



01 May 2018

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Magherafelt at Mid Ulster District Council, Ballyronan Road, MAGHERAFELT, BT45 6EN on Tuesday, 01 May 2018 at 19:00 to transact the business noted below.

Yours faithfully

Anthony Tohill  
Chief Executive

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## AGENDA

### OPEN BUSINESS

1. Apologies
2. Declarations of Interest
3. Chair's Business

### Matters for Decision

#### Development Management Decisions

4. Receive Planning Applications 5 - 278

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2015/0459/F	Wind farm comprising 8 wind turbines and all ancillary and associated development including general and excavation works; temporary works along the transport route to facilitate delivery of turbine components including the upgrade of the existing junctions at Slaght Road, Ballynagilly Road, Feegarran and Slaght Road and realignment of a section of the Feegarran Road, Lissan, at the Stanley Bell and Sons Ltd Quarry, 28 Ballynagilly	REFUSE

		Road with the wind farm centred at 980m NW of 59 Ballynagilly Road, Lissan, for Ballynagilly Wind Energy Ltd.	
4.2.	LA09/2015/0460/F	Wind farm comprising of 9 wind turbines and associated infrastructure (2 turbines located in Fermanagh & Omagh Council area and 7 in Mid Ulster Council area) at Murley Winf Farm in the townlands of Glengesh, Lower Forest, Moydnaght, Killygordan, Tattanafinnell, Edergole and Cole Glen Forest near Five MileTown, for RES.	APPROVE
4.3.	LA09/2015/0670/F	Retention of retaining wall and infilling of land adjoining Lettice Street and Monaghan Road, Aughnacloy, for CNI Northern Ireland Ltd.	APPROVE
4.4.	LA09/2016/1131/O	Replacement dwelling at 89 Five Mile Straight, Maghera, for Owen McNally	REFUSE
4.5.	LA09/2017/0332/O	2 storey dwelling at lands adjacent to 83 Highfield Road, Magherafelt, for Janette Duffy.	APPROVE
4.6.	LA09/2017/0693/F	Re-instatement of dwelling at 12A Drumaspil Road, Dungannon, for Mrs Dorothy Lawson	APPROVE
4.7.	LA09/2017/0707/O	Dwelling 20m S of 40 Derrygonigan Road, Cookstown, for Finbar Crawford	APPROVE
4.8.	LA09/2017/0756/F	Retention of replacement dwelling and garage (in substitution for M/2016/1355/RM) at approx. 140m NE of 24 Findermore Road, Clogher, for Mr Gerry McCaughey	APPROVE
4.9.	LA09/2017/0802/F	Replacement dwelling at 124 Sixtowns Road, Labby, Draperstown, for Mr Alistair Clerkin.	REFUSE
4.10.	LA09/2017/1055/O	Dwelling and garage approx. 30m S of 77 Gulladuff Hill, Moyagall, for Joe Hurley.	REFUSE
4.11.	LA09/2017/1284/O	Dwelling and garage NW of 35 Mullaghmarget Road, Dungannon, for Padraig Donnelly.	REFUSE

4.12.	LA09/2017/1349/F	Animal isolation and farm machinery shed approx. 120m SE of 37 Rocktown Lane, Knockloughrim, for Robert Edward Scullion	REFUSE
4.13.	LA09/2017/1431/F	Small extension to existing commercial yard at 185n W of 66A Kilnacart Road, Dungannon, for Niall McCann	APPROVE
4.14.	LA09/2017/1514/O	Dwelling and garage/store on a farm to the rear and S of 25 Drumurrer Lane, Dungannon, for Mr Henry Brady.	APPROVE
4.15.	LA09/2017/1609/F	Replacement horse stables at lands 70m SE of 9 Creenagh Road, Corrainy, Coalisland, for Daryl Fox.	APPROVE
4.16.	LA09/2017/1649/O	Two storey dwelling and garage approx. 150m SE of 69 Gortagammon Road, Tullyhogue, Cookstown, for Mr & Mrs Sandy Nelson	REFUSE
4.17.	LA09/2017/1725/O	Dwelling and garage at approx. 40m E of 47 Sessiagh Scott Road, Dungannon, for Kevin Sheehy	REFUSE
4.18.	LA09/2017/1758/RM	Off site replacement dwelling and garage at 120m NW of 47 Bancran road, Draperstown, for Paul and Katrina Heron.	APPROVE
4.19.	LA09/2018/0043/O	Residential development of 6 dwellings and garages and associated site works adjacent and to the rear of 24 Mullan Road, Ballinderry, for Mr George Buick.	APPROVE
4.20.	LA09/2018/0124/F	Change of use from ground floor retail to amusement arcade at 21 Irish Street, Dungannon, for Rebekah Bell.	APPROVE

