcement option with no right of appeal. Non-compliance with a breach of Condition Notice within the specified time period is an offence.

**Planning Contravention Notice: Article 133** of the 2011 Act empowers the Planning Authority to request additional information about activities on land where it suspects a breach of planning control has occurred. Failure to comply with a planning contravention notice which may require the person on whom it is served to give such information is an offence. To make a false or misleading statement (either intentionally or recklessly) in response to a planning contravention notice is also an offence.

**Ownership Information Notice: Article 240** of the 2011 Order gives the Planning Authority the authority to serve a notice requiring the submission of certain information regarding the ownership or the use of premises. It is an offence not to provide the information.

**Issue a Fixed Penalty Notice under Article 153** of the 2011 Act where an enforcement Notice has not been complied with, or Article 154 where a breach of condition has not been complied with. A fixed penalty notice may be used by an authorised officer of the Council to offer a person the opportunity of discharging any liability to conviction for that offence by payment of a fixed penalty to the Council.

**Listed Building Enforcement Notice: Article 157** of the 2011 Act empowers the Planning Authority with the legislative authority to issue a Listed Building Enforcement Notice where it appears that unauthorised works have been or are being executed to a listed building and that it is considered expedient to issue such a notice having regard to the effect of the works on the character of the building as one of special architectural or historic interest.

**Seek an Injunction to the High Court Article 156** of the 2011 Act – This power is generally reserved for occasions where the normal enforcement powers have been exhausted or had little effect, or where a serious breach of planning control may occur which will have irreversible impacts.

## **Other Powers**

**Rights of Entry and Powers of Entry: Article 176, 177, 178 and 236** of the 2011 Act provides the Planning Authority with the legislative authority to enter any land for enforcement purposes. It is an offence to wilfully obstruct a person acting in exercise of these powers.

**Execution and Cost of Works required by an Enforcement Notice: Article 166** of the 2011 Act provides the Planning Authority with the legislative authority to enter onto land, following non-compliance with an enforcement notice to carry out remedial work required by the notice. The Planning Authority may also recover from the landowner any expenses reasonably incurred by it in that behalf. It is an offence to wilfully obstruct a person from entry onto land to carry out remedial works.



## **Enforcement Strategy**

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### 1.0 Introduction

- 1.1 The Department of the Environment function as the planning authority for Northern Ireland is set out in the Planning (Northern Ireland) Order 1991 (the Order). The Planning Service, an Agency within the Department, administers most of these planning functions including the discretionary power to take action against breaches of planning control.
- 1.2 Article 67A of the Order states that:-
  - (a) carrying out development without the planning permission required; or
  - (b) failure to comply with any condition or limitation subject to which planning permission has been granted constitutes a breach of planning control and:-
    - (a) the issue of an enforcement notice; or
    - (b) the service of a breach of condition notice constitutes taking enforcement action.
- 1.3 The main enforcement powers available to the Department are contained in Part VI of The Order. This primary legislation has been amended by the Planning (Amendment) (Northern Ireland) Order 2003, which introduced a number of measures including new and revised enforcement powers and penalties. Further amendments to primary planning legislation are contained in The Planning Reform (Northern Ireland) Order 2006.
- 1.4 The Department's general policy approach to dealing with breaches of planning control is contained in Planning Policy Statement (PPS) 9 'The Enforcement of Planning Control'. This document can be viewed on the Planning Service website [www.planningni.gov.uk](http://www.planningni.gov.uk).
- 1.5 Information Leaflet 10 – A Guide to Planning Enforcement in Northern Ireland provides guidance on how Planning Service carries out the enforcement of planning control. The information note seeks to provide clarity on planning enforcement but is for guidance only, and cannot be regarded as definitive or having any legal effect.

### 2.0 General Approach to Enforcement

- 2.1 Under the provisions of The Order, the Department has a general discretion to take enforcement action when it regards it as expedient to do so, having regard to the provisions of the development plan and any other material considerations.
- 2.2 In exercising discretion, the Department is mindful of its duty to enforce planning legislation and to ensure that development is managed in a proactive and proportionate manner. In determining the most appropriate course of action in response to alleged breaches of planning control, the Department will take into account the extent of the breach and its potential impact on the environment. Any decision to proceed with enforcement action will also be informed by case law, precedents and appeal decisions.
- 2.3 Investigations into breaches of planning control result mostly from complaints submitted by members of the public or elected representatives. However, through the course of their normal duties, Development Management Staff may note any potential breaches of planning control. In some instances, other government Departments may raise concerns in relation to unauthorised development. In any case, the Department is committed to resolving all cases involving alleged unauthorised development, including any consequent enforcement action, in line with agreed performance targets.
- 2.4 Planning Service is committed to maintaining up-to-date and accurate case records and to measuring performance against agreed targets. To enable records to be better maintained and performance against targets to be extracted, Planning Service has improved its existing 20/20 enforcement IT module. The new system was introduced in March 2009, and this updated system will allow for the efficient migration of data into the forthcoming ePIC IT system.



### 3.0 Good Enforcement Practice

- 3.1 In 1998 the Government in consultation with business, local authorities and other interested parties produced a Concordat setting out the Principles of Good Enforcement Practice. The Planning Service signed up to the Concordat in 2002. Planning Service is committed to the following principles advocated by the Concordat:

**Standards** - Clear standards must be published setting out the level of service and performance the public can expect to receive.

**Openness** – The Planning Service must provide information in plain language and disseminate the information as widely as possible. All regulatory advice should be clear and confirmed in writing. It should clearly distinguish between legal requirements and best practice.

**Helpfulness** – To provide a courteous and efficient service enforcement staff will seek positive solutions to problems and will identify themselves by name and provide a contact point and telephone number for further dealings.

**Complaints about Service** – To provide well-publicised, effective and timely procedures, and explain rights of appeal. The Planning Service also has an established complaints procedure.

**Proportionality** – To take appropriate action when it is expedient. Action against a breach of planning control shall be proportionate to the breach.

**Consistency** – The Enforcement Team will carry out its duties in a fair, equitable and consistent manner. Consistency will be promoted by regular liaison with other Enforcement and Development Management Teams.

- 3.2 Enforcement Officers also follow the guidance contained in the Planning Service Conduct Guide (updated February 2007). In accordance with the conduct guide, Enforcement Officers will declare any potential perceived or actual conflict of interest in an enforcement case to the appropriate Planning Manager.

### **4.0 Purpose of the Enforcement Strategy**

- 4.1 The purpose of this Strategy is to set out the Department's objectives for planning enforcement, its guiding principles and priorities for enforcement action and performance targets. This will enable the Agency's enforcement resources to be put to the best use and it will provide guidance to Planning Service Staff, other departments and agencies.
- 4.2 Enforcement teams within Planning Service operate in accordance with the Planning Service Standards Statement, a declaration of the Department's commitment to adhere to the Northern Ireland Customer Service Principles, in order to raise the standards of service and make them more responsive to the needs of our customers.
- 4.3 The Standards Statement provides a summary of the Department's main services and the standards that customers can expect. Planning Service is fully committed to providing a high standard of customer service by taking a professional approach to all aspects of the business. Planning Service is also committed to achieving continuous improvement in service delivery.

### **5.0 Objectives for Planning Enforcement**

- 5.2 The Department's key objectives for planning enforcement are:
- To bring unauthorised activity under control;
  - To remedy the undesirable effects of unauthorised development including, where necessary, the removal or cessation of unacceptable development; and
  - To take legal action, where necessary, against those who ignore or flout planning legislation.
- 5.3 The Planning Service is committed to securing these objectives in order to ensure that the credibility and integrity of the planning system is not undermined.

### 6.0 Guiding Principles

6.1 The Department's approach to enforcement will be based on the following principles:

1. All alleged breaches of planning control will be investigated. However where a complainant fails to provide an adequate level of detail in relation to an alleged breach this may result in the Department being unable to fully investigate or proceed with enforcement action due to insufficient evidence.
2. Personal information will not be released without the permission of the complainant in accordance with the principles of the Data Protection Act 1998; The Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (EIR).
3. All complaints will be prioritised on receipt in accordance with the priorities identified in paragraph 7.2 and detailed in Information Leaflet 10. Priority will be given to those breaches where, in the Department's opinion, the greatest harm is being or is likely to be caused.
4. As enforcement is a discretionary power, the Department will not pursue those minor breaches of planning control where there is no significant harm being caused, or where it is not considered expedient to do so.
5. Enforcement Officers when carrying out a site inspection will act in a professional and courteous manner in accordance with the principles of Good Enforcement Practice set out in the 2002 Concordat.
6. A decision to proceed with enforcement action must be agreed by an authorised officer.
7. All actions taken in response to a breach of planning control will be proportionate to the harm being caused and in accordance with the priorities identified in paragraph 7.2.
8. Enforcement action may be held in abeyance while a planning application or appeal is being determined depending on the degree of harm and nature and scale of the breach. However, if a case is well advanced and the unauthorised activity/development is considered to be unacceptable enforcement action is likely to proceed.

9. The Department will only proceed to prosecution following legal advice.
10. Information which may prejudice consideration of a case or judicial proceedings will normally be withheld until the case is concluded. Planning Service will however notify complainants, in line with agreed performance targets, when a case has been closed.
11. The Department will make statistical information in relation to Enforcement Cases available in accordance with the Statistics and Registration Act 2007.
12. Planning Service will liaise closely with colleagues in other departments and agencies, e.g. with the Northern Ireland Environment Agency (NIEA) in relation to Listed Buildings and waste management.

### **7.0 The Department's Enforcement Priorities**

- 7.1 Planning Service will investigate all alleged breaches of planning control. However, when determining what (if any) action is to be taken, priority will be given to those breaches where, in the Department's opinion, the greatest harm is likely to be caused.
- 7.2 The priority given is determined by the guiding principle that any action in response to a breach of planning control should be proportionate to the harm it causes. The priorities listed in Information Leaflet 10, which reflect this principle, are as follows:-
  - Priority 1 – works resulting in public danger or development which may result in permanent damage to the environment. For example demolition of or works to a listed building, trees protected by a TPO, demolition of a building in a conservation area, and commencement of building operations without permission.
  - Priority 2 – Unauthorised work/uses which cause loss of amenity or any other significant public or private impact.
  - Priority 3 – Non compliance with conditions of a planning approval (unless they relate to serious amenity issues in which case it may fall into Priority 1 or 2).
  - Priority 4 – Minor breaches that can be regularised for example domestic sheds, fences, extensions.

- 7.3 The above list is not exhaustive and is for guidance only. It is ultimately the responsibility of the Divisional Enforcement Team to prioritise cases taking account of the nature of the breach and the harm being caused or likely to be caused.
- 7.4 The priority given is reflected in the timescales against which performance is measured i.e. high priority cases have shorter timescales.
- 7.5 It is important to note that the vast majority of breaches of planning control are resolved informally through negotiation with the owner/occupier or through the submission and consideration of a retrospective planning application.

### **8.0 Performance Targets**

- 8.1 For the purposes of measuring performance, Planning Service has developed a range of Performance Targets as set out below.
- 8.2 Planning Service will aim to:-
- acknowledge receipt of 75% of complaints within 3 working days and 95% of complaints within 6 working days.
  - site inspect 90% of High Priority cases within 3 working days and 100% within 5 working days.
  - site inspect 75% of all other cases within 20 working days and 95% within 30 working days
  - discuss and agree a course of action for 95% of High Priority cases within 2 working weeks of receipt of the initial complaint.
  - discuss and agree a course of action for 60% of all other cases within 8 working weeks and 95% within 12 working weeks of receipt of the initial complaint.
  - bring 70% of cases to a target conclusion within 39 working weeks (9 months) of receipt of complaint. For the purposes of this strategy 'target conclusion' means case closure, submission of a retrospective planning application, enforcement action or summons to court.
  - notify complainants of case closure in 75% of cases within 2 working weeks, and 95% of cases within 4 working weeks of the Group Decision.
- 8.3 For the purposes of recording statistical information and to enable performance to be measured against targets, Priority 1 cases, as referred to at paragraph 7.2 above, and any Contravention of Hazardous Substance Control will be categorised as 'High

Priority'. Cases with a Priority rating of 2 to 4, will be categorised as a single priority of 'All Others'.

- 8.4 This simplified method of performance measurement reflects the Department's approach to enforcement in that it focuses on those breaches of planning control where the greatest harm is being or is likely to be caused.

### **9.0 Appeals**

- 9.1 Under the provisions of the Order, an appeal may be lodged with the Planning Appeals Commission (PAC) against an Enforcement Notice, a Listed Building Enforcement Notice and a Hazardous Substances Contravention Notice. The timescale for hearing an appeal and issuing a determination is a matter for the Planning Appeals Commission. Additional information on the Planning Appeals Process can be obtained from the PAC website [www.pacni.gov.uk](http://www.pacni.gov.uk)
- 9.2 When an appeal is pending, the decision on whether or not to proceed with summons action will be based on the merits of the case and degree of harm caused by the development. The Notices referred to above shall be of no effect pending the final determination or the withdrawal of an appeal

### **10.0 Legislative Timescales**

- 10.1 When considering enforcement action, the Department will bear in mind the statutory time limits for taking enforcement action as set out in Article 67B of the Planning (Northern Ireland) Order 1991 as amended.
- 10.2 Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of 4 years beginning with the date on which the operations were substantially completed.
- 10.3 Where there has been a breach of planning control consisting in the change of use of any building to use as a dwelling house, no enforcement action may be taken after the end of the period of 4 years beginning with the date of the breach.
- 10.4 In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of 10 years beginning with the date of the breach.

### **11.0 Liaison with Development Management Teams, other agencies and Government Departments**

- 11.1 Efficient communication is essential to ensure a corporate approach to enforcement that is consistent across all Divisions.
- 11.2 Within each Divisional Planning Office there is ongoing liaison between the development management and enforcement teams. Both in cases where officers are investigating potential breaches of planning control, and when planning applications resulting from enforcement cases are submitted, the relevant case officers from development management and enforcement will liaise closely in order to ensure that all relevant issues are fully considered. Enforcement officers check planning history when dealing with enforcement cases and development management officers check enforcement history of a site as part of processing an application.
- 11.3 The relationship between Planning Service and other departments and agencies is critical to the effective enforcement of planning control. The Department will work with other agencies such as NIEA, Roads Service, Building Control, Land and Property Services, NI Housing Executive and Rates Agency to obtain information. However, it is important to note that the exchange of such information is controlled by regulations such as the Data Protection Act 1998, Freedom of Information Act 2000, Environmental Information Regulations 2004 (EIR).
- 11.4 Planning Service will continue to cultivate effective working relationships with all interest parties in order to progress cases to a satisfactory resolution.

### **12.0 Review of the Enforcement Strategy and Enforcement Practices**

- 12.1 This Enforcement Strategy will be reviewed as necessary in line with Legislative and process changes arising from the Planning Reform Consultation paper.

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<b>Subject</b>	<b>Organisational Structure of Planning Service</b>
<b>Reporting Officer</b>	<b>Area Planning Manager</b>

<b>1</b>	<b>Purpose of Report</b>
1.1	The purpose of this report is to seek Members' approval for the organisational structure for the delivery of planning services in Mid Ulster as of the 1 <sup>st</sup> April 2015
1.2	Members are also asked to agree to the authorisation of offices to sign decisions and Orders on behalf of the Council in accordance with its Schemes of Delegation.

<b>2</b>	<b>Background</b>
2.1	<p>On 2<sup>nd</sup> February 2015, Planning Services began to be delivered from the Magherafelt Council Offices. Nearly all staff are in post and services are fully operational. The relocation has been very successful, and will allow for the smooth transition of Planning Service to the Council as of 1<sup>st</sup> April. This has been achieved due to the efforts of the transition team here in Mid Ulster and the cooperation of Planning staff.</p> <p>Member's agreement is now being sought as to how Planning Services should be organised and structured. Members are also being asked to authorise key officers to sign decisions on the Council's behalf, in line with the agreed Schemes of Delegation. .</p>

<b>3</b>	<b>Key Issues</b>
3.1	<p><b>Organisation and Structure</b></p> <p>As of the 1<sup>st</sup> April Dr Chris Boomer (Planning Manger) and his staff will become Mid Ulster Council employees. It is proposed that the Planning function remains under the leadership of Dr Boomer and that Planning Services will comprise of two sections each headed by a Principal Officer:-</p>
3.2	<p><b>(i) Development Management</b> headed by Melvin Bowman</p> <p>This section will be primarily responsible for processing planning applications, where appropriate presenting recommendations to Planning Committee and making delegated decisions on the local, non controversial applications. The Section will also deal with other statutory consents including advertisements, demolition within a conservation area and listed building consents. It will also make determinations on what constitutes lawful development or is a non material</p>

	<p>change. It is proposed that the section comprise three teams each with a team leader (senior planning officer) geographically defined to coincide with the District Electoral Areas:</p> <ul style="list-style-type: none"> <li>(a) <i>Dungannon</i> and Clogher Valley</li> <li>(b) <i>Cookstown</i> and Torrent</li> <li>(c) <i>Magherafelt</i>, Carntogher and Moyola.</li> </ul> <p>The benefit of this approach is that officers will become familiar with their area and members will know which team to contact with regards to an application in their electoral area. It will also allow for an future decentralisation of Planning Services.</p> <p>3.3      <b>(ii)      <i>Plan, Environment and Enforcement</i> headed by Sinead McEvoy</b></p> <p>This section comprises three centrally based district teams each with a team leader (senior planning officer):</p> <ul style="list-style-type: none"> <li>(a) <i>The Plan Team</i> is responsible for the preparation of the Local Development Plan and it will undertake most of the evidence gathering and analysis needed to support the Plan Strategy. It will also undertake settlement appraisals to define settlement limits, zonings and policy designations to be contained in the Local Policies Plan. Most of the work of this team will focus on socio economic issues linked to land use needs, together with considering any Equality Impacts of policies in the plan.</li> <li>(b) <i>The Environment Team</i> will be responsible for overseeing a Strategic Environmental Assessment of the Plan and will also contribute to the identification of environmental designations, relating to natural and built heritage. The team also includes a conservation officer who will advise on matters relating to built heritage and will also undertake work relating to Tree preservation Orders. The environmental specialism of this team also means it will become well equipped to handle strategically important planning applications related to sand and gravel extraction and waste.</li> <li>(c) <i>The Enforcement Team</i> will be responsible for investigating breaches of planning control arising from complaints received from members of the public. In most instances it is anticipated that most reports may be remedied through submission of a planning application, but in some instances it is necessary to serve an enforcement notice followed by legal action. The Planning Committee will receive reports from this team where the serving of an Enforcement Order is recommended and will be kept up to date on any investigations or legal proceedings.</li> </ul> <p>3.4      Complementing these two Sections is a Business Support Section led by Jean Connelly (Senior Admin Officer). This team will assist in the processing of planning applications, but is also charged with functions including business planning, procurement and financial reporting, customer care including overseeing efficiency in responding to information requests and planning inquiries' including:</p>
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	<p>(a) Freedom of Information and Environmental Information Requests;  (b) Complaints;  (c) Searches and Property Certificates  (d) Procurement and Financial Record Keeping</p> <p>3.5 The proposed staff structure is included in appendix one which shows the names of all officers and the team to which they are assigned. However, the Committee may wish to note that under the Department all planners were generic to their grade, which means they could be assigned to any planning duty. It is not proposed to change this element of their employment contract and order to ensure the efficient running of the service it is important to allow the Planning Manager to be able to move staff if gaps arise and equally for the heads of each service to assign work to staff under their line management as needs dictate.</p> <p>3.6 <b>Authorisation and signing of decisions</b></p> <p>If members are agreeable to the organisational design as set out, it is proposed that key officers are nominated to sign decisions on behalf of the Council. It should be noted that signing decisions is not the same as taking decision. All decisions will be undertaken either by:</p> <p>(i) Planning Committee</p> <p>Or</p> <p>(ii) Planning Manager under the scheme of delegation.</p> <p>Where a decision is made under the scheme of delegation it will be the Planning Managers responsibility to ensure decisions are made in accordance with the policies of the Council and that the right checks and balances are in place. For the Department this meant that all decisions were subject to a recommendation by a group signed by three offices one of which must have been a team Leader (SPTO) or above. It is intended to keep the group system going in the interim whilst advice is sought in formulating a new system of checks and balances.</p> <p>In signing a decision the nominated officer takes responsibility that everything is in order. For planning applications this means all the drawings are correct and that any conditions imposed meet the legal tests in terms of clarity, precision and reasonableness. The nominated officer also takes responsibility for ensuring that any refusals contain reasons properly reflecting why the application is not permitted. This will allow the applicant to address those reasons in any future submission or if they wish to appeal then the reasons are transparent and defensible.</p> <p>At present team leaders (SPTO) and above to sign decisions on behalf of the Department, including:</p> <ul style="list-style-type: none"> <li>• planning permissions and refusals</li> <li>• Notices of intention to enter into planning agreements;</li> <li>• advertisement consents;</li> </ul>
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	<ul style="list-style-type: none"> <li>• hazardous substances;</li> <li>• listed building and conservation consents;</li> <li>• Enforcement related Orders and planning contravention notices;</li> <li>• Submission and Breach of Condition Notices;</li> <li>• Tree preservation Orders and consent for works to trees;</li> <li>• Certificates of Lawful Use;</li> <li>• Decision to institute prosecutions;</li> <li>• Applications for registration in the Statutory Charges Register and Land Registration Act;</li> <li>• Authorisation of powers of entry.</li> </ul> <p>In the interests of expediency and efficiency it is proposed that the Council operates a similar approach. Planning agreements are made under seal, the signing of which is a matter for wider debate. Accordingly they have been excluded.</p> <p>A copy of a proposed nominated members and the documents they will be permitted to sign, subject to Members Agreement is provided in Appendix 2.</p>
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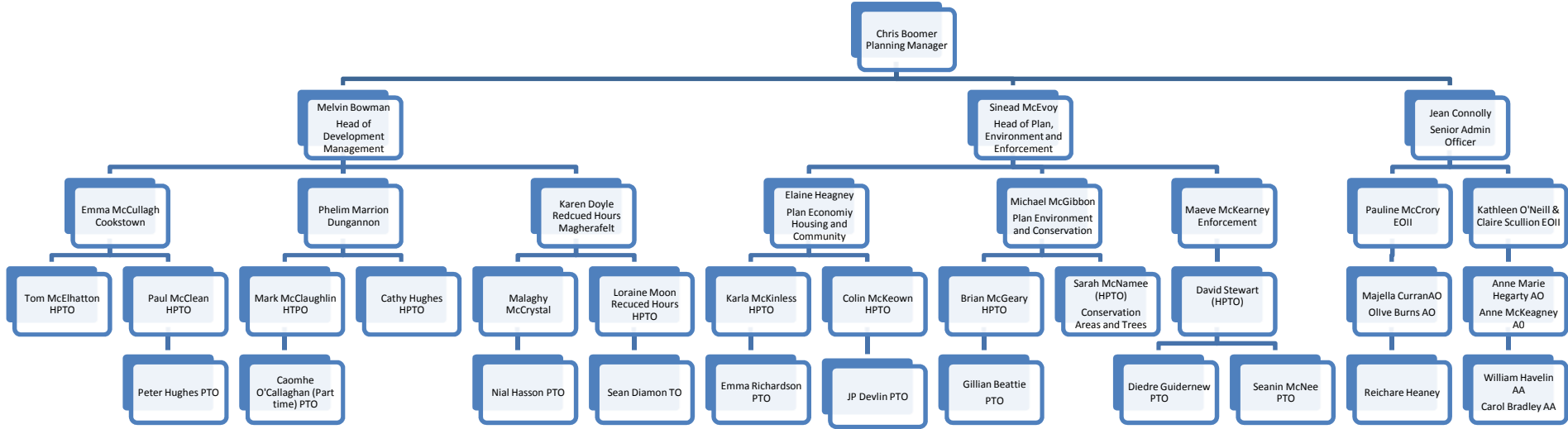
4	Resources
4.1	<p><b><u>Financial</u></b></p> <p>By agreeing to the proposed schedule of authorisation this will allow for efficient use of Officer time</p>
4.2	<p><b><u>Human</u></b></p> <p>By sharing the work between officers will reduce stress.</p>
4.3	<p><b><u>Basis for Professional/ Consultancy Support</u></b></p> <p>N/A</p>
4.4	<p><b><u>Other</u></b></p> <p>N/A</p>

5	Other Considerations
5.1	<p>The authorisation of officers should be read in conjunction with the scheme of delegation and all delegated decisions must have a report with three officers signing in agreement, one of which must be authorised.</p>

<b>6</b>	<b>Recommendations</b>
6.1	That Members agree the Organisational Structure
6.2	That Dr Chris Boomer is authorised to make planning decisions in accordance with the provisions of the Planning Act (Northern Ireland) 2011 and Local Government Act 2011 on behalf of the Council in accordance with the schemes of delegation as of 1 <sup>st</sup> April 2015
6.3	That the nominated officers in appendix are allowed to sign decisions as specified in Appendix 2.

<b>7</b>	<b>List of Documents Attached</b>
7.1	Appendix 1: Planning Organisation and Staff Structure
7.2	Appendix 2: Nomination of Council Signatories for Planning Decisions

Appendix 1: Organisation and Staff Structure Chart



### **Local Government Act (Northern Ireland) 2011**

### **Planning Act (Northern Ireland) 2015**

### **Mid-Ulster Council**

WHEREAS, Under Section 7(4) (b) of the Local Government Act 2011 the council may arrange for the discharge of any of its functions, which are discharged by a committee of the council, to an authorised officer under its

- Scheme of Delegation for Planning Applications in accordance with Section 31 of the Planning Act (Northern Ireland) 2011
- And, Scheme of Delegation for planning consents, certificates, tree preservation orders, enforcement of planning control and other determinations.

NOW THEREFORE, Mid-Ulster District Council hereby authorises Dr Chris Boomer, Planning Manager to hereby make those delegated decisions, and to sign decisions made by Committee or made under the scheme of delegation.

In addition it nominates the following officers to sign the following documents decisions on its be

Mr Melvin Bowman, Principal Planning Officer

Ms Sinead McEvoy, Principal Planning Officer

Mr Phelim Marrion, Senior Planning Officer

Ms Emma McCullagh, Senior Planning Officer

Ms Karen Doyle, Senior Planning Officer

Ms Maeve McKearney, Senior Planning Officer;

Ms Elaine Heagney, Senior Planning Officer;

Mr Michael McGibbon, Senior Planning Officer

to sign on behalf of Mid Ulster Council decisions made by the Planning Committee and those delegated to authorised officers under the provisions of the Local Government Act 2011 the following documents:

1. Decisions on the application for planning permission under Section 32 of The Planning Act (Northern Ireland) 2011 and any subordinate, supporting legislation.
2. Determinations of a planning application under Section 45 of the Planning Act (Northern Ireland) 2011
3. Notices requiring planning permission under Section 43 of The Planning Act (Northern Ireland) 2011.
4. Notices under Section 76 (8) of The Planning Act (Northern Ireland) 2011.
5. Determination of applications under Section 86 of The Planning Act (Northern Ireland) 2011.
6. Notices under Section 80 (5) of The Planning Act (Northern Ireland) 2011.
7. Decisions on applications for listed building consent under Section 85 of The Planning Act (Northern Ireland) 2011 and any supporting subordinate legislation.
8. Decisions on applications for hazardous substances consent under Section 110 of The Planning Act (Northern Ireland) 2011 and any subordinate, supporting legislation.
9. Tree Preservation orders made under Sections 122 & 123 of The Planning Act (Northern Ireland) 2011.
10. Decisions on applications for consent to cut down, top or lop a tree under Sections 122 & 123 of The Planning Act (Northern Ireland) 2011 and any subordinate, supporting legislation.
11. Decisions on Non-Material Changes to a planning permission under Section 67 of The Planning Act (Northern Ireland) 2011.
12. Decisions on applications for advertisement consent under Section 130 of The Planning Act (Northern Ireland) 2011 and The Planning (Control of Advertisements) Regulations 2015.
13. Planning Contravention Notices under Section 133, Enforcement Notices under Section 138, Stop Notices under Section 135 and breach of condition notices under Section 152 of The Planning Act (Northern Ireland) 2011.
14. Fixed Penalty Notices under Sections 153 & 154 of The Planning Act (Northern Ireland) 2011.
15. Injunctions under Section 156 of The Planning Act (Northern Ireland) 2011.
16. Decisions on applications for Certificates of Lawful Use of Development under Sections 169 & 170 of The Planning Act (Northern Ireland) 2011.



17. Authorisations of powers of entry under Section 236 of The Planning Act (Northern Ireland) 2011.
18. Applications for the registration in the Statutory Charges Register under Section 245 of The Planning Act (Northern Ireland) 2011.
19. Instruction to institute prosecution proceeding in respect of a breach of any provision of The Planning Act (Northern Ireland) 2011.
20. Determinations, opinions or notifications made under The Planning Act (Environmental Impact Assessment) Regulations (Northern Ireland) 2012 and any previous or subsequent relevant instrument.
21. Applications made pursuant to Section 39 of and entry 12 at Part 1 of Schedule 6 to, the Land Registration Act (Northern Ireland) 1970.

Dated this xxxxxxxxxxxx

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<b>Subject</b>	<b>Shared Environment Service Committee</b>
<b>Reporting Officer</b>	<b>Area Planning Manager</b>

<b>1</b>	<b>Purpose of Report</b>
1.1	To seek members agreement that Mid Ulster will use a shared Environmental Service and that Dr Chris Boomer be identified as the liaison officer to assist Draft a Service Level Agreement.

<b>2</b>	<b>Background</b>
2.1	The European Directive (92/43/EEC) on Habitats requires any competent authority (ie Mid Ulster District Council) to carry out a Habitats assessment on any plan or project not directly connected or necessary to the management of any Natura 2000 Sites but within the potential to have a significant effect upon them either individually or in combination with other plans or projects. This is transposed in the Habitats Regulations for Northern Ireland. Mid Ulster borders Lough Neagh, for the most part sitting in its water catchment and also contains many other Special Areas of Conservation and Special Protected Areas which make up the Natura 2000 network. Accordingly, this means that the Council as the competent authority will need to carry out such assessments in formulating a Development Plan and in determining some planning applications. Planning staff do not have the skills needed to carry out such assessments, as historically under the Department such assessments were undertaken by NIEA.
2.2	The Regional Transition Operational Body agreed that a shared environment service would provide a suitable model for council's to meet their legal obligations. Accordingly, Mid and East Antrim Council agreed in January to host the Shared Environmental Service for local government. The Chief Executive of the Council has written asking if Mid Ulster District Council would in principal utilise the service and yo appoint a liaison officer from planning service to work on a draft service level agreement which will be presented to youcouncil in the next few weeks.

