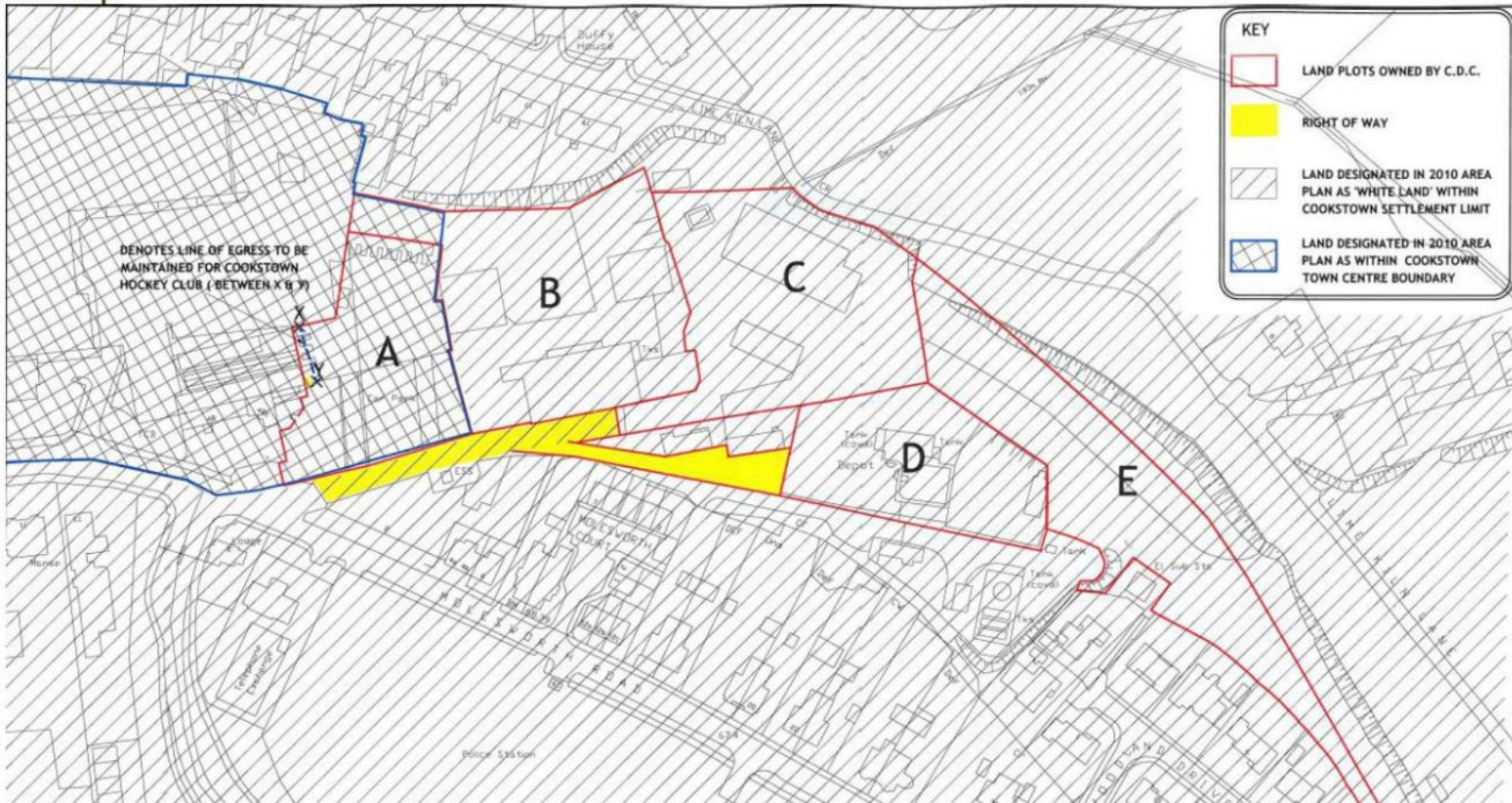


Site Map





CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Planning Act (Northern Ireland) 2011: Section 169

Application No: **LA09/2021/0187/LDE**

Date of Application: **4th February 2021**

Site of Proposed
Development:

**Lands bounding to the West of Cookstown Recycling
Centre Railway Yard Molesworth Street Cookstown**

Description of Proposal:

**Existing use as a Council Operational Services depot for
operations which include the storage, bulking and transfer
of waste, storage of skips and bins, vehicle parking and
storage and equipment storage**

Applicant: Mid Ulster District Council
Address: Magherafelt Office
Ballyronan Road
Magherafelt

Agent: WDR and RT Taggart Ltd
Address: Russell Business Centre
40-42 Lisburn Road
Belfast
BT9 6AA

Drawing Ref: 01/1, 02/1, 03, 04, 05, 06, 07, 08

Mid Ulster District Council hereby

CERTIFIES

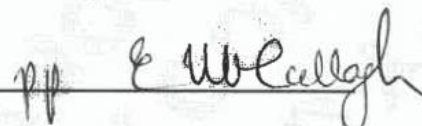
that on **4th February 2021** the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would have been lawful within the meaning of Section 169 of the Planning (Northern Ireland) 2011, for the following reason(s):



The Council, having considered the information provided, is satisfied that sufficient evidence has been submitted to demonstrate that the land and buildings as identified on the attached drawing numbers 01/1, 03, 04, 05, 06, 07, 08 received 12th April 2021 and 02/1 received 14th April 2021 has been used for the purpose stated in the First Schedule for more than five years up to and including the date of the application and the time for enforcement action has expired.