## 5. Receive Deferred Applications

279 - 292

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2015/0523/F	Retention of car park and pedestrian access via under road tunnel, in association with the Jungle NI, at approx. 80m SE of	REFUSE

		60 Desertmartin Road, Moneymore, for Mr Robert Carmichael.	
5.2.	LA09/2016/0299/O	Site for infill dwelling and detached double garage between 21 Brackaghlistlea Road and 15 Gortahurk road, Draperstown, for G Mallon.	APPROVE
5.3.	LA09/2017/0673/O	Dwelling and garage 5m S of 38 Craigmores Road, Maghera, for Patrick McWilliams.	REFUSE

#### Matters for Information

6 Minutes of Planning Committee held on 9 April 2018 293 - 306

**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

7. Confidential Minutes of Planning Committee held on 9 April 2018
8. Enforcement Live Case List
9. Enforcement Cases Opened
10. Enforcement Cases Closed



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

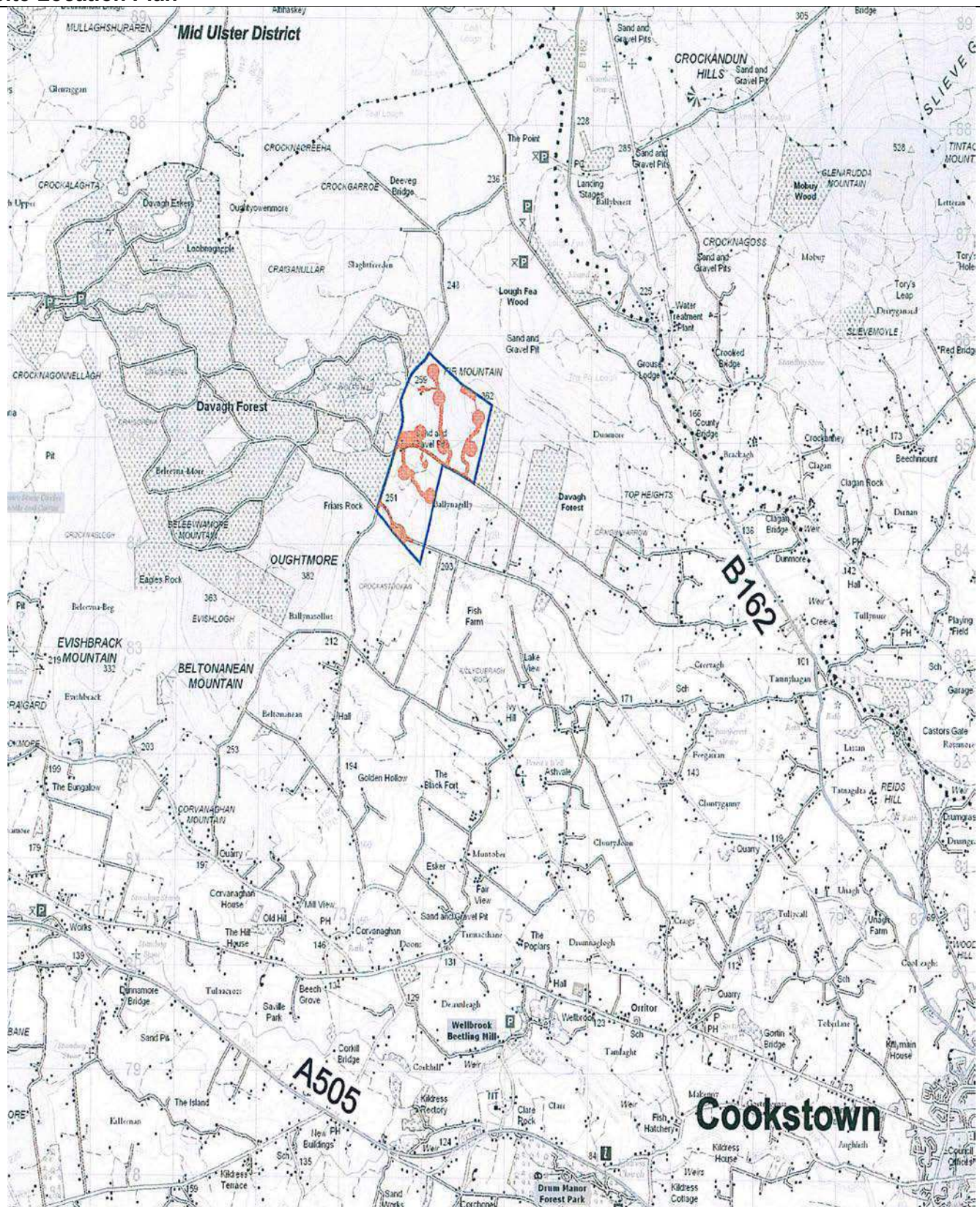
## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 9 <sup>th</sup> April 2018	<b>Item Number:</b>
<b>Application ID:</b> LA09/2015/0459/F	<b>Target Date:</b>
<b>Proposal:</b> The construction and operation of a wind farm comprising 8no. three bladed wind turbines with a maximum base to blade tip height of 126.5m. Ancillary developments include a permanent lattice anemometer mast of 80m height; turbine transformers; turbine bases, foundations and hardstands and temporary set-down areas; up-grading of 2 existing field entrances along the Ballynagilly