<b>3</b>	<b>Key Issues</b>
3.1	It would not at poresenet be feasible for Mid Ulster to undertake Habitat Regulation Assessment.
3.2	<p><b>Background</b></p> <p>The Shared Environmental Service model was agreed by the Regional Transition Operational Board to be a suitable model to support local Councils to meet their legal obligations relating to their enhanced environmental responsibilities arising from the transfer of planning responsibilities to local government. Mid and East Antrim offered to host the Service, subject to the</p>

3.3	<p>approval of its Council, which has now been granted.</p> <p><b>Overview of the Shared Environmental Service (SES)</b></p> <p>The SES, which will be based in County Hall Ballymena, will comprise eight specialist staff to provide expert advice and support to Councils. Its primary role will be to carry out Habitats Regulations Assessments on planning applications and during the preparation of Local Development Plans to assess and advise on impacts on European Sites (e.g. Special Areas of Conservation and Special Protection Areas). This function is essential to ensure that legal requirements are fully met and to reduce the risk of challenge to planning decisions, development plans and policies. The full costs for delivery of the Service will be transferred to Mid and East Antrim Council from DOE and DFP; therefore there will be no costs to Councils to utilise the service.</p> <p>The Head of Service, Susanna Allen, is in place and selection of the remaining staff from the NI Environment Agency is close to completion. The Service will be fully staffed, trained and ready to commence delivery on 1 April. Work is ongoing with planners to detail the process of service delivery. An overview of the objectives and functions of the Service follows.</p> <p><u>Objectives of the Shared Environmental Service</u></p> <ol style="list-style-type: none"> <li>1. Support Councils to comply with Environmental Legislation in relation to European sites in carrying out their Development Management functions.</li> <li>2. Support Councils to comply with Environmental Legislation in relation to European sites throughout the preparation of Local Development Plans.</li> <li>3. Minimise the extent of challenge on Development Management determinations and Local Development Plans in relation to impacts on European sites.</li> <li>4. Support Councils by presenting expert evidence about impacts on European sites in relation to development planning.</li> <li>5. Provide advice in a timescale that supports planning decisions to be made within statutory requirements and performance targets.</li> </ol> <p><u>Functions</u></p> <p>The Shared Environmental Service will:</p> <ol style="list-style-type: none"> <li>A. advise planning staff on implementation of the Habitats Regulations Assessments (HRA) in respect of Development Management and will confirm any survey requirements for HRAs.</li> <li>B. carry out Appropriate Assessments (stage 2 of HRA) on behalf of Councils for all planning applications for which they are required.</li> <li>C. assess and advise Councils on potential impacts of planning applications on Areas of Special Scientific Interest (ASSI) for those European Sites which are also ASSIs.</li> <li>D. advise Councils on European Site considerations for Environmental Impact Assessments (EIA) to include the adequacy of data to inform impacts on European Sites for EIAs and advice on Environmental Statements in relation to European Sites.</li> <li>E. advise Councils on European Site considerations for Pre-Application Discussions (PAD) and attend PAD meetings where necessary.</li> <li>F. support Councils throughout the preparation of Local Development Plans (LDP) carrying out the HRA to include sourcing baseline data, informing</li> </ol>
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	<p>preferred options, initiating HRA at Plan Strategy stage, revising during the LDP process and finalising prior to adoption of the Local Policies Plan.</p> <p>G. make recommendations on environmental data required by councils.</p> <p>H. provide standing advice, capacity building and additional site/office based advice to councils to councils in relation to European site.</p> <p>I would seek the agreement of your Council, in principle, to this Shared Service Model. I would ask you identify a Liaison Officer from your Planning Service to work on a draft Service Level Agreement which will be presented to your Council in the next number of weeks.</p>
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<b>4</b>	<b>Resources</b>
4.1	<b><u>Financial</u></b> - None
4.2	<b><u>Human</u></b> - None
4.3	<b><u>Basis for Professional/ Consultancy Support</u></b> - None
4.4	<b><u>Other</u></b> - None

<b>5</b>	<b>Other Considerations</b>
5.1	N/A

<b>6</b>	<b>Recommendations</b>
6.1	That council agree Mid Ulster will use a shared Environmental Service and that Dr Chris Boomer be identified as the liaison officer to assist Draft a Service Level Agreement.

<b>7</b>	<b>List of Documents Attached</b>
7.1	Appendix 1 - Letter re Establishment of Shared Environmental Service

# Mid and East Antrim District Council

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Ref: TC/ab

Date: 10 February 2015



THE BRAID  
BALLYMENA TOWN HALL  
MUSEUM & ARTS CENTRE

1 – 29 Bridge Street  
Ballymena  
Co Antrim  
BT43 5EJ

Dear Chief Executives

## **Re: Establishment of Shared Environmental Service**

I am writing to confirm that Mid and East Antrim Council agreed in January to host the Shared Environmental Service for local government. In order to support planning for the delivery of this service it would be helpful if you could confirm, in principle, if your Council will utilise the Service. I have included further details of the objectives and functions of the service below and I am happy to clarify any other queries which you may have. Preparation of a Service Level Agreement between Mid and East Antrim and the other Councils is underway to formalise the terms of delivery and governance arrangements for the service.

### **Background**

The Shared Environmental Service model was agreed by the Regional Transition Operational Board to be a suitable model to support local Councils to meet their legal obligations relating to their enhanced environmental responsibilities arising from the transfer of planning responsibilities to local government. Mid and East Antrim offered to host the Service, subject to the approval of its Council, which has now been granted.

### **Overview of the Shared Environmental Service (SES)**

The SES, which will be based in County Hall Ballymena, will comprise eight specialist staff to provide expert advice and support to Councils. Its primary role will be to carry out Habitats Regulations Assessments on planning applications and during the preparation of Local Development Plans to assess and advise on impacts on European Sites (e.g. Special Areas of Conservation and Special Protection Areas). This function is essential to ensure that legal requirements are fully met and to reduce the risk of challenge to planning decisions, development plans and policies. The full costs for delivery of the Service will be transferred to Mid and East Antrim Council from DOE and DFP; therefore there will be no costs to Councils to utilise the service.

The Head of Service, Susanna Allen, is in place and selection of the remaining staff from the NI Environment Agency is close to completion. The Service will be fully staffed, trained and ready to commence delivery on 1 April. Work is ongoing with planners to detail the

Chief Executive: Anne Donaghy

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process of service delivery. An overview of the objectives and functions of the Service follows.

### Objectives of the Shared Environmental Service

1. Support Councils to comply with Environmental Legislation in relation to European sites in carrying out their Development Management functions.
2. Support Councils to comply with Environmental Legislation in relation to European sites throughout the preparation of Local Development Plans.
3. Minimise the extent of challenge on Development Management determinations and Local Development Plans in relation to impacts on European sites.
4. Support Councils by presenting expert evidence about impacts on European sites in relation to development planning.
5. Provide advice in a timescale that supports planning decisions to be made within statutory requirements and performance targets.

### Functions

The Shared Environmental Service will:

- A. advise planning staff on implementation of the Habitats Regulations Assessments (HRA) in respect of Development Management and will confirm any survey requirements for HRAs.
- B. carry out Appropriate Assessments (stage 2 of HRA) on behalf of Councils for all planning applications for which they are required.
- C. assess and advise Councils on potential impacts of planning applications on Areas of Special Scientific Interest (ASSI) for those European Sites which are also ASSIs.
- D. advise Councils on European Site considerations for Environmental Impact Assessments (EIA) to include the adequacy of data to inform impacts on European Sites for EIAs and advice on Environmental Statements in relation to European Sites.
- E. advise Councils on European Site considerations for Pre-Application Discussions (PAD) and attend PAD meetings where necessary.
- F. support Councils throughout the preparation of Local Development Plans (LDP) carrying out the HRA to include sourcing baseline data, informing preferred options, initiating HRA at Plan Strategy stage, revising during the LDP process and finalising prior to adoption of the Local Policies Plan.
- G. make recommendations on environmental data required by councils.
- H. provide standing advice, capacity building and additional site/office based advice to councils to councils in relation to European site.

I would seek the agreement of your Council, in principle, to this Shared Service Model. I would ask you identify a Liaison Officer from your Planning Service to work on a draft Service Level Agreement which will be presented to your Council in the next number of weeks.

Yours Sincerely



**Anne Donaghy**  
**Clerk & Chief Executive**

**E**



<b>Subject</b>	<b>Mid Ulster Town Centres and Opportunity Sites Paper</b>
<b>Reporting Officer</b>	<b>Area Planning Manager, Mid Ulster Council</b>

<b>1</b>	<b>Purpose of Report</b>
1.1	To inform the Members on the nature of the current retail offer within Mid Ulster towns, the take up of town centre development opportunity sites, rental information and vacancy rates.

<b>2</b>	<b>Background</b>
2.1	This is the fourth of four papers aimed at building capacity with members, providing baseline information and linking with important ongoing work in relation to the development of a Community Plan and other strategic work being undertaken by the Council.

<b>3</b>	<b>Key Issues</b>
3.1	Consideration of Mid Ulster Town Centres and Opportunity Sites in the context of existing Area Plans, Master plans and Town Centre Health Checks.
3.2	Consideration of whether there is a requirement to redefine town centre boundaries, retail designations and opportunity sites.
3.3	Consideration of the retail hierarchy and whether there is a need to alter the status of existing settlements.

<b>4</b>	<b>Resources</b>
4.1	<b><u>Financial</u></b> - None
4.2	<b><u>Human</u></b> - None
4.3	<b><u>Basis for Professional/ Consultancy Support</u></b> - None
4.4	<b><u>Other</u></b> - None

<b>5</b>	<b>Other Considerations</b>
5.1	N/A

6	Recommendations
6.1	That Cookstown, Dungannon and Magherafelt be reaffirmed as Mid Ulster's three main town centres in the Preferred Options Paper;
6.2	That for the Planning Strategy there is no need to redefine the town centre boundaries, retail designations and opportunity sites as these provide an adequate framework up until 2018.
6.3	That a retail capacity study be commissioned in Dungannon to establish the capacity of Dungannon to support additional retailing and to update the Magherafelt and Cookstown studies.
6.4	The Preferred Options Paper should present Irish Street as a proposed addition to the Dungannon Retail Core and public comment should be invited to suggest where changes be made to town centre boundaries and retail designations or additional town centre opportunities identified.
6.5	<p>That an appraisal be carried out to identify whether any settlements should be included in the Preferred Options Paper for reclassification from a village to a town and whether there is a retail offer to warrant the a town centre designation. Candidates include:</p> <ul style="list-style-type: none"> <li>○ Fivemiletown,</li> <li>○ Moy,</li> <li>○ Moneymore,</li> <li>○ Aughnacloy,</li> <li>○ Draperstown,</li> <li>○ Ballygawley,</li> <li>○ Stewartstown.</li> </ul>
6.6	That the Oaks Centre be reaffirmed as a District Centre in the Preferred Options Paper and an appraisal be carried out to establish whether a District Centre be defined in southern Cookstown.
6.7	Candidates locations should be appraised to establish whether any existing shopping facilities elsewhere in Cookstown Dungannon and Magherafelt can be identified in the Preferred Options Paper as neighbourhood shopping centres.
6.8	Villages should be appraised to establish whether there is sufficient facilities clustered together to warrant identifying as village centres in the Preferred Options Paper.
6.9	A policy review paper will be brought to the Planning Committee to consider the preferred approach for inclusion in the Preferred Options Paper.

<b>7</b>	<b>List of Documents Attached</b>
7.1	Appendix A - Position Paper on Mid Ulster Town Centre and Opportunity Sites



## **MID ULSTER**

### **Position Paper Four**

## **Town Centres and Opportunity Sites**

2 March 2015

## **Town Centres and Town Centre Opportunities**

**Purpose:** To provide the Shadow Council with an overview of the retail provision in Mid Ulster and to provide information to help determine the need to formulate a detailed retail strategy to accommodate growth and enhance the vitality and viability of existing town centres up until 2020.

**Content:** The paper provides:

- (i) The regional policy context for retailing in Mid Ulster;
- (ii) A brief overview of retail trends across Northern Ireland and the UK;
- (iii) An overview of town centre policy within current Area Plans, an examination of current Master plans and the provision of opportunity sites;
- (iv) An overview of health and vitality of existing towns based on the findings of Town Centre Studies for the towns within Mid Ulster.

**Recommendation:** That the Shadow Council considers the findings of the paper and the proposed Retail Hierarchy for Mid Ulster.

## **1.0 Introduction**

**1.1** This is the fourth of four papers aimed at:

- building the capacity of members to make informed planning decisions, particularly within the plan making context;
- providing baseline information which will inform planning policy making at local level; and
- linking with important ongoing work in relation to the development of a Community Plan and other strategic work being undertaken by the Council.

**1.2** The purpose of this paper is to inform the newly formed Shadow Council for Mid Ulster about the nature of the current retail offer within Mid Ulster towns, the take up of town centre development opportunity sites, rental information and vacancy rates. The focus of the paper has been on the three main towns of Cookstown, Dungannon and Magherafelt with some limited information provided on the local towns of Coalisland and Maghera. In compiling the paper the main sources of information have included the current Cookstown, Dungannon and Magherafelt Masterplans, DOE Planning Surveys; rent rates provided by Land and Property Services and 2014 vacancy rates provided by Lisney. The findings of a report by GL Hearn looking at town centres in

Northern Ireland on behalf of DOE Planning in 2014 as part of the formulation of the Strategic Planning Policy Statement (SPPS) are also included in the paper. The paper allows members to commence consideration of how retail policy may be formulated within the context of the RDS and the Strategic Planning Policy Statement.

## **2.0 Regional Policy Context**

- 2.1** The Regional Policy Context is provided by the Regional Development Strategy (RDS) 2035 and regional planning policy statements. A summary of these documents as they pertain to plan making and economic development policy is provided in the following sections.

### *(a) Regional Development Strategy*

- 2.2** The RDS 2035 is the key policy guiding development in Northern Ireland and is underpinned by a Spatial Framework and Strategic Planning Guidelines. The Spatial framework consists of urban hubs and clusters. The RDS 2035 identifies Dungannon and Cookstown as main hubs and Magherafelt as a local hub. It states that the three towns have the potential to form a cluster and are well positioned on two Key Transport Corridors.
- 2.3** Policy SFG 11 in the RDS 2035 aims to promote economic development at hubs specifically to promote and exploit the potential for economic development and consider hubs and clusters first.

Level 1 (Villages): These are locations that will have shops primarily to meet residents daily needs (e.g.) pub, post office, petrol station. Any growth is likely to be minimal. Consideration could be given to defining village centres in the LDP.

Level 2 (Urban or District Centres/Smaller Towns): These are locations that meet both the daily and weekly needs of surrounding residents. They offer supermarkets, restaurants and a mix of retail facilities.

Level 3 (Regional Towns/Clusters): These are locations where the proximity of business facilitates competition from which all consumers are able to benefit and maximises the opportunity to use a means of transport other than the car. They will have shops to meet the weekly and longer term needs of residents. They will also have a mix of different activities (e.g.) shopping centres, retail warehouses, range of restaurants/bars

Level 4 (Principal Cities): department stores, specialist shops, arts and cultural activities

- 2.4** It is recommended that District Centres be included in this hierarchy in the context of NI. These are locations within an existing Town, but not necessarily within the Town Centre Boundary. They provide locally accessible convenience goods to meet the daily and weekly needs of local residents (e.g.) Oaks Centre. Consideration could be given to defining these District Centres in the LDP.

- 2.5** The RDS 2035 makes specific reference to the retailing needs of Cookstown, Dungannon and Magherafelt. It recognises that Cookstown has an emphasis on manufacturing, construction and retail and that it provides services to a wider rural hinterland. It recognises that Dungannon provides a specialist retail provision with the Linen Green which draws some 30% of its customer base from the Republic of Ireland. It also realises the commitment to public realm investment in the Town Centre. Magherafelt is identified as having a compact Town Centre with an excellent independent retail offer. It recognises the potential of the Town to grow a stronger retail and commercial centre.

*(b) Draft Strategic Planning Policy Statement*

- 2.6** A Draft SPPS was launched for consultation on February 2014 and is intended to replace 20 different planning policy statements into 1 policy. The Draft SPPS states that there should be a town centres first approach for retailing and other town centre uses. This is reflective of the “sequential approach” introduced in Draft PPS 5 (Draft PPS5 is no longer a material consideration in the determination of planning applications and therefore has not been reviewed within this paper). The Draft SPPS also states the importance of adopting variety of uses, good urban design and accessibility within the town centre.
- 2.7** In preparing Local Development Plans, the draft SPPS recommends that councils should undertake an assessment of the need or capacity for retail and other main town centre uses across the plan area. A key element in developing the evidence base will be the preparation of Town Centre Health Checks. Councils should undertake and regularly update these (at least once every five years). They will contain information on a range of indicators, including, existing town centre uses, vacancy rates, physical structure and environmental quality – including opportunities, designations, constraints, footfall, retailer representation, attitudes and perceptions, prime rental values and commercial yields.
- 2.8** Arising from the evidence base LDPs should include a Retail strategy, and contain appropriate policies and proposals that must promote town centres first for retail and other main town centre uses. Plans should also:
- define a network and hierarchy of centres - town, district and local centres, acknowledging the role and function of rural centres,
  - define the spatial extent of town centres and the primary retail core,
  - set out appropriate policies that make clear which uses will be permitted in the hierarchy of centres and other locations, and the factors that will be taken into account for decision taking,
  - provide for a diverse offer and mix of uses, which reflect local circumstances; and
  - allocate a range of suitable sites to meet the scale and form of retail, and other town centre uses.

*(c) Planning Policy Statement 5 – Retailing and Town Centres*

**2.9** PPS 5 is the existing policy document specifically relating to retailing and town centres in Northern Ireland and will be superseded by the Draft SPPS. Many of the themes running through PPS 5 are re-iterated in Draft SPPS. PPS 5 sets out policies for the control of retail development based on the locational relationship to existing town, district and local centres. The presumption being that town centres, particularly the primary retail core are the best location for major retail development. Therefore, in preparing development plans, the Department is required to set out retail policies in specific areas and identify locations for different types of retailing. In the main, this is achieved through the designation of town centre boundaries, primary retail cores and opportunity sites for retail development. Where appropriate, this may be supported by designating district village or local centre boundaries. The Department's main commitment is to protecting the viability and vitality of the town centre and paragraph 18 of PPS 5 states that this is done through a town centre health check.

### **3.0 Overview of Retail Trends in NI**

**3.1** As part of the preparation of the SPPS a study was undertaken by GL Hearn on behalf of DOE Planning to research issues surrounding town centres and retailing in Northern Ireland (January 2014). This included health checks for existing town / city centres as designated in adopted plans using a variety of health check indicators. This research also included an assessment of town centre and retail trends. Overall the town centre health checks did not identify any towns that were performing badly, but equally there was little evidence of any particularly strong performance. Therefore there is room for improvement in the vitality and viability of town centres and a policy stance which seeks to protect and enhance town centre performance and diversity will contribute to uplifting existing centre vitality and viability.

**3.2** In compiling the GL Hearn study town centre composition data was obtained from Experian Goad who carry out physical town centre surveys and prepare occupier plans for most town centres in the UK. Some of the key findings regarding town centres in Northern Ireland included:

- Dungannon has a footprint floorspace of 33,940sqm, and Cookstown 43,530sq. Magherafelt was not surveyed as part of the study. In comparison to the rest of the UK towns, Northern Irish towns tend to have smaller catchment areas.
- Diversity of uses shows the importance of the service sector in town centres (42%), followed by non-food shops (35%). Service uses take up a larger proportion of town centres by unit number, reflecting the smaller sized units these uses tend to occupy.
- Convenience good floorspace is focused in a proportionately small number of larger units reflecting the wider UK trend of the dominance of larger supermarkets in meeting shopping needs.
- Independent operators typically comprise 76% of town centre occupiers. In most centres, independents have a strong offer in food, non-food and service sectors. Unlike many town centres in the rest of the UK, local independent food retailers remain a feature of Northern Irish towns. The Mid-Ulster area has a good representation of independent long-



established family businesses offering convenience and comparison retailing and service uses.

- The proportion of other town centre uses in was notably higher in NI than the UK average. The other category includes transport services, employment and commercial activities, religious buildings, wholesale trade, civic and unclassified buildings.
- Having a range of other uses within town centres should be considered a positive attribute which confirms town centres are performing as a hub for a range of activities thereby contributing to overall vitality and viability.
- The Northern Ireland vacancy rate is notably higher, both by floorspace and unit numbers than the UK average. The vacancy rate for NI is 17.7%. Vacancy rates in Mid Ulster (Cookstown 12.6%, Dungannon 13% and Magherafelt 12.6%) average at 12.7% which is significantly lower than the NI average.
- The amount and quality of out-of-centre retailing and its convenience in terms of accessibility and free car parking are attractive to shoppers. There are very few vacancies at out of centre facilities suggesting a good level of demand for these modern larger units.

Further detail on the main findings of the town centre health checks for the Mid Ulster towns is provided in Section 6.0 Town Centre Studies.

- 3.3** The report highlighted that out-of-centre retailing is focused outside larger town centres or on strategic routes. In terms of functions, the role of these retail parks is almost exclusively retail. In comparison to the rest of the UK, leisure uses such as cinemas and bowling alleys are not commonly found in these locations. The report displays that in the new Mid-Ulster District Council Area, there are no notable out-of-centre retail parks in either Magherafelt, Cookstown or Dungannon.
- 3.4** The retail sector is constantly evolving and adapting in response to consumer and lifestyle trends and other market influences. Much of this change has been the growth in both personal income and disposable consumer spending, coupled with population growth. Such trends and influences have and will continue to transform traditional high street retailing and commercial leisure development. The economic downturn has had a negative effect on consumer spending. As a consequence of the recession, retail spending year on year for the next three to four years is expected to be low.
- 3.5** National trends in consumer expenditure show a growth in home shopping and electronic commerce. The home shopping sector includes a number of retailing channels including catalogue sales, direct retailing, TV shopping and internet shopping. An increasing number of 'high street' retailers are now offering online shopping. (DOE NI- GL Hearn Report, January 2014). However, the growth in online shopping habits does not mean the end of the high street. Whilst online sales are increasing so too is 'click and collect' where consumers order online but visit the store to collect their goods. This service can ensure that town centres will attract people and remain viable.

- 3.6** Although there are far fewer retailers actively looking for stores in Northern Ireland than elsewhere in the UK, certain retailers are taking new stores. These include discount stores; the likes of Home Bargains and Poundworld. The food sector including restaurants and coffee shops are also showing growth (NI Commercial Property Report 2013- Lisney). This report also states there is a growing trend by national multiple retailers to achieve increasing economies of scale. This results in centralisation of services whereby larger stores serving an extensive catchment are replacing a number of smaller stores. These new forms of retailing are unlikely to be accommodated in existing town centres.
- 3.7** The GL Hearn Report concludes that town centres need to offer an experience over and above the average functional shopping trip which might otherwise be carried out online or at an out-of-town retail park. The outcome of this is ensuring that town centres are more attractive and viable to all age groups, that they have a diversity of uses and are adaptable to predicted future retail trends.

#### **4.0 Existing Area Plans**

- 4.1** The Area Plans for Cookstown, Dungannon and Magherafelt are the statutory plans for these areas and provide the policy framework against which to assess development proposals. The three main towns of Cookstown, Dungannon and Magherafelt also have their own non-statutory Town Centre Masterplans which provide the basis and justification for the Department for Social Development's decision making on the promotion, implementation and timing of urban regeneration initiatives in the respective town centres.
- 4.2** The existing Area Plans designate Town Centre boundaries and Primary Retail Cores (PRC) within Cookstown, Dungannon, Magherafelt and Maghera. A Town Centre boundary only is defined for Coalisland (Appendix 1 Maps 1-5). However the operational policies for determining applications in these areas are contained in the prevailing regional Planning Policy Statement 5 (to be replaced by SPPS). Where town centres are defined it was anticipated that commercial activity would concentrate within them. The vitality and viability of the town centres is retained by new shopping and office development. Within the Area Plans Development Opportunity Sites are also identified for the three main towns and the two smaller towns (Appendix 1 Maps 1-5). These Sites are identified within the Plans as having special merit for a particular land use. The status of the Sites is illustrated in **Tables 1 - 5** below. Within a number of the towns the Plans also designates areas of constraint including Areas of Townscape Character, Conservation Areas, Areas of Archaeological Potential and Local Landscape Areas. However these constraints do not unduly limit the potential for retail development within the towns.

##### *Cookstown Area Plan 2010 (CAP 2010)*

- 4.3** Cookstown town centre continues to provide the best location for retail and office use due to its ready accessibility by a variety of modes of transport. For

shopping purposes Cookstown provides a convenient and compact centre with a range of retail outlets. In Cookstown, the primary retail core underpins the attractiveness of the town centre by maintaining a compact and accessible retail pitch and comprises James Street, William Street and Burn Road where the town centres main shopping attractions are located. This part of the town also hosts a Saturday Street Market. Secondary Shopping Frontages are designated along James Street and Molesworth Street in recognition of the contribution that they make to the overall vitality and viability of the town centre. Non retail uses may be acceptable in these areas provided that they complement the retail function of the centre. Elsewhere within the town centre changes of use from shops will be considered on their merits.

- 4.4** The Plan also contains a policy on town centre housing. It is acknowledged that specific housing areas make a positive contribution to the attractiveness, security, vitality and viability of the town centre and accordingly there is a policy restricting change of use to non residential uses. Members should also note that the Town Centre of Cookstown contains a number of public car parking facilities which are to be protected.
- 4.5** Seven Opportunity Sites are designated in the Town Centre. Table 1 provides the current status of the development opportunity sites identified in the CAP 2010.

**Table 1: Cookstown Development Opportunity Sites**

Plan Ref	Area Plan Proposal	Current Status	Planning History
<b>OS 01</b>	Mixed Use	Developed	Cafe – Approved 01.05.13 Mixed Use Development – Approved 24.9.10 Retail Units – Approved and operational Superstore and petrol station – Approved and operational
<b>OS 02</b>	Housing, light industrial or business	Developed	Retail units – Approved and operational. Non-food retail Unit and Garden Centre – Approved and operational.
<b>OS 03</b>	Housing, light industrial or business	Developed	COU from dwelling to Apts – Decision pending. 18 Dwelling units and 6 retail/office units. Approved and operational
<b>OS 04</b>	Mixed Use	Partially developed	Social Housing – Approved 08.12.14 Drive-Through Restaurant – Approved 01.11.12 Nursery – Approved 07.7.10 COU from factory to retail units. Approved 05.07.02 Residential Development – Approved and completed.
<b>OS 05</b>	Mixed Use	Developed	COU from retail to office – Approval and operational COU from office to dentist – Approval and operational New 2 storey retail unit – Approved and completed Mixed Use development with basement car park – Approved and completed
<b>OS 06</b>	Residential or Business	Not developed	Nothing applicable

<b>OS 07</b>	Residential, retail, office or light industrial	Partially developed	Retail/office development – Approved 10.3.10 Housing development – Approved and completed
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(For Site Locations See Appendix 1, Map 1)

### *Dungannon and South Tyrone Area Plan 2010 (DSTAP 2010)*

- 4.6** As with Cookstown, the Dungannon town centre continues to provide the best location of retail and office uses. It provides a convenient and compact centre but would benefit from an increase in the range of shops and provision of larger units. The Plan Strategy is to retain and provide development opportunities for shops, services, leisure activities and mixed use development within the town centres of Dungannon and Coalisland where they will contribute to their overall vitality and viability. This Area Plan also designates a number of car parks within Dungannon town centre that are to be protected.
- 4.7** In Dungannon a Primary Retail Core in the area of Market Square and Scotch Street has been designated to offer protection to retail uses under regional policy contained with PPS5 (to be replaced by SPPS). The Dungannon Town Centre Partnership in recent years has questioned the extent of this boundary as it does not afford protection to Irish Street. The Plan also designates eight Development Opportunity Sites within Dungannon. The status of these sites is identified in Tables 2 below and is discussed in Section 6.0 of this Paper.

**Table 2: Dungannon Development Opportunity Sites**

Plan Ref	Area Plan Proposal	Current Status	Planning History
<b>DOS 1</b>	Mixed Use, housing, and/or commercial	Not developed	Telecommunication development Approved 01.07.10
<b>DOS 2</b>	Mixed Use, housing, and/or commercial	Partially developed	Extension to Lidl – Approved 06.06.13 26 Apts and 5 retail units – Approved 25.07.07 Two storey retail unit – Approved 13.06.06 COU from office to bingo hall – Approved and operational
<b>DOS 3</b>	Mixed Use, housing, and/or commercial	Partially developed	Retention of car park extension – Approved 21.08.13 Townhouses and Apts – Approved 09.11.04
<b>DOS 4</b>	Mixed Use, housing, and/or commercial	Not developed	12 retail units, cafe and 84 Apts – Approved 07.12.11
<b>DOS 5</b>	Mixed Use, housing, and/or commercial	Not developed	Renewal of residential development – Decision Pending Housing development of 114 dwellings and 96 Apts – Approved 12.04.05 Retail and housing - Approved 12.04.05
<b>DOS</b>	Mixed Use, housing, and/or commercial	Not Developed	Office and car parking – Approval lapsed

<b>6</b>			
<b>DOS 7</b>	Mixed Use, housing, and/or commercial	Not Developed	Nothing Applicable
<b>DOS 8</b>	Mixed Use, housing, and/or commercial	Not Developed	Residential development – Live Approval

(For Site Locations See Appendix 1, Map 2)

- 4.8** The DSTAP 2010 describes Coalisland as an industrial and local service centre with many of its high order services continuing to be provided in Dungannon. The town centre provides a convenient and compact centre with a range of local retail outlets complemented by restaurants, cafes, bars and services. Coalisland also contains two Development Opportunity Sites and a number of public car parks which are to be protected. Table 3 below provides the current status of the development opportunity sites identified in the DSTAP for Coalisland.