Dated: 12th May 2021

Planning Manager





The First and Second Schedule are attached hereto together with a plan. Please read the footnotes including your rights of appeal.

Schedules and Notes attached to:

CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Application No: LA09/2021/0187/LDE

Applicant: Mid Ulster District Council

Location: Lands bounding to the West of Cookstown Recycling Centre
Railway Yard Molesworth Street Cookstown

FIRST SCHEDULE

Description of use certified:

Existing use as a Council Operational Services depot for operations which include the storage, bulking and transfer of waste, storage of skips and bins, vehicle parking and storage and equipment storage

SECOND SCHEDULE

Land specified in the Certificate:

Lands bounding to the West of Cookstown Recycling Centre
Railway Yard Molesworth Street Cookstown



NOTES:

1. This certificate is issued solely for the purpose of Section 169 of the Planning Act (Northern Ireland) 2011.
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 138 or 139 of the Planning Act (Northern Ireland) 2011.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. If this Certificate has been granted in a form which the Council has modified the description of the use, operations or other matter in your application or has substituted an alternative description for that description and if you do not accept the Council's decision you may appeal by giving notice to the Planning Appeals Commission (PAC). Under Section 173 (appeals against refusal or failure to give decision on application) of the Planning Act (Northern Ireland) 2011 and Article 11(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015.



Planning Act
(NI) 2011

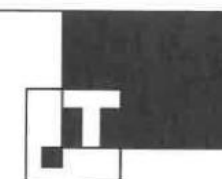
GRANTED

For the reasons set out on
LA 09/21/0187

Decision Form No. 3 Date 12 MAY 2021

o/i

REVDATE	DESCRIPTION	DHN	CKD
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WDR & RT TAGGART

CLIENT
MID ULSTER DISTRICT COUNCIL

CONTRACT
**COOKSTOWN HOUSEHOLD
WASTE RECYCLING CENTRE**

DRAWING
SITE LOCATION PLAN

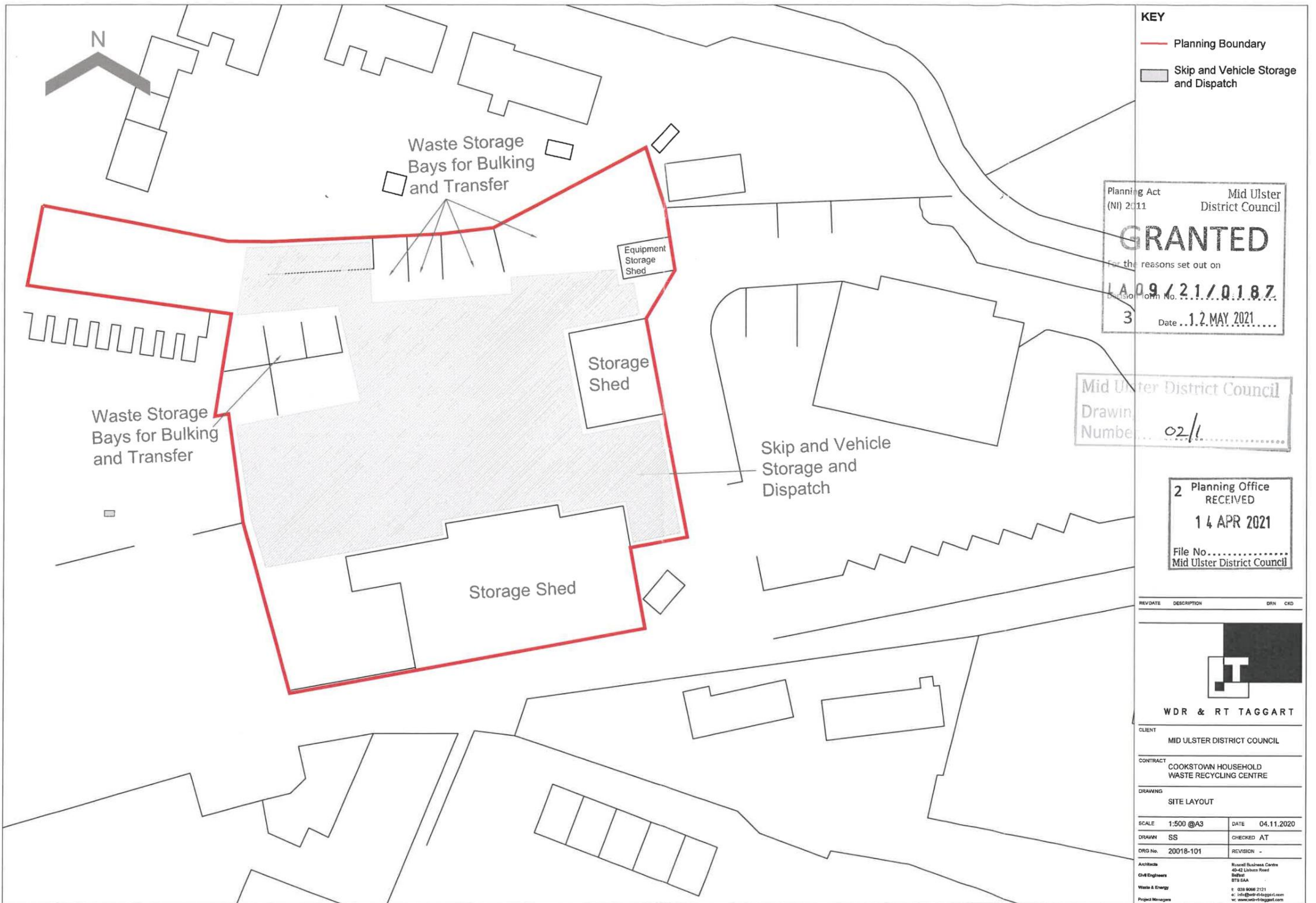
SCALE	1:1,250 @A3	DATE	07.01.21
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DRAWN	SS	CHECKED	AT
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DRG No.	20018-PL01	REVISION	-
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Architect	Russell Business Centre 40-42 Lisburn Road Belfast BT9 8AA
Civil Engineer	
Waste & Energy	
Project Manager	

