



09 January 2023

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Magherafelt and by virtual means Council Offices, Ballyronan Road, Magherafelt, BT45 6EN on Monday, 09 January 2023 at 19:00 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 - 332

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/1306/F	Renewal of planning permission for residential development comprising 24 semi detached	APPROVE

		dwelling and 26 townhouses and 1 apartment at land to rear of 52 West Street, Stewartstown for Ramsey Stewart	
5.2.	LA09/2021/0453/F	Portal frame storage shed to store equipment from AD plant adjacent. and 70m S of 3 Gortnaskey Road, Draperstown for Lodge Renewables	APPROVE
5.3.	LA09/2021/0798/F	2 storey dwelling and detached garage adjacent to an established farm yard (linked to LA09/2017/1550/O) at 140m NW of 115 Tulnacross Road, Cookstown for Ruairi Quinn	APPROVE
5.4.	LA09/2021/0887/F	Housing development & associated works, comprising 4 detached dwellings & provision of a layby fronting 2 Stiloga Road, Dungannon to be used as a drop off point for Rainbow Community Childcare Group at lands immediately S & approx. 15m W of 2 Stiloga Road, Dungannon for PKJ Construction Ltd	APPROVE
5.5.	LA09/2021/0933/F	Detached home office to rear existing dwelling. at 1A Cabragh Heights, Lurganagoose, Knockloughrim for Colm Roddy	APPROVE
5.6.	LA09/2021/1093/F	Extension to the existing Woodmarque factory to facilitate the erection of 2no. manufacturing/warehouse units (Class B2/B3/B4), ancillary offices and research and development accommodation; new on-site treatment works, security offices, electricity substation, silo, car parking and service areas, access improvements and all associated site works and landscaping at lands surrounding the existing Woodmarque Architectural Joinery Unit, 16 Mullaghbane Road, Greystone, Dungannon. for Woodmarque	APPROVE
5.7.	LA09/2021/1173/F	Light industrial development including site works and new access. at Site Adjacent & SW of	APPROVE

		32 Coalisland Road, Lurganboy, Dungannon for M Clarke	
5.8.	LA09/2021/1328/O	Off site replacement dwelling and ancillary domestic garage at 215m W of 12 Tobermesson Road, Benburb for Messrs John And Thomas Madden	APPROVE
5.9.	LA09/2021/1547/F	Winning & Working of Minerals (sand & gravel) across phases 1 to 3 only and over a temporary period of 7 years and 6 months. The development includes the provision of a new access to Knockmany Road, Internal Haul Road and landscaped earth berms, with progressive restoration to agriculture at a lower level (re-advertisement) at lands to the E & W of 53 Knockmany Road, Augher, for Campbell Contracts Ltd	APPROVE
5.10.	LA09/2021/1698/F	Vehicular entrance at 41 Drumard Cross Road, Dungannon for Gary Jennings	APPROVE
5.11.	LA09/2022/0032/F	First floor office extension to contain new staircase additional office and amenity space at 2 St Patrick's Street, Draperstown, Magherafelt for Heron Brothers Ltd	APPROVE
5.12.	LA09/2022/0177/F	Variation of Conditions 7 & 8 of planning approval LA09/2020/0376/F at 140m NW of 4 Maghadone Road, Moneymore for Splash (Ireland) Ltd	APPROVE
5.13.	LA09/2022/0194/F	2 agricultural sheds for machinery and feed storage, including photo voltaic panels on southern facing roofs at approx 40m SW of 14 Bancran Road, Draperstown for Mr D Hegarty	REFUSE
5.14.	LA09/2022/0196/F	Demolition of existing dwelling and erection of new dwelling at 29 Tobermore Road, Magherafelt for Cathy McKeefry	REFUSE
5.15.	LA09/2022/0398/F	3 dwellings within existing approved housing development at existing Mullinderg Housing Development at approx 20m NE	REFUSE

		of No.8, Moneyneany, for Corramore Construction	
5.16.	LA09/2022/0542/F	Upgrade to the existing milk reception/priority planning application including 2No. 300m3 water storage tanks approx. 6.5 diameter and 9m high plus pumping set for 2No 200m3 RO polished water storage tanks approx. 6.5m diameter and 6m overall height. Extension to existing CIP canopy to provide 3No. tanker washing facilities and demolition of existing disused office building and relocation of existing weigh-bridge, Extension to existing milk intake bays to provide 3No. milk intake bays and replacement of 6No. existing milk silos highlighted to be replaced with 6 new 250000l silos. at Dunmanbridge, 141 Moneymore Road, Cookstown for Dale Farm Ltd	APPROVE
5.17.	LA09/2022/0716/F	Dwelling and garage adjacent to 60 Sixtowns Road, Draperstown, for Gavin and Senitta Scullion	APPROVE
5.18.	LA09/2022/1077/F	2 storey dwelling and domestic garage at 30m SW of 55 Springhill Road, Ballindrum, Moneymore, for Mr Mark Henry	REFUSE
5.19.	LA09/2022/1106/F	Replacement Dwelling and Carport at 5 Greenvale, Cookstown, for Mr Odhran McCracken	APPROVE
5.20.	LA09/2022/1149/F	Public realm improvements comprising the resurfacing of existing footpaths and spaces; new/replacement tree planting; new street and feature lighting; new/replacement street furniture and railings; reconfiguration of ingress/egress points at the car park on the Coleraine Road; reconfiguration of on-street parking and realignment of roadside kerbs; a new pedestrian crossing on Lower Main Street; and all associated site works at Lands Adjacent To 1-5 Glen	APPROVE