**Table 3: Coalisland Development Opportunity Sites**

Plan Ref	Area Plan Proposal	Current Status	Planning History
<b>COS 01</b>	Residential/Commercial	Not developed	Nothing Applicable
<b>COS 02</b>	High density residential	Not developed	Nothing Applicable

(For Site Locations See Appendix 1, Map 4)

- 4.9** A District Shopping Centre is also located at Oaks Road Dungannon and any retail proposals at that location will be determined in accordance with prevailing regional policy to ensure that any future development does not have an adverse impact on the vitality and viability of Dungannon town centre. It should be noted that the sequential test does not favour district centres as out of centre locations for new major retail developments.

*Magherafelt Area Plan 2015 (MAP 2015)*

- 4.10** Magherafelt town is the main shopping and retail service centre for the Magherafelt District and surrounding rural area. The Plan identifies a Town Centre for Magherafelt and the Development Strategy seeks to accommodate growth in the commercial role of the town by extending the town centre boundary and identifying a primary retail core. As with the other Plans development proposals will be processed in accordance with prevailing regional planning policy and relevant policies within the Plan. The Primary Retail Core centres around Broad Street, The Diamond, Market Street and Rainey Street with an extension to the south to include the Meadowlane Shopping Centre. The Plan states that the purpose of the Primary Retail Core is to ensure the continuance of a compact and attractive shopping environment, offering both choice and convenience. It also acknowledges the existence of a number of non retail uses in the area, which if allowed to expand, could have a negative impact on the vitality and commercial viability of the area.

- 4.11** Unlike the DSTAP 2010 and the CAP 2010 the Magherafelt Area Plan does not designate car parking areas to be protected within the town centre. Within Magherafelt town centre six Development Opportunity Sites are identified. The following table provides the current status of the development opportunity sites in Magherafelt.

**Table 4: Magherafelt Development Opportunity Sites**

<b>Plan Ref</b>	<b>Area Plan Proposal</b>	<b>Current Status</b>	<b>Planning History</b>
<b>MT 38</b>	Retail use at Street level	Under construction	Current application for ground floor retail and Apartments on 1 <sup>st</sup> and 2 <sup>nd</sup> Floor – Decision pending. Supermarket and Apartments – Approved 19.01.09
<b>MT 39</b>	Retail use at Street level.	Not developed	Mixed use development – Approved 27.03.13
<b>MT 40</b>	Residential and commercial use	Temporarily and partially developed	Temporary Change of Use to car wash and valet centre – Approved and operational Residential development – Approved 05.11.08
<b>MT 41</b>	Office, Institutional and community uses	Partially developed	Replacement offices – Approved 19.08.09
<b>MT 42</b>	Office, leisure, entertainment, cultural and service	Not developed	Nothing Applicable
<b>MT 43</b>	Mixed Use	Not developed	Redevelopment/mixed use scheme – Approved 03.08.11 Hotel – Approved 04.11.02

**(For Site Locations See Appendix 1, Map 3)**

- 4.12** Maghera is described in the MAP 2015 as the second town serving the northern portion of the District as the main shopping centre. A Town Centre is designated within the Plan and it includes Main Street, Bank Square, St. Lurarch's Road and small sections of Church Street, Hall Street, Coleraine Road, Station Road and Fair Hill. The Primary Retail Core includes most of Main Street and part of Coleraine Road. The main concentration of retail floorspace in the town centre should continue to be within this primary retail core and assessed in accordance with prevailing regional planning policy. Within Maghera town centre three Development Opportunity Sites are identified and status of these is set out in Table 5 below.

**Table 5: Maghera Development Opportunity Sites**

Plan Ref	Area Plan Proposal	Current Status	Planning History
<b>MA 17</b>	Mixed Use	Not developed	Retail, offices and Apartments – Approved 09.02.07
<b>MA 18</b>	Mixed Use	Not developed	Nothing Applicable
<b>MA 19</b>	A range of Town Centre Uses	Not developed	Nothing Applicable

(For Site Locations See Appendix 1, Map 5)

## 5.0 Town Centre Masterplans

- 5.1** Whilst the Area Plans provide the statutory planning framework for land use proposals, Town Centre Masterplans, which were commissioned by the Department of Social Development (DSD) in partnership with the District Councils, are non-statutory documents which focus on regeneration initiatives and public realm improvements in our town centres. Town Centre Masterplans set out a vision for a particular Town Centre and identify key proposals for realising that vision over a set period of time. Masterplans are in place for the three main towns and while there is no Masterplan for Coalisland Dungannon District Council have advised that a Public Realm Scheme for Coalisland is intended. There are no current plans for Public Realm Scheme in Maghera.

### *Cookstown Town Centre Masterplan*

- 5.2** The Cookstown Masterplan (May 2012) sets out the blueprint for the future growth and investment in the town over the next 10-15 years is informed by a detailed information gathering process and analysis, including a Retail and Commercial Leisure Capacity Study. The information gathered for this study was wide ranging and helped to establish the strengths, weaknesses, opportunities and threats associated with retailing in the Town Centre. The strengths identified a vibrant retail centre which attracts shoppers beyond the local area for its strong, independent retail offer. It acknowledged that vacancy rates were below the UK average and that Cookstown ranked higher than surrounding towns in terms of competitiveness. There was a high level of free parking, attractive building facades and wide footpaths. The weaknesses identified were the high vacancy rates on Molesworth St and Burn Road, derelict sites along Burn Road, under provision of modern bars and restaurants and a lack of connectivity between the retail core and the two retail parks at Broadfields and Station Square. Several opportunities were identified including scope for further development along Molesworth St and on opportunity sites, further capacity for bars, take aways and restaurants and a cafe culture. Transformation of areas into public squares and the promotion

of the town centre for commercial activity and as a “meet, eat and greet location”. Threats acknowledged the rise in out-of-town retail developments, the growth of e-commerce, decline of small retailers and traffic and accessibility issues. It was also stated that new developments should provide quality linkages and should integrate with the Town Centre.

**5.3** The Masterplan sets out 8 regeneration objectives to enable Cookstown Town Centre to achieve its vision over the next 10-15 years and are highlighted below. This vision is that Cookstown will be the capital town of Mid-Ulster and its Town Centre will be a distinctive mixed use place:

1. Enhance retail opportunities, in particular the retention and strengthening of both independent traders and the multiple retail offer.
2. Development of opportunity sites- 7 opportunity sites are identified as being important to the wider regeneration of the Town Centre. These opportunity sites are reflective of those identified in the Cookstown Area Plan 2010 and are listed in Table 1 above.
3. Maximise the promotion and marketing of the town.
4. Improving townscape quality
5. Better permeability and accessibility.
6. Increasing footfall and the vitality of the Town Centre.
7. Increasing job opportunities and improving quality of life
8. Expand and full utilisation of the Town Centre in the future.

**5.4** The Masterplan also identifies a range of tasks and projects which will help achieve the objectives, as well as considering key organisations and possible funding opportunities for each of the tasks and projects.

#### *Dungannon Town Centre Masterplan*

**5.5** Over recent years Dungannon Town Centre has undergone a transformation which has seen vacancy rates rise, rental values stagnate, little interest in opportunity sites and increasing problems with congestion. As a result of this deterioration, DSD commissioned a Town Centre Masterplan, which was published in March 2010. In formulating the Masterplan a Retail Capacity Survey was not undertaken. The Masterplan focuses on achieving the agreed vision for the town, which is that in 2025 Dungannon will be a vibrant, competitive town with a distinctive and historic character and will compete effectively with other Town Centres in NI. The Masterplan aims to project this vision through the development of existing and proposed opportunity sites, with each one contributing to the overall regeneration of the Town Centre.

**5.6** The Masterplan identifies seven areas which will accommodate new development and these are broadly reflective of the Development Opportunity Sites contained within the Dungannon Area Plan 2010. As well as these site specific opportunities the Masterplan also considers overall proposals which aim to enhance the visual quality of the Town Centre. The Dungannon Town Centre Master Plan also identifies general Town Centre initiatives. These have involved collaboration and input from the Dungannon Regeneration



Partnership (DRP) and Dungannon and South Tyrone Borough Council. The initiatives include:

1. **Shop Front Improvements** - This has proved to be a successful programme in the Town Centre.
2. **Living over the Shops (LOTS)** - This has proved to be a successful programme in the Town Centre.
3. **Publication of a Town Centre Design Guide** - This has yet to be commissioned.
4. **Infill Development** - This is ongoing.
5. **Promotion and Marketing** - There are normal seasonal advertising campaigns and events as well as the 'Shop Local Shop Smart' campaign aimed at promoting the benefits of shopping locally in the town centre and supporting local retailers.
6. **Business Training Initiatives** - There are ongoing retail business development training and Get Online IT Mentoring programmes.
7. **Provision of cycle routes in Railway Park** - Under the Council's EARLS project funding has been secured to link the recreational spaces of Dungannon Park, Windmill Wood, Drumcoo Wood and Playing Fields and Railway Park. A contract for this has recently been awarded.
8. **Dungannon Light Public Transport System** - A feasibility study has yet to be commissioned.

**5.7** Since the publication of this Masterplan, the redevelopment of Ranfurly House and the completion of Phase 1 of a Public Realm Scheme in the Market Square area, has significantly improved confidence in the Town Centre. It is however evident that Dungannon has great potential to grow and develop its Town Centre even further. It is important that Market Square proposals focus on rebuilding it as the primary retail core within the Town Centre.

**5.8** Close partnership working is required between public bodies and the private sector as many of the areas identified in the Masterplan are privately owned. It will also be essential that funding is secured to develop the other areas recognised in the Masterplan and those identified in the Dungannon and South Tyrone Area Plan 2010.

#### *Magherafelt Town Centre Masterplan*

**5.9** The Magherafelt Town Centre Masterplan was published in May 2011 and identifies a range of proposals including public realm improvements, development of opportunity sites and a range of smaller initiatives to be delivered in the short term. A retail capacity survey was carried out for Magherafelt Town Centre in formulating and helped inform and establish the context for the Masterplan.

**5.10** The retail capacity study found that in the long term retailing in the Town Centre had a positive outlook but in the short term it was more uncertain. Retail would continue to be influenced by competition from nearby centres, transport, accessibility issues, amenity and the environment. The study identified the importance of planning policy in driving the growth of retail and contributing to the vitality and viability of town centres. As part of the survey a

Town Centre Health Check was carried out and identified issues which were detracting from the vitality and viability of the Town Centre, namely traffic congestion and parking concerns, above average vacancy rates, lack of attraction from the retail offer, competition from Cookstown and Ballymena, lack of environmental quality and pedestrian access along the A31 route and the absence of a well defined “coffee culture” and established commercial uses in the Town Centre.

- 5.11** The Magherafelt Town Centre Masterplan sets out the following agreed vision “*Magherafelt a Vibrant, Thriving and Welcoming Town Centre*” and in order to achieve this vision it highlights several key themes. One of these themes focuses on growing the retail offer. The Masterplan recognises that in order to achieve its agreed vision the Town Centre needs a “competitive retail centre with a range of multiple and independent retailers” and will be delivered by the filling of vacant units by introducing financial incentives and improving the townscape quality.

The development of opportunity sites will also be a key driver to developing the multiple retail offer within the Town Centre. The Masterplan identifies 13 opportunity sites, six of which are reflective of the opportunity sites designated in the Magherafelt Area Plan 2015 and identified in Table 4 of this Paper.

- 5.12** Key themes in the Masterplan are based on improving townscape quality, improving accessibility, building upon the leisure and entertainment offer, improving signage, information and gateway features, improving the heritage trail and environmental improvements. Several ongoing initiatives are specifically referred to in the Masterplan which would contribute to the vitality and viability of the Town Centre:

1. **Vacant Unit Animation** - This has yet to be rolled out anywhere in the Town Centre.
2. **Promoting Active Frontages** - This has yet to be rolled out anywhere in the Town Centre.
3. **Shop Front Improvements** - This scheme been introduced on Queen Street and is currently being rolled out on Rainey Street.
4. **Magherafelt Town Centre Business Improvement District** - This programme has yet to be formally introduced.
5. **Living Over The Shops (LOTS)** - This is not currently being actively promoted.
6. **ReStore Project** - The shop front improvements on Queen Street and Rainey Street have been funded through this programme.

- 5.13** In addition to the Shop Front Improvements, Magherafelt District Council are also currently working on a Public Realm Scheme and hope to be submitting a scheme for planning approval in the coming months To date, there have been no other strategies put in place to develop any of the remaining themes.

## **6.0 Town Centre Studies**

- 6.1** In preparing a plan an assessment of the health of town centres and a retail capacity study may be carried out. A town centre health check is essentially a qualitative assessment in that it looks at the attractiveness, accessibility and amenity of the town centre. Although no single indicator can effectively measure the health of a town centre, the use of a series of them can provide a view of performance and offer a framework for assessing vitality and viability. Vitality is a measure of how busy a centre is and viability is a measure of its capacity to attract ongoing investment for maintenance, improvement and adaption to changing needs.
- 6.2** A retail capacity study is a quantitative assessment of the need for additional retail floorspace over the plan period. This will include catchment area definition, calculating total expenditure and turnover of convenience and comparison goods, and projection of future needs.
- 6.3** As a health check or retail capacity study has not yet been carried out to inform this section of the paper, we have instead relied on the findings from a comprehensive review of existing town centres in Northern Ireland which is contained in the 2014 GL Hearn report. We have also drawn some comparisons from the findings of the DOE Planning land use survey carried out in 2011 and again in January 2015.

### **(i) Cookstown**

- 6.4** The GL Hearn report shows that in 2013 the retail floorspace within the town centre is estimated to be 43,530sqm gross consisting of convenience, comparison, service uses and other uses. Cookstown has a good range and choice of shopping facilities with a mix of predominately independent retailers. The main food store located within the town centre is the recently developed SuperValu supermarket on Burns Road. There are a range of independent convenience retailers in the town centre including 4 butchers, 2 bakeries, 2 health food shops, 1 newsagents and 1 off-licence. On the edge of the town centre there is a Lidl supermarket at the Station Square Retail Park. Convenience goods stores comprise 6% of the total number of units within Cookstown town centre (GL Hearn 2012). There is a Tesco supermarket and Marks & Spencer Simply Food at Orritor Road/ Westland Road to the west of the town centre and an Asda superstore at Sweep Road/Dungannon Road to the south of the town.
- 6.5** The town centres comparison goods offer is predominately provided by local independent traders. The town centre has a good range and choice of clothing and fashion with 12 independent clothing retailers. There are 6 independent jewellers and 4 gift / stationary stores. Other comparison goods retailing is reasonable well covered with a range of home ware and household goods stores, cards and florist shops. Comparison goods retailing comprised 32% of the town centres overall numbers of units in 2012.

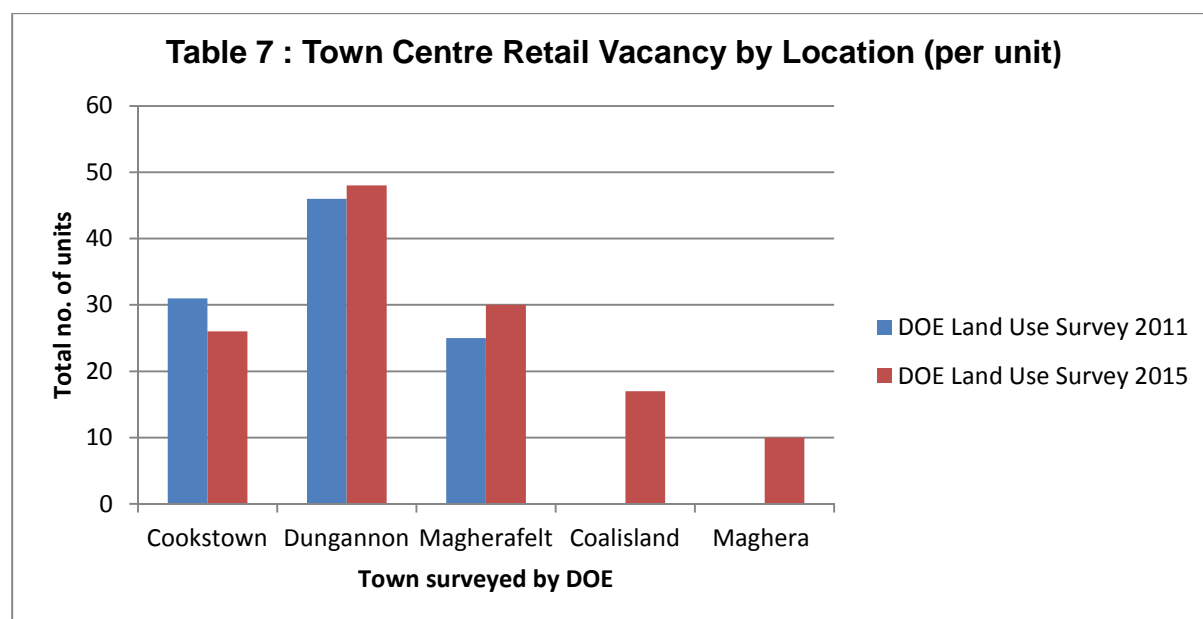
- 6.6** The largest proportion of town centre uses in Cookstown is the retail service category which comprises 40% of all town centre units. This provides the town centre with a good range and choice of food and beverage outlets, there is a notable presence of banks, solicitors, estate agents, and financial advisors. Other services include hairdressers, beauticians, opticians and dry cleaners.
- 6.7** Cookstown has a number of other uses in the town centre area. This includes leisure provision; a cinema, bingo hall and theatre (Burnavon Theatre). There is a library, the South-West College Campus and a number of churches and some residential units within the town centre area.
- 6.8** Rental values also provide an indicator of vitality. Cookstown's Primary Zone A rents (as defined as the most valuable area of the shop i.e. the first five-metre depth) have declined from £360/sqm in 2009 to £250/sqm in 2013. However the rental value in Broadfields, both phases 1 and 2, have declined less sharply than in Prime Zone A (see Table 6). Cookstown and Magherafelt share the same rental values for Prime Zone A in 2013.
- 6.9** These figures confirm that rental levels across town centres in Mid Ulster have gradually decreased since 2009 and this can be attributed with the onset of the recession. The Lisney NI Retail Update 2014 does however predict that some landlords can look forward to rental growth in 2015, but whether this will apply to Mid Ulster remains to be seen.

**Table 6: Town Centre Rents 2009- 2013**

	2009		2011		2013	
	Prime Zone A £/sq m	Secondary Zone A £/sq m	Prime Zone A £/sq m	Secondary Zone A £/sq m	Prime Zone A £/sq m	Secondary Zone A £/sq m
<b>Cookstown</b>	360	220	300	200	250	180
<b>Dungannon</b>	360	220	300	210	240	200
<b>Magherafelt</b>	300	210	270	200	250	180
<b>Maghera</b>	160	150	145	130	125	105
<b>Coalisland</b>	130	110	120	100	120	100
<b>The Linen Green</b>	130 (Overall)		115 (Overall)		100 (Overall)	
<b>Oaks Centre</b>	240 Zone A		210 Zone B		160 Zone A	
<b>Broadfields</b>	Phase 1: 150 Overall Phase 2: 100 Overall		Phase 1: 140 Overall Phase 2: 90 Overall		Phase 1: 140 Overall Phase 2: 90 Overall	
<b>Meadowlane</b>	No data available		215 Zone A		292 Zone A	

Source: LPS 2014

- 6.10** Vacancy rates are a measure of how healthy a town centre is. According to Lisney (2014), vacancy rates are declining in NI (from 19.1% 2013 to 17.7% in 2014) however they remain higher than the UK average. The vacancy rate in Northern Ireland in 2014 was 17.7% compared to the average vacancy rate in the UK of 10.3%. All of Mid Ulster's main towns compare favourably with the NI vacancy rate although in Cookstown vacancy rates have marginally increased from 12.2% in 2012 to 12.6% in 2013. In part this can be attributed to new retail units becoming available at Molesworth / William Street.



Source: DoE Land Use Survey 2011 and 2015

- 6.11** The DoE Land Use Survey (2015) informs us that there are 26 vacant units within Cookstown town centre (including Broadfields Retail Park). This compares to 31 vacant units in 2011 (Appendix 2 – Land Use Surveys and Maps). The majority of Cookstown's vacant units are in secondary/fringe locations and on Molesworth Street. Pedestrian flows are highest along William Streets and James Street, Molesworth Street whilst quieter still has a viable pedestrian activity. Cookstown has a car dominated centre; the main shopping street is dual carriageway and is busy with both shopper and through traffic. On street car parking is plentiful within the town centre and off street car parking is also provided around the town centre. Public transport consists of a bus station at Molesworth Street and buses pass along the main shopping streets.
- 6.12** Tom Philips and Associates, in association with Scott Wilson and Beacon Research, were commissioned to prepare a Retail and Commercial Leisure Capacity Study (2010) of Cookstown Town Centre to inform the preparation of the Masterplan for Cookstown Town Centre. In terms of estimating retail need, an assessment was carried out based on 2 different scenarios. Scenario 1 assumes that Cookstown Town Centre is not operating at an equilibrium level and scenario 2 assumes that the Town Centre is operating at an equilibrium and conservative level (Table 8).

**Table 8 Retail Capacity Studies in Cookstown**

<b>Estimated Retail Floorspace Need in Cookstown Town Centre in the Forecast Year (2018 sq m net)</b>			
	<b>Convenience</b>	<b>Comparison</b>	<b>TOTAL</b>
<b>Scenario 1 Estimated Retail Floorspace Need</b>	1,978	9,566	11,544
<b>Scenario 1 Estimated Retail Floorspace Need</b>	-508	1,478	970

Source: Tom Philips and Associates (2010)

**6.13** Scenario 1 estimates that there is a significant retail need up to 2018, whilst scenario 2 would indicate that the convenience retail commitments have already exceeded the level of need in 2018 and only a limited need will exist for comparison commitments. This data highlights that the expenditure pattern of respondents from outside the district is dramatically increasing the estimated retail floorspace need in the Town Centre, however it is clear that Cookstown Town Centre continues to perform a very important shopping function. Cookstown is currently performing in excess of what would be anticipated given its size and retail offer. In this context, scenario 2 is not a viable or realistic guide for future development and it should be noted that even in scenario 2 there is a need for additional comparison floorspace. (Tom Philips and Associates 2010)

**6.14** In terms of environmental quality the town centres building stock is generally of good quality and well maintained. Well designed paving and soft/hard landscaping themes have been applied which gives the town centre a unified, well structured appearance.

(ii) Dungannon

**6.15** The GL Hearn report shows that in 2013 the retail floorspace within the town centre is estimated to be 33,940sqm gross consisting of convenience, comparison, service uses and other uses. Dungannon town centre is based around Market Square and Scotch Street which form a commercial thoroughfare. Other shopping and commercial streets connecting to this thoroughfare include Church Street, Thomas Street and Irish Street. Within the town centre there are Iceland and Lidl supermarkets and these are supported by smaller traditional convenience goods retailers including 2 butchers, 3 newsagents and a bakery. It is also notable that Dungannon has 7 international and European food specialist stores. In 2013, there were 12 convenience retailers in the town centre which equates to 7% of the overall composition of the town centre. Historical analysis shows that this has been a marginal increase as it was previously 6% in 2009.

- 6.16** Dungannon town centre has a limited number of national multiple comparison goods retailers. It could be argued that the local independent sector bolsters the comparison goods shopping provision to some extent, particularly clothing and footwear as there are a number of small boutique type stores and men's outfitters within the town.
- 6.17** The town centre comprised 45% service uses in 2013 (GL Hearn) and this makes it the most dominant class of town centre use. This includes a range of food and beverage outlets (approximately 29), financial and professional services, and beauty and hair salons. Other uses in Dungannon include the Hill of the O'Neill Arts and Visitor centre at Market Square, a library and a number of churches. At the edge of town centre there is a Tesco superstore (3,680sqm gross floorspace) located at the lower end of Scotch Street.
- 6.18** As stated in the GL Hearn Report, Dungannon's vacancy rate increased to 13% in 2013 from 9% in 2009. The DoE Land Use Survey (2015) informs us that there are 48 vacant units within Dungannon town centre. This compares to 46 vacant units in 2011 (Table 7). Vacancies are spread throughout the town centre but there is a concentration of vacancies at the lower end of Scotch Street. Some of these vacant units appear to be long term and in poor condition.
- 6.19** Within Dungannon town centre most pedestrian activity occurs along the lower end of Market Square and upper part of Scotch Street. This is reflective of the primary retail core designation in the Dungannon and South Tyrone Area Plan 2010. There are bus services operating from the surrounding hinterland, bus stops throughout the town and a bus station at the bottom of Scotch Street. However access to the town appears primarily by car. There is a mix of free, time limited on street parking and longer pay and display parking.
- 6.20** In terms of environmental quality, Phase 1 of the Public Realm Scheme has been completed. This scheme involved changes to the traffic circulation system, better use of the space for civic events, new street furniture and hard and soft landscaping. This has been the first step in addressing the quality of the Town Centre environment and pedestrian accessibility. Ranfurly House has been redeveloped and is now the Hill of the O'Neill Art Centre. The Royal Mail Sorting Office, 7-11 Market Square and Feeney's Lane remain undeveloped. Phase 2 of this Public Realm Scheme is currently out to Public Consultation and plans to take in works to Thomas Street, Perry Street, Northland Row, Scotch St, George's St, Anne St and William St.
- 6.21** The vision in the Dungannon Masterplan to develop Irish Street/Anne Street and Shambles Lane into a "Cultural Quarter" has yet to be realised. Dungannon and South Tyrone Borough Council have confirmed that they are currently carrying out research into a potential redevelopment scheme for an opportunity site to the immediate North of Anne Street. This site benefits from a both a live planning approval (M/2011/0322/F) for a retail development and a current application (M/2014/0572/O) for a large residential development. It is currently undeveloped. Church Street and Perry Street have also benefitted

from a Shop Front Improvement Scheme. The Opportunity Site at Washingford Row has a live approval for a housing development (M/2008/1132/F) however it also remains undeveloped. The Opportunity Site at George's Street has been partly developed, however the area between Lidl and the bingo hall remains undeveloped. No retail capacity study has been done for Dungannon town centre.

- 6.22** Outside the town centre to the north there is a Sainsbury's superstore at Oaks Road which anchors the Oaks Shopping centre. This shopping centre has a post office, other retailers and a cinema. South of Dungannon at Moygashel there is the Linen Green Designer Village. This comprises a mix of 'outlet' retailing; clothing and footwear shops, gift shops and food, beverage and office uses. The Dungannon Town Centre Masterplan identifies the Linen Green as an opportunity from which the Town Centre can attract trade from. It was also surveyed by DoE and has 8 vacant units now in 2015 compared to 2 in 2012. The RDS 2035 advises us that it draws some 30% of its customer base from the Republic of Ireland. .

(iii) Magherafelt

- 6.23** The GL Hearn report does not provide an exact figure of the gross retail floorspace for Magherafelt, however in January 2014 as part of the assessment of a number of retail planning applications in Magherafelt One2One Planning, on behalf of DoE Planning, undertook research into retail floorspace availability in Magherafelt Town Centre. This survey found that the Town Centre was comprised of 5508sqm convenience net retail floorspace (35.14% of total net retail floorspace) and 10166 sqm of comparison retail floor space (64.86% of total net retail floorspace). This provided a total of 15674 sqm net retail floorspace. Unlike GL Hearn, the study did not take account of service and other uses, which explains why the overall floorspace figure is considerably lower than Cookstown and Dungannon.
- 6.24** Magherafelt town centre is considered as having a reasonably good retail offer, with a range of local independent, regional and national retailers providing a good range of convenience, comparison, service uses and other uses. Meadowlane shopping centre, which is within the Town Centre boundary and Primary Retail Core, provides approx. 40 retail units. The largest convenience Town Centre retailer is JC Stewart Food Hall, which is an independent supermarket. There are also other independent convenience retailers including 4 butchers, 3 chemists, 2 off-licences, 2 foreign food stores and 1 Newsagent, health food store, bakery and green grocer as well as two grocery/convenience stores (Nisa and Spar). In addition, Meadowlane has Iceland and Dunnes Food Hall.
- 6.25** Meadowlane is the focus for comparison multiple retailers including, Boots, Shoe Zone, Yankee Candle, Holland and Barrett, Dunnes, River Island, New look, Poundland, Semi-Chem and Card Land. Outside Meadowlane the traditional shopping streets provide a range of independent comparisons traders, particularly ladies boutiques and Cuddy's Dept Store. The Town Centre has a reasonable range of retail service uses including barbers,



hairdressers, beauticians, opticians and bookies .It also has a high number of food and beverage operators (bars, restaurants, cafes etc) totalling 39. Financial and professional services are also well provided. Other Town Centre uses adding to the towns diversity include religious buildings, bus station, library and tourist info. Centre.

- 6.26** In Magherafelt vacant units are evenly spread across the town centre and within Meadowlane shopping centre. The recent DoE Land Use Survey (2015) informs us that there are currently 30 vacant units within Magherafelt Town Centre. This compares to 25 vacant units in 2011(Table 7). There are currently 7 vacant units in Meadowlane (LPS 2015) and this compares to 5 vacancies in 2011. Magherafelt's Primary Zone A rents have declined from £300/sqm in 2009 to £250/sqm in 2013. However the rental value in Meadowlane has experienced a rise. LPS have attributed this rise to the fact that the centre is possibly under administration and that vacancy rates aren't paid in the centre. Magherafelt and Cookstown shared the same rental values for Prime Zone A in 2013.
- 6.27** The GL Hearn report acknowledges that footfall throughout the town centre appears viable, with pedestrian flows highest on Market Street and Meadowlane. Pavements are wide and well maintained and there are convenient pedestrian crossings linking Meadowlane with the main shopping streets. The Bus station is also located within the Town Centre and has good pedestrian linkages. Short term car parking is available on all of the commercial streets. Off Street car parks are not as heavily used.
- 6.28** Tom Philips and Associates, in association with Scott Wilson, were also commissioned to prepare a Retail and Commercial Leisure Capacity Study (2010) of Magherafelt Town Centre to inform the preparation of the Masterplan for Magherafelt Town Centre. In terms of estimating retail need, an assessment was carried out based on 2 different scenarios (Table 9). Scenario 1 applies a constant market share and trade draw model and takes full account of existing trading levels. Scenario 2 takes account of the aspirational, yet achievable, nature of the Masterplan process and assumes an increasing market share and trade draw mode

**Table 9      Retail Capacity Study in Magherafelt**

Estimated Retail Floorspace Need in Magherafelt Town Centre in the Forecast Years (2018 and 2025, sq m net)				
Scenario	Scenario 1		Scenario 2	
	Convenience	Comparison	Convenience	Comparison
<b>2010-2018</b>	-2,521	-5,723	1,936	5,843
<b>2018-2025</b>	192	912	345	1,576
Note: * Excludes any adjustment for over/under trading and also assumes increasing market share/trade draw				

Source: Tom Philips and Associates (2010)

- 6.29** Scenario 1 estimates that there is no retail need up to 2018 and only marginal need in the 2018-2025 period. This would reflect a current level of under trading arising from competition from other retail centres and its lack of attractiveness as a retail location. Scenario 2 highlights a greater capacity for the Town Centre and it assumes it can increase its attractiveness in the period up to 2018. It takes no account of under trading levels.