T: 028 9066 2121
E: info@wdr-rtaggart.com
W: www.wdr-rtaggart.com



KEY

— Planning Boundary

■ Skip and Vehicle Storage and Dispatch

Planning Act (NI) 2011

Mid Ulster District Council

GRANTED

For the reasons set out on

LA 09/21/0187

Decision Form No. 3

Date 12 MAY 2021

Mid Ulster District Council

Drawing Number 02/1

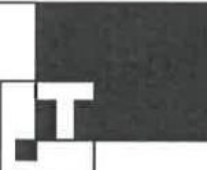
2 Planning Office RECEIVED

14 APR 2021

File No.

Mid Ulster District Council

REV	DATE	DESCRIPTION	DRN	CKD
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WDR & RT TAGGART

CLIENT

MID ULSTER DISTRICT COUNCIL

CONTRACT

COOKSTOWN HOUSEHOLD WASTE RECYCLING CENTRE

DRAWING

SITE LAYOUT

SCALE	1:500 @A3	DATE	04.11.2020
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DRAWN	SS	CHECKED	AT
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DRG No.	20018-101	REVISION	-
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Architects	Russell Business Centre 40-42 Lishinn Road Belfast BT5 6AA
Civil Engineers	
Waste & Energy	
Project Managers	

t: 028 9066 2121
e: info@wdr-rttaggart.com
w: www.wdr-rttaggart.com

KEY

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12 APR 2021

File No.....
Mid Ulster District Council



Planning Act
(NI) 2011

Mid Ulster
District Council

GRANTED

For the reasons set out on

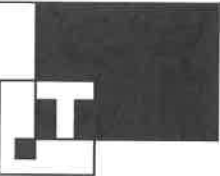
LA 09 / 21 / 0187

Decision Form No.

3

Date ..12 MAY 2021.....

REV	DATE	DESCRIPTION	DRN	CKD
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WDR & RT TAGGART

CLIENT
MID ULSTER DISTRICT COUNCIL

CONTRACT
COOKSTOWN HOUSEHOLD
WASTE RECYCLING CENTRE

DRAWING
FLOOR PLAN - MAIN STORAGE
SHED

SCALE	1:250 @A3	DATE	26.01.21
DRAWN	SS	CHECKED	AT
DRG No.	20018-PL02	REVISION	-

Architects	Russell Business Centre 40-42 Lisburn Road Belfast BT9 6AA
Civil Engineers	
Waste & Energy	t: 028 9066 2121 e: info@wdr-rt-taggart.com w: www.wdr-rt-taggart.com
Project Managers	

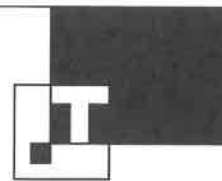
KEY

2 Planning Office
RECEIVED
12 APR 2021
File No.....
Mid Ulster District Council

40

Planning Act
(NI) 2011
Mid Ulster
District Council
GRANTED
For the reasons set out on
LA 09/21/0187
Decision Form No.
3 Date **12 MAY 2021**