Road, widening and strengthening of existing tracks and construction of new access tracks, junctions and turning areas; a 33kV switch room control building with communications equipment, car parking and compound area; underground electrical cables and communications lines connecting wind turbines to the switch room control building; on site drainage works; temporary material deposition area; temporary construction compound; and all ancillary and associated development and infrastructure including general and excavation works. The application also includes temporary works along the transport route to facilitate the delivery of turbine components including the upgrade of the existing junctions at Slaght Road and Ballynagilly Road, and at Feegarran and Slaght Road, and realignment of a section of the Feegarran Road all in Ballynagilly Townland, Lissan (ward), Cookstown, Co. Tyrone.	<b>Location:</b> The Proposed Development Is Located At The Stanley Bell And Sons Ltd Quarry At 28 Ballynagilly Road And At Lands North Of Ballynagilly Road With The Overall Wind Farm Centred At A Point 980m To The NW Of 59 Ballynagilly Road All In Ballynagilly Townland Lissan Cookstown,
<b>Referral Route: refusal recommended / objections received.</b>	
<b>Recommendation: Refusal.</b>	
<b>Applicant Name and Address:</b> Ballynagilly Wind Energy Ltd c/o Agent C/o Island Renewable Energy Ltd. Duncairn House, 14 Carysfort Avenue, Blackrock, County Dublin	<b>Agent Name and Address:</b> Canavan Associates Ltd 23 Prince's Street Derry BT48 7EY

