



03 October 2023

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon and by virtual means Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 03 October 2023 at 17:00 to transact the business noted below.

A link to join the meeting through the Council's remote meeting platform will follow.

Yours faithfully

Adrian McCreesh
Chief Executive

AGENDA

OPEN BUSINESS

1. Notice of Recording
This meeting will be webcast for live and subsequent broadcast on the Council's You Tube site [Live Broadcast Link](#)
2. Apologies
3. Declarations of Interest
Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.
4. Chair's Business

Matters for Decision

Development Management Decisions

5. Receive Planning Applications 7 - 174

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2022/0525/F	1 Class B3 industrial warehouse to operate as metal fabrication/preparation/coating	APPROVE

		and galvanising plant. Development of new Right-hand turn access provision from Sandholes Road and associated car parking, servicing, infrastructure and site works at lands to the rear & E of 20 Sandholes Road, Cookstown for LCC Group Ltd	
5.2.	LA09/2022/0667/F	Relocation of previously installed flood lighting poles around the race track at lands at 48 Cookstown Road, Moneymore, for Railway Karting	APPROVE
5.3.	LA09/2022/1243/F	Extension to existing carriageway service area, including demolition of existing supermarket and PFS and construction of new PFS with shop, deli with hot food provision, seated dining area, drive thru facility, stores, sanitary and staff welfare facilities. Redevelopment of existing forecourt to provide new fuel pumps, canopy, underground storage tanks with public carparking, HGV parking, bunkering facilities and carwash area at 31-32 Glenshane Road, Maghera, for James Molloy	APPROVE
5.4.	LA09/2022/1268/F	Fridge Recycling Plant, associated yard area, landscaping, weighbridge, nitrogen dioxide silo, parking, access (insitu) and ancillary site works (amended description) at lands approx 39m N of 52 Creagh Road, Toomebridge for Enva Northern Ireland Ltd	APPROVE
5.5.	LA09/2022/1359/O	Site for dwelling and domestic garage at approx 105m NW of 25 Brackagh Road, Desertmartin for Mr Seamus Diamond	REFUSE
5.6.	LA09/2022/1367/F	Two storey dwelling and garage at 10m N of 56 Quarry Road, Knockcloghrim for Gerard Ward	REFUSE
5.7.	LA09/2022/1607/F	Upgrade works to existing agricultural access to provide alternative access and egress for commercial vehicles and staff/ visitor cars to Agri development	APPROVE

		hub (LA09/2018/1213/O) at 170m NE of Annaghbeg Road/Tamnamore Road Junction, Tamnamore, Dungannon for Capper Trading Ltd	
5.8.	LA09/2023/0324/F	Two storey dwelling with driveway at 15 Oaks Road, Dungannon, for Radius Housing Association	APPROVE
5.9.	LA09/2023/0371/F	Aggregate bagging facility to include production building, enclosed loading hopper, enclosed storage bins, storage silos, enclosed blending area, aggregate elevator, electrical switchroom and all associated ancillary works (part retrospective). at FP McCann Ltd , Knockloughrim Quarry, Magherafelt for FP McCann Ltd	APPROVE
5.10.	LA09/2023/0478/RM	Dwelling and garage at 60m NW of 55 Annaghmore Road, Castledawson for Alvin McMullan Esq	APPROVE
5.11.	LA09/2023/0622/O	Dwelling and garage (infill site) at 30m NW of 39 Rocktown Road, Bellaghy for Mr Samuel Arrell	REFUSE
5.12.	LA09/2023/0695/F	Portal framed electrical switch room with brick and cladding finishes and a under void for cable access at Moy Park, Dungannon Proteins, 152 Killyman Road, Dungannon for Mr Ian Warnock	APPROVE
5.13.	LA09/2023/0801/F	Retention of domestic garage and store at 25m W of 76 Gortgonis Road, Coalisland for Mr Tony Canning	APPROVE

6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/0729/F	Site for 5 detached dwellings and garages at 40m W of 16 Annaghmore Road, Coalisland for Mr Conor Tennyson	APPROVE
6.2.	LA09/2020/0992/O	Dwelling and domestic garage at Site 150m W of 115 Clonavaddy	REFUSE

		Road, Agnagar, Cappagh, Dungannon for Plunkett Nugent	
6.3.	LA09/2020/1098/F	Retention of existing structure to outdoor drinks area. at Regans Bar, 19 Hall Street, Maghera, for Bernard Regan	APPROVE
6.4.	LA09/2021/1653/F	Extension of facilities, provision of workshop, access to public road to replace existing substandard access, adequate parking, associated site works and landscaping at immediately E of 19 Annagh Road, Lungs, Clogher, for Malcolm Keys	APPROVE
6.5.	LA09/2021/1772/O	Dwelling, domestic garage and associated works at lands approx. 30m S of 29 Tullyglush Road, Ballygawley for Mr Liam Farrell	APPROVE
6.6.	LA09/2022/0398/F	2 dwellings within existing Mullinderg Housing Development at approx 20m NE of 8 Moneyneany, for Corramore Construction	REFUSE
6.7.	LA09/2022/1625/F	Alteration to approved egress point (LA09/2018/0777/F) to include for access to existing factory at 116 Deerpark Road, Toomebridge, for Neil Savage	APPROVE

7. Receive Report on Dfl Notice of Opinion - Lough Neagh 299 - 312
8. Receive Report on Net Zero 313 - 394

Matters for Information

- 9 Minutes of Planning Committee held on 5 September 2023 395 - 436

Items restricted in accordance with Section 42, Part 1 of Schedule 6 of the Local Government Act (NI) 2014. The public will be asked to withdraw from the meeting at this point.

Matters for Decision

10. Receive Report on Advanced Notice of Listing - Pomeroy
11. Receive Enforcement Report

Matters for Information

12. Confidential Minutes of Planning Committee held on 5 September 2023
13. Enforcement Cases Opened
14. Enforcement Cases Closed