



06 February 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, 06 February 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 9 - 414

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2018/0873/LBC	Alteration and extension of existing listed building (The	APPROVE

		Corner House)to include; demolition of ancillary unlisted spaces to the rear of the building, internal alterations and fit out to provide office and meeting space, original ground floor windows to be reinstated and provision of three storey rear extension to provide office and meeting space, canteen and pedestrian link to adjoining premises. at 6-8 St Patrick's Street, Draperstown, Magherafelt for Heron Brothers Ltd	
5.2.	LA09/2018/0887/F	Alterations an extensions of existing listed building (the Corner House) to include: demolition of ancillary unlisted spaces to the rear of the building, internal alterations and fit out to provide office and meeting space, original ground floor windows to be reinstated and provision of three storey rear extension to provide office and meeting space, canteen and pedestrian link to adjoining premises. at 6-8 St Patricks Street, Draperstown, Magherafelt, for Heron Brothers Ltd	APPROVE
5.3.	LA09/2019/0331/F	4 span portal framed building to be used for sub-assembly and research/design formation of concrete areas throughout remainder of the site for storage and access and upgrade top parking and associated works (amended description) at Unit 3 Granville Road, Dungannon for MC Closkey International Ltd	APPROVE
5.4.	LA09/2019/0854/F	New spur road from Greers Road to lands approved (M/2014/0572/O) for outline residential development for maximum of 210 units with access onto Greers Road, Donaghmore Road and Quarry Lane. The right of way road will also provide access to the	APPROVE

		existing car park (Amended Description) at lands 37m W of 6 Union Place, Dungannon for The Mallon Family	
5.5.	LA09/2019/1011/O	Housing development at lands to the E & NE of 89 Loup Road, Loup, Moneymore. for Mr K Scullion	APPROVE
5.6.	LA09/2021/0837/F	Assembly factory buildings and increased hardstanding to the rear of existing manufacturing premises on existing site at 200 Annagher Road, Coalisland, Dungannon for Mc Grath Engineering Ltd	APPROVE
5.7.	LA09/2022/0607/F	Housing development consisting of 12 dwellings, 10 semi detached and 2 detached including access road at site immediately E of Ashbrook Nursing Home, 50 Moor Road, Coalisland for D M Investments	APPROVE
5.8.	LA09/2022/1117/F	Retention of shed ancillary to existing business and domestic dwelling and associated works, including extension of domestic and commercial curtilage, landscaping works, garden wall estate fencing and widening of access. at 14 Tullydraw Road, Dungannon, for Paul McCaul	REFUSE
5.9.	LA09/2022/1638/F	Alteration and extension to existing supermarket including change of use. Additional change of use to provide new off licence with first floor store at 53, 55, 57 and 59 Church Street, Cookstown for Mr Pearse Kelly	APPROVE
5.10.	LA09/2022/1728/F	Widening of an established business access to facilitate safe access for HGV vehicles to the Moy Park Hatchery at 16 Main Street, Donaghmore for Mr Michael Quail	APPROVE
5.11.	LA09/2023/0290/O	Dwelling and garage at lands approximately 93m NE of 19 Coal Pit Road, Dungannon for Mr & Mrs Peter and Carmel Mc Brien	REFUSE
5.12.	LA09/2023/0304/F	Retrospective Farm Diversification Agricultural	REFUSE

		Storage Shed / Office / Car Valet / Showroom at 47 Crancussy Road, Cookstown, for Mr Karl Heron	
5.13.	LA09/2023/0356/F	Veterinary Clinic and animal rehabilitation centre, access, landscaping and ancillary site works at lands S of 165 Aughrim Road, Toome for Taurus Hold Co Ltd.	APPROVE
5.14.	LA09/2023/0425/F	Farm building at 200m SW of 31 Camaghy Road South, Galbally, Dungannon for Mr Seamus McGlinchey	REFUSE
5.15.	LA09/2023/0426/F	Farm shed to replace existing farm buildings for storage of farm machinery and fodder at 78 Moneygran Road, Kilrea, for Mr Damian Shields	REFUSE
5.16.	LA09/2023/0509/O	Site for dwelling and garage at 30m SE of 35 Kilrea Road, Upperlands for Mr Darren Mc Guckin	APPROVE
5.17.	LA09/2023/0518/O	Site for dwelling and garage at 40m N of 24 Killywoolaghan Road, Ardboe for Christopher Scullion	APPROVE
5.18.	LA09/2023/0595/F	Conversion of rear yard to beer garden to Public House at The Cosy Corner Bar, 68 Gulladuff Road, Gulladuff for Seamus Boyle	APPROVE
5.19.	LA09/2023/0635/F	Industrial unit and site office in existing industrial park at lands immediately N of Junction of Pomeroy Road & Kilcronagh Road, Cookstown for Mr PJ Mc Gee	APPROVE
5.20.	LA09/2023/0652/O	Dwelling on a Farm at Site at 150m W of 18A Ballynacross Road, Maghera for Mr David Fulton	REFUSE
5.21.	LA09/2023/0733/RM	Dwelling between 66 and 66A Derryoghill Road, Dungannon for Jacinta Hughes	APPROVE
5.22.	LA09/2023/0790/F	Garage at 73 Favour Royal Road , Aughnacloy for Mr Stuart Henderson	REFUSE