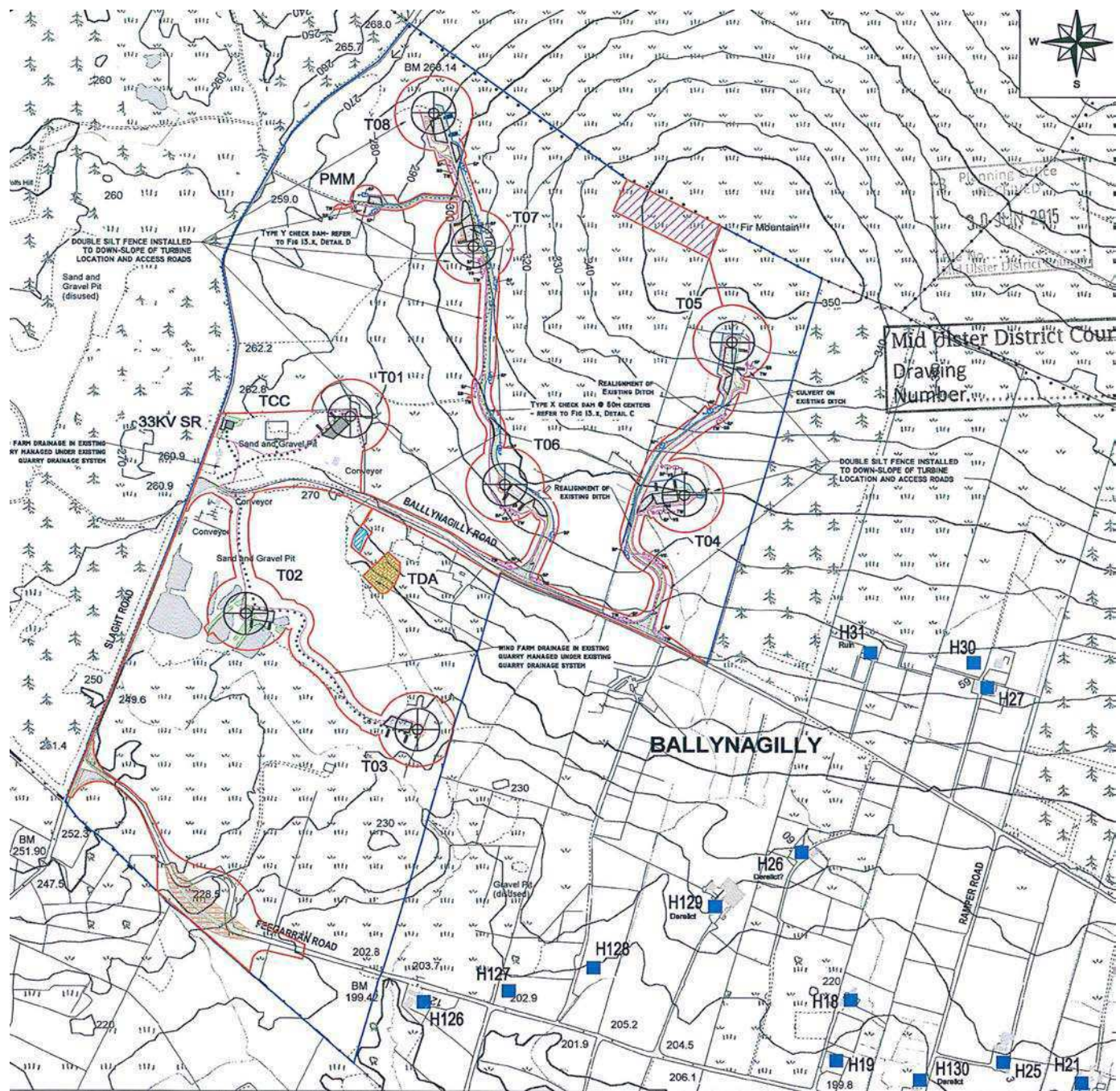


## Case Officer Report

### Site Location Plan







<b>Consultations:</b>		
<b>Consultation Type</b>	<b>Consultee</b>	<b>Response</b>
Non Statutory	Campaign For The Protection Of The Countryside Northern	
Non Statutory	Friends of the Earth Northern Ireland	
Non Statutory	Northern Ireland Tourist Board	Considered - No Comment Necessary
Non Statutory	Ulster Angling Federation Ltd	
Non Statutory	WWF Northern Ireland	
Non Statutory	DAERA - Countryside Management Branch	Considered - No Comment Necessary
Non Statutory	DAERA - Forestry Division	Issues to be addressed in future ES
Non Statutory	DCAL- Inland Fisheries Group	Considered - No Comment Necessary
Non Statutory	Royal Society for the Protection of Birds - Headquarters	Add Info Requested
Non Statutory	Ofcom Northern Ireland	Substantive Response Received
Non Statutory	Northern Ireland Tourist Board	Considered - No Comment Necessary
Non Statutory	Environmental Health Mid Ulster Council	Add Info Requested
Non Statutory	UK Crown Bodies - D.I.O. LMS	No Objection
Non Statutory	Health & Safety Executive for NI	Substantive Response Received
Non Statutory	DETI - Geological Survey (NI)	Substantive Response Received
Non Statutory	Rivers Agency	No Objection
Non Statutory	DFI Roads - Enniskillen Office	Substantive Response Received
Non Statutory	NIE - Windfarm Developments	Substantive Response Received