REV DATE DESCRIPTION DRN CKD

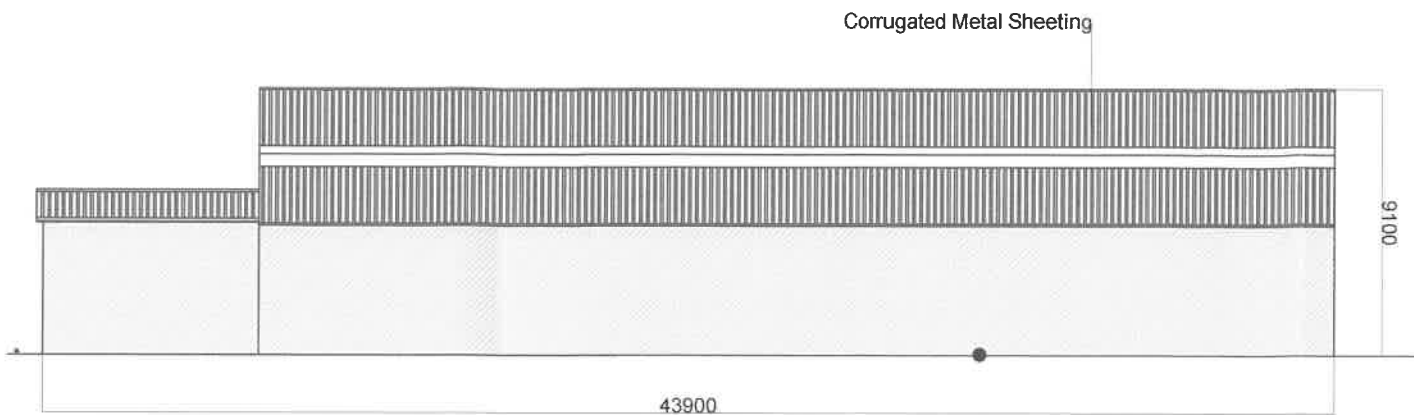


WDR & RT TAGGART

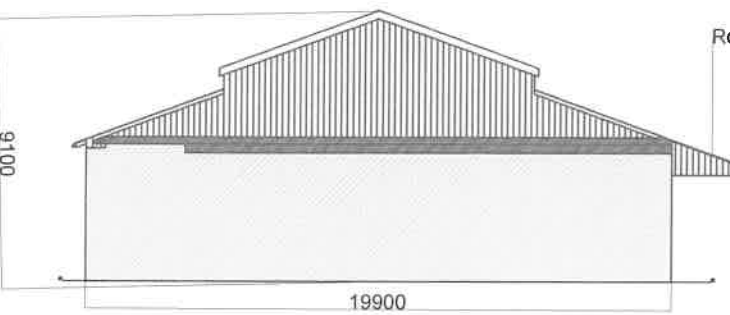
CLIENT	MID ULSTER DISTRICT COUNCIL		
CONTRACT	COOKSTOWN HOUSEHOLD WASTE RECYCLING CENTRE		
DRAWING	ELEVATIONS - MAIN STORAGE SHED		
SCALE	1:250 @A3	DATE	27.01.21
DRAWN	SS	CHECKED	AT
DRG No.	20018-PL05	REVISION	-
Architects	Russell Business Centre 40-42 Lisburn Road Belfast BT9 6AA		
Civil Engineers			
Waste & Energy	t: 028 9066 2121 e: info@wdr-rt-taggart.com w: www.wdr-rt-taggart.com		
Project Managers			



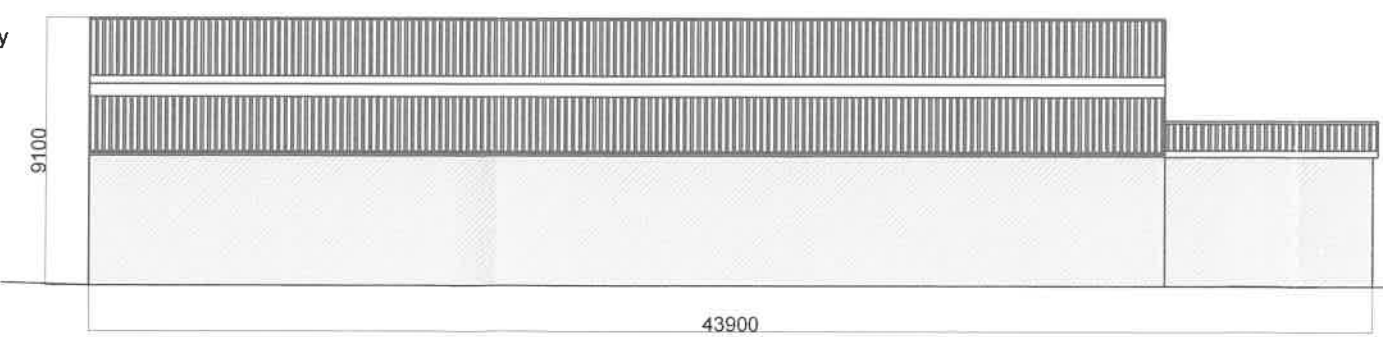
Front Elevations (West) Steel Sheeted Galvanised Doors



Side Elevations (North)

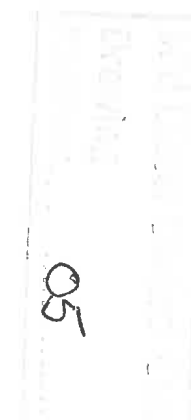


Front Elevations (East)

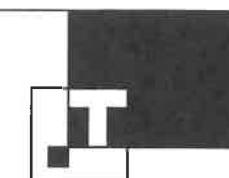


Side Elevations (South)