5.23.	LA09/2023/0874/F	Farm shed at lands approx 53m E of 17A Corvanaghan Road, Cookstown for Mr Charles Quinn	REFUSE
5.24.	LA09/2023/0899/F	Replacement of existing wind turbine as approved (H/2011/0329/F) with a new wind turbine to a hub height of 53m and a rotar diameter of 52m along with associated development at lands approx 320m SE of 6 Brackaghislea Road, Draperstown for Mr Austin Kelly	APPROVE
5.25.	LA09/2023/0906/O	Dwelling and domestic garage at 20m S of 3 Coal Pit Road, Dungannon for Mr Shaun Kelly	REFUSE
5.26.	LA09/2023/0916/F	Off site replacement dwelling and garage at 180m W of 16 Carncoose Road, Cranny, Money more for Mr Gregory McGovern	REFUSE
5.27.	LA09/2023/1064/O	Dwelling and garage at lands opposite 20 Moor Road, Corr, Dungannon for Mr Sean O' Brien	REFUSE
5.28.	LA09/2023/1070/O	Dwelling and garage adjacent to 59 and 24m SE of 55 Killary Lane, Killary, Stewartstown, Dungannon for Mr Brian Corr	REFUSE
5.29.	LA09/2023/1071/O	Dwelling and garage at approx 50m NE of 2 Cullenramer Road, Dungannon for Mr Michael Walls	REFUSE
5.30.	LA09/2023/1114/F	Office extension and alterations to existing offices. at 30 Farlough Road, Dungannon, for Mr Darragh Cullen	APPROVE
5.31.	LA09/2023/1159/F	2no. Infill dwellings and domestic garages at 50m W of 56 Tobermore Road, Draperstown for Mr Adrian Mclvor	REFUSE
5.32.	LA09/2023/1286/F	Extension and alterations to dwelling at 22 Ballynagowan Road, Stewartstown, for Mr and Mrs Enda and Nuala Devlin	REFUSE
5.33.	LA09/2023/1296/F	Car port and first floor extension to side of dwelling at 22 Ferny Ridge, Castlecaulfield, for Gareth Hetherington	REFUSE
5.34.	LA09/2023/1297/F	Temporary planning permission for the retention of a mobile	REFUSE

		caravan unit for living accommodation at Site 50m W of 10 Aghnahoe Road, Killeeshill, Dungannon for Trevor Hurst	
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6. Receive Deferred Applications

415 - 630

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/1046/F	Retention of and relocation of partially constructed farm shed for farm machinery storage, and animal shelter and amendments to the design of approved LA09/2017/0977/F at 40m NE of 28A Toomog, Galbally, Dungannon for Noel Mc Elduff	APPROVE
6.2.	LA09/2021/0317/O	Infill dwelling & garage between 23 & 27A Macknagh Lane, Upperlands, Maghera for Mr Paddy McEldowney	REFUSE
6.3.	LA09/2021/0480/F	Dwelling and domestic garage within existing cluster at 75m W of 11 Grange Road, Cookstown for Mr Paddy Donnelly	REFUSE
6.4.	LA09/2021/0676/O	Relocation of approved site LA09/2018/1646/O to opposite side of road at 70m SW of 11 Motalee Road, Magherafelt for Mrs Gillian Montgomery	REFUSE
6.5.	LA09/2021/1657/F	General purpose storage unit & associated works in association with an established business at 25m NE of 9 Farlough Road, Dungannon for Terramac Fabrication Ltd	REFUSE
6.6.	LA09/2022/0234/O	Site for dwelling and garage at lands Approx. 100m SW of 111 Dunnamore Road, Cookstown for Mr Noel Corey	REFUSE
6.7.	LA09/2022/0437/F	Farm dwelling at 59 Derryvaren Road, Coalisland for Mr James Campbell	REFUSE
6.8.	LA09/2022/0541/F	Farm shed for the storage of hay at 210m E of 91 Ballynakilly Road, Coalisland for Mr Gavin Quinn	REFUSE
6.9.	LA09/2022/1095/F	Relocation of previously approved dwelling and domestic double garage due to ground	APPROVE

		conditions at approx. 75m NW of 42 Cloghogmoss Road, Coalisland, for Mr Declan McShane	
6.10.	LA09/2022/1582/O	Dwelling and garage on a farm. at 60m NE of 28 Cloughfin Road, Killeenan, Cookstown for Mr Patrick Hegarty	REFUSE
6.11.	LA09/2023/0105/O	Site for dwelling and domestic garage at 60m E of 32 Drummuck Road , Maghera for Grainne and Tommy Quigley	REFUSE
6.12.	LA09/2023/0206/O	Dwelling and Garage at 30m S of 15 Craigs Road, Cookstown for Mrs Marissa McTeague	REFUSE
6.13.	LA09/2023/0268/O	Dwelling and Garage at lands 40m N of 182 Brackaville Road, Coalisland for Mr James Girvin	REFUSE
6.14.	LA09/2023/0328/F	Renewal of approved planning application (extension to rear and side of dwelling to accommodate siting area and bedroom) at 5 Coolmount Drive, Cookstown, for Emma McAleer	REFUSE
6.15.	LA09/2023/0580/F	Removal of Conditions 7 & 8 from approved LA09/2023/0022/O at 25m NW of 56 Cavey Road, Ballygawley for Mr Niall McCartan	APPROVE

7. Receive Report on Response to the Northern Ireland Public Service's Ombudsman Report "Strengthening Our Roots" 631 - 688

Matters for Information

8. Minutes of Planning Committee held on 9 January 2024 689 - 708
9. Receive Findings from the Planning Customer Survey 709 - 756

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

Matters for Information

10. Confidential Minutes of Planning Committee held on 9 January 2024

11. Enforcement Cases Opened

12. Enforcement Cases Closed