(iii) Local Towns

- 6.30** The DoE Land Use Survey was also undertaken in January 2015 for the two local towns of Coalisland and Maghera (Appendix 2 – Land Use Surveys and Maps) Coalisland currently has 17 vacant units; 6 on Main Street, 1 on Platers Hill, 3 on the Dungannon Road, 5 in The Square and 2 on Barrack Street. The survey revealed that Maghera has 10 vacant units, 6 on Main Street, 1 on Hall Street and 1 on Coleraine Road. It is notable the town centre rents for both Coalisland and Maghera are considerably lower than the three main towns (Table 6).

**6.31 Key Findings from Health Checks:**

- 6.32** It can be concluded that the three towns of Cookstown, Dungannon and Magherafelt have varying levels of performance:

*Cookstown*

- Has a good range and choice of shopping facilities and vacancy rates below the NI average, reinforcing the message that it is the shopping capital for Mid-Ulster.
- Town centre rental values have declined from 2009 to 2013 however the rental value decline at the Broadfields Centre since 2009 has been minimal. There has been a significant take-up of the Development Opportunity Sites designated in the Cookstown Area Plan 2010 (6 out of 7 sites either developed or partially developed).

*Dungannon*

- Retail provision is of mixed quality, whilst there is a range of shops there is a limited depth of choice. Take-up of Development Opportunity sites has been very limited. Out of a total of 8 sites, 6 remain undeveloped and 2 are only partially developed.
- Vacancy rates have increased from 2009 to 2013 and the rental values for prime zone A in 2013 are lower than those of both Cookstown and Magherafelt.

*Magherafelt*

- Town centre retail offer is reasonably good, with a range of local independent, regional and national retailers.

- Vacancy rates in Magherafelt have declined from 2012 to 2013 however Prime Zone A rental values have also declined. In contrast, rental values for the Meadowlane centre have increased significantly from 2011 to 2013. Out of a total of 6 Development Opportunity sites, 3 remain undeveloped, 2 are partially developed and one is currently under construction.

**6.33** The Mid Ulster vacancy rate (excluding Coalisland and Maghera) is considerably lower than the NI average. This would indicate that the main Town Centres are in a fairly healthy state and that there is a possible need for some additional retail floorspace, particularly in Magherafelt. This however would conflict with the findings of the Retail capacity Study carried out for Magherafelt (Tom Philips and Associates, in association with Scott Wilson, 2010), which provides a scenario that there is no retail need in Magherafelt up to 2018 and only marginal need in the 2018-2025 period.

**6.34** Business rates have been cited as the primary factor in deterioration in the level of occupancy on the prime pitch (primary shopping streets) (Lisney 2013). The introduction of revised rateable values by LPS (effective from 1<sup>st</sup> April 2015) is anticipated to have the most significant impact on the retailing environment in the province in recent years. These revised non-domestic values will bring reductions in rates for prime retail shops on the high street (e.g. James St and William St Cookstown, Market Square and Scotch St Dungannon and Market St and Broad Street Magherafelt) and in the main shopping centres (e.g. Broadfields in Cookstown, Oaks Centre and Linen Green in Dungannon and Meadowlane in Magherafelt) (Lisney 2014)

**6.35** All three Town Centres have a diverse range of shops, retail services, offices and other businesses. This reinforces the point the Town Centres are not just about shopping provision but are multi-functional locations that need to provide a range of uses including shopping, community, residential, office and leisure uses which important to the vitality of the Town Centre. Indeed the GL Hearn Report concludes that town centres need to offer an experience over and above the average functional shopping trip which might otherwise be carried out online or at an out-of-town retail park.

## **7.0 Conclusions**

**7.1** The purpose of this paper has been to inform the newly formed Shadow Council for Mid Ulster about the nature of the current retail offer within Mid Ulster towns, the take up of town centre development opportunity sites, rental information and vacancy rates. The draft SPPS requires LDP's to include a Retail Strategy and contain policies and proposals that promotes the town centre first for retail and other main town centre uses. In line with this the Plan for the new Council Area will need to ensure that retail growth remains focused in these centres. The importance of the retail hierarchy is also recognised and retail facilities in the small towns, villages and at a local level can complement the main centres.

- 7.2** The existing Area Plans which cover Mid Ulster recognise a settlement hierarchy which places Cookstown, Dungannon and Magherafelt as the main Towns. Based on recent retail studies it would appear that these towns are functioning and competing well in the context of Northern Ireland and even within the unstable economic climate of the past number of years. Vacancy rates are lower than the NI average. There has been significant development of opportunity sites in Cookstown with a slightly lower uptake of these sites in Magherafelt and Dungannon. The Retail Capacity Studies have shown that up until 2018 Cookstown and Magherafelt would have limited ability to support additional convenience floorspace, however, there may be significant potential to support additional comparison shopping (Tables 8 and 9). The ability to support additional floorspace is driven in part by the notion of clawing back trade which will be going to Belfast and other centres. However, over the longer term the demands for additional floorspace resulting in population growth are likely to be offset by efficiencies being made in the amount of floorspace retailers require (as demonstrated by Argos and Lidl) and the growth in internet sales. It is therefore anticipated, in the short to medium term that the opportunity sites identified in the Area plans and town centre plans should be sufficient to meet needs. Whilst Dungannon has not benefitted from a retail capacity study, it does benefit from opportunity sites identified in the Area Plan and/or Town Centre Plan, namely Anne Street, Perry Street and Scotch Street.
- 7.3** Within this hierarchy, Mid Ulster also has two smaller local towns, Coalisland and Maghera. In the Population and Growth Paper previously presented to the Committee Members' suggestions were welcomed on alterations to the status of existing settlements. In this context, a number of settlements could fall into the category of candidates of local towns and Members' views are welcomed on the following potential candidates: Fivemiletown, Moy, Moneymore, Aughnacloy, Draperstown, Ballygawley, and Stewartstown.
- 7.4** While the Draft SPPS states that there should be a Town Centres first approach for retailing it is worth exploring the merit of defining district centres, neighbourhood centres and village centres. There is a District Centre at the Oaks Centre in Dungannon and it is recommended that it continues to be worthy of protection. Consideration could be given to the designation of a District Centre to the South of Cookstown Town which takes in Asda, Toymaster and a number of retail units at the Turkington shop. Recognition of the Linen Green outlet as a District centre is also something that could be considered.
- 7.5** Neighbourhood centres are centres within Towns which provide services to meet the daily needs of local residents. A possible candidate in this category is the area in and around Newell Stores in Dungannon. Designation of village centres should also be considered for the larger villages in the new Plan Area as they have the ability to afford protection. Additional designations of local towns, district centres, neighbourhood centres and village centres at Preferred Option's stage in the preparation of the new LDP so as to ensure their vitality within the overall hierarchy.

- 7.6** It is considered that further investigation is required to determine the scope for designating new and extending existing Primary Retail Cores. Consideration of this will require a thorough examination of retail capacity and take up of opportunity sites. While the Town Centre Health Checks and DOE land use surveys are relatively up-to-date the views of shoppers would be desirable to inform this aspect of the Plan. A detailed retail capacity study would address this and complete this information gap. It is therefore recommended that a retail capacity study be undertaken no later than 2016 so to ensure availability for the Public Examination.
- 7.7** A key difference between the town centre master plans and the Area Plan is that the town centre action plans adopt a more pro-active approach to the town centre by holistic approach to the town centre, whilst the Area plan are more regulatory in nature. In preparing a new Local Development Framework, the opportunity exists to re-strike this balance and include the non land use actions taken by the Council to improve the attractiveness and amenity of the town centres.

## **8.0 Recommendation**

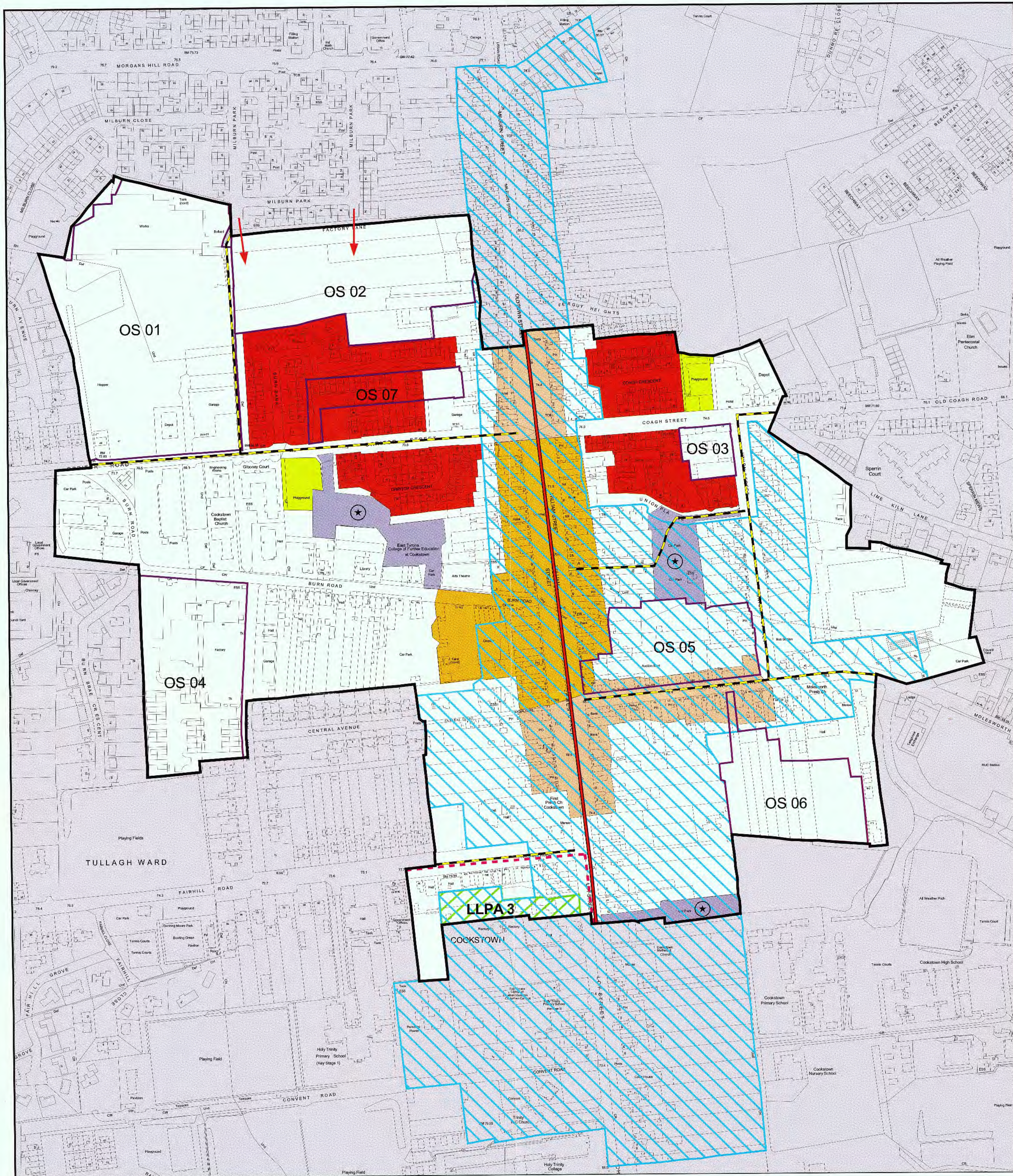
**8.1** In line with the conclusions from this study it is recommended that:

- That Cookstown, Dungannon and Magherafelt be reaffirmed as Mid Ulster's three main town centres in the Preferred Options Paper;
- That for the Planning Strategy there is no need to redefine the town centre boundaries, retail designations and opportunity sites as these provide an adequate framework up until 2018.
- That a retail capacity study be commissioned in Dungannon to establish the capacity of Dungannon to support additional retailing and to update the Magherafelt and Cookstown studies.
- The Preferred Options Paper should present Irish Street as a proposed addition to the Dungannon Retail Core and public comment should be invited to suggest where changes be made to town centre boundaries and retail designations or additional town centre opportunities identified.
- That an appraisal be carried out to identify whether any settlements should be included in the Preferred Options Paper for reclassification from a village to a town and whether there is a retail offer to warrant the a town centre designation. Candidates include:
  - Fivemiletown,
  - Moy,
  - Moneymore,
  - Aughnacloy,
  - Draperstown,
  - Ballygawley,

- Stewartstown.
- That the Oaks Centre be reaffirmed as a District Centre in the Preferred Options Paper and an appraisal be carried out to establish whether a District Centre be defined in southern Cookstown.
- Candidates locations should be appraised to establish whether any existing shopping facilities elsewhere in Cookstown Dungannon and Magherafelt can be identified in the Preferred Options Paper as neighbourhood shopping centres.
- Villages should be appraised to establish whether there is sufficient facilities clustered together to warrant identifying as village centres in the Preferred Options Paper.
- A policy review paper will be brought to the Planning Committee to consider the preferred approach for inclusion in the Preferred Options Paper.







Cookstown Area Plan 2010 - Adopted Plan  
Map No. 36b - Cookstown Town Centre

- |  |                             |  |                                  |  |                              |
|--|-----------------------------|--|----------------------------------|--|------------------------------|
|  | Town Centre                 |  | Existing Town Centre Housing     |  | Existing Car Park            |
|  | Area of Townscape Character |  | Existing Recreation / Open Space |  | Protected Route              |
|  | Primary Retail Core         |  | Local Landscape Policy Area      |  | Safe Routes to School        |
|  | Secondary Retail Frontage   |  | Opportunity Site                 |  | Sustrans Cycle Network       |
|  |                             |  |                                  |  | Access Point to be protected |

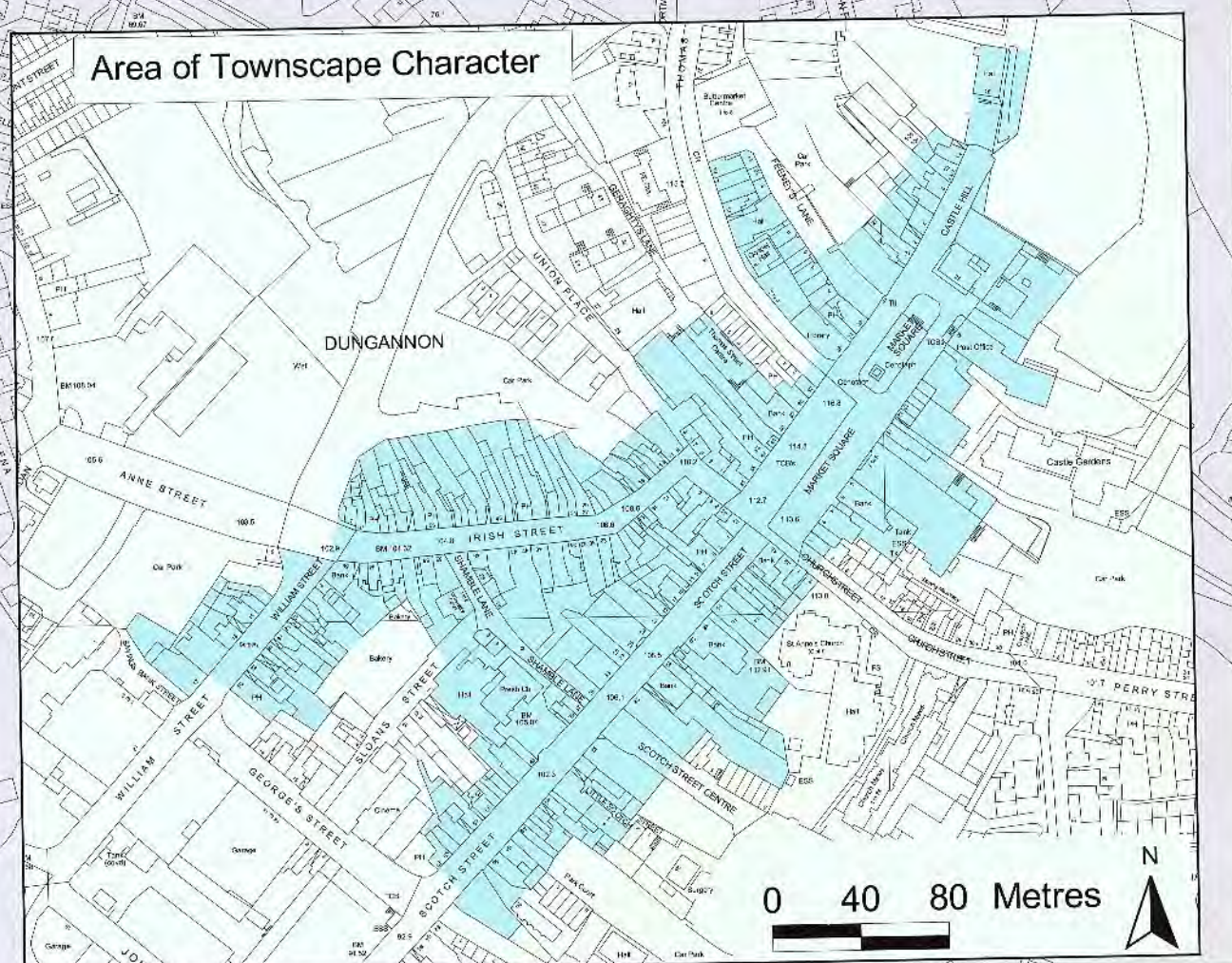
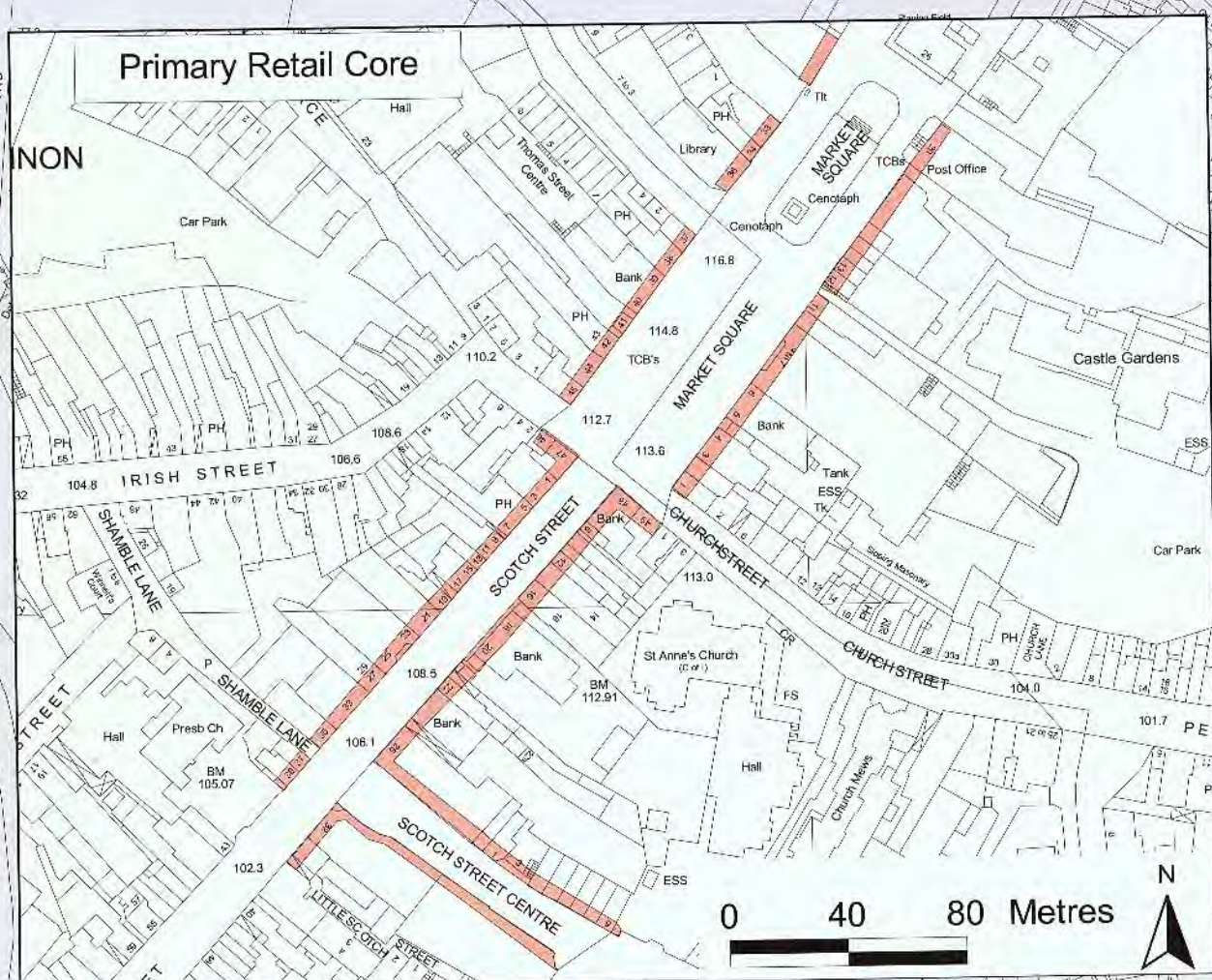
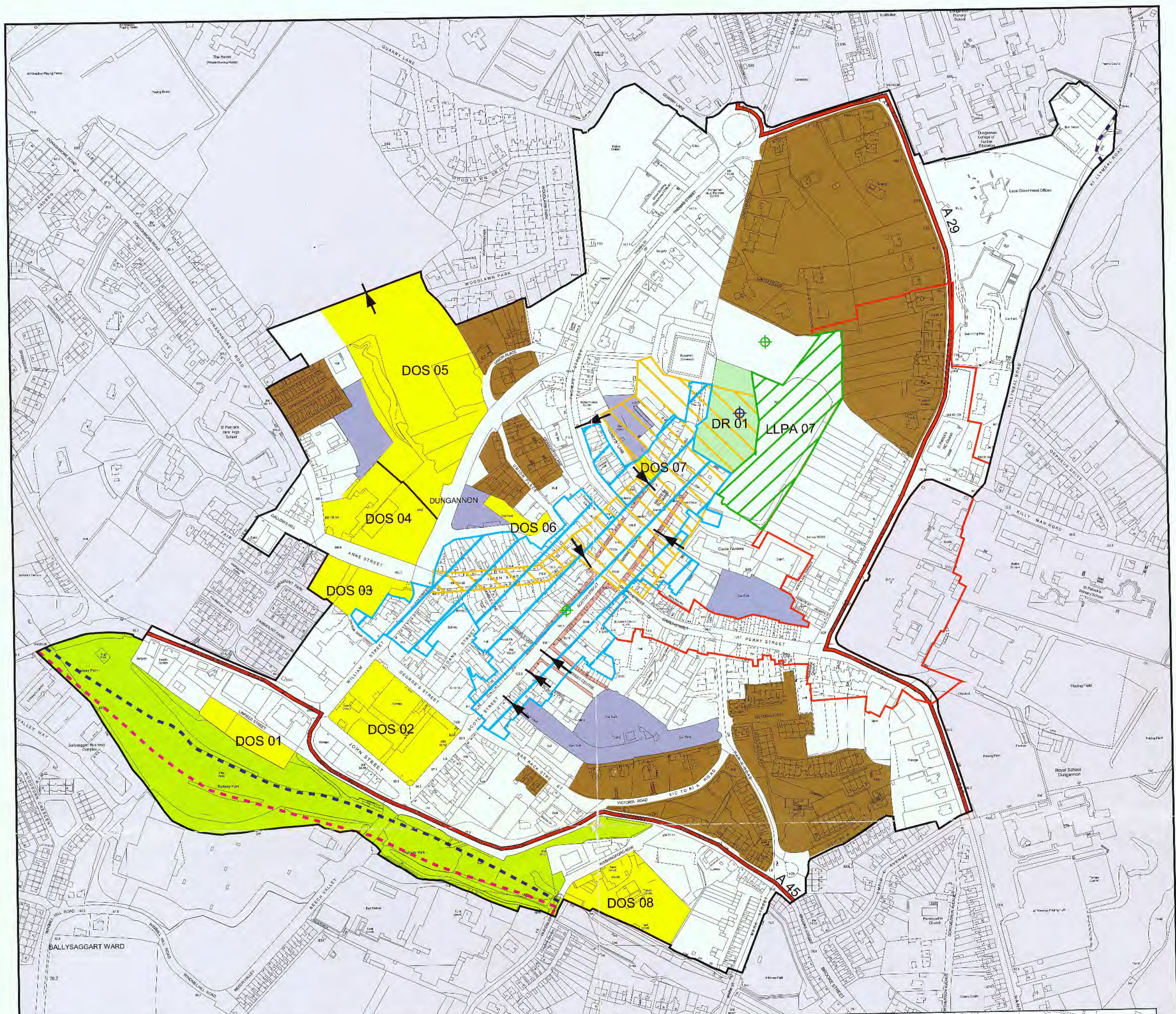
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Dungannon and South Tyrone Area Plan 2010 - Adopted Plan  
Map No. 61b - Dungannon Town Centre

- |  |   |  |
|--|---|--|
| Town Centre                              | Area of Townscape Character (See Inset Map) | Protected Route                              |
| Protected Housing Area                   | Area of Archaeological Potential            | Access Point to be Protected                 |
| Land Zoned for Recreation and Open Space | Conservation Area (See Map No.117)          | National Cycle Network                       |
| Existing Recreation and Open Space       | Local Landscape Policy Area                 | Peripheral Cycle Route                       |
| Primary Retail Core (See Inset Map)      | Car Park to be retained                     | Archaeological Site & Monument (Scheduled)   |
| Development Opportunity Site             |   | Archaeological Site & Monument (Unscheduled) |

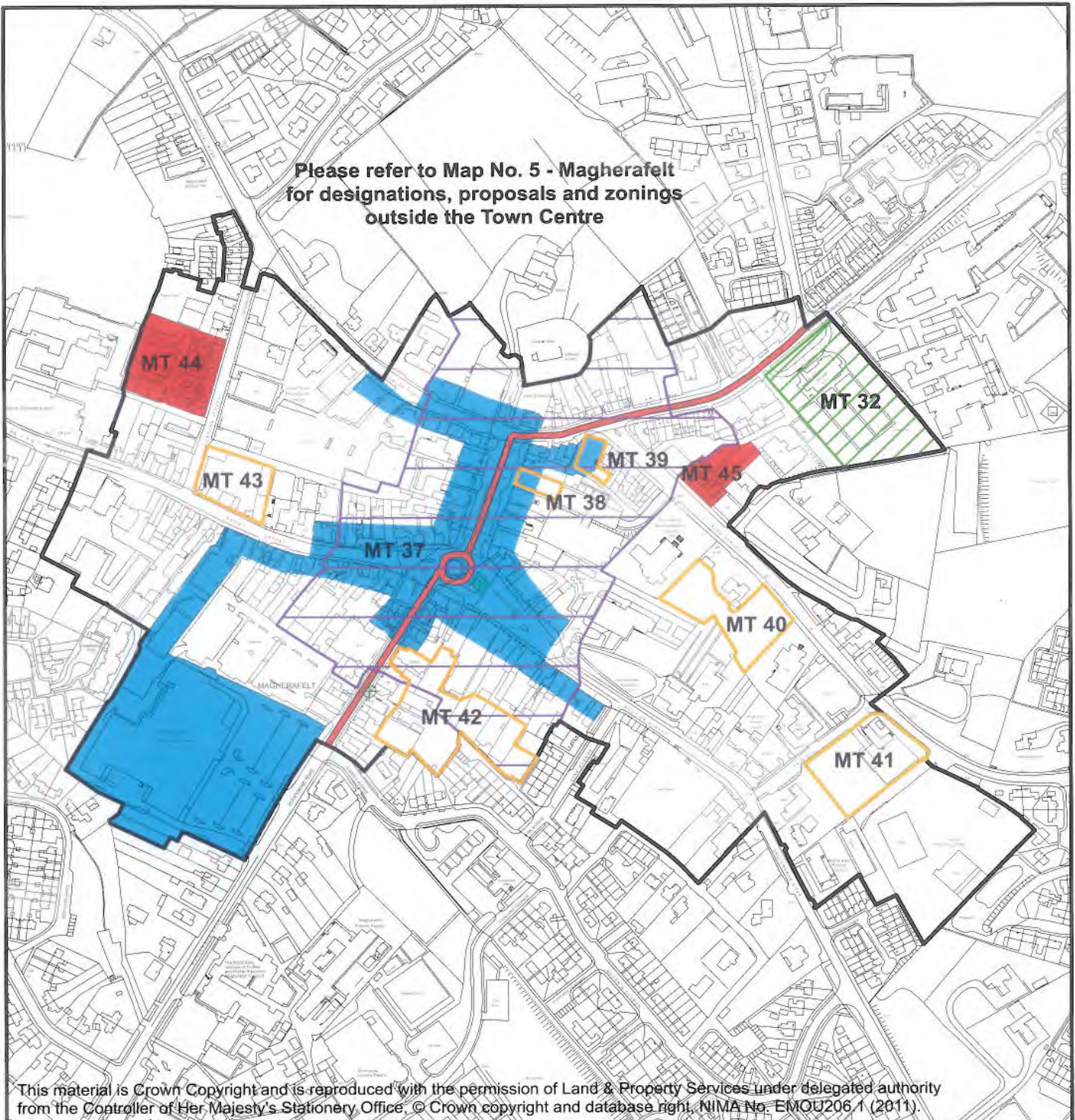
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