KEY



REV	DATE	DESCRIPTION	DRN	OKD
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WDR & RT TAGGART

CLIENT
MID ULSTER DISTRICT COUNCIL

CONTRACT
COOKSTOWN HOUSEHOLD
WASTE RECYCLING CENTRE

DRAWING
FLOOR PLAN - SECONDARY
STORAGE SHED

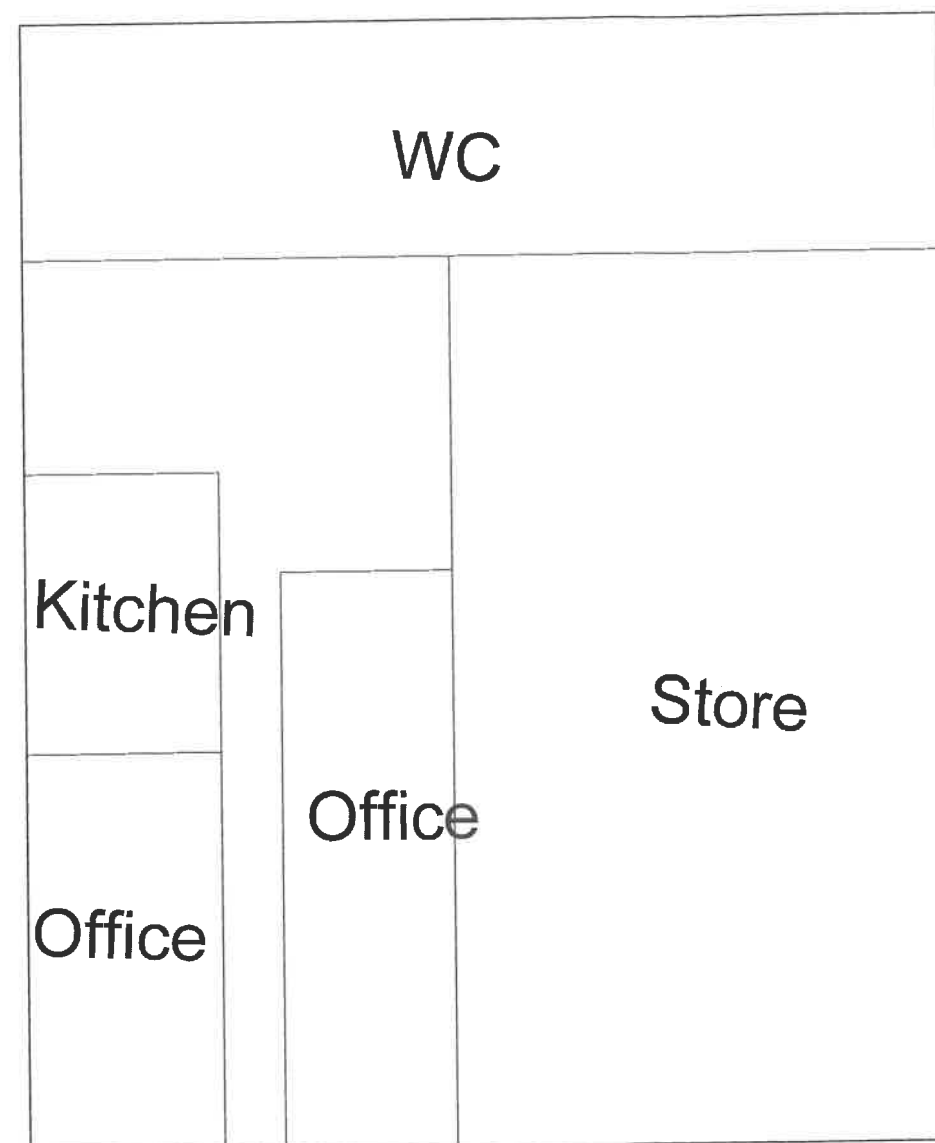
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DRAWN	SS	CHECKED	AT
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DRG No.	20018-PL03	REVISION	-
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Architects	Russell Business Centre
Civil Engineers	40-42 Lisburn Road
Waste & Energy	Belfast
Project Managers	BT9 6AA
	t: 028 9066 2121
	e: info@wdr-r-taggart.com
	w: www.wdr-r-taggart.com

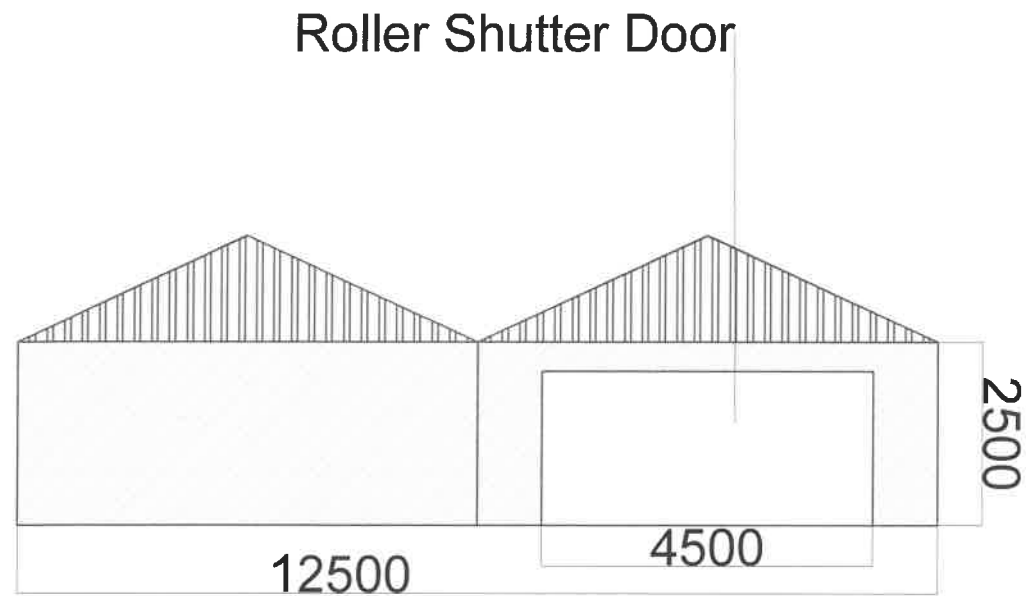
Side Elevations (North)