		Road, 2-122 Main Street, Maghera Day Centre, 2-53 Coleraine Road, 2-48 Hall Street, 1-19 Fair Hill, 2-12 Bank Square, 1-6 Martins Terrace, 1-43 Church Street, 20 Tirkane Road, 7 Meeting House Avenue, Maghera for Mid Ulster District Council	
5.21.	LA09/2022/1181/O	Site for dwelling and domestic garage at 70m NW of 14 Maghera Road, Tobermore, for Mr Hugh Bradley	REFUSE
5.22.	LA09/2022/1277/F	Infill dwelling and garage at lands approx 7m E of 20 Ballymacpeake Road, Portglenone for Mr Feargas Quinn	REFUSE
5.23.	LA09/2022/1294/O	Site for dwelling & domestic garage at lands approx 35m N of 12 Drumard Road, Kilrea, for Mr Colm Bradley	REFUSE
5.24.	LA09/2022/1393/F	2 detached dwellings 1 accessed via Glen Road and 1 accessed via Glen Gardens at 20m E of 62 Glen Road, & Glen Gardens off Glen Road Maghera for Mr Bernard O'Loughlin	APPROVE
5.25.	LA09/2022/1414/O	Site for dwelling and garage adj and S of 197 Drumagarner Road, Kilrea for Mr Terence Birt	APPROVE
5.26.	LA09/2022/1417/O	Site for dwelling and garage adjacent & N of 199 Drumagarner Road, Kilrea, for Mr Terence Birt	APPROVE
5.27.	LA09/2022/1466/F	Renovation works to include side and rear extensions with attic conversion at 8 Ballyreagh Road, Ballygawley, for Mr Peter Somerville	REFUSE
5.28.	LA09/2022/1476/RM	Dwelling (LA09/2021/0994/O) adjacent to 21 Tullyveagh Road, Doorless, Cookstown for Mr Patrick Conlon	APPROVE
5.29.	LA09/2022/1543/O	Dwelling adjacent to 11 Gort Road, Coagh for Mr Patrick Wilson	APPROVE
5.30.	LA09/2022/1561/O	Site for dwelling & domestic garage at approx 30m S of 26 Grillagh Hill, Maghera for Mr Malachy Scullin	REFUSE

## 6. Receive Deferred Applications

333 - 496

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/0122/F	Housing development (34 units), foul water treatment works and associated site works at Lands between Killymeal Grange and Dunlea Vale (Former Oaks Park Stadium) Dungannon, for Landmark Homes (NI) Ltd	APPROVE
6.2.	LA09/2020/0428/F	1 no. detached dwelling and 2no. semi-detached dwellings (two storey) adj to 86 Coleraine Road, Maghera for Mr Michael Young	APPROVE
6.3.	LA09/2020/0561/F	Unit for valeting and cleaning of cars (amended plans) at 15m SE of 82 Corr Road, Dungannon for Dan McNulty	APPROVE
6.4.	LA09/2021/0146/O	Site for 2 storey dwelling and garage with use of existing entrance to the Drum Road between 167 Drum Road and Oakland Villas at Site Between Oakland Villas and 167 Drum Road, Cookstown for Philip And Judith Mitchell	APPROVE
6.5.	LA09/2021/0599/O	2 infill detached dwellings and detached garages, shared access onto Rogully Road and landscaping adjacent and NW of 6 Rogully Road, Loup, Money more for Ashling MC Nicholl	REFUSE
6.6.	LA09/2021/0905/O	2 Detached Dwellings and waste water treatment plant (Revised Concept Scheme) to rear of 9-11 Killyveen Park, Granville, Dungannon, for Jim Fay	APPROVE
6.7.	LA09/2021/1302/F	Infill dwelling and domestic double garage at approx 35m NW of 92 Lisaclare Road, Stewartstown for James Coyle	APPROVE
6.8.	LA09/2021/1618/F	Storage shed, yard repositioning of existing saw and associated ancillary works adjacent to 51 Knockanroe Road, Cookstown for Reid Engineering Ltd	APPROVE

6.9.	LA09/2021/1678/F	Two storey dwelling and attached garage at S of 179 Coash Road, Killyman, Dungannon for Stephen Mc Aliskey	REFUSE
6.10.	LA09/2022/0168/O	Domestic dwelling and garage in a cluster at 25m N of 2 Coltrim Lane, Moneymore for Mr Mark Hamilton	REFUSE

Matters for Information

7 Minutes of Planning Committee held on 6 December 2022 497 - 520

**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

8. Receive Enforcement Report

Matters for Information

9. Confidential Minutes of Planning Committee held on 6 December 2022

10. Enforcement Live Case List

11. Enforcement Cases Opened

12. Enforcement Cases Closed