Please refer to Map No. 5 - Magherafelt  
for designations, proposals and zonings  
outside the Town Centre



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## Magherafelt Area Plan 2015

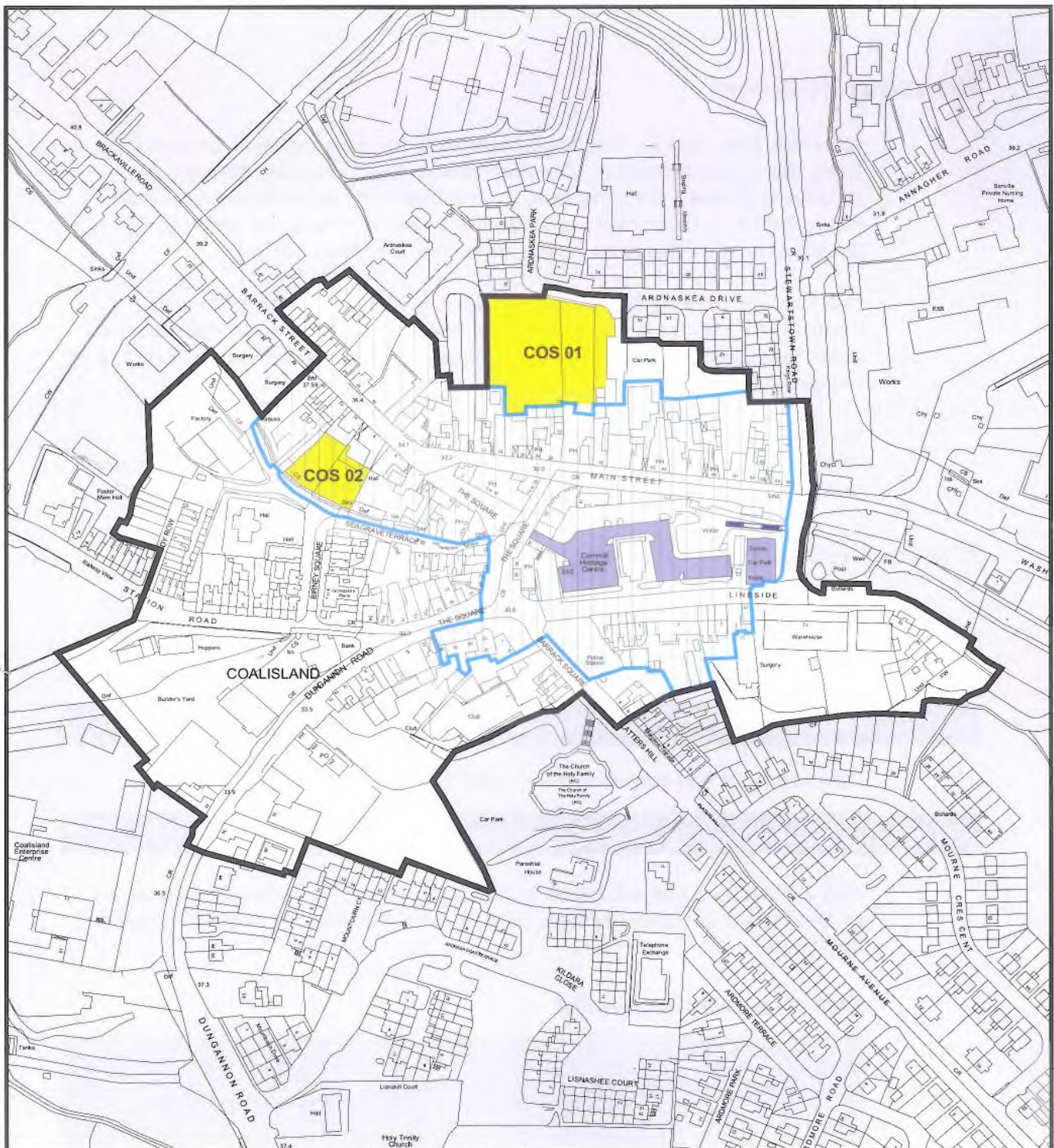
### Map No. 5a - Magherafelt Town Centre

- |  |  |
|--|--|
|  Town Centre                        |  Area of Archaeological Potential               |
|  Primary Retail Core                | <b>For Information Only</b>  |
|  Development Opportunity Site       |  Protected Route                                |
|  Protected Town Centre Housing Area |  Archaeological Site and Monument (Unscheduled) |
|  Local Landscape Policy Area        |  |

0 50 100 Metres







**Dungannon and South Tyrone Area Plan 2010 - Adopted Plan**  
**Map No. 62b - Coalisland Town Centre**

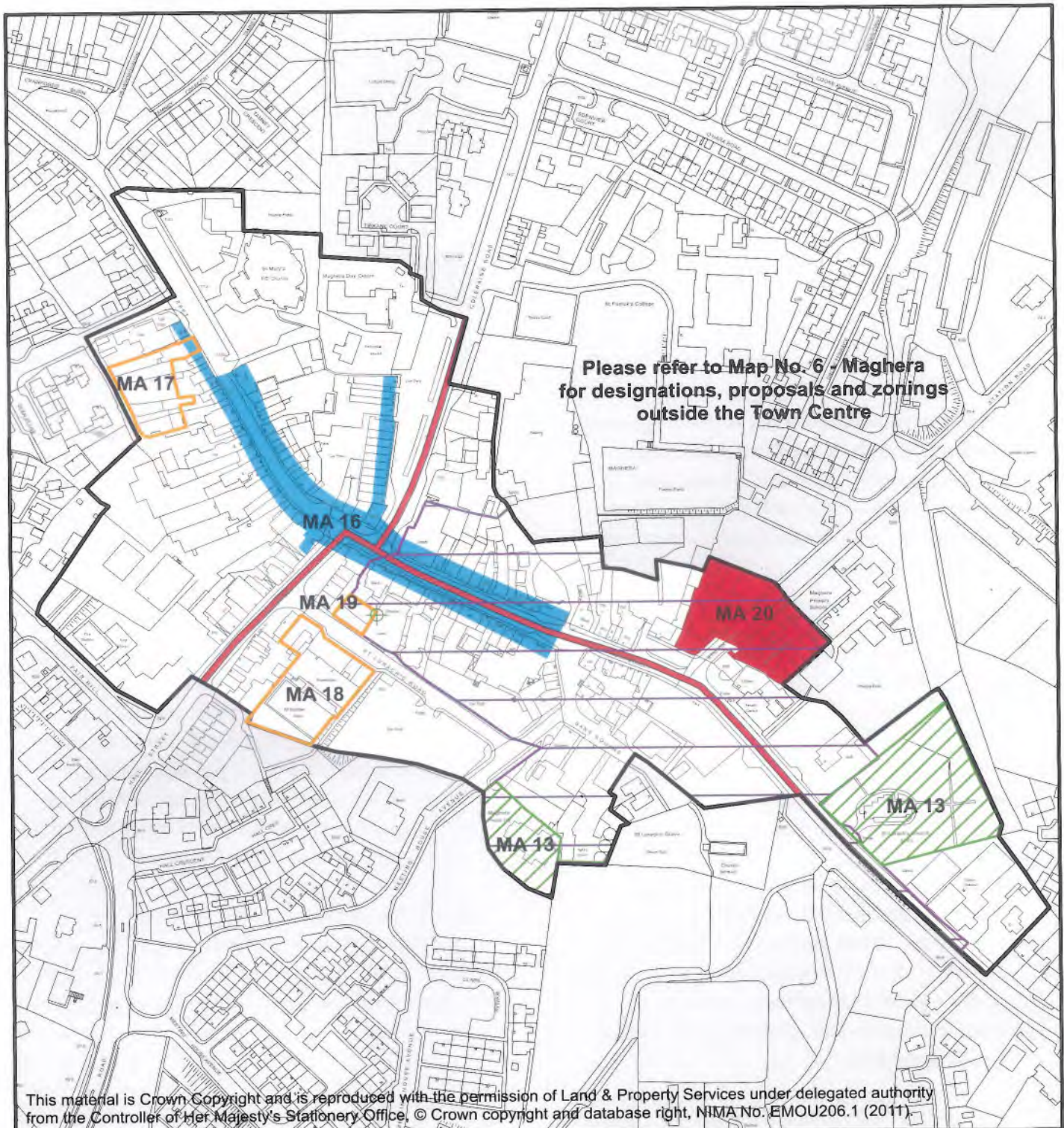
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|--|--|
|  Town Centre                  |  Historic Waterway (Coalisland Canal) |
|  Development Opportunity Site |  Car Park to be Retained              |
|  Area of Townscape Character  |  |

0 30 60 Metres

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## Magherafelt Area Plan 2015

### Map No. 6a - Maghera Town Centre

- |                                    |                                  |
|------------------------------------|----------------------------------|
| Town Centre                        | Local Landscape Policy Area      |
| Primary Retail Core                | Area of Archaeological Potential |
| Development Opportunity Site       | <b>For Information Only</b>      |
| Protected Town Centre Housing Area | Protected Route                  |

0 25 50 Metres





# DOE PLANNING LAND USE SURVEY – COOKSTOWN TOWN CENTRE

Map Ref	Address of Unit	Name of Operator (2011)	Land Use (2011)	Name of Operator (2015)	Land Use (2015)
1	30F Fairhill Road	Mid Ulster office supplies	Comparison	Vacant	Vacant
2	30d – 30e Fairhill Road	Cookstown Credit Union	Offices	Cookstown Credit Union	Offices
3	30b – 30c Fairhill Road	Vacant	Vacant	Beauty Elegance	Retail Services
4	30a Fairhill Road	David Smyth Dental Surgery	Community	David Smyth Dental Surgery	Community
5	28 Fairhill Road	The Finishing Touches	Retail Services	J Neeson + Son Funeral Director	Retail Services
6	26 Fairhill Road	JB & RH Twigg Solicitors	Offices	JB & RH Twigg Solicitors	Offices
7	14 Fairhill Road	Norman Devlin Surveyor & Estate Agent	Offices	Norman Devlin Surveyor & Estate Agent	Offices
8	18 Fairhill Road	Fairhill Pizzeria	Retail Services	Fairhill Pizzeria	Retail Services
9	14 Fairhill Road	Vacant	Vacant	Vacant	Vacant
10	12 Fairhill Road	Diamond Palace	Retail Services	Diamond Palace	Retail Services
11	8 Fairhill Road	Vacant	Vacant	CBE Boxing Equipment	Retail Services
12	6 Fairhill Road	Print Xpress	Comparison	Print Xpress	Comparison
13	4 Fairhill Road	Herbal and Acupuncture Clinic	Convenience	Herbal and Acupuncture Clinic	Convenience
14	2 Fairhill Road	Fair Kutz	Retail Services	Fair Kutz	Retail Services
15	70 James Street	Vacant	Vacant	Vacant	Vacant
16	66 - 68 James Street	Vacant	Vacant	Vacant	Vacant
17	James Street	Vacant	Vacant	Vacant	Vacant
18	60 - 62 James Street	Vacant	Vacant	Vacant	Vacant
19	58 James Street	Residential	Residential	Residential	Residential
20	56 James Street	Ali's Kebab Shop	Retail Services	Turkish Kebab House	Retail Services
21	54 James Street	Vacant	Vacant	Vacant	Vacant
22	52a James Street	Shish Mahal	Retail Services	Shish Mahal	Retail Services
23	50 James Street	The Granary	Retail Services	The Granary	Retail Services
24	48 James Street	Vacant	Vacant	The Gathering Place	Community
25	46 James Street	Sacred Heart House of Prayer	Community	Sacred Heart House of Prayer	Community
25a	44 James Street	Hop Shop & Gallery of the Heart	Comparison	Hop Shop & Gallery of the Heart	Comparison

26	42 James Street	Mint Café Bar & Salt Nightclub	Retail Services	Time Bar	Retail Services
27	38 James Street	Northern Bank	Offices	Dansk Bank	Offices
28	32 James Street	Bank of Ireland	Offices	Bank of Ireland	Offices
29	73 James Street	Residential	Residential	Residential	Residential
30	71 James Street	First Presbyterian Church	Community	First Presbyterian Church	Community
31	67a James Street	Vacant	Vacant	Lady Luck	Retail Services
32	65 James Street	Quinns Bar	Retail Services	Quinns Bar	Retail Services
33	63 Jamies Street	Doris & MacMahon Solicitors	Offices	Doris & MacMahon Solicitors	Offices
34	59 James Street	W.J. Scott & Son	Comparison	W.J. Scott & Son	Comparison
35	57 James Street	Residential	Residential	Residential	Residential
36	55 James Street	Vacant	Vacant	Sew Express	Retail Services
37	53 James Street	Doll Face House of Makeup	Retail Services	Pizza King	Retail Services
38	49 – 51 James Street	Post Office	Retail Services	Post Office	Retail Services
39	47 James Street	Boots Pharmacy	Convenience	Boots Pharmacy	Convenience
40	1 – 3 Molesworth Street	Corr & Sally Solicitors	Offices	Corr & Sally Solicitors	Offices
41	7 - 9 Molesworth Street	Quinn & Company	Offices	Quinn & Company	Offices
42	11 Molesworth Street	Yaniks	Retail Services	Lilac Charity Shop	Comparison
43	15 Molesworth Street	Vacant	Vacant	Furniture by Lilac	Comparison
44	15a Molesworth Street	Mc Kinley & Co	Offices	Mc Kinley & Co	Offices
45	17 Molesworth Street	William Hill	Retail Services	William Hill	Retail Services
46	13 Molesworth Street	Regal Furniture Co. LTD	Comparison	Regal Furniture Co. LTD	Comparison
47	19 Molesworth Street	The Thatch	Retail Services	The Thatch	Retail Services
48	19a Molesworth Street	Vacant	Vacant	Residential	Residential
49	21 Molesworth Street	The Black Horse Bar	Retail Services	The Black Horse Bar	Retail Services
50	23 Molesworth Street	Clubland	Retail Services	Clubland	Retail Services
51	25 Molesworth Street	The Synk	Retail Services	The Synk	Retail Services
52	29 Molesworth Street	Wise guys	Retail Services	Wise guys	Retail Services
53	31 Molesworth Street	Karolina Shop	Convenience	Serendipity Gifts & Crafts	Comparison
54	35 Molesworth Street	Shop Red	Comparison	Shop Red	Comparison
55	37 Molesworth Street	Shop Red	Comparison	Shop Red	Comparison
56	37a Molesworth Street	Molesworth Barbers	Retail Services	Molesworth Barbers	Retail Services

57	39 Molesworth Street	Age Concern	Comparison	Age Concern	Comparison
58	41a Molesworth Street	Corrigan Opticians	Retail Services	Corrigan Opticians	Retail Services
59	45 Molesworth Street	Summers	Retail Services	Vacant	Vacant
60	51 Molesworth Street	McVey Bros	Comparison	McVey Bros	Comparison
61	55 Molesworth Street	Cookstown community fellowship Charity shop	Comparison	Cookstown community fellowship Charity shop	Comparison
62	59 Molesworth Street	Inisor Jewellers	Comparison	Inisor Jewellers	Comparison
63	61 – 67 Molesworth Street	Residential	Residential	Residential	Residential
64	69 Molesworth Street	Molesworth Presbyterian Church	Community	Molesworth Presbyterian Church	Community
65	71 Molesworth Street	Residential	Residential	Residential	Residential
66	73 Molesworth Street	Residential	Residential	Residential	Residential
67	Unit 4 Station Square Retail Park, Molesworth Street	Harry Corry	Comparison	Harry Corry	Comparison
68	Unit 3 Station Square Retail Park, Molesworth Street	Carpet Right	Comparison	Carpet Right	Comparison
69	Unit 2 Station Square Retail Park, Molesworth Street	Argos Extra	Comparison	Argos Extra	Comparison
70	Unit 1 Station Square Retail Park, Molesworth Street	Lidl	Convenience	Lidl	Convenience
71	Railway Yard, Molesworth Street	Mandarin Buffet	Retail Services	Mandarin Buffet	Retail Services
72	Station House 46 Molesworth St	David Lyttle Co.	Offices	David Lyttle Co.	Offices
73	48 Molesworth Street	Ulster Bus Station	Community	Ulster Bus Station	Community
74	44 Molesworth Street	R.T.J. Ross & Co	Offices	R.T.J. Ross & Co	Offices
75	40 Molesworth Street	Millar Shearer Black	Offices	Millar Shearer Black	Offices
76	Station Square Retail Park, Molesworth Place	Vacant	Vacant	Vacant	Vacant
77	Station Square Retail Park, Molesworth Place	Vacant	Vacant	Vacant	Vacant
78	Station Square Retail Park, Molesworth Place	Vacant	Vacant	Pound Stretchers	Comparison
79	Unit 1 Station Square Retail Park, Molesworth Place	Heatons	Comparison	Heatons	Comparison
81	18 Molesworth Street	Knipe Family Butchers	Convenience	Knipe Family Butchers	Convenience
82	16 Molesworth Street	Vacant	Vacant	European Delicacies	Convenience

82a	16a Molesworth Street	Vacant	Vacant	Vacant	Vacant
83	12-14 Molesworth Street	Save the Children	Comparison	Save the Children	Comparison
84	10 Molesworth Street	Vacant	Vacant	ELQDECIGS	Comparison
85	6 Molesworth Street	Performance Nutrition Management	Convenience	Performance Nutrition Management	Convenience
85a	8 Molesworth Street	Performance Nutrition Management	Convenience	Performance Nutrition Management	Convenience
86	4 Molesworth Street	Performance Nutrition Management	Convenience	Performance Nutrition Management	Convenience
87	2 Molesworth Street	Newsagents (No Name)	Convenience	Selfones	Comparison
88	30 James Street	O2	Comparison	O2	Comparison
89	45 James Street	Superdrug	Comparison	Savers	Comparison
90	41 James Street	Vacant	Vacant	Vacant	Vacant
91	37 – 39 James Street	Oxfam	Comparison	Oxfam	Comparison
92	44 James Street	Mackey Eyecare Optometrist	Retail Services	Mackey Eyecare Optometrist	Retail Services
93	33 James Street	J. Hitton & Sons	Convenience	J. Hitton & Sons	Convenience
94	31 James Street	Cuba	Comparison	Cuba	Comparison
95	29 James Street	Marie Curie Cancer Care	Comparison	Marie Curie Cancer Care	Comparison
96	23 James Street	Cartwheel Bar	Retail Services	Cartwheel Bar	Retail Services
97	23 James Street	Precious	Comparison	Action Cancer	Comparison
98	21 James Street	William Hill	Retail Services	William Hill	Retail Services
99	17 - 19 James Street	Mc Atamney's Food Hall	Convenience	Mc Atamney's Food Hall	Convenience
100	13 - 15 James Street	Birthdays	Comparison	Ground Zero Exresso Bar	Retail Services
101	11 James Street	2 Precious	Comparison	2 Precious	Comparison
102	5 – 9 James Street	Boots	Convenience	Boots	Convenience
103	1 – 3 James Street	Thompson Footwear	Comparison	Thompson Footwear	Comparison
104	1 Burn Road	Fix-a-fone	Comparison	Vacant	Vacant
105	1a Burn Road	Gems Jewellers	Comparison	Gems Jewellers	Comparison
106	1b Burn Road	Co-operative Travel	Retail Services	Snip & Clip Barbers	Retail Services
107	1 – 2 Burn Road	Cinema	Retail Services	Cinema	Retail Services
108	4a Burn Road	Fruit Fayre	Convenience	Fruit Fayre	Convenience
109	4b Burn Road	Spirit	Comparison	Spirit	Comparison
110	4c Burn Road	Vacant	Vacant	North East Cafe	Retail Services



111	4d Burn Road	Vacant	Vacant	Dickson & Co Insurance Brokers	Offices
112	6 – 12 Burn Road	Supervalu	Convenience	Supervalu	Convenience
113	14 Burn Road	Scoopy's	Convenience	The Hub Community Centre	Community
114	16 Burn Road	Hollywood Hair & Beauty	Retail Services	Vacant	Vacant
115	18 Burn Road	Vacant	Vacant	Vacant	Vacant
116	11a Burn Road	DAC Appliances	Comparison	DAC Appliances	Comparison
117	7 Burn Road	Cahoon Jewellers	Comparison	Cahoon Jewellers	Comparison
118	9 Burn Road	Gold Seal Dry Cleaners	Retail Services	Gold Seal Dry Cleaners	Retail Services
119	9a Burn Road	Vacant	Vacant	Vacant	Vacant
120	Burn Road	Burnavon Arts Centre	Community	Burnavon Arts Centre	Community
121	3 Burn Road	Schooldays	Comparison	Doll Face House of Makeup	Retail Services
122	3b Burn Road	Bengal Spice	Retail Services	Bengal Spice	Retail Services
123	3a Burn Road	White Pheasant Restaurant	Retail Services	White Pheasant Restaurant	Retail Services
124	47 William Street	Santander	Offices	Santander	Offices
125	43 William Street	Thomas Cook	Retail Services	Santander	Offices
126	41a William Street	The Mortgage Shop	Offices	Juice & Health Food Deli	Convenience
127	41 William Street	Quickutz	Retail Services	Vacant	Vacant
128	39 William Street	Menarys	Comparison	Menarys	Comparison
129	35 – 37 William Street	Poundstretcher	Comparison	Vacant	Vacant
130	33 William Street	Select Interiors	Comparison	Select Interiors	Comparison
131	31 William Street	The Edinburgh Woollen Mill	Comparison	The Edinburgh Woollen Mill	Comparison
132	29 William Street	Hughes Ladies Fashion	Comparison	Vacant	Vacant
133	27 William Street	The Central Inn	Retail Services	The Central Inn	Retail Services
134	25 William Street	Vacant	Vacant	Vacant	Vacant
135	23 William Street	Kee Clothing	Comparison	Kee Clothing	Comparison
136	21 William Street	S. McQueen Jewellers	Comparison	S. McQueen Jewellers	Comparison
137	19 William Street	Cookstown Café	Retail Services	Cookstown Café	Retail Services
138	17 William Street	Imaging Solutions (& Mace Express)	Comparison	Cookstown Community Cancer Charity	Community
139	15 William Street	Tom Morrow	Comparison	Tom Morrow	Comparison
140	13 William Street	Kates Ladies Fashion	Comparison	Kates Ladies Fashion	Comparison
141	7 – 11 William Street	Tiger Lily Boutique & Tea Room	Comparison	Vacant	Vacant

142	5 William Street	AJ2 jewellers	Comparison	AJ2 jewellers	Comparison
143	3 William Street	Funky Kids	Comparison	Funky Kids	Comparison
144	1 William Street	Subway	Retail Services	Subway	Retail Services
145	3 Orritor Street	The Belfast House	Retail Services	The Belfast House	Retail Services
146	5a Orritor Street	Cottage Flowers	Comparison	Cottage Flowers	Comparison
147	Orritor Street	Residential	Residential	Residential	Residential
148	10 Orritor Street	Xtra-vision	Retail Services	Xtra-vision	Retail Services
149	8a Orritor Street	Scene 2 Auctions	Retail Services	Scene 2 Auctions	Retail Services
150	8 Orritor Street	Studio Six Hair	Retail Services	Studio Six Hair	Retail Services
151	6 Orritor Street	Open + Direct Insurance	Offices	Open + Direct Insurance	Offices
152	4 Orritor Street	Bea Café	Retail Services	Bea Café	Retail Services
153	2 Orritor Street	Vacant	Vacant	Bakery of Corner Cake Shop	Convenience
154	2 Oldtown Street	Vacant	Vacant	Serephina	Comparison
155	4 Oldtown Street	The Corner Cake Shop	Convenience	The Corner Cake Shop	Convenience
156	6 – 10 Oldtown Street	Gordan Chemist	Convenience	Gordan Chemist	Convenience
157	12 Oldtown Street	The Oldtown Inn	Retail Services	The Oldtown Inn	Retail Services
158	14 Oldtown Street	Age Concern	Comparison	Age Concern	Comparison
159	16a – 16d Oldtown Street	Cookstown Foot & Ankle Clinic	Comparison	Cookstown Foot & Ankle Clinic	Comparison
160	16e Oldtown Street	Stitches	Retail Services	Stitches	Retail Services
160a	16f Oldtown Street	Positive Futures	Offices	Positive Futures	Offices
160b	Oldtown Street	Cookstown Print & Design	Retail Services	Cookstown Print & Design	Retail Services
161	16 Oldtown Street	CPS: Cookstown Property Services	Offices	CPS: Cookstown Property Services	Offices
162	18a Oldtown Street	CPS Jordan	Offices	Vacant	Vacant
163	18b Oldtown Street	Cut 'n' Crew	Retail Services	Vacant	Vacant
164	20 Oldtown Street	Faith Mission Bookshop	Comparison	Faith Mission Bookshop	Comparison
165	22 – 24 Oldtown Street	The Furniture Store	Comparison	Cookstown Community Cancer Charity	Community
166	26 Oldtown Street	Stanley Best Estate Agents	Offices	Cabello Hair Salon	Retail Services
167	28 Oldtown Street	Stanley Best Estate Agents	Offices	Stanley Best Estate Agents	Offices
168	41 Oldtown Street	Oldtown Dental Practice	Community	Oldtown Dental Practice	Community
169	37 – 39 Oldtown Street	Residential	Residential	Residential	Residential

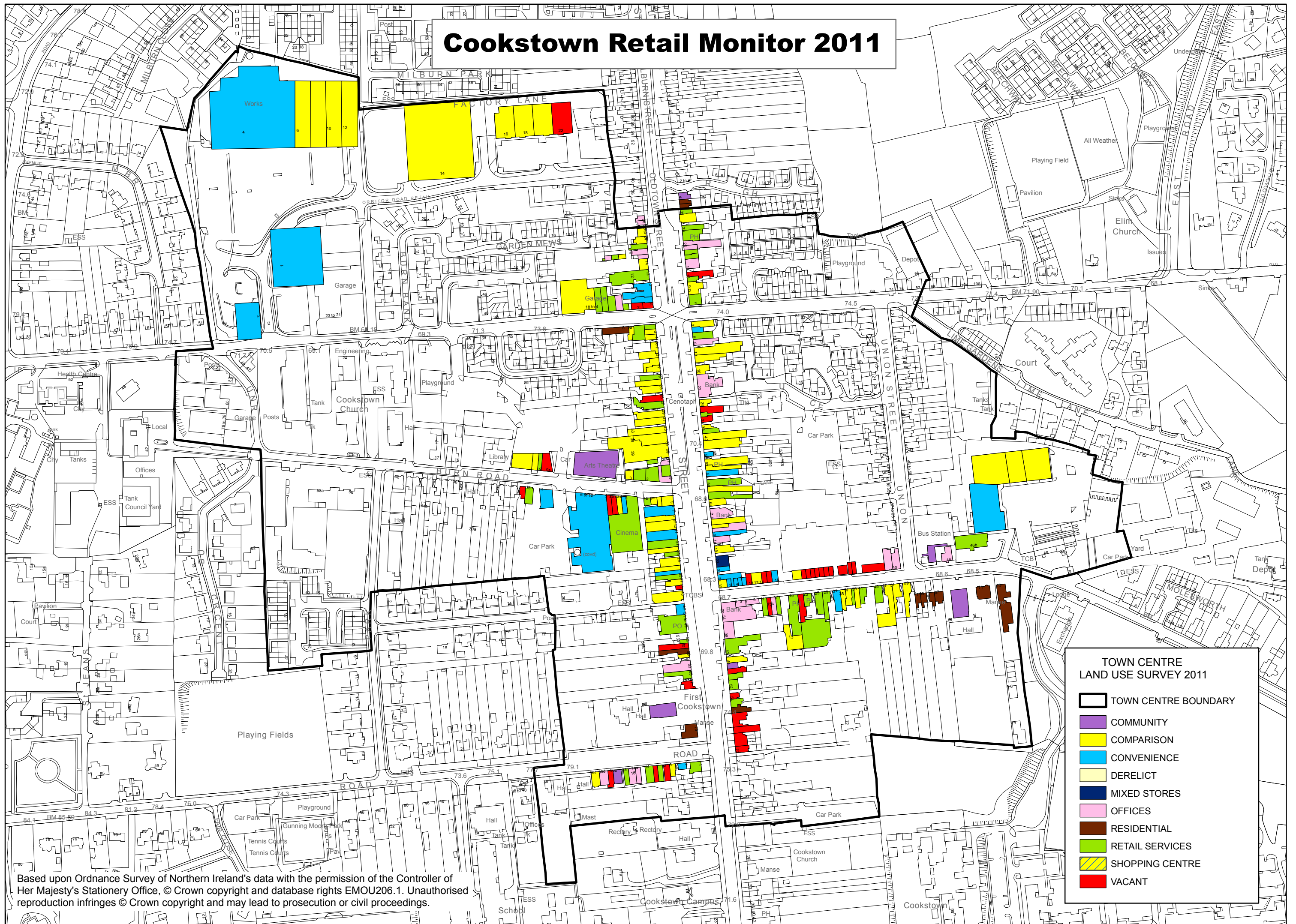
170	35 Oldtown Street	Professional Shoe Repairs and Key Cutting	Retail Services	Professional Shoe Repairs and Key Cutting	Retail Services
171	33 Oldtown Street	Action Cancer Furniture & Electrical Shop	Comparison	Transforming Lives & Communities Charity	Community
172	31 Oldtown Street	Golden Town Chinese	Retail Services	Golden Town Chinese	Retail Services
173	29 Oldtown Street	Bar Doe	Retail Services	Bar Doe	Retail Services
174	25 Oldtown Street	Town and Country Property Services	Offices	Town and Country Property Services	Offices
175	23 Oldtown Street	Tyrone Courier Newspaper	Offices	Tyrone Courier Newspaper	Offices
176	21 Oldtown Street	Herrons Country Fried Chicken	Retail Services	Herrons Country Fried Chicken	Retail Services
177	19 Oldtown Street	Istanbul Fast Food	Retail Services	Istanbul Fast Food	Retail Services
178	15 – 17 Oldtown Street	Job Centre	Offices	Vacant	Vacant
179	13 Oldtown Street	Vacant	Vacant	Super Star Cafe	Retail Services
180	11 Oldtown Street	The Glenngary Takeaway	Retail Services	The Glenngary Takeaway	Retail Services
181	7 – 9 Oldtown Street	Creative Ideas/Fashions	Comparison	Creative Ideas/Fashions	Comparison
182	1 – 3 Oldtown Street	Cuppatinos	Retail Services	Cuppatinos	Retail Services
183	2 William Street	Blacks Shoes	Comparison	Blacks Shoes	Comparison
184	4 William Street	Mauds Ice Cream Parlour	Convenience	Morrelli Ice Cream	Convenience
185	6 William Street	A. McLean Bookmakers	Retail Services	A. McLean Bookmakers	Retail Services
186	8 William Street	Caulfield Insurance	Offices	Caulfield Insurance	Offices
187	10 – 12 William Street	McConnell Shoes	Comparison	McConnell Shoes	Comparison
188	14 William Street	Ultrafone	Comparison	Vacant	Vacant
189	18 William Street	Intersport	Comparison	Intersport	Comparison
190	20 William Street	Ulster Bank	Offices	Ulster Bank	Offices
191	26 – 28 William Street	Kenneth Charles & Sons	Comparison	Kenneth Charles & Sons	Comparison
192	29 William Street	Vacant	Vacant	Vacant	Vacant
193	32 William Street	The Money Shop	Retail Services	The Money Shop	Retail Services
194	34 William Street	Vacant	Vacant	Photo King	Comparison
195	36 William Street	Jwelz	Comparison	Jwelz	Comparison
196	38 William Street	Optician D. McGovern	Retail Services	Pendlebury Eyecare	Retail Services
197	40 William Street	NV Gino	Comparison	NV Gino	Comparison
198	42 William Street	Sheehys	Comparison	Sheehys	Comparison
199	48 William Street	J MacMahon Butchers	Convenience	J MacMahon Butchers	Convenience