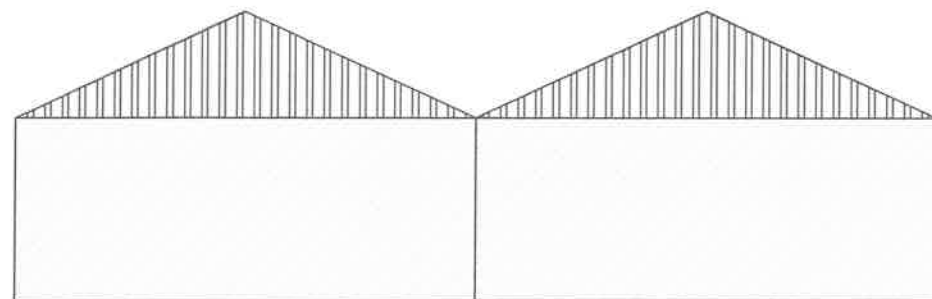
Front Elevations (West)

Front Elevations (East)

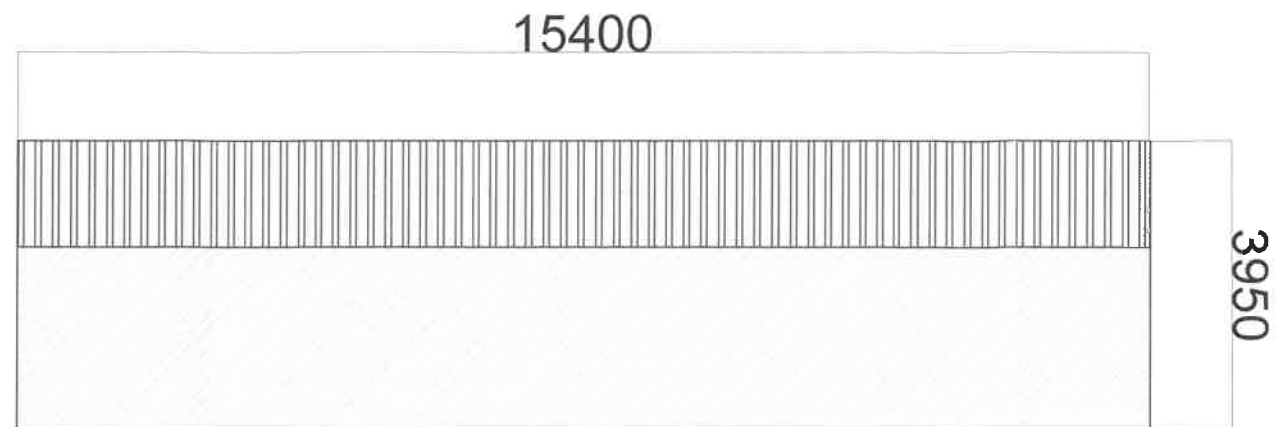
Side Elevations (South)



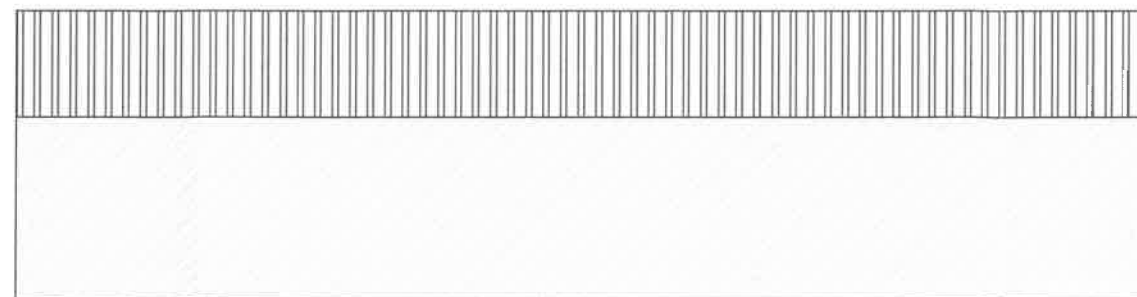
Front Elevations (South)



Front Elevations (North)



Side Elevations (East)



Side Elevations (West)

KEY

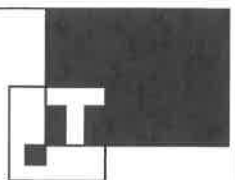
2 Planning Office
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12 APR 2021