Non Statutory	NI Water - Strategic Applications	Substantive Response Received
Non Statutory	The Joint Radio Company	No Objection
Non Statutory	National Air Traffic Services	No Objection
Non Statutory	UK Crown Bodies - D.I.O. Safeguarding	No Objection
Non Statutory	DETI Energy Branch	No Objection
Non Statutory	Rivers Agency	No Objection
Non Statutory	NI Water - Strategic Applications	Substantive Response Received
Non Statutory	Belfast International Airport	No Objection
Non Statutory	Arqiva Services Limited	No Objection
Non Statutory	Cable And Wireless Worldwide PLC	No Objection
Non Statutory	City of Derry Airport	No Objection
Non Statutory	DAERA - Fisheries Division	Add Info Requested
Non Statutory	CAA - Directorate of Airspace Policy	Considered - No Comment Necessary
Non Statutory	Foyle Carlingford & Irish Lights Commission	Substantive Response Received
Statutory	NIEA	Advice
Non Statutory	Shared Environmental Services	Substantive Response Received
Statutory	NIEA	Advice
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Non Statutory	DETI - Geological Survey (NI)	No Objection
Non Statutory	Royal Society for the Protection of Birds - Headquarters	Substantive Response Received
Non Statutory	DAERA - Fisheries Division	Substantive Response Received
Non Statutory	Northern Ireland Tourist Board	Substantive Response Received
Statutory	NIEA	

Non Statutory	DCAL- Inland Fisheries Group	Substantive Response Received
Non Statutory	Foyle Carlingford & Irish Lights Commission	Consulted in Error
Non Statutory	DETI - Geological Survey (NI)	No Objection
Non Statutory	DAERA - Fisheries Division	Substantive Response Received
Non Statutory	DAERA - Forestry Division	No Objection
Statutory	NIEA	Content

**Representations:**

Letters of Support	None Received
Letters of Objection	1523 (321 letters)
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Summary of Issues** These are outlined within the report below.

This application has been accompanied by an Environmental Statement to address the main issues of the proposal and relevant consultees have provided feedback. Local residents have also provided their views and objections.

Part of the site lies in Sperrin's AONB in a sensitive landscape and there are a number of residential properties relatively nearby. It is the opinion of the Council the proposal should be refused for the reasons given in the report.

**Characteristics of the Site and Area**

This site straddles an AONB as designated in the Cookstown Area Plan 2010. This places Turbines Numbered T04, T05 T07 and T08 within an AONB and the remainder close to and within the working quarry which sits at a significantly lower level in the landscape here but is somewhat visually absorbed into the landform from most main approaches. The landscape is defined here by its contrast between the open quarry and its workings and the otherwise relatively unspoilt landscape comprising Davagh Forest to the NW and open exposed landscape spilling over to Lough Fea towards the NE. Fir Mountain at 350m above sea level is the highest point in the landform here its summit being adjacent to Turbine No. 5.

A local public road network which cuts across the site and is comprised of Davagh Road and Ballynagilly Road. These provide an important and relatively heavily used means of access to both the quarry and those accessing Davagh Forest from its SE and Lough Fea side to use its various amenities. A number of local private dwellings use this road network for access.

Long approaching views are evident particularly from the Cookstown approach from the east and southern approach from Drum Road and beyond to the south.

**Description of Proposal**

The construction and operation of a wind farm comprising 8no. three bladed wind turbines with a maximum base to blade tip height of 126.5m. Ancillary developments include a permanent lattice anemometer mast of 80m height; turbine transformers; turbine bases, foundations and hardstands and temporary set-down areas; up-grading of 2 existing field entrances along the Ballynagilly Road, widening and strengthening of existing tracks and construction of new access tracks, junctions and turning areas; a 33kV switch room control building with communications equipment, car parking and compound area; underground electrical cables and communications lines connecting wind turbines to the switch room control building

**Planning Assessment of Policy and Other Material Considerations****POLICY CONTEXT**

In accordance with Section 45 of the Planning Act (Northern Ireland) 2011, the decision maker must, in dealing with an application for planning permission, have regard to the local development plan, so far as material to the application, and to any other material considerations. Section 6 of the 2011 Act indicates that where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise. The appeal site falls within the Cookstown 2010 Area Plan and is located in the open countryside, partly within an AONB.