200	52 William Street	Portfolio	Comparison	Allen Estate Agents	Offices
201	54 William Street	Penny farthing	Comparison	Penny farthing	Comparison
202	56 William Street	Falls Pharmacy	Convenience	Falls Pharmacy	Convenience
203	58 William Street	Brewery Grill Bar	Retail Services	Brewery Grill Bar	Retail Services
203a	60 William Street	PH Appliances	Comparison	PH Appliances	Comparison
204	62 William Street	Brown Sugar	Retail Services	Brown Sugar	Retail Services
205	64 William Street	Eagleson Hardware	Comparison	Eagleson Hardware	Comparison
206	2 – 4 James Street	First Trust Bank	Offices	First Trust Bank	Offices
207	6 James Street	Cardland	Comparison	Cardland	Comparison
208	8 James Street	No.8 Jewellers	Comparison	No.8 Jewellers	Comparison
209	10 James Street	Allens Estate Agents	Offices	Vacant	Vacant
210	12 James Street	McGlaughlins Bakery	Convenience	McGlaughlins Bakery	Convenience
211	14 James Street	Santander	Offices	Thomas Cook	Retail Services
212	20 James Street	DV8	Comparison	DV8	Comparison
213	22 – 24 James Street	Poundland	Mixed	Poundland	Mixed
214	26 James Street	Allens Pharmacy	Convenience	Allens Pharmacy	Convenience
215	28 James Street	Curleys wine Cellar	Convenience	Curleys wine Cellar	Convenience
216	Orritor Street	Stevenson & Reid	Comparison	Stevenson & Reid	Comparison
LAND USE SURVEY – BROADFIELDS RETAIL PARK					
1	Orritor Road	Tesco	Convenience	Tesco	Convenience
2	Unit 1 Orritor Road	Next	Comparison	Next	Comparison
3	Unit 2 Orritor Road	New Look	Comparison	New Look	Comparison
4	Unit 3 Orritor Road	Tempest	Comparison	Tempest	Comparison
5	Unit 4 Orritor Road	Peacocks	Comparison	Pound World	Mixed
6	Orritor Road	Marks & Spencer's - Simply Food	Convenience	Marks & Spencer's - Simply Food	Convenience
7	Orritor Road	Tesco Filling Station	Convenience	Tesco Filling Station	Convenience
8	51 Orritor Road	Homebase	Comparison	Homebase	Comparison
9	Factory Lane	B & M Bargains	Comparison	B & M Bargains	Comparison
10	Factory Lane	B & M Bargains	Comparison	B & M Bargains	Comparison
11	Factory Lane	Halfords	Comparison	Halfords	Comparison
12	Factory Lane	Vacant	Vacant	Iceland	Convenience
LAND USE SURVEY – Sweep Road Retail Park					

1	Sweep Road	Asda	Convenience	Asda	Convenience
2	Sweep Road	Asda Filling Station	Convenience	Asda Filling Station	Convenience
3	Sweep Road	McDonalds	Retail Services	McDonalds	Retail Services
4	Sweep Road	Rodney Cole Renault Garage	Comparison	KFC	Retail Services
5	27 Sweep Road	Washingford Day Care Nursery	Retail Services	Washingford Day Care Nursery	Retail Services
6	27 Sweep Road	Turkingstons Fabric and Paints	Comparison	Turkingstons Fabric and Paints	Comparison
7	27 Sweep Road	Turkingstons Storage		Turkingstons Storage	
8	27 Sweep Road	Vacant	Vacant	Vacant	Vacant
9	2-4 Dungannon Road	Mid Ulster Tyre Safety Centre	Retail Services	Mid Ulster Tyre Safety Centre	Retail Services
10	6 Dungannon Road	Toymaster	Comparison	Toymaster	Comparison
11	10a Dungannon Road	Beauty By Lisa	Retail Services	Beauty By Lisa	Retail Services
12	18 Dungannon Road	Mid Ulster Cars, Toyota Garage	Comparison	Mid Ulster Cars, Toyota Garage	Comparison
13	22 Dungannon Road	Today's Extra Filling Station	Convenience	Today's Extra Filling Station	Convenience
14	26 Dungannon Road	Otter Lodge Restaurant	Retail Services	Otter Lodge Restaurant	Retail Services
15	44 Killymoon Street	Post Office	Retail Services	Post Office	Retail Services



# Cookstown Retail Monitor 2011



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# DOE PLANNING LAND USE SURVEY – DUNGANNON TOWN CENTRE

Map Ref	Address of Unit	Name of Operator (2011)	Land Use (2011)	Name of Operator (2015)	Land Use (2015)
1	9 Scotch Street Centre	Kronos Audio Visual	Comparison	Kronos Audio Visual	Comparison
2	7 Scotch Street Centre	Gloss	Retail Services	Gloss	Retail Services
3	6 Scotch Street Centre	The Clothes Clinic	Retail Services	The Clothes Clinic	Retail Services
4	5 Scotch Street Centre	Vacant	Vacant	Kudos	Comparison
5	4 Scotch Street Centre	Aurora	Comparison	Aurora	Comparison
6	2 Scotch Street Centre	Academy Graphics	Retail Services	Academy Graphics	Retail Services
7	1 Scotch Street Centre	Junction 46	Comparison	Junction 46	Comparison
8	32e Scotch Street	Iceland	Convenience	Iceland	Convenience
9	32c Scotch Street	TM McCrystal & Sons	Comparison	TM McCrystal & Sons	Comparison
10	32a Scotch Street	Optician	Retail Services	Optician	Retail Services
11	32 Scotch Street	United Colours of Benetton	Comparison	United Colours of Benetton	Comparison
12	34 Scotch Street	DV8	Comparison	DV8	Comparison
13	36 Scotch Street	Café Latte	Retail Services	Café Latte	Retail Services
14	40 Scotch Street	Dungannon Sports	Comparison	Dungannon Sports	Comparison
15	42 Scotch Street	Benjamin's	Comparison	Pet Shop	Comparison
16	44 Scotch Street	Vacant	Vacant	Polski European	Convenience
17	54a Scotch Street	Brian Wilson Estate Agents	Offices	Brian Wilson Estate Agents	Offices
18	54b Scotch Street	Dungannon Foot Clinic	Retail Services	Dungannon Foot Clinic	Retail Services
19	56 Scotch Street	The Snooty Fox	Comparison	The Snooty Fox	Comparison
20	58 Scotch Street	Tyrone Courier	Offices	Tyrone Courier	Offices
21	67 Scotch Street	Wilnos	Convenience	Corr Finance	Convenience
22	65 Scotch Street	Martin Short	Offices	Martin Short	Offices
23	63 Scotch Street	Vacant	Vacant	Vacant	Vacant
24	61 Scotch Street	Vacant	Vacant	Vacant	Vacant
25	61a Scotch Street	Curtain Shop	Comparison	A Studio	Retail Services
26	59 Scotch Street	Vacant	Vacant	Vacant	Vacant
27	55 Scotch Street	Optician	Retail Services	Optician	Retail Services
28	53 Scotch Street	Old 2 New Textiles	Comparison	Healthier Choice Quit Smoking Today	Comparison

29	51 Scotch Street	Hiscuts	Retail Services	Hiscuts	Retail Services
30	49 Scotch Street	Pizza Natoli	Retail Services	Silva's Takeaway	Retail Services
31	47 Scotch Street	S McQueen Jewellers	Comparison	S McQueen Jewellers	Comparison
32	45b Scotch Street	Vacant	Vacant	Snooty Fox Sale Shop	Comparison
33	45 Scotch Street	Solo	Comparison	Solo	Comparison
34	43 Scotch Street	Vacant	Vacant	Vacant	Vacant
35	Scotch Street	Presbyterian Church	Community	Presbyterian Church	Community
36	39 Scotch Street	Pinnacle	Comparison	Pinnacle	Comparison
37	37 Scotch Street	Olympic Gold	Retail Services	Olympic Gold	Retail Services
38	35 Scotch Street	Pattersons	Comparison	Pattersons	Comparison
39	33 Scotch Street	New Look	Comparison	New Look	Comparison
40	27 Scotch Street	Wise Buys	Comparison	Vacant	Vacant
41	23 – 25 Scotch Street	Poundland	Comparison	Poundland	Comparison
42	21 Scotch Street	HL McMullan	Comparison	HL McMullan	Comparison
43	15 Scotch Street	Funky Kids	Comparison	Funky Kids	Comparison
43a	19 Scotch Street	Cuba	Comparison	Cuba	Comparison
43b	17 Scotch Street	Vacant	Vacant	Vacant	Vacant
44	13 Scotch Street	Olive Branch	Comparison	Olive Branch	Comparison
45	5 – 11 Scotch Street	The Fort	Vacant	The Fort	Vacant
46	1 – 3 Scotch Street	McConnells	Comparison	McConnells	Comparison
47	47 Market Square	Thomson Travel	Retail Services	Thomson Travel	Retail Services
48	26 Scotch Street	Tom Morrows	Comparison	Tom Morrows	Comparison
49	24 Scotch Street	Bank of Ireland	Offices	Bank of Ireland	Offices
50	22 Scotch Street	Sunbeam Cleaners	Retail Services	Sunbeam Cleaners	Retail Services
51	18 – 20 Scotch Street	First Trust Bank	Offices	First Trust Bank	Offices
52	16 Scotch Street	The Candy Box	Convenience	The Candy Box / Barber Shop	Convenience
53	14 Scotch Street	Gordons	Convenience	Gordons	Convenience
54	12 Scotch Street	James Cullen & Sons	Convenience	James Cullen & Sons	Convenience
55	10 Scotch Street	Goldmine	Comparison	Goldmine	Comparison
56	8 Scotch Street	Kitty's Bakery & Deli	Convenience	Food Star	Retail Services
57	6 Scotch Street	Quinns	Convenience	Quinns	Convenience
58	48 Market Square	Vogue	Comparison	Vacant	Vacant
59	49 Market Square	Hoy's Footwear	Comparison	Hoy's Footwear	Comparison
60	46 Market Square	Hegarty's	Convenience	Hegarty's	Convenience



61	2 – 4 Irish Street	Vacant	Vacant	Fonehouse	Comparison
62	6 – 8 Irish Street	The Way Photographic	Comparison	The Way Photographic	Comparison
63	7 Irish Street	Landi's	Retail Services	Landi's	Retail Services
64	1 Irish Street	Carnoisieur	Retail Services	14th Avenue Cothes	Comparison
65	3 Irish Street	Hair by Liz	Retail Services	Hair by Liz	Retail Services
66	5 Irish Street	Party AllSorts	Comparison	Party AllSorts	Comparison
67	7 Irish Street	P.A Duffy & Co	Offices	P.A Duffy & Co	Offices
68	9 Irish Street	Gene Stuarts Record Shop	Comparison	Gene Stuarts Record Shop	Comparison
68a	11 Irish Street	DIGG Youthwear	Comparison	DIGG Youthwear	Comparison
69	13 Irish Street	Quinn Bros	Comparison	The Wee Laptop Shop	Comparison
70	15 Irish Street	Vacant	Vacant	Beauty Zone	Retail Services
71	17 Irish Street	Mc Sorley's Hardware	Comparison	Mc Sorley's Hardware	Comparison
72	19 Irish Street	Mc Sorley's Hardware	Comparison	Mc Sorley's Hardware	Comparison
73	21 Irish Street	CD Electrics	Comparison	Vacant	Vacant
74	23 Irish Street	Southern Area Hospice	Comparison	Southern Area Hospice	Comparison
75	25 Irish Street	Encore Boutique	Comparison	Cmac Gloves	Comparison
76	27 – 29 Irish Street	Bedlinen Dreamland	Comparison	Bedlinen Dreamland	Comparison
77	31 Irish Street	Begley's Gifts	Comparison	Begley's Gifts	Comparison
78	33 Irish Street	Begley's Gifts	Comparison	Begley's Gifts	Comparison
79	35 Irish Street	Fina's Hair Extensions	Retail Services	Fina's Hair Extensions	Retail Services
80	37 Irish Street	Oylmpic Gold Drycleaners	Retail Services	Oylmpic Gold Drycleaners	Retail Services
81	39 - 41 Irish Street	Hagan's Bar	Retail Services	Hagan's Bar	Retail Services
82	43 Irish Street	Vacant	Vacant	Bar Bella	Retail Services
83	45 Irish Street	Vacant	Vacant	Bar Bella	Retail Services
84	47 Irish Street	Tyrone lock & key centre	Comparison	Tyrone lock & key centre	Comparison
85	49 Irish Street	Scallywags	Comparison	Lusitania Food Shop	Convenience
86	51 Irish Street,	T.C's Gents Hairdressing	Retail Services	T.C's Gents Hairdressing	Retail Services
87	53 Irish Street,	Beauty Secrets	Retail Services	Beauty Secrets	Retail Services
88	55 Irish Street,	McGrath's Pub	Retail Services	McGrath's Pub	Retail Services
89	57 Irish Street,	C. McCrory Opticians	Comparison	C. McCrory Opticians	Comparison
90	59 Irish Street,	D MC Naney	Convenience	Paul Donaghy Pharamacy	Convenience
91	61 Irish Street,	Vacant	Vacant	Vacant	Vacant

92	63 Irish Street,	Vacant	Vacant	Vacant	Vacant
92a	65 Irish Street,	Daly's Bar	Retail Services	Daly's Bar	Retail Services
93	67 Irish Street,	Changes	Retail Services	Changes	Retail Services
94	64 - 68 Irish Street,	Bank House Hotel	Retail Services	Vacant	Vacant
95	62 Irish Street,	Residential	Residential	Residential	Residential
96	60 Irish Street,	Sinn Fein Office	Offices	Sinn Fein Office	Offices
97	58 Irish Street,	Medicare	Convenience	Medicare	Convenience
98	56 Irish Street,	Haircare	Retail Services	Haircare	Retail Services
99	52 Irish Street,	Shamblers Rest	Retail Services	Shamblers Rest	Retail Services
100	1 Ann Street,	Carmel's Boutique	Comparison	Carmel's Boutique	Comparison
101	48 Irish Street,	Hughes Bookmakers	Retail Services	Hughes Bookmakers	Retail Services
102	46 Irish Street,	McCaul's Jewellers	Comparison	McCaul's Jewellers	Comparison
103	42a Irish Street,	Vacant	Vacant	Relatives For Justice	Offices
104	42 Irish Street,	Vacant	Vacant	The Retro Room	Comparison
105	40 Irish Street,	Vacant	Vacant	Vacant	Vacant
106	38 Irish Street,	Kelly's Drapery	Comparison	Kelly's Drapery	Comparison
107	36 Irish Street,	The Coffee Pot	Retail Services	The Coffee Pot	Retail Services
108	34 Irish Street,	John's Hair Stylist	Retail Services	John's Hair Stylist	Retail Services
109	30 - 32 Irish Street,	Carmel O'Meara & Co. Solicitors	Offices	Carmel O'Meara & Co. Solicitors	Offices
110	28 Irish Street,	Elite Gaming	Retail Services	Elite Gaming	Retail Services
111	26 Irish Street,	War on Want	Comparison	Vacant	Vacant
112	20 - 24 Irish Street,	Toals Bookmakers	Retail Services	Toals Bookmakers	Retail Services
113	18 Irish Street,	T.T Comms	Comparison	T.T Comms	Comparison
114	16 Irish Street,	Maura's Beauty Clinic	Retail Services	Maura's Beauty Clinic	Retail Services
115	12 - 14 Irish Street,	Paul Donaghy Chemist	Convenience	Vacant	Vacant
116	10 Irish Street,	Residential	Residential	Residential	Residential
117	45 Market Square,	Vacant	Vacant	Vacant	Vacant
118	42 - 44 Market Square, Dungannon	Vacant	Vacant	Vacant	Vacant
119	41 Market Square,	Menarys	Comparison	Menarys	Comparison
120	39 - 40 Market Square, Dungannon	Ulster Bank	Offices	Ulster Bank	Offices
121	38 Market Square,	The Money Shop	Retail Services	The Money Shop	Retail Services
122	37 Market Square,	W.J Irwin & Son	Offices	W.J Irwin & Son	Offices
123	36 Market Square,	Library	Community	Library	Community
124	34 Market Square,	The Square Bar	Retail Services	The Square Bar	Retail Services

125	33 Market Square,	Cancer Research	Comparison	Cancer Research	Comparison
126	27 Market Square,	Dungannon District Community Transport	Offices	Dungannon District Community Transport	Offices
127	20 Market Square,	Post Office	Retail Services	Post Office	Retail Services
128	18 Market Square,	African Asian Foods	Convenience	African Asian Foods	Convenience
129	17 Market Square,	Marie Currie Cancer Care	Comparison	Vacant	Vacant
130	16 Market Square,	Fix A Phone	Retail Services	Vacant	Vacant
131	15 Market Square,	Shoe Heaven	Comparison	Vacant	Vacant
132	21 Market Square,	Lowe Bros	Convenience	Lowe Bros	Convenience
133	13 Market Square,	Boots	Convenience	Boots	Convenience
134	12 Market Square,	Vacant	Vacant	Vacant	Vacant
135	11a Market Square,	Sloans	Convenience	Sloans	Convenience
136	11 Market Square,	Cuddy's	Comparison	Cuddy's	Comparison
137	10 Market Square,	Peacock's	Comparison	Peacock's	Comparison
138	7 - 9 Market Square, Dungannon	Birthday's	Comparison	Vacant	Vacant
139	5 - 6 Market Square, Dungannon	Northern Bank	Offices	Northern Bank	Offices
140	2 - 4 Market Square, Dungannon	Boots	Convenience	Boots	Convenience
141	1 Market Square,	Santander	Offices	Santander	Offices
142	2 Thomas Street,	CPS	Offices	CPS	Offices
143	2a Thomas Street,	Just 4 U	Comparison	Just 4 U	Comparison
144	Unit 1 Thomas Street, Dungannon	World Choice	Retail Services	World Choice	Retail Services
145	Unit 2 Thomas Street, Dungannon	Abbey	Offices	Abbey	Offices
146	Unit 3 Thomas Street, Dungannon	Vacant	Vacant	Vacant	Vacant
147	Unit 4 Thomas Street, Dungannon	Vacant	Vacant	Vacant	Vacant
148	Unit 5 Thomas Street, Dungannon	Training & Employment Agency	Offices	Training & Employment Agency	Offices
149	Unit 6 Thomas Street, Dungannon	Hairs R'us	Retail Services	Trevor Law Estate Agents	Offices
150	Unit 7 Thomas Street,	Bureau de Change	Offices	Bureau de Change	Offices
151	Unit 8 Thomas Street	Eve's Body & Beauty	Retail Services	Eve's Body & Beauty	Retail Services
152	6 Thomas Street,	Vacant	Vacant	Vacant	Vacant
153	1 Dunree House,	SL Fitness Utopia	Retail Services	Hello Gorgeous	Retail Services
154	2 Dunree House, Thomas St	J.J Gill Commercial Printers	Retail Services	J.J Gill Commercial Printers	Retail Services
155	3 Dunree House, Thomas St	JR Cycles & Lawnmowers	Comparison	Vacant	Vacant
156	4 Dunree House, Thomas St	JR Cycles & Lawnmowers	Comparison	Vacant	Vacant
157	Thomas Street,	Fire Station	Community	Fire Station	Community

158	1 Thomas Street,	Mill Wheel	Retail Services	Mill Wheel	Retail Services
159	3 - 5 Thomas Street, Dungannon	Drop in Ministries	Comparison	Drop in Ministries	Comparison
160	7 Thomas Street,	Dawson White Insurance	Offices	Dawson White Insurance	Offices
161	9 Thomas Street,	Gospel Hall	Community	Gospel Hall	Community
162	11 Thomas Street,	Hall	Community	Hall	Community
163	13 Thomas Street,	Vacant	Vacant	Here For You	Offices
164	15 Thomas Street,	Hello Gorgeous	Retail Services	Vacant	Vacant
165	17 – 19 Thomas Street, Dungannon	Age Care Dungannon	Comparison	Age Care Dungannon	Comparison
166	11 Feeney's Lane,	Law & Migrant Rights Centre	Offices	Law & Migrant Rights Centre	Offices
167	10 Feeney's Lane,	Vacant	Vacant	Vacant	Vacant
168	9 Feeney's Lane,	Vacant	Vacant	Vacant	Vacant
169	Unit 5 Feeney's Lane, Dungannon	Citizen Advice Bureau	Offices	Citizen Advice Bureau	Offices
169a	Unit 5 Feeney's Lane, Dungannon	Vacant	Vacant	Citizen Advice Bureau	Offices
170	Unit 4 Feeney's Lane, Dungannon	Vacant	Vacant	Vacant	Vacant
171	Unit 3 Feeney's Lane, Dungannon	Carolina International Food Shop	Convenience	Smakosz Food Shop	Convenience
172	Unit 2 Feeney's Lane, Dungannon	Vacant	Vacant	Probation Office	Offices
172a	Unit 1 Feeney's Lane, Dungannon	Probation Office	Offices	Probation Office	Offices
<b>ADDITIONAL DUNGANNON TOWN SITES 2011</b>					
173	6 Castle Hill	Residential	Residential	Residential	Residential
173a	4 Castle Hill	Residential	Residential	Residential	Residential
173b	2 Castle Hill	Residential	Residential	Residential	Residential
174	8 Castle Hill	Residential	Residential	Residential	Residential
175	10 Castle Hill	Residential	Residential	Residential	Residential
175a	10 Castle Hill	Residential	Residential	Residential	Residential
176	12 Castle Hill	Residential	Residential	Residential	Residential
176a	12 Castle Hill	Residential	Residential	Residential	Residential
177a	1-8 Thomas Street	Bengal Takeaway	Retail Services	Bengal Takeaway	Retail Services
177b	1-8 Thomas Street	Indian & Chinese Cuisine	Retail Services	Indian & Chinese Cuisine	Retail Services
177c	1-8 Thomas Street	Tyrone Times	Offices	Cano's Pizzeria	Retail Services
177d	1-8 Thomas Street	Vacant	Vacant	Casino	Retail Services
178	27 Thomas Street	CK Accountants	Offices	Faloon & Co	Offices
179	29 Thomas Street	Faloon & Co	Offices	Faloon & Co	Offices
180	31 Thomas Street	Patrick Hughes Solicitor	Offices	Patrick Hughes Solicitor	Offices
181	33 Thomas Street	Herbs & Accupuncture	Retail Services	Herbs & Accupuncture	Retail Services
182	35 Thomas Street	Residential	Residential	Residential	Residential
183	37 Thomas Street	Residential	Residential	Residential	Residential
184	39 Thomas Street	Dr Murray's Surgery	Community	Dr Murray's Surgery	Community
185	12a Thomas Street	Northland Upholstery	Comparison	Northland Upholstery	Comparison

186	12 Thomas Street	Dungannon Housing Association	Offices	Dungannon Housing Association	Offices
187	14 Thomas Street	Patton Solicitors	Offices	Patton Solicitors	Offices
188	16 Thomas Street	Peaches & Cream	Retail Services	Peaches & Cream	Retail Services
189	2 Church Street	Ulster Travel Ltd	Retail Services	Ulster Travel Ltd	Retail Services
190	6 Church Street	Keep it Personal	Offices	Vacant	Vacant
191	8 Church Street	Absolute Printing	Retail Services	Absolute Printing	Retail Services
192	10 Church Street	Arlene Jardine Insurance	Offices	Arlene Jardine Insurance	Offices
193	12 Church Street	Vacant	Vacant	Vacant	Vacant
194	14 Church Street	Indian Spice	Retail Services	Indian Spice	Retail Services
195	16 Church Street	Robert Burton	Offices	Ruddell & Company	Offices
196	18 Church Street	Harry's Bar	Retail Services	Beauty Angel	Retail Services
197	20 Church Street	Serene Beauty	Retail Services	Chris Morgan Estate Agents	Offices
197a	22 Church Street	Shear Genius	Retail Services	Shear Genius	Retail Services
198	24 Church Street	Premier Property	Offices	Premier Property	Offices
198a	26 Church Street	Henry	Offices	Henry	Offices
199	28 Church Street	Dickson & Co Insurance	Offices	Dickson & Co Insurance	Offices
200	30a Church Street	Winemark	Convenience	Winemark	Convenience
201	30 Church Street	United Hot Food Bar	Retail Services	Bintle's Chip Shop	Retail Services
202	2 Perry Street	The Toning Room	Retail Services	The Toning Room	Retail Services
202a	4-6 Perry Street	Vacant	Derelict	Vacant	Derelict
203	8 Perry Street	Vacant	Derelict	Vacant	Derelict
204	10 Perry Street	Vacant	Derelict	Vacant	Derelict
205	12 Perry Street	Vacant	Derelict	Vacant	Derelict
206	14 Perry Street	Vacant	Derelict	Vacant	Derelict
207	16-18 Perry Street	Edward's Flower Shop	Comparison	Edward's Flower Shop	Comparison
208	20 Perry Street	Su's chinese	Retail Services	Su's chinese	Retail Services
209	22 Perry Street	Vacant	Derelict	Vacant	Derelict
210	24 Perry Street	Vacant	Derelict	Vacant	Derelict
211	26 Perry Street	Vacant	Derelict	Vacant	Derelict
212	28 Perry Street	Vacant	Derelict	Vacant	Derelict
213	30 Perry Street	Vacant	Derelict	Vacant	Derelict
214	32 Perry Street	Vacant	Derelict	Vacant	Derelict
215	34-36 Perry Street	Vacant	Derelict	Vacant	Derelict
216	38 Perry Street	Perry Street Tile Centre	Comparison	Vacant	Vacant
217	40 Perry Street	Residential	Residential	Residential	Residential
218	42 Perry Street	Residential	Residential	Residential	Residential
219	48 Perry Street	The Dome Pizzaria	Retail Services	The Dome Pizzaria	Retail Services
220	50 Perry Street	Vacant	Vacant	O2 Shop	Comparison

221	54 Perry Street	JMK Furnishings	Comparison	The Bike Shop	Comparison
222	1 Church Street	Subway	Retail Services	Subway	Retail Services
223	3 Church Street	Maneely & Co	Offices	Maneely & Co	Offices
224	Church Mews, Church Street	Residential	Residential	Residential	Residential
225	15 Church Street	Black Interiors	Comparison	Black Interiors	Comparison
226	17 Church Street	Karolina	Convenience	Karolina	Convenience
227	19 Church Street	DUP Advice Centre	Offices	DUP Advice Centre	Offices
228	21 Church Street	Vacant	Vacant	Vacant	Vacant
285	23 Church Street	Vacant	Vacant	Ab&c Insurance	Offices
286	25 Church Street	Vacant	Vacant	Orchid Beauty	Retail Services
229	1-3 Irish Street	P A Duffy & Co	Offices	P A Duffy & Co	Offices
230	4 Shamble Lane	Vacant	Vacant	Vacant	Vacant
231	6 Shamble Lane	Vacant	Vacant	Vacant	Vacant
232	1-6 Shamble Lane	Residential	Residential	Residential	Residential
233	68 Irish Street	Bank House Hotel	Retail Services	Vacant	Vacant
234	4 William Street	Vacant	Vacant	Vacant	Vacant
235	6 William Street	Vacant	Vacant	Vacant	Vacant
236	8 William Street	Spiros	Retail Services	Spiros	Retail Services
237	10 William Street	Residential	Residential	Residential	Residential
238	10a William Street	Residential	Residential	Residential	Residential
239	12 William Street	Residential	Residential	Residential	Residential
240	14 William Street	Big Macs	Retail Services	Big Macs	Retail Services
241	18 William Street	James Taggart Hair Studio	Retail Services	James Taggart Hair Studio	Retail Services
242	20 William Street	The Powder Room	Retail Services	The Powder Room	Retail Services
243	22 William Street	Karachi Kitchen	Retail Services	Karachi Kitchen	Retail Services
244	26 William Street	Donaghy's Bar	Retail Services	Donaghy's Bar	Retail Services
245	George's Street	Dungannon Credit Union	Offices	Dungannon Credit Union	Offices
245a	George's Street	Print It dungannon	Retail Services	Print It dungannon	Retail Services
246	21 George's Street	Dungannon Traditional Chinese Medical Clinic	Retail Services	Dungannon Traditional Chinese Medical Clinic	Retail Services
247	19 George's Street	Dolphin	Retail Services	Dolphin	Retail Services
248	17 George's Street	Northern Lights	Comparison	Vacant	Vacant
249	15 George's Street	The Little Furniture Shop	Comparison	Haughey Recruitment	Offices
250	9 George's Street	Miller, Stearer & Black	Offices	Miller, Stearer & Black	Offices
250A	11 George's Street	Disability Action	Offices	Disability Action	Offices
251	11a George's Street	Vacant	Vacant	Vacant	Vacant
251a	7 George's Street	Man O Man	Retail Services	HD Fitness	Retail Services

