



07 May 2024

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon at Mid Ulster District Council, Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 07 May 2024 at 17:00 to transact the business noted below.

Yours faithfully

Adrian McCreesh  
Chief Executive

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## 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 - 264

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2018/1643/F	Residential development of 42 units (30 semi-detached and 12 detached), a new access/right turn lane from Coolshinney Road,	APPROVE

		open space/private amenity space, landscaping and ancillary site works at lands 100m SW of 13 Coolshinney Road and 20m N of 2 Thornhill, Magherafelt for Mullaghboy Construction Ltd	
5.2.	LA09/2020/1679/F	Change of house type from approved 6 semi detached dwellings under M/2005/0066/F to 1 block of 4 town houses, 1 block of 5 town houses at lands immediately W of 21 Fintona Road, Clogher for Newpark Homes Ltd	REFUSE
5.3.	LA09/2022/1045/F	Housing development of 52 units comprising of 48 two storey semi detached and 4 two storey detached dwelling adjacent to 25A Ballyneill Road, Ballyronan for Bell Contracts	APPROVE
5.4.	LA09/2022/1238/F	Housing development of 19 two storey dwellings and associated site works (16 semi-detached and 3 detached) at lands immediately W and NW of 10 Altmore View, Cappagh for Damian Donnelly	APPROVE
5.5.	LA09/2022/1765/F	Northerly phased lateral extension to the existing sand and gravel pit at Murnells with restoration to Woodland Planting and Grassland Habitats at lands at Murnells Sand and Gravel Pit, N of 46 Murnells Road, Pomeroy, and W of 56 Cavanoneill Road, Pomeroy, for Ms Catherine Keenan	APPROVE
5.6.	LA09/2023/0355/F	Two storey dwelling and garage. at lands 75m S of 16 Ballyheifer Road, Magherafelt for Mr and Mrs Jarlath and Oonagh Conway	APPROVE
5.7.	LA09/2023/0365/F	Farm storage shed at 200m W of 24 Reenaderry Road, Coalisland for John Duffy	REFUSE
5.8.	LA09/2023/0390/O	Site for dwelling and garage on a farm at approx 250m SW of 24 Rarogan Road , Garvaghy, Ballygawley, for Mr Patrick J & E O'Hagan	APPROVE
5.9.	LA09/2023/0659/O	Infill site for dwelling and garage at lands approx. 50m N of 152	REFUSE

		Moneymore Road, Magherafelt for Mrs Dorothy Bradley	
5.10.	LA09/2023/0775/F	Supermarket and petrol forecourt, additional three retail units with associated car parking, underground fuel tanks and free-standing forecourt canopy. Public realm landscaping fronting Church Street. Servicing to the three retail units via Loran Way. Alteration works to new site access via Fountain Road, previously approved under LA09/2017/1083/F at lands at 2-10 Church Street/Fountain Road, Cookstown for TJ Hamilton	APPROVE
5.11.	LA09/2023/0975/O	Farm Dwelling & Garage at approx 260m SW of 31 Loves Road, Magherafelt, for Mr Seamus Donnelly	REFUSE
5.12.	LA09/2023/1199/O	Dwelling and garage at Site 45m W of 1 Tullynure Road, Lissan, Cookstown for Henry McCracken	REFUSE
5.13.	LA09/2023/1311/F	Dwelling and domestic garage (change of house type and garage from approved I/2006/0008/RM including relocation of garage within extended curtilage) at site opposite 64 Feegarron Road, Cookstown for Mr & Mrs Alan & Claire Boyle	APPROVE
5.14.	LA09/2023/1331/F	Retention of timber handrail and perspex roof canopy over rear porch at 24 Parkmore Heights, Magherafelt, for Rafal Zakonek and M Reniewich	REFUSE
5.15.	LA09/2024/0067/O	Site for single dwelling and garage at land approx 60m SW of 21 Corvanaghan Road, Cookstown for Ms Joanne McGurk	REFUSE
5.16.	LA09/2024/0154/F	Alterations and ground floor extension to rear of existing dwelling at 61 Killyneil Road, Dungannon, for Dr Roy Peake	APPROVE
5.17.	LA09/2024/0176/O	Dwelling and garage at 40m SW of 11 Lough Road, Magherafelt for Mr Peter Cassidy	REFUSE

5.18.	LA09/2024/0216/O	Site for single storey dwelling and garage at approx 20m N of 229 Coalisland Road, Mullaghmarget, Edendork, for Ms S Casey	REFUSE
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6. Receive Deferred Applications

265 - 322

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2019/1482/F	Retention of workshop at approx 70m W of Unit 10, Station Road Industrial Estate, Station Road, Magherafelt for Four Dee (Ni) Ltd	APPROVE
6.2.	LA09/2023/0466/O	Dwelling and garage at land approx 150m N of 30 Killyfaddy Road, Magherafelt for Mr Arron McMurray	REFUSE
6.3.	LA09/2023/0467/O	Dwelling and Domestic Garage in a gap site at land adjacent and NE of 70 Glenhoy Road, Ballygawley for Mr Sean O'Neill	APPROVE
6.4.	LA09/2023/0683/O	Dwelling at an existing cluster adjacent to and SW of 150A Washingbay Road, Coalisland for Mr Patrick Brady	APPROVE

7. Receive Report on Property Certificate Charges

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8. Receive Dalradian Update Report

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9. Receive Report on Planning Committee Starting Time

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Matters for Information

10. Planning Committee Minutes of Meeting held on 9 April 2024

345 - 360

11. Receive Appeal Decision - Iniscarn Road

361 - 368

12. Receive Planning Service Plan 2024/25

369 - 384

**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

13. Receive Enforcement Report

Matters for Information

14. Planning Committee Confidential Minutes of Meeting held on 9 April 2024
15. Enforcement Cases Opened
16. Enforcement Cases Closed