File No.
Mid Ulster District Council Mid Ulster
(NI) 2011 District Council

GRANTED

For the reasons set out on
LA 09/21/0187
Decision form No.
3 Date 12 MAY 2021

07.04.21 Scale Updated SS
REVDATE DESCRIPTION DRN OKD



WDR & RT TAGGART

CLIENT
MID ULSTER DISTRICT COUNCIL

CONTRACT
COOKSTOWN HOUSEHOLD
WASTE RECYCLING CENTRE

DRAWING
ELEVATIONS - SECONDARY
STORAGE SHED

SCALE 1:100 @A3 DATE 27.01.21

DRAWN SS CHECKED AT

DRG No. 20018-PL06 REVISION -

Architects
Civil Engineers
Waste & Energy
Project Managers
Russell Business Centre
40-42 Lisburn Road
Belfast
BT9 6AA
t: 028 9068 2121
e: info@wdr-rt-taggart.com
w: www.wdr-rt-taggart.com

Front Elevations (We

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12 APR 2021

File No.....
Mid Ulster District Council

Planning Act
(NI) 2011

Mid Ulster
District Council

GRANTED

For the reasons set out on

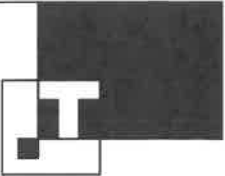
LA 09 / 21 / 0187

Decision form No.

3

Date

12 MAY 2021



WDR & RT TAGGART

CLIENT

MID ULSTER DISTRICT COUNCIL

CONTRACT

COOKSTOWN HOUSEHOLD
WASTE RECYCLING CENTRE

DRAWING

FLOOR PLAN - EQUIPMENT
STORAGE SHED

SCALE 1:100 @A3

DATE 26.01.21

DRAWN SS

CHECKED AT

DRG No. 20018-PL04

REVISION -

Architects

Civil Engineers

Waste & Energy

Project Managers

Russell Business Centre
40-42 Lieburn Road
Belfast
BT9 6AA

t: 028 9096 2121
e: info@wdr-rt-taggart.com
w: www.wdr-rt-taggart.com

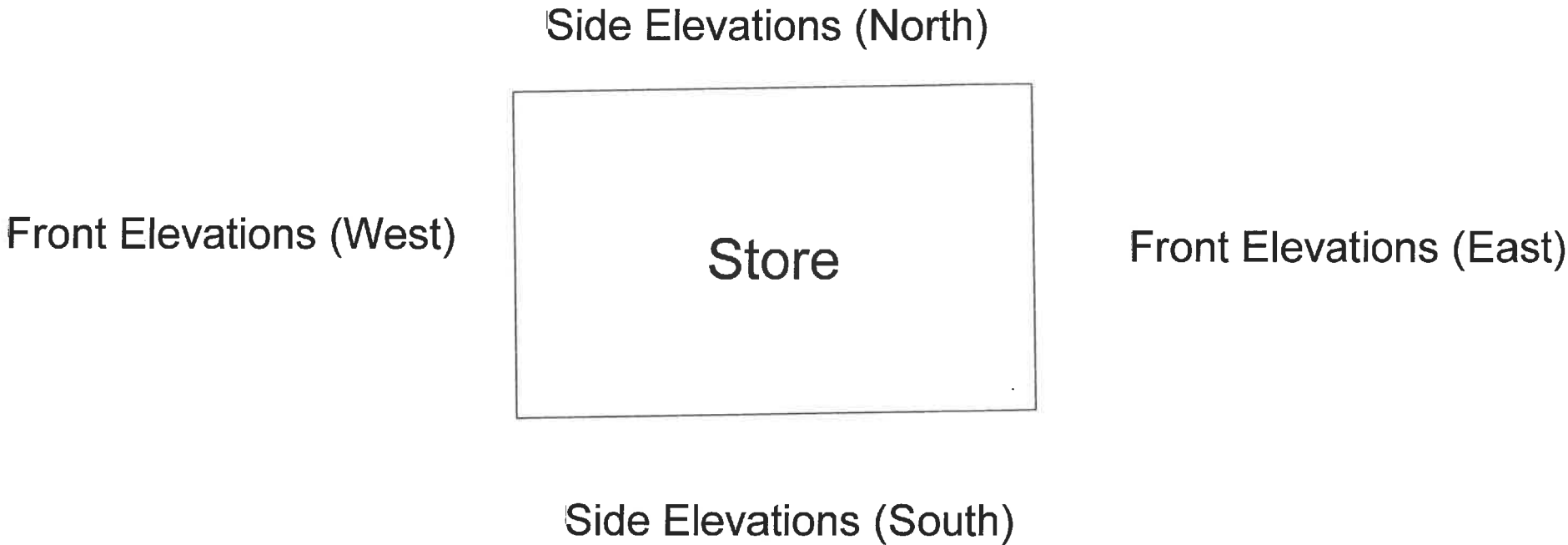
KEY

2

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RECEIVED

12 APR 2021

File No.....
Mid Ulster District Council



Planning Act
(NI) 2011

Mid Ulster
District Council

GRANTED

For the reasons set out on

LA 09 / 21 / 0187

Decision form No.