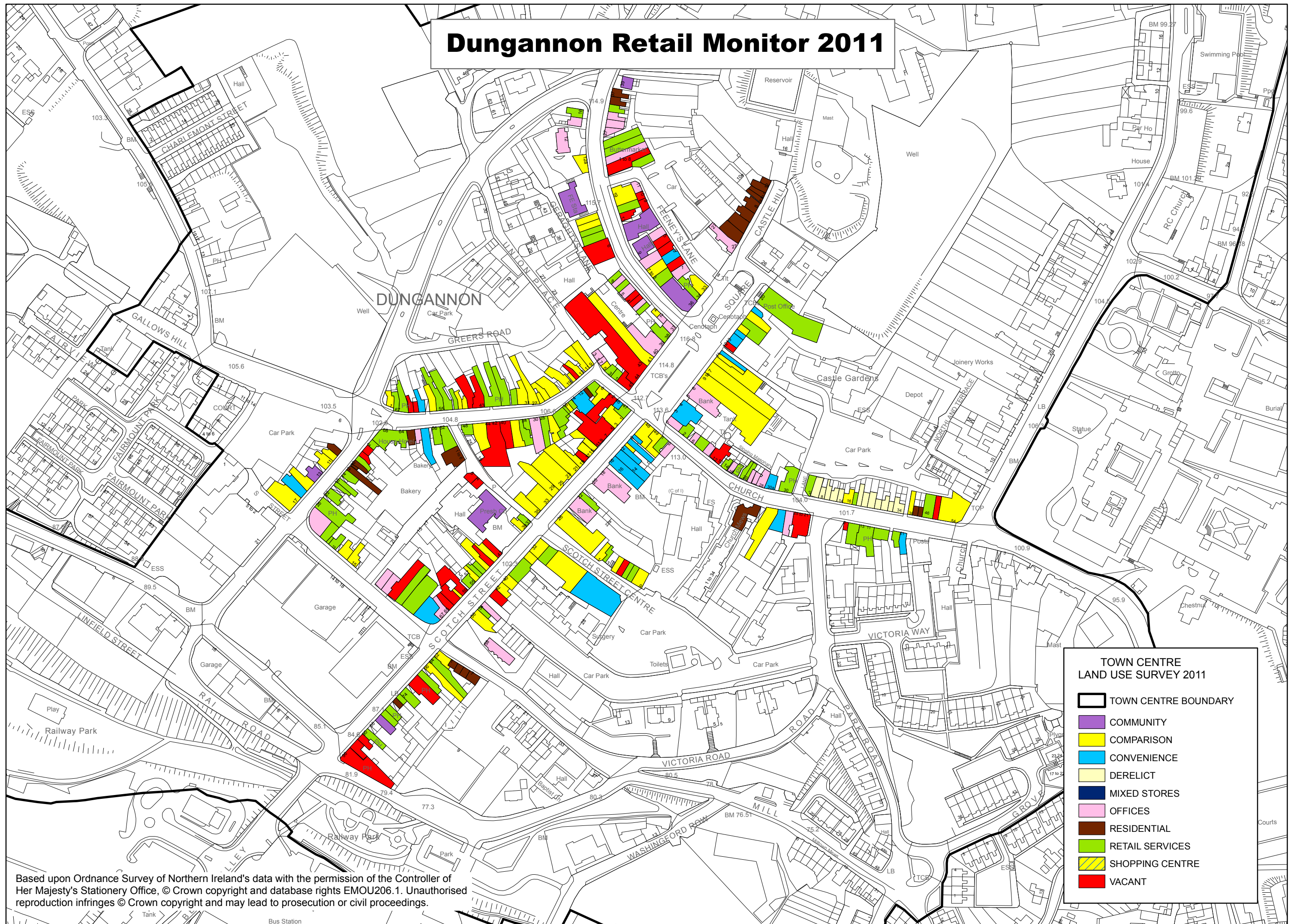
252	5 George's Street	Dragon House	Retail Services	Vacant	Vacant
253	7 William Street	Residential	Residential	Residential	Residential
254	9 William Street	Fone Booth	Comparison	Fone Booth	Comparison
255	11 William Street	Begley's Sport	Comparison	Begley's Sport	Comparison
256	13 William Street	Castle Vet Clinic	Community	Castle Vet Clinic	Community
257	15 William Street	Finishing Touches	Comparison	Finishing Touches	Comparison
257a	15 William Street	Mix Market	Convenience	Mix Market	Convenience
258	17 William Street	The Original Factory Shop	Comparison	The Original Factory Shop	Comparison
259	62 Scotch Street	Burning Bush	Comparison	Burning Bush	Comparison
260	1 Barrack Street	Residential	Residential	Residential	Residential
261	3 Barrack Street	Residential	Residential	Residential	Residential
262	5 Barrack Street	Residential	Residential	Residential	Residential
263	7 Barrack Street	Residential	Residential	Residential	Residential
264	64-66 Scotch Street	Luso Café	Retail Services	Carla's Cafe	Retail Services
264a	64-66 Scotch Street	S A Trotters	Comparison	S A Trotters	Comparison
265	68 Scotch Street	Quinn's Bar	Retail Services	Quinn's Bar	Retail Services
266	70 Scotch Street	Vacant	Vacant	Vacant	Vacant
267	72-74 Scotch Street	Orla's Hair Design	Retail Services	Orla's Hair Design	Retail Services
268	76 Scotch Street	Nemunas	Retail Services	VIKTORIA	Retail Services
269	78 Scotch Street	Residential	Residential	Residential	Residential
270	80 Scotch Street	Jaggers	Retail Services	Vacant	Retail Services
271	82 Scotch Street	Frank Hughes	Retail Services	Frank Hughes	Retail Services
272	84 Scotch Street	P Mc Cann	Community	P Mc Cann	Community
273	86 Scotch Street	P Mc Cann	Community	P Mc Cann	Community
274	90 Scotch Street	Mc Kee's Bar	Retail Services	Mc Kee's Bar	Retail Services
275	92 Scotch Street	Vacant	Vacant	Vacant	Vacant
276	94 Scotch Street	Vacant	Vacant	Vacant	Vacant
277	96 Scotch Street	Vacant	Vacant	Vacant	Vacant
278	Feeney's Lane	Shooters	Retail Services	Shooters	Retail Services
279	Perry Street	Vacant	Vacant	Vacant	Vacant
280	Perry Street	The Cutting Room	Retail Services	The Cutting Room	Retail Services
281	Perry Street	Hallidays Bar	Retail Services	Hallidays Bar	Retail Services
282	Perry Street	Toals Bookmakers	Retail Services	Toals Bookmakers	Retail Services
283	Perry Street	Tsans Welcome	Retail Services	Tsans Welcome	Retail Services
284	Perry Street	Kerr's	Convenience	Kerr's	Convenience
<b>LAND USE SURVEY – DUNGANNON DISTRICT SHOPPING CENTRE: OAKS CENTRE</b>					
1	Unit 1 Oaks Centre, Oaks Rd	Supermac's & Papa Johns	Retail Services	Supermac's & Papa Johns	Retail Services
2	Unit 2 Oaks Centre, Oaks Rd	Priceless Shoes	Comparison	Shoe Zone	Comparison
3	Unit 3 Oaks Centre, Oaks Rd	Boots	Convenience	Boots	Convenience

4	Unit 4 Oaks Centre, Oaks Rd	Semi-Chem	Convenience	Semi-Chem	Convenience
4a	Unit 4a Oaks Centre, Oaks Rd	Vacant	Vacant	Cardland	Comparison
5	Unit 5 Oaks Centre, Oaks Rd	Vacant	Vacant	GAIA Health Store	Convenience
6	Unit 6 Oaks Centre, Oaks Rd	Internationale	Comparison	Pet Hut	Comparison
7	Unit 7 Oaks Centre, Oaks Rd	Vacant	Vacant	Poundstretchers	Comparison
8	Unit 8 Oaks Centre, Oaks Rd	Pound Stretchers	Comparison	Pound Stretchers	Comparison
9	Unit 9 Oaks Centre, Oaks Rd	Sainsbury's Cafe	Retail Services	Sainsbury's Cafe	Retail Services
10	Unit 10 Oaks Centre, Oaks Rd	Sainsbury's Shopping Centre	Convenience	Sainsbury's Shopping Centre	Convenience
11	Unit 11 Oaks Centre, Oaks Rd	Gold Buying	Retail Services	Blue Inc	Comparison
12	Unit 12 Oaks Centre, Oaks Rd	Vacant	Vacant	Blue Inc	Comparison
13	Unit 13 Oaks Centre, Oaks Rd	Post Office	Retail Services	Post Office	Retail Services
14	Unit 14 Oaks Centre, Oaks Rd	Oaks Heel Bar	Retail Services	Oaks Heel Bar	Retail Services
15	Unit 15 Oaks Centre, Oaks Rd	Vacant	Vacant	Oaks Furniture	Comparison
<b>DOE PLANNING LAND USE SURVEY – DUNGANNON : THE LINEN GREEN COMPLEX</b>					
1	Unit 10 -11 The Linen Green Complex	Ulster Weavers Fabric Store	Comparison	Ulster Weavers Fabric Store	Comparison
2	Unit 12 The Linen Green Complex	Panache Shoe Company	Comparison	Panache Shoe Company	Comparison
3	Unit 14 The Linen Green Complex	Storey Menswear	Comparison	Storey Menswear	Comparison
4	Unit 15, 16, 19 The Linen Green Complex	FoxFord Homewear	Comparison	FoxFord Homewear	Comparison
5	Unit 17 The Linen Green Complex	Storey Womens Wear	Comparison	Storey Womens Wear	Comparison
5a	Unit 21 The Linen Green Complex	Goode & Lovette	Convenience	Vacant	Vacant
6	Unit 30 The Linen Green Complex	Deli in the Green	Retail Services	Deli in the Green	Retail Services
7	Unit 29 The Linen Green Complex	Back on Track	Offices	Back on Track	Retail Services
7a	The Linen Green Complex	Mi Misimo	Comparison	Mi Misimo	Comparison
8	The Linen Green Complex	Vacant	Vacant	Vacant	Vacant
8a	Unit 27a The Linen Green Complex	Newbridge	Comparison	Newbridge	Comparison
9	Unit 26 The Linen Green Complex	The Art Room	Comparison	The Art Room	Comparison
10	Unit 25 The Linen Green Complex	Ring O'Rosies	Comparison	Ring O'Rosies	Comparison
11	Unit 24 The Linen Green Complex	Boudoir @ Linen Green	Comparison	Gareth McFarland Interiors	Comparison
12	Unit 10 The Linen Green Complex	The Linen Mill House & Garden	Comparison	The Linen Mill House & Garden	Comparison
13	Unit 11 The Linen Green Complex	The Linen Mill House & Garden	Comparison	The Linen Mill House & Garden	Comparison
14	Unit 1 The Linen Green Complex	Post Office	Retail Services	Post Office	Retail Services
15	Unit 2 The Linen Green Complex	Blue Berry Cottage Interiors	Comparison	Vacant	Vacant



16	Unit 3 The Linen Green Complex	David Graham Hairdressing	Retail Services	David Graham Hairdressing	Retail Services
16a	Unit 4 The Linen Green Complex	Boudoir	Comparison	Lavish	Comparison
17	Unit 5 The Linen Green Complex	Paul's Boutique	Comparison	Paul's Boutique	Comparison
18	Unit 6 The Linen Green Complex	Paperworks	Comparison	Paperworks	Comparison
19	Unit 7 The Linen Green Complex	The Lingerie Room	Comparison	The Lingerie Room	Comparison
20	Unit 9 The Linen Green Complex	Paul Costelloe Factory Store (1st Floor)	Comparison	Boudoir	Comparison
21	The Linen Green Complex	The Gift Store (Ulster Weavers)	Comparison	The Gift Store (Ulster Weavers)	Comparison
22	The Dye House Unit 8 The Linen Green Complex	Willow Moon	Comparison	Vacant	Vacant
23	The Dye House Unit 8 The Linen Green Complex	Willow Moon	Comparison	Vacant	Vacant
24	The Dye House Unit 7+10 The Linen Green Complex	Price Water Cooperhouse	Offices	Price Water Cooperhouse	Offices
25	The Dye House Unit 7+10 The Linen Green Complex	Vacant	Vacant	Price Water Cooperhouse	Offices
26	The Dye House Unit 6a The Linen Green Complex	Janet Mc Cleary	Retail Services	Janet Mc Cleary	Retail Services
27	The Dye House Unit 6 The Linen Green Complex	Sports Studio	Comparison	Edge Emporium	Comparison
28	The Dye House Unit 5a The Linen Green Complex	A la Mode	Comparison	A la Mode	Comparison
29	The Dye House Unit 6 The Linen Green Complex	Bleu Hair Dressers	Retail Services	Vacant	Vacant
30	The Dye House Unit 4 The Linen Green Complex	Bedeck	Comparison	Bedeck	Comparison
31	The Dye House Unit 2+3 The Linen Green Complex	Pavers Shoes	Comparison	Pavers Shoes	Comparison
32	The Dye House Unit 2+3 The Linen Green Complex	Staccato	Comparison	Staccato	Comparison
33	The Dye House Unit 1 The Linen Green Complex	Greens Restaurant & Wine Bar	Retail Services	Vacant	Vacant
34	The Dye House Unit 1 The Linen Green Complex	Greens Restaurant & Wine Bar	Retail Services	Vacant	Vacant

# Dungannon Retail Monitor 2011



# DOE PLANNING LAND USE SURVEY – MAGHERAFELT TOWN CENTRE

Map Ref	Address of Unit	Name of Operator (2011)	Land Use (2011)	Name of Operator (2015)	Land Use (2015)
1	24 King Street	Magherafelt Parish Centre	Community	Magherafelt Parish Centre	Community
2	22 King Street	Residential	Residential	Residential	Residential
3	20 King Street	Residential	Residential	Residential	Residential
4	18 King Street	Residential	Residential	Residential	Residential
5	16 King Street	Residential	Residential	Residential	Residential
6	14 King Street	Residential	Residential	Residential	Residential
7	12 King Street	St Vincent de Paul	Offices	St Vincent de Paul	Offices
8	10 King Street	Residential	Residential	Residential	Residential
9	8 King Street	Modern Electrics	Comparison	Modern Electrics	Comparison
10	6 King Street	The Flax Store	Comparison	The Flax Store	Comparison
11	4 King Street	Pat Ludlow	Retail Services	Pat Ludlow	Retail Services
12	2 King Street	Hair Raisers	Retail Services	Hair Raisers	Retail Services
13	15-17 Church Street	Cavanagh Kelly	Offices	Cavanagh Kelly	Offices
14	19-21 Church St	Total Computers	Comparison	ELQD ECIGS	Retail Services
15	23/25 Church St	Vacant	Vacant	Church Street Restaurant	Retail Services
16	27 Church St	G McKeague Opticians	Retail Services	G McKeague Opticians	Retail Services
17	31 Church St	Pizza Shop	Retail Services	Pizza Shop	Retail Services
18	33 Church St	Scissor Sisters	Retail Services	Power Supplements	Other Convenience
19	35 Church St	Vacant	Vacant	Winton & Co Solicitors	Offices
20	37 Church St	Glow	Retail Services	Glow	Retail Services
21	39/41 Church St	Residential	Residential	Residential	Residential
22	43 Church Street	Residential	Residential	Residential	Residential
23	43a Church Street	Residential	Residential	Residential	Residential
24	45 Church Street	Residential	Residential	Residential	Residential
25	47 Church Street	Hall	Community	Hall	Community
26	49 Church St	Hall	Community	Hall	Community
27	Off King Street	Hall (St Swithin's)	Community	Hall (St Swithin's)	Community
28	51 Church Street	Church of Ireland	Community	Church of Ireland	Community
29	Off King Street	St Patricks Snooker Club	Community	St Patricks Snooker Club	Community
30	62a Church St	MFF Services	Comparison	MFF Services	Comparison
31	62 Church St	Floors for Living	Comparison	Floors for Living	Comparison
32	60 Church St	Laurel Villa B&B	Retail Services	Laurel Villa B&B	Retail Services
33	56 Church St	Magherafelt Methodist Church & Wesley Hall	Community	Magherafelt Methodist Church & Wesley Hall	Community
34	50-54 Church St	Magherafelt Building Supplies	Comparison	Magherafelt Building Supplies	Comparison
35	42-48 Church St	The Terrace	Retail Services	The Terrace	Retail Services



36	38 Church St	Garden Centre	Comparison	Garden Centre	Comparison
37	36 Church St	Mid-Ulster Letting	Offices	Mid-Ulster Letting	Offices
38	34 Church St	Residential	Residential	Hair Junction	Retail Services
39	32 Church St	Residential	Residential	Residential	Residential
40	30 Church St	Residential	Residential	Residential	Residential
41	26-28 Church St	Derelict	Derelict	Derelict	Derelict
42	24 Church St	Vacant	Vacant	Vacant	Vacant
43	22 Church St	Barbers (No name)	Retail Services	Barbers (No name)	Retail Services
44	20 Church St	Residential	Residential	Residential	Residential
45	18 Church St	Downtown Drycleaners	Retail Services	Downtown Drycleaners	Retail Services
46	16 Church St	Residential	Residential	Residential	Residential
47	12-14 Church St	M-Kutz Hair Studio	Retail Services	M-Kutz Hair Studio	Retail Services
48	6 Church St	Library & Tourist Office	Community	Library & Tourist Office	Community
49	1-7 Union Road	JC Stewart Foodhall	Convenience	JC Stewart Foodhall	Convenience
50	13 Union Road	HSC (Social Care Unit)	Community	HSC (Social Care Unit)	Community
51	29-31 Broad St	P Duffy & Co Solicitors	Offices	P Duffy & Co Solicitors	Offices
52	27 Broad St	The Brown Bag	Comparison	Shauna Kelly Interiors	Comparison
53	23-25 Broad St	DV8	Comparison	DV8	Comparison
54	17 Broad St	The Queen Bee	Comparison	The Queen Bee	Comparison
55	15 Broad St	Carmel McGuigan Opticians	Retail Services	Carmel McGuigan Opticians	Retail Services
56	13 Broad St	Vacant	Vacant	Barista Coffe Shop	Retail Services
57	11 Broad St	Golden Gate Asian Cuisine	Retail Services	Golden Gate Asian Cuisine	Retail Services
58	9 Broad St	Hughes Insurance	Offices	Hughes Insurance	Offices
59	7 Broad St	Nicolls	Comparison	Nicolls	Comparison
60	5 Broad St	O' Briens	Convenience	O' Briens	Convenience
61	3 Broad St	Vacant	Vacant	Spoilt Belle	Other Durable
62	1 Broad St	Sarah Jane	Comparison	Sarah Jane	Comparison
63	2 Market St	Stanley Best	Offices	Stanley Best	Offices
64	4-6 Market St	Specsavers	Retail Services	Specsavers	Retail Services
65	8 Market St	Specsavers	Retail Services	Specsavers	Retail Services
66	12-14 Market St	Marys Bar/Restaurant	Retail Services	Marys Bar/Restaurant	Retail Services
67	16 Market St	Wattersons Family Butchers	Convenience	McClenaghan Butchers	Convenience
68	18 Market St	Simplicity	Retail Services	Simplicity	Retail Services
69	20 Market St	Tres Moi	Comparison	Salon 45	Retail Services
70	22 Market St	Home Essentials	Comparison	Daisy & Duke	Comparison
71	24 Market St	Nisa Local	Convenience	Nisa Local	Convenience
72	24 Market St	Natural Selection Health Store	Convenience	The Diamond Expresso	Retail Services
73	24 Market St	The Diamond Expresso	Retail Services	The Diamond Expresso	Retail Services

74	24 Market St	JCW Shoe Repairs/Key Cutting	Retail Services	Fairhill Flowers	Comparison
75	24 Market St	Hospice Shop	Comparison	Hospice Shop	Comparison
76	22 Market St	Hospice Shop	Comparison	Hospice Shop	Comparison
77	Rear Market St	Marions Hair Salon	Retail Services	Marions Hair Salon	Retail Services
78	Rear Market St	Select Kidz	Comparison	Select Kidz	Comparison
79	The Diamond Centre	The Diamond Medical Centre & Corry Dental Care	Community	The Diamond Medical Centre & Corry Dental Care	Community
80	The Diamond Centre	Reformed Baptist Church	Community	Reformed Baptist Church	Community
81	The Diamond Centre	Trim Tone Tan Studio	Retail Services	Trim Tone Tan Studio	Retail Services
82	The Diamond Centre	Frontier Security Systems	Comparison	Vacant	Vacant
83	26 Meeting St	First Magherafelt Presbyterian Church	Community	First Magherafelt Presbyterian Church	Community
84	28 Meeting St	Community Hall	Community	Community Hall	Community
85	32 Meeting St	Orange Hall	Community	Orange Hall	Community
86	34 Meeting St	Residential	Residential	Residential	Residential
87	36 Meeting St	Residential	Residential	Residential	Residential
88	38 Meeting St	Residential	Residential	Residential	Residential
89	40 Meeting St	Magherafelt Nursery School	Community	Magherafelt Nursery School	Community
90	42 Meeting St	Magherafelt Nursery School	Community	Magherafelt Nursery School	Community
91	8 Fair Hill	NI Fire & Rescue Service	Community	NI Fire & Rescue Service	Community
92	King St	Component Sales Motor Factors	Comparison	Component Sales Motor Factors	Comparison
93	King St	Moto Bites Hot Food Bar	Retail Services	Moto Bites Hot Food Bar	Retail Services
94	49 King St	Derelict Hall	Derelict	Derelict Hall	Derelict
95	45 King St	Residential	Residential	Residential	Residential
96	41 King St	RC Church	Community	RC Church	Community
97	37 King St	Bernadette Mulholland	Offices	Bernadette Mulholland	Offices
98	35 King St	Residential	Residential	Residential	Residential
99	33 King St	Mc Gurk Architects	Offices	Mc Gurk Architects	Offices
100	31 King St	Residential	Residential	Residential	Residential
101	29 King St	Residential	Residential	Residential	Residential
102	25-27 King St	The Flax Inn	Retail Services	The Flax Inn	Retail Services
103	23 King St	Foot & Ankle Clinic	Retail Services	Foot & Ankle Clinic	Retail Services
104	21 King St	Ad Chartered Surveyors	Offices	pd group	Offices
105	19 King St	Vacant	Vacant	la nails	Retail Services
106	17 King St	Vacant	Vacant	Vacant	Vacant
107	13-15 King St	Vacant	Vacant	Vacant	Vacant
108	9-11 King St	DJJ Bradley Accountants	Offices	DJJ Bradley Accountants	Offices
109	7 King St	Gerards Flowers	Comparison	Gerards Flowers	Comparison
110	5 King St	Tops & Bottoms	Comparison	Vacant (however window display with price tags)	Vacant

111	3 King St	Smaczek Shop	Convenience	Smaczek Shop	Convenience
112	2-8 Off King St	Residential	Residential	Residential	Residential
113	off Meeting Street	Residential	Residential	Residential	Residential
114	off Meeting Street	Residential	Residential	Residential	Residential
115	off Meeting Street	Residential	Residential	Residential	Residential
116	45 Meeting Street	Police Service of Northern Ireland	Community	Police Service of Northern Ireland	Community
117	29 Kirk Avenue	Residential	Residential	Residential	Residential
118	19-27 Meeting Street	Residential	Residential	Residential	Residential
119	17 Meeting Street	Burns & Co Estate Agents	Offices	Burns & Co Estate Agents	Offices
120	15 Meeting Street	McLernon & McCann	Offices	McLernon & McCann	Offices
121	13 Meeting Street	Open & Direct Insurance	Offices	Open & Direct Insurance	Offices
122	11 Meeting Street	Job Link	Offices	JD Hair Academy	Retail Services
123	Kirk Avn	Magherafelt & District No 3 Credit Union	Offices	Magherafelt & District No 3 Credit Union	Offices
124	Kirk Avn	9? (Unknown business)	Vacant	9? (Unknown business)	Vacant
125	Kirk Avn	Spirals Oral Care	Community	Spirals Oral Care	Community
126	Kirk Avn	Blaney & Diamond Solicitors	Offices	Blaney & Diamond Solicitors	Offices
127	Kirk Avn	NFU Mutual	Offices	NFU Mutual	Offices
128	Kirk Avn	Strathern Architects	Offices	Vacant	Vacant
129	7 Meeting Street	Verona Bridal	Comparison	Verona Bridal	Comparison
130	5 Meeting Street	Hutton Meats	Convenience	Hutton Meats	Convenience
131	3 Meeting Street	Lloyds Pharmacy	Convenience	Lloyds Pharmacy	Convenience
132	27a Meeting Street	Savers	Convenience	Savers	Convenience
133	27 Meeting Street	Peacocks	Comparison	B&M	Comparison
134	23-25 Meeting Street	Sizzlers	Retail Services	Sizzlers	Retail Services
135	Market Street	Curleys Wine Cellar	Convenience	Curleys Wine Cellar	Convenience
136	19 Market Street	Money Shop	Offices	Money Shop	Offices
137	17 Market Street	McLean Fuels	Comparison	McLean Fuels	Comparison
138	13 - 15 Market Street	Cuddys	Mixed Store	Cuddys	Mixed Store
139	9 & 11 Market Street	Bank of Ireland	Offices	Bank of Ireland	Offices
140	7 Market Street	Gerard Graham & Co.	Offices	Vacant	Vacant
141	5 Market Street	The Diamond Sandwich Bar	Vacant	Vacant	Vacant
142	1 & 3 Market Street	(Being Renovated)	Vacant	The Fashion House	Comparison
143	2 Queen Street	AJ2	Comparison	AJ2	Comparison
144	4 & 6 Queen Street	Northern Constitution (Vacant)	Vacant	vacant	Vacant
145	8 Queen Street	Cupids Boutique	Retail Services	vacant	Vacant
146	10 Queen Street	Clever Fish	Retail Services	Tanning Solarium	Retail Services
147	12 Queen Street	Co-operative Travel	Retail Services	Co-operative Travel	Retail Services
148	14 Queen Street	Dice	Comparison	Dice	Comparison
149	16 Queen Street	Amore Nail Studio	Retail Services	vacant	Vacant

150	18 Queen Street	Dormans pool room	Retail Services	Involve Volunteer Centre	Offices
151	24 Queen St	Magherafelt Credit Union Ltd	Offices	Magherafelt Credit Union Ltd	Offices
152	26 Queen St	Downeys	Retail Services	Downeys	Retail Services
153	28 Queen St	Bambinos Passion for Fashion	Comparison	Zaras Indian	Retail Services
154	Queen St	McLean Fuels	Comparison	McLean Fuels	Comparison
155	30a & 32 Queen St	William Hill Bookmakers	Retail Services	William Hill Bookmakers	Retail Services
156	34 Queen St	Mr Amigo	Retail Services	Turkish Kebab Pizza House	Retail Services
157	36 Queen St	Mrs Humbugs	Convenience	Burito	Retail Services
158	38 Queen St	Blooming with Beauty	Retail Services	Blooming with Beauty	Retail Services
159	42 Queen St	Sinead McGurk Opticians	Retail Services	Sinead McGurk Opticians	Retail Services
160	40 Queen St	Rossinis Restaurant	Retail Services	Taaj Indian Restaurant	Retail Services
161	42 Queens Avn	Cottage Gallery Frames	Comparison	Cottage Gallery Frames	Comparison
162	42a Queens Avenue	Cash for Clothes	Retail Services	Cash for Clothes	Retail Services
163	45 Queen Street	Macs Fish & Burger Bar		Macs Fish & Burger Bar	Retail Services
164	Queen St	Roglyn		Roglyn	Retail Services
165	35 Queen Street	Four Seasons		Four Seasons	Comparison
166	33 Queen Street	Derelict		Derelict	Vacant
167	31 Queen Street	Derelict		Derelict	Vacant
168	29 Queen Street	The Pizza Man		The Pizza Man	Retail Services
169	27 Queen Street	Vacant		Vacant	Vacant
170	25 Queen Street	Casino Royale		Casino Royale	Retail Services
171	17-23 Queen Street	Dorman's		Dorman's	Retail Services
172	15 Queen Street	The Imperial Palace		The Imperial Palace	Retail Services
173	13 Queen Street	Vacant		Vacant	Vacant
174	11 Queen Street	Sorella		Sorella	Comparison
175	9 Queen Street	Lucky Dip		Lucky Dip	Retail Services
176	7 Queen Street	Vacant		C2 Photography and design	Retail Services
177	5 Queen Street	The Diamond		The Diamond	Retail Services
178		The Diamond		The Diamond	Retail Services
179	Queen Street	Glenone Taxis		i tek Phones	Comparison
180	Queen Street	Cash for Clothes		??? Gift Shop	Retail Services
181	2 Rainey Street	First Trust Bank		First Trust Bank	Offices
182	12 Rainey Street	House of Flowers		House of Flowers	Comparison
183	14 Rainey Street	Newspaper Reporters		Vacant	Vacant
184	16 Rainey Street	Sellfones		Nosh	Retail Services
185	18 Rainey Street	Nosh		Nosh	Retail Services
186	20 Rainey Street	Bellissima		Axa Direct	Offices
187	22 Rainey Street	Mc Alinden Meats		Mc Alinden Meats	Convenience
188	24 Rainey Street	The Step Inn		The Step Inn	Retail Services
189	26-28 Rainey Street	Discount Store		Furniture World	Comparison
190	30-32 Rainey Street	Dental 32		Dental 32	Community
191	34 -36 Rainey Street	The Dry Dock Bar & Lounge		The Dry Dock Bar & Lounge	Retail Services
192	38 - 40 Rainey Street	Mc Glaughlin's Pharmacy		Mc Glaughlin's Pharmacy	Convenience

