



09 January 2024

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon and by virtual means at Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 09 January 2024 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 - 208

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2021/1435/F	Housing development of 37 dwellings (7 detached & 30 semi-	APPROVE

		detached) using existing access to main road with associated landscaping at lands to the SE of Cove Close & Ashleigh Park, Ballyronan, Magherafelt for Canavan Construction Ltd	
5.2.	LA09/2021/1475/F	Free range poultry shed with 2 feed bins, a storage shed and associated site works (Poultry shed to contain 8000 free range egg laying hens) at Land Approx. 100m NW of 9 Soarn Road, Stewartstown for Mr Jeremy Baird	APPROVE
5.3.	LA09/2022/1202/F	Detached dwelling at 20m E of 8 Park Avenue, Cookstown, for Mr Kieran Leadon	APPROVE
5.4.	LA09/2022/1489/O	Residential development - maximum 210 units at 15m NE of 67a Donaghmore Road, Dungannon access onto Greers Road, Donaghmore Road and Quarry Lane (approved under M/2014/0572/O) at 15m NE of 67A Donaghmore Road, Dungannon for D Mallon, E Herron and R Donnelly	APPROVE
5.5.	LA09/2023/0005/F	Dwelling and detached domestic garage at approx 55m NE of 72 Finulagh Road, Dungannon, for Michael Doran	REFUSE
5.6.	LA09/2023/0012/O	Dwelling and garage on a farm at approx 120m W of 27 Tycanny Road, Garvaghy, Dungannon, for Mr Neville Robinson	REFUSE
5.7.	LA09/2023/0208/F	Function room building in substitution of previously approved marquee function room under planning reference LA09/2018/0526/F at 38 Trewmount Road, Laghey Corner, Killyman for Mr Paul & Emma Quinn	APPROVE
5.8.	LA09/2023/0586/F	Car parking and designated pedestrian crossing for the sole use of Tobermore Concrete Products Limited. at approx 100m NE of 2 Lisnamuck Road, Tobermore for Tobermore Concrete Products Limited	APPROVE

5.9.	LA09/2023/0590/F	Extension of the Tobermore offices to accommodate the growing numbers of staff for the following years. at 2 Lisnamuck Road , Tobermore for Tobermore Concrete Products Ltd.	APPROVE
5.10.	LA09/2023/0640/F	Farm dwelling and garage approx 140m S of 130 Coolreaghs Road, Cookstown for K Black	APPROVE
5.11.	LA09/2023/0772/F	Change of House Type from previously approved LA09/2021/1098/F and garage at approx 180m SE of 28 Broagh Road, Knockloughrim for Mr Aidan O'Mahony and Clodagh McPeake	APPROVE
5.12.	LA09/2023/0786/F	Demolition of 1-3 William Street, the erection of 14 no residential units, including 8no. two storey townhouses and 6 no. bungalow dwellings, car parking, alterations to an existing access, the creation of a community riverside biodiversity greenway, community open space area and all associated site works (amended description) at lands at and to the SE of 1-7 William Street, Bellaghy for Ballyscullion Property Investments Ltd	REFUSE
5.13.	LA09/2023/0930/F	Application under Section 54 of the Planning Act (Northern Ireland) 2011 to vary condition 17 of planning permission ref: LA09/2022/0600/F - erection of a battery energy storage system facility 100MW (BESS) and associated 33KV transformers, including 2 switch houses with control rooms lighting and closed-circuit television (CCTV) columns, new site boundary fencing and landscaping proposals, use of existing access and ancillary development works, including underground cabling route linking the site to Tamnamore main substation to the W at lands immediately East of Tamnamore Substation and Circa 260m SW	APPROVE

		of 167 Ballynakilly Road, Coalisland, for Heron Storage Ltd.	
5.14.	LA09/2023/0943/O	Site for dwelling and garage at 90m NE of 6 Anneeter Road, Moortown for Christine Toner	REFUSE
5.15.	LA09/2023/0981/O	2no. semi detached dwellings with car parking and rear amenity space to be booked ended by the main A505 road way within an existing cluster of development at lands directly adjacent and S of 1 Oakland Villas, Drum Road, Cookstown for Mr Ryan Glasgow	APPROVE

6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/0896/O	Infill dwelling and garage at 20m W of 6 Five Mile Straight, Draperstown for Joe McWilliams	APPROVE
6.2.	LA09/2020/1380/F	Retention of dwelling adjacent & 100m E of 18 Shantavny Road, Garvaghy. for Ciaran Owens	REFUSE
6.3.	LA09/2020/1423/F	1no. two bedroom apartment and 2no. one bedroom apartments at 28m NE of 30 Augher Road, Clogher, for RMS Civils	REFUSE
6.4.	LA09/2021/0719/F	Farm dwelling and garage at approx 25m E of 25 Creagh Hill Road, Toomebridge for Mr Brendan Mulholland	REFUSE
6.5.	LA09/2021/1106/O	Single storey dwelling & garage (sight lines added) at approx 60m NW of 45 Lisnastrane Road, Coalisland for Niall O'Neill	APPROVE
6.6.	LA09/2022/0112/O	Dwelling & garage at 60m S of 29 Lisnagowan Road, Feroy, Dungannon for Mr Derek Montgomery	APPROVE
6.7.	LA09/2022/0201/O	Single storey dwelling adjacent to 64 Reaskmore Road, Reaskmore, Dungannon for Kieran MC Gartland	APPROVE
6.8.	LA09/2022/0670/F	Dwelling and garage on a farm at 151m N of 36 Keady Road, Swatragh, for Declan McNicholl	APPROVE
6.9.	LA09/2022/1413/O	Site for a dwelling and garage on a farm at 90m N of 2A	APPROVE

		Brackaghreilly Road, Maghera for Mr Tomas Convery	
6.10.	LA09/2022/1743/O	Dwelling and garage at approx 30m W of 5 Carrydarragh Road, Moneymore for Mr Randall Crooks	APPROVE
6.11.	LA09/2022/1777/O	2 storey dwelling with detached garage on a farm adjacent to and S of 14 Tullylinton Road, Dungannon, for Mr R Hopper	APPROVE
6.12.	LA09/2023/0405/O	Farm dwelling & domestic garage at Lands 170m S of 82 Bancran Road, Drapersown for Aidan Coyle	REFUSE
6.13.	LA09/2023/0592/F	Off-site replacement dwelling and garage adjacent and S of 5 Legane Road , Aughnacloy for Mr & Mrs Chris Potter	REFUSE

Matters for Information

7. Minutes of Planning Committee held on 5 December 2023 387 - 402
8. Receive Appeal Decision 403 - 414

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

9. Receive Report on Modification of a Planning Approval

Matters for Information

10. Confidential Minutes of Planning Committee held on 5 December 2023
11. Enforcement Cases Opened
12. Enforcement Cases Closed