12 MAY 2021

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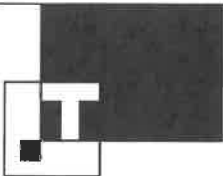
Date

REVDATE

DESCRIPTION

DRN

CKD



WDR & RT TAGGART

CLIENT

MID ULSTER DISTRICT COUNCIL

CONTRACT

COOKSTOWN HOUSEHOLD
WASTE RECYCLING CENTRE

DRAWING

FLOOR PLAN - EQUIPMENT
STORAGE SHED

SCALE

1:100 @A3

DATE

26.01.21

DRAWN

SS

CHECKED

AT

DRG No.

20018-PL04

REVISION

-

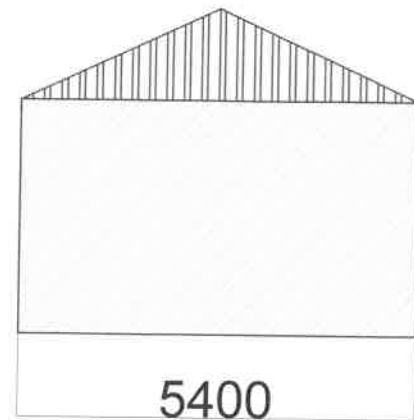
Architects

40-42 Lisburn Road
Belfast
BT9 6AA

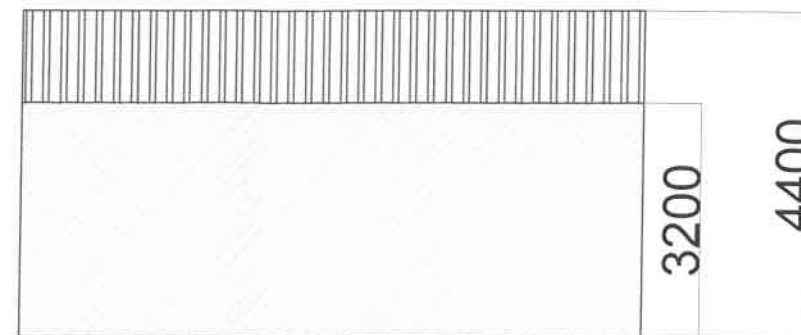
Waste & Energy

t: 028 9066 2121
e: info@wdr-rttaggart.com
w: www.wdr-rttaggart.com

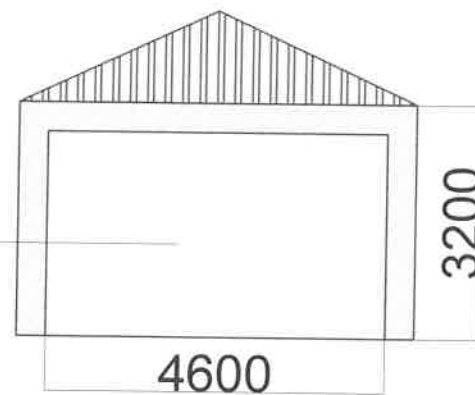
Project Managers



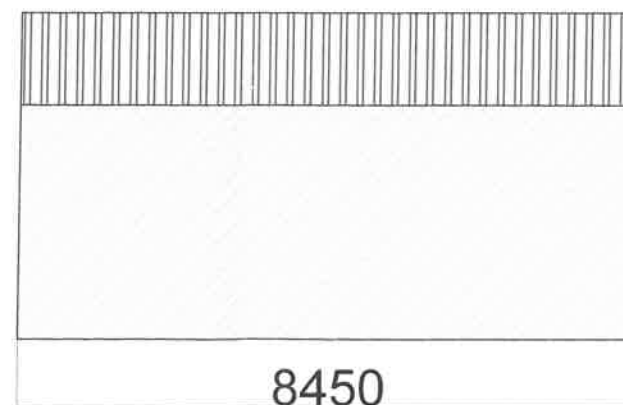
Front Elevations
(East)



Side Elevations (North)



Front Elevations
(West)



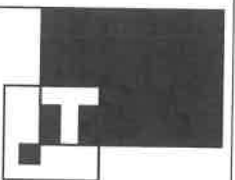
Side Elevations (South)

Roller Shutter Door

KEY



REV/DATE	DESCRIPTION	DRN	OKD
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WDR & RT TAGGART

CLIENT
MID ULSTER DISTRICT COUNCIL

CONTRACT
COOKSTOWN HOUSEHOLD
WASTE RECYCLING CENTRE

DRAWING
ELEVATIONS - EQUIPMENT
STORAGE SHED

SCALE	1:100 @A3	DATE	27.01.21
DRAWN	SS	CHECKED	AT
DRG No.	20018-PL07	REVISION	-

Architects
Civil Engineers
Waste & Energy
Project Managers
Russell Business Centre
45-47 Lisburn Road
Belfast
BT9 6AA
t: 028 9066 2121
e: info@wdr-rt-taggart.com
w: www.wdr-rt-taggart.com

Form P19

EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
 - (i) Been given reasonable access to the building for one month following the granting of consent; or
 - (ii) Stated that it has completed its record of the building; or
 - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.