193	42-44 Rainey Street	E ILennox		E ILennox	Comparison
194	46 Rainey Street	K9 Bonus		K9 Bonus	Comparison
195	48 - 56 Rainey Street	Charis		Charis	Comparison
196	58 Rainey Street	Coachman		Coachman	Retail Services
197	62 Rainey Street	The Market Tavern		The Market Tavern	Retail Services
198	64 Rainey Street	Sportsworld		Vacant	Vacant
199	62 Rainey Street	The Barley Mow		The Market Tavern	Retail Services
200	64a Rainey Street	Kidd-z-Play		Kidd-z-Play	???
201	66 Rainey Street	Vacant		Vacant	Vacant
202	68 Rainey Street	Bamboo Garden		Bamboo Garden	Retail Services
203	70 Rainey Street	Karolina Shop		Karolina Shop	Convenience
204	72 Rainey Street	R Patterson & Co		R Patterson & Co	Offices
205	74 Rainey Street	The Barber Shop		The Barber Shop	Retail Services
206	76 Rainey Street	Snackbox		Snackbox	Retail Services
207	78 Rainey Street	The Drycleaning Co		The Drycleaning Co	Retail Services
208		Age Concern		vacant	Vacant
209	80 Rainey Street	Network Recruitment		Network Recruitment	Offices
210	82 Rainey Street	Mid Ulster Computers		Hi Tech Solutions	Comparison
211	84-86 Rainey Street	B & S Tool Supplies		B & S Tool Supplies	Comparison
212	Unit B1 The Business Centre Rainey Street			The Only Way is Tanning	Retail Services
213	Unit B2 The Business Centre Rainey Street			Community House	Community
214	Unit B3 The Business Centre Rainey Street			Community House	Community
215	Unit B4 The Business Centre Rainey Street			Aspire Fitness	Retail Services
216	Unit B5 The Business Centre Rainey Street			Aspire Fitness	Retail Services
217	Unit B6 The Business Centre Rainey Street			Aspire Fitness	Retail Services
218	Unit B7 The Business Centre Rainey Street			Vacant	Vacant
219	Unit B8 The Business Centre Rainey Street			NSF/Mindwise	Comparison
220	Unit B9a The Business Centre Rainey Street			NSF/Mindwise	Comparison
221	Unit B9b The Business Centre Rainey Street			Emmett Donnelly	Offices
222	Unit B10 The Business Centre Rainey Street			vacant	Vacant
223	Unit B11 The Business Centre Rainey Street			Network Personnel	Offices
224	Unit B12 The Business Centre Rainey Street			Vacant	Vacant
225	Unit B13 The Business Centre Rainey Street			Rutledge Recruitment & Training Ltd	Offices
226	Unit B14 The Business Centre Rainey Street			Rutledge Recruitment & Training Ltd	Offices
227	Unit C1 The Business Centre Rainey Street			Mid Ulster Womens Network	Community
228	Unit C2 The Business Centre Rainey Street			Cabroso Wines	Convenience
229	Unit C3 The Business Centre Rainey Street			Network Personnel	Offices
230	Unit C4 The Business Centre Rainey Street			Ardean	Offices

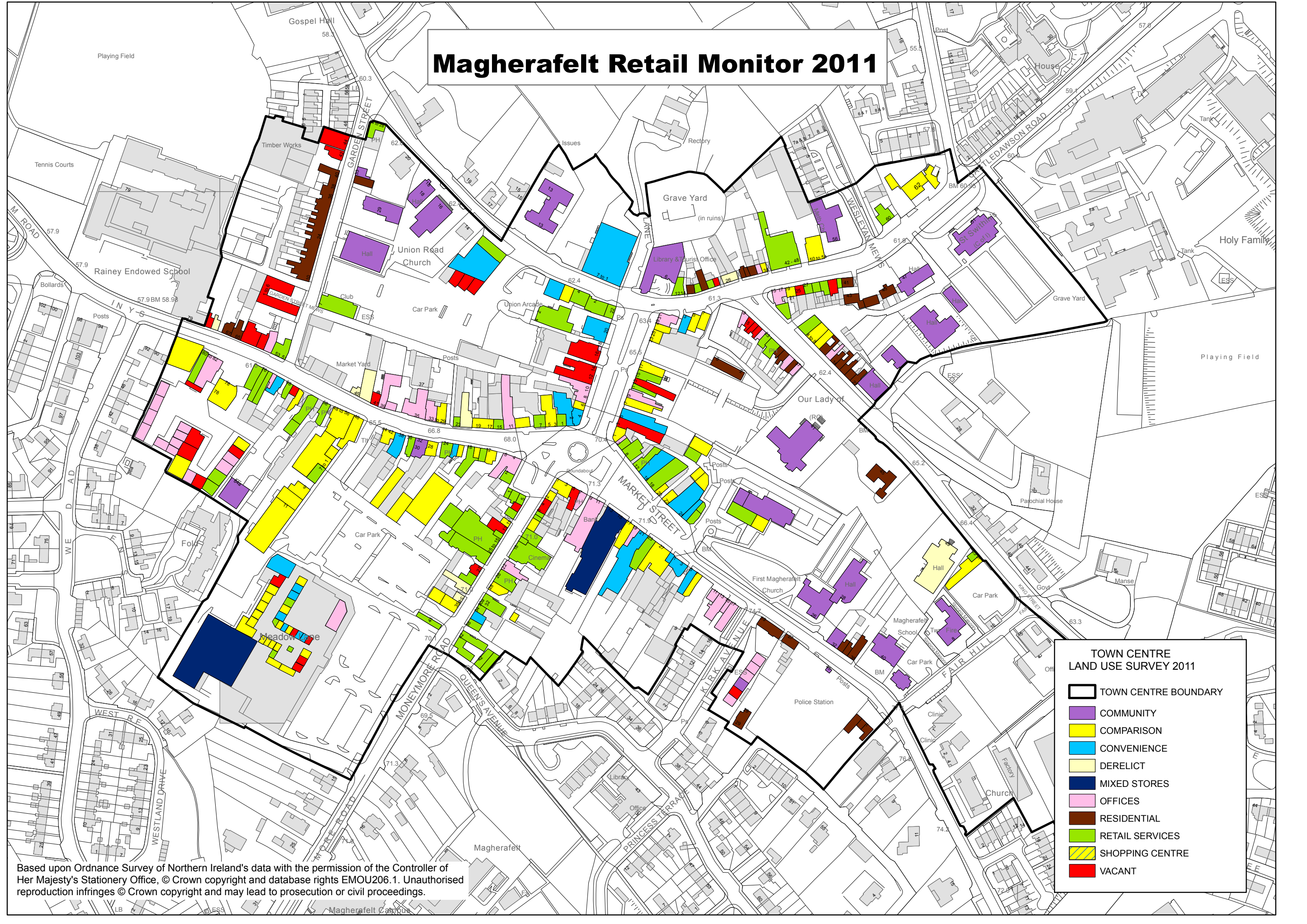


231	Unit C5 The Business Centre Rainey Street			CMI Chartered Planners	Offices
232	Unit C6 The Business Centre Rainey Street			Vacant	Vacant
233	Unit C7 The Business Centre Rainey Street			Vacant	Vacant
234	Unit C8 The Business Centre Rainey Street			Halcyon Therapies	Retail Services
235	Unit C9 The Business Centre Rainey Street			Centre for Independent Living	Community
236	Unit C10 The Business Centre Rainey Street			RCDS	Offices
237	Unit C11 The Business Centre Rainey Street			Vacant	Vacant
238	Unit C12 The Business Centre Rainey Street			The Green Yard	Offices
239	Unit C13 The Business Centre Rainey Street			Tina O'Hagan Associates Ltd	Offices
240	Unit C14 The Business Centre Rainey Street			Homecare Independent Living	Offices
241	Meadowlane Car Park	Charis Bookshop		Charis Bookshop	Comparison
242	Meadowlane Car Park	Kennedys Fine Furniture		Kennedys Fine Furniture	Comparison
243	Meadowlane Car Park	Xtra Vision		Xtra Vision	Retail Services
244	Meadowlane Car Park	Barnardo's		Barnardo's	Comparison
245	Meadowlane Car Park	Cards For You		Mrs Browns Chip Shop	Retail Services
246	Meadowlane Car Park	Pound Stretcher		Pound Stretcher	Comparison
247	Meadowlane Car Park	C3 Computers		C3 Computers	Comparison
248	Meadowlane Car Park	Sofas Galore		Sofas Galore	Comparison
249	Meadowlane Car Park	O Neills Sports Centre		O Neills Sports Centre	Comparison
250	Meadowlane Car Park	Dormans & the Opera		Dormans & the Opera	Retail Services
251	Meadowlane Car Park	Subway		Subway	Retail Services
252	7 Garden Street	Gardiners Restaurant & Wine Bar		District 45	Retail Services
253	9 Garden Street	Garden Street Hall (Presbyterian Church)		Garden Street Hall (Presbyterian Church)	Community
254	29 Garden Street	Garden Street Surgery		Garden Street Surgery	Community
255	31 Garden Street	Residential		Residential	Residential
256	33 Garden Street	Garden Street Family Planning Clinic		Garden Street Family Planning Clinic	Community
257	24 - 28 Union Road	Brysons		Brysons	Retail Services
258	18 Union Road	Union Road Presbyterian Church		Union Road Presbyterian Church	Community
259	16 Union Road	Union Road Presbyterian Church Hall		Union Road Presbyterian Church Hall	Community
260	12 Union Road	Sallys Hair and beauty		Sallys Hair and beauty	Comparison
261	Union Road	Spar		Spar	Convenience
262	Union Arcade	Vacant		Mauds Parlour	Retail Services
263	Union Arcade	Vacant		Maxis Grill	Retail Services
264	Union Arcade	Vacant		Maxis Grill	Retail Services
265	Union Arcade	Ulsterbus Station		Ulsterbus Station	
266	Union Arcade	McAtamneys Traditional Butchers		McAtamneys Traditional Butchers	Convenience
267	8 Union Road	Office Equipment Centre		Office Equipment Centre	Comparison

268	6 Union Road	The Copy Shop		Music Shop	Comparison
269	4 Union Road	The Butterfly		The Butterfly	Retail Services
270	2 Union Road	Masculine		Masculine	Retail Services
271	22 Broad Street	The Wine Seller		The Wine Seller	Convenience
272	20 Broad Street	Ulster Bank		Ulster Bank	Offices
273	18 Broad Street	Vacant		Vacant	Vacant
274	16 Broad Street	Alphabet (Now Vacant)		Ministry Charity	Comparison
275	12-14 Broad Street	Northern Bank		Northern Bank	Offices
276	8-10 Broad Street	www.sportique-ni.com		www.sportique-ni.com	Comparison
277	6 Broad Street	Lawrences Cake Shop		Lawrences Cake Shop	Convenience
278	4 Broad Street	Freshways		Freshways	Convenience
279	2 Broad Street	William Hill Bookmakers		William Hill Bookmakers	Retail Services
280	1 Rainey Street	Top 40		Top 40	Comparison
281	3-5 Rainey Street	Dittys		Dittys	Retail Services
282	7 Rainey Street	Off The Diamond		Sportique	Comparison
283	9 Rainey Street	Santander		Santander	Offices
284	11 Rainey Street	China China		BT45 Barbers	Retail Services
285	15 Rainey Street	McConnell Shoes		McConnell Shoes	Comparison
286	17-19 Rainey Street	Derelict		Derelict	Vacant
287	21 Rainey Street	The Kitchen		The Kitchen	Retail Services
288	23 Rainey Street	Vacant		Off The Diamond	Comparison
289	29 Rainey Street	The Little Bear House		DUP Office	Offices
290	33 Rainey Street	The Lisa Devine Practice		The Lisa Devine Practice	Offices
291	35 Rainey Street	Post Office (Delivery and Sorting Office)		Post Office (Delivery and Sorting Office)	Retail Services
292	37 Rainey Street	EMS Group		EMS Group	Offices
293	39 Rainey Street	EMS Group (Looks Vacant)		EMS Group (Looks Vacant)	Offices
294	41 Rainey Street	Emergency Medical Care (Looks Derelict)		Emergency Medical Care (Looks Derelict)	Offices
295	43-45 Rainey Street	Derelict Buildings, some demolished		Derelict Buildings, some demolished	Vacant
296	51 -53 Rainey Street	Jauntys Diner		Jauntys Diner	Retail Services
297	55 Rainey Street	Volunteer Centre		Kin ship ??	Community
298	57 Rainey Street	Vacant		Hair Image	Retail Services
299	59 Rainey Street	Nostalgia		Vacant	Vacant



# Magherafelt Retail Monitor 2011



**TOWN CENTRE  
LAND USE SURVEY 2011**

- TOWN CENTRE BOUNDARY
- COMMUNITY
- COMPARISON
- CONVENIENCE
- DERELICT
- MIXED STORES
- OFFICES
- RESIDENTIAL
- RETAIL SERVICES
- SHOPPING CENTRE
- VACANT

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# DOE PLANNING LAND USE SURVEY – COALISLAND TOWN CENTRE

Map Ref	Address of Unit	Name of Operator	Land Use (2015)
1	2 Main Street	Eden Blooms	Comparison
2	4 Main Street	Refresh Sports and Therapeutic Massage	Retail Services
3	6 Main Street	M Hair Studio and Beauty Salon	Retail Services
4	8 Main Street	Timlin's Hairdressers	Retail Services
5	10 Main Street	Evolve Hair Studio	Retail Services
6	12 Main Street	Frank Hughes Bookmakers	Retail Services
7	14 Main Street	Magoos Amusements	Retail Services
8	16 Main Street	Sharon's Beauty Salon	Retail Services
9	20 Main Street	E Lyons Paints	Comparison
10	24-26 Main Street	O'Neill's Pharmacy	Convenience
11	28 Main Street	Central Bar	Retail Services
12	32 Main Street	Hughes Bookmakers	Retail Services
13	34 Main Street	Vacant	Vacant
14	36 Main Street	Full of Beans Coffee Shop	Retail Services
15	38 Main Street	Island Eyecare	Retail Services
16	40 Main Street	Uncle Sam	Retail Services
17	42 Main Street	Hair O' Dynamics	Retail Services
18	44 Main Street	Vacant	Vacant
19	46 Main Street	Glamour	Retail Services
20	48-50 Main Street	The Ceili House	Retail Services
21	54 Main Street	Hughes Bookmakers	Retail Services
22	56 Main Street	Vacant	Vacant
23	58 Main Street	Boyz 2 Men	Retail Services
24	60 Main Street	Vacant	Vacant
25	64 Main Street	Colisland Community Support Centre	Community
26	66 Main Street	Michael J Herron Architects	Offices
27	6 Kings Row	Residential	Residential
28	8 Kings Row	Residential	Residential
29	10 Kings Row	Residential	Residential
30	12 Kings Row	Residential	Residential
31	1 Lineside	Residential	Residential
32	2 Lineside	Residential	Residential
33	3 Lineside	Residential	Residential
34	4 Lineside	Residential	Residential
35	5 Lineside	No.5	Comparison
36	6a Lineside	Micheal Dorman Pharmacy	Convenience
37	6 Lineside	logan & Corry Solicitor	Offices
38	7 Lineside	Tsan's	Retail Services
39	8 Lineside	Olypmic Dry Cleaners	Retail Services
40	9 Lineside	Hidden Treasures	Comparison
41	10 Lineside	LMG Tiles & Tiling	Comparison
42	10a Lineside	Coalisland Health Centre	Community



43	11 Lineside	Newell Stores	Convenience
44	12 Lineside	Florintina	Comparison
45	13 Lineside	Residential	Residential
46	14 Lineside	Residential	Residential
47	15 Lineside	Residential	Residential
48	16 Lineside	Residential	Residential
49	4 Platers Hill	Residential	Residential
50	6 Platers Hill	Vacant	Vacant
51	3 Barrack Square	Charity Shop	Comparison
52	5 Barrack Square	Snooker Club	Retail Services
53	11 Barrack Square	Residential	Residential
54	13 Barrack Square	Residential	Residential
55	15 Barrack Square	Residential	Residential
56	17 Barrack Square	Residential	Residential
57	30 The Square	Landi's Sit In	Retail Services
58	32 The Square	Landi's Takeaway	Retail Services
59	34 The Square	Derelict	Derelict
60	36 The Square	Derelict	Derelict
61	38 The Square	Derelict	Derelict
62	40 The Square	Residential	Residential
63	42 The Square	B McKernan & Co	Offices
64	44 The Square	Pizza Base	Retail Services
65	44 The Square	The Pine Box	Comparison
66	2 Dungannon Road	Residential	Residential
67	4 Dungannon Road	Carmel O'Meara & Co Solicitors	Offices
68	6 Dungannon Road	Everything Else	Comparison
69	8 Dungannon Road	Residential	Residential
70	10 Dungannon Road	Kennedy's	Vacant
71	12-14 Dungannon Road	McGlone and McCabe	Offices
72	16 Dungannon Road	ISLAND PC.co.uk	Retail Services
73	28a Dungannon Road	Lisa's Beauty Spot	Retail Services
74	28b Dungannon Road	Vacant	Vacant
75	28c Dungannon Road	Dooley's Menswear and School Uniforms	Comparison
76	30 Dungannon Road	Supervalu	Convenience
77	30 Dungannon Road	Off Licence	Convenience
78	30 Dungannon Road	Post Office	Retail Services
79	30 Dungannon Road	Filling Station	Convenience
80	36 Dungannon Road	Residential	Residential
81	38 Dungannon Road	Residential	Residential
82	Stevenson Centre	Christmas Shop	Comparison
83	Stevenson Centre	Clarman Architects	Offices
84	31 Dungannon Road	Stevenson's Yard	Comparison
85	7 Dungannon Road	Vacant	Vacant
86	3 Dungannon Road	Western House Phones Direct	Comparison
87	1 Sandy Row	Residential	Residential
88	2 Sandy Row	Residential	Residential
89	3 Sandy Row	Residential	Residential

90	4 Sandy Row	Residential	Residential
91	5 Sandy Row	Residential	Residential
92	6 Sandy Row	Residential	Residential
93	7 Sandy Row	Residential	Residential
94	8 Sandy Row	Residential	Residential
95	9 Sandy Row	Residential	Residential
96	10 Sandy Row	Residential	Residential
97	1 Station Road	Residential	Residential
98	2 Station Road	Residential	Residential
99	3 Station Road	Residential	Residential
100	4 Station Road	Residential	Residential
101	5 Station Road	Residential	Residential
102	6 Station Road	Residential	Residential
103	7 Station Road	Residential	Residential
104	8 Station Road	Residential	Residential
105	9 Station Road	Residential	Residential
106	10 Station Road	Residential	Residential
107	12 Station Road	Residential	Residential
108	13 Station Road	Residential	Residential
109	14 Station Road	Residential	Residential
110	15 Station Road	Residential	Residential
111	1 Birney's Square	Residential	Residential
112	2 Birney's Square	Residential	Residential
113	3 Birney's Square	Residential	Residential
114	4 Birney's Square	Residential	Residential
115	5 Birney's Square	Residential	Residential
116	6 Birney's Square	Residential	Residential
117	7 Birney's Square	Residential	Residential
118	8 Birney's Square	Residential	Residential
119	1 Gortnaskea Place	Residential	Residential
120	2 Gortnaskea Place	Residential	Residential
121	3 Gortnaskea Place	Residential	Residential
122	4 Gortnaskea Place	Residential	Residential
123	5 Gortnaskea Place	Residential	Residential
124	6 Gortnaskea Place	Residential	Residential
125	45 The Square	Vacant	Vacant
126	43a The Square	Fringes	Retail Services
127	43 The Square	Vacant	Vacant
128	41 The Square	The Perfect Gift	Comparison
129	39 The Square	David O'Neil Hairdressing	Retail Services
130	37 - 37a The Square	The Harbour Arcade	Retail Services
131	33 The Square	China Kitchen	Retail Services
132	29 The Square	Coalisland Credit Union	Offices
133	28 The Square	The Barber Shop	Retail Services
134	27a The Square	Frank McGirr	Comparison
135	27 The Square	McGlinchey's Cafe	Retail Services
136	25 The Square	Lilac Charity Shop	Comparison
137	23 The Square	Optometrist	Retail Services
138	21 The Square	P A Duffy & Co Solicitors	Offices

139	1 Seagrave Terrace	Residential	Residential
140	2 Seagrave Terrace	Residential	Residential
141	3 Seagrave Terrace	Residential	Residential
142	4 Seagrave Terrace	Residential	Residential
143	5 Seagrave Terrace	Residential	Residential
144	6 Seagrave Terrace	Residential	Residential
145	11 - 19 The Square	McGirrs Public Bar	Retail Services
146	9 The Square	Mid Ulster Constituency Advice Centre	Offices
147	7 The Square	Irish Republican History Museum	Community
148	3c The Square	Newsagents	Convenience
149	1 The Square	Ali's Indian Curries, Pizzas, Kebabs	Retail Services
150	6 Barrack Street	Vacant	Vacant
151	8 Barrack Street	Residential	Residential
152	10 Barrack Street	Double Up Chinese	Retail Services
153	1-5 Barrack Street	Ozanam Centre Vincents Shop	Comparison
154	15 Barrack Street	The Medical Centre	Community
155	17 Barrack Street	Residential	Residential
156	21 Barrack Street	Tyrone Trims	Retail Services
157	23 Barrack Street	Hair Designs	Retail Services
158	25 Barrack Street	Residential	Residential
159	27 Barrack Street	Residential	Residential
160	29 Barrack Street	Residential	Residential
161	31 Barrack Street	Residential	Residential
162	33 Barrack Street	Residential	Residential
163	35 Barrack Street	Residential	Residential
164	37 Barrack Street	Residential	Residential
165	39 Barrack Street	Residential	Residential
166	41 Barrack Street	Vacant	Vacant
167	2 The Square	Toals Bookmakers	Retail Services
168	3-5 The Square	The Canal End Public House	Retail Services
169	6-10 The Square	Vacant	Vacant
170	12-16 The Square	Francis J Madden & Co Solicitors	Offices
171	18 The Square	Vacant	Vacant
172	20-22 The Square	Donnelly McAleer Pharmacy	Convenience
173	24-26 The Square	O'Neills Public House	Retail Services
174	28 The Square	Vacant	Vacant
175	Cornmill Hertiage Centre 1st Floor	Library	Community
176	Cornmill Hertiage Centre 2nd Floor	Community Centre	Community
177	Cornmill Hertiage Centre 3rd Floor	Corr & Corr Accountants	Offices
178	Cornmill Hertiage Centre 4th Floor	Community Centre	Community
179	53 Main Street	Mmd Communication Ltd	Offices
180	51 Main Street	Mmd Communication Ltd	Offices
181	49 Main Street	Mmd Communication Ltd	Offices
182	47 Main Street	Vacant	Vacant
183	45 Main Street	Picture Framing Services	Comparison

<b>184</b>	43 Main Street	Vacant	<b>Vacant</b>
<b>185</b>	41 Main Street	Mmd Communication Ltd	<b>Offices</b>
<b>186</b>	41 Main Street	Mmd Communication Ltd	<b>Offices</b>



# DOE PLANNING LAND USE SURVEY – MAGHERA TOWN CENTRE

Map Ref	Address of Unit	Name of Operator (2015)	Land Use (2015)
1	29 Church Street	Costcutters Filling Station	Other Convenience
2	21 Church Street	Church Of Ireland	Community Use
3	15 Church Street	Hall	Community Use
4	3 Church Street	Community Service Centre	Community Use
5	1 Church Street	Library	Community Use
6	1 Main Street	Gormelys Funeral Directors	Retail Services
7	3 Main Street	The Hideout Bar	Retail Services
8	5 Main Street	The Hideout Off Liscence	Other Convenience
9	7 Main Street	Apocalypse	Other Durable
10	9 Main Street	The Premier Bar	Retail Services
11	11 Main Street	The Premier Bar	Retail Services
12	13 Main Street	Ulster Bank	Financial Services
13	17 -23 Main Street	H N McKinley & Sons Electrical	Bulky Durable
14	25-27 Main Street	McMasters Bar	Retail Services
15	29 Main Street	The Catalogue Shop	Other Durable
16	31 Main Street	Rankins Footwear	Other Durable
17	33 Main Street	The Back Door Pub	Retail Services
18	35 Main Street	The Next Door Off License	Other Convenience
19	37 Main Street	Boots	Other Convenience
20	41 Main Street	Vacant	Vacant
21	49 Main Street	Burnside & Co Solicitors	Professional/Scientific
22	53 Main Street	Walshes Hotel	Retail Services
23	2-4 Main Street	Scotts (Agriculture/Hardware)	Bulky Durable
24	4a Main Street	Residential	Residential
25	4b Main Street	Residential	Residential
26	6 Main Street	Vacant	Vacant
27	8 Main Street	Campbell & Co Accountant	Professional/Scientific
28	10 Main Street	Vacant	Vacant
29	12 Main Street	Bowies Fish and Chips	Retail Services
30	16-28 Main Street	Crawfords	Large Supermarkets and Large Stores
31	30 Main Street	Yap.com	Other Durable
32	32 Main Street	Crawfords Sports	Other Durable
33	34 Main Street	Allie May Clothes	Other Durable
34	36 Main Street	Indian Takeaway	Retail Services
35	42 Main Street	Maghera Pyhsio	Surgery
36	44 Main Street	The Pizza Man	Retail Services
37	50 Main Street	McAtamneys Butchers	Food
38	52 Main Street	McAtamneys Butchers	Food
39	54 Main Street	Eclipse Hairdressers	Retail Services
40	56 to 58 Main Street	Vacant (Bank)	Vacant
41	60 Main Street	The Auction Room Coffee Shop	Retail Services
42	2 Station Road	Residential	Residential
43	4 Station Road	Residential	Residential
44	1 Station Road	Residential	Residential
45	2 Station Road	Residential	Residential

46	3 Station Road	Residential	Residential
47	4 Station Road	Residential	Residential
48	5 Station Road	Residential	Residential
49	6 Station Road	Residential	Residential
50	2 Hall Street	The Barber Shop	Retail Services
51	4 Hall Street	Laundry Box	Retail Services
52	6 Hall Street	Lucky Dragon Chinese	Retail Services
53	8 Hall Street	Oakland Insurance	Financial Services
54	14 Hall Street	J Rainey Bookmakers	Retail Services
55	16 Hall Street	Demolished	Demolished
56	18 Hall Street	Residential	Residential
57	20 Hall Street	Residential	Residential
58	22 Hall Street	Residential	Residential
59	24 Hall Street	Residential	Residential
60	26 Hall Street	Residential	Residential
61	28 Hall Street	Residential	Residential
62	30 Hall Street	Residential	Residential
63	23 Hall Street	Matt Regan Pub	Retail Services
64	19 Hall Street	Residential	Residential
65	17 Hall Street	Residential	Residential
66	13-15 Hall Street	H N McKinley & Sons Furniture	Bulky Durable
67	11 Hall Street	John McKee Clothing	Other Durable
68	9 Hall Street	Pals Pizza	Retail Services
69	5-7 Hall Street	Vacant	Vacant
70	3 Hall Street	Runway Hairdressers	Retail Services
71	Main Street	McKeefrys Furniture	Bulky Durable
72	76 Main Street	Crillys Paints	Bulky Durable
73	78 Main Street	McKees Butchers	Food
74	80 Main Street	McKeefrys Furniture	Bulky Durable
75	82 Main Street	Glenview Gift Centre	Other Durable
76	86 Main Street	T M Glass Pharmacy	Other Convenience
77	90 Main Street	Noons Gift Shop	Other Durable
78	94 Main Street	The Duggout Bar	Retail Services
79	96 Main Street	Residential	Residential
80	98 Main Street	Residential	Residential
81	100 Main Street	Barbers	Retail Services
82	102 Main Street	McGrath Footwear	Other Durable
83	104 Main Street	J Rainey Bookmakers	Retail Services
84	106 Main Street	Residential	Residential
85	108 Main Street	Harkins Pharmacy	Other Convenience
86	110 -112 Main Street	P&N Quality Meats	Food
87	120 Main Street	Solace Beauty Salon	Retail Services
88	122 Main Street	The Coffee Shop	Retail Services
89	2 Glen Road	McKennas Pub	Retail Services
90	Main Street	St Marys Church	Community Use
91	Main Street	Hall	Community Use
92	107-111 Main Street	Kellys Eurospar	Food
93	97 Main Street	Tommy McGrath Suit Hire	Other Durable
94	95 Main Street	The Card Gallery	Other Durable
95	83 Main Street	Optometrist	Retail Services

96	79 - 81 Main Street	Heaneys Bar	Retail Services
97	77 Main Street	Diamond Architectre	Professional/Scientific
98	75 Main Street	The Perfect Touch	Retail Services
99	73 Main Street	Vacant	Vacant
100	71 Mian Street	vacant	Vacant
101	69 Main Street	Mullan & McCormick Solicitors	Professional/Scientific
102	61 Main Street	Burns & Co Estate Agents	Professional/Scientific
103	59 Main Street	Rubys Bistro	Retail Services
104	57 Main Street	Rosemarys Flowers	Other Durable
105	55 Main Street	Bank of Ireland	Financial Services
106	2 Coleraine Road	Kearney Electricals	Bulky Durable
107	4 Coleraine Road	Kebab House	Retail Services
108	4a Coleraine Road	fruit shop	Food
109	4c Coleraine Road	Pagoda Chinese	Retail Services
110	6 Coleraine Road	Vacant	Vacant
111	6b Coleraine Road	La Pizzaria	Retail Services
112	8 - 10 Coleraine Road	Grapevine Off Liscense	Other Convenience
113	12 Coleraine Road	Vacant	Vacant
114	14 Coleraine Road	Optometrist	Retail Services
115	16-18 Coleraine Road	Nisa Extra	Food
116	20 Coleraine Road	Mid Ulster Properties	Professional/Scientific
117	22 Coleraine Road	Carn Glen Credit Union	Financial Services
118	111 Main Street	Kellys Eurospar	Food
119	24 Coleraine Road	NHS Day Centre	Surgery
120	19 Coleraine Road	Vacant	Vacant
121	17 Coleraine Road	Centre (including xtra vision and ma	Food
122	2 St Lurachs Road	Youth Centre	Community Use
123	St Lurachs Road	Movie House Cinema	Retail Services