The Strategic Planning Policy Statement for Northern Ireland 'Planning for Sustainable Development' (SPPS) was published on 28th September 2015. Its provisions are material to planning appeal decisions. The SPPS sets out transitional arrangements that will operate until the new Councils have adopted new Plans for their areas. In the interim, the SPPS will apply, together with policies contained in existing regional Planning Policy Statements, as set out in paragraph 1.13 including Planning Policy Statement 16: Tourism (PPS 16); Planning Policy Statement 18: Renewable Energy (PPS 18) and Planning Policy Statement 21: Sustainable Development in the Countryside (PPS 21). The SPPS also states that the Best Practice Guidance to PPS 18 'Renewable Energy' (BPG) and supplementary planning guidance 'Wind Energy Development in Northern Ireland Landscapes – August 2010' (the SPG) will continue to apply. Paragraph 1.12 of the SPPS states that any conflict between the SPPS and any policy retained under the transitional arrangements must be resolved in favour of the provisions of the SPPS.

Policy CTY 1 of PPS 21 states that there are a range of types of development which in principle are considered to be acceptable in the countryside and that contribute to the aims of sustainable development. One of these is renewable energy projects in accordance with PPS 18.

PPS 18 is supported by the BPG and the SPG. The aim of PPS 18, as set out in paragraph 3.1 is consistent with the aims of the SPPS to site renewable energy generating facilities in appropriate locations in order to achieve Northern Ireland's renewable energy targets and to realise the potential benefits of renewable energy without compromising other environmental assets of acknowledged importance. The objectives, set out in paragraph 3.2 include ensuring that the environmental, landscape, visual and amenity impacts of renewable energy developments are adequately addressed and ensuring that adequate protection is given to the Regions built, natural and cultural features. The SPPS at paragraph 6.244 and Policy RE 1 of PPS 18 set out a qualified presumption in favour of renewable energy development unless they would have unacceptable adverse effects which are not outweighed by the local and wider environmental, economic and social benefits of the development.

Policy RE1 of PPS 18 and the SPPS differ in how they describe the weight that should be attached to the proposed developments wider environmental, economic and social benefits. The SPPS states that these are material considerations that will be given appropriate (my emphasis) weight in determining whether planning permission should be granted whereas Policy RE 1 states that they should be accorded significant (my emphasis) weight. The weighting direction in the SPPS, referring to 'appropriate weight' is clearly intended to take precedence over that contained in Policy RE 1.

This proposal, being dissected by the AONB, requires a recognition that there is a differing policy approach to each of these landscape designations in determining this application. That being said I must form an opinion on the scheme in its entirety and as submitted and assess its overall impact on this location.

The publication Best Practise Guidance to PPS18 'Renewable Energy' was also taken into account in assessing this proposal which and the criteria for wind energy. It supplements the Planning Policy Statement covering general matters, nature conservation, landscape, ground water/geological conditions, archaeology, noise, safety, roads matters, electromagnetic production and interference, aviation interests, shadow flicker/reflected light, ice throw, tourism, construction and operational disturbance and decommissioning. These matters have been generally considered in the submitted Environmental Statement submitted with the application.

### **Planning Assessment of Policy**

Policy RE1 of PPS18 requires that all applications for renewable energy development will be required to demonstrate that they do not result in an unacceptable adverse impact on;

#### **(a) Public safety, human health, or residential amenity;**

The proposal must also take in account part (vi) of PPS18, that the development will not cause significant harm to the safety or amenity of any sensitive receptors<sup>1</sup> (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light.

The onus is on the contractor to comply with all relevant H&S legislation and guidance.

The proposed development will not create a significant risk of landslide or bog burst. GSNI have confirmed that they have read the Hydrogeological Assessment and Geotechnical Assessment of Peat Slide Risk for Ballynagilly windfarm and are satisfied that the turbines locations have been surveyed to an acceptable standard and that appropriate measures will be taken during and after the construction phase to minimise the likelihood of peat slide failure.

#### **(i) Stability and structural failure;**

The policies used for assessment of this type of development state that very few accidents have occurred involving injuries to humans, those that have are to do with failure to observe manufactures and operators instructions. Paragraph 1.3.51 of the Best Practise Guide goes on to state the only source of danger to human or animal life would be the loss of a piece of the blade or exceptionally the whole blade. Many blades are composite structure with no bolts, so blade failure is therefore most unlikely.

#### **(ii) ice throw**

In relation to ice throw, which is unlikely in most sites in NI, which normally occurs when a turbine is operating at low atmospheric conditions including frost or snow. Even where icing does occur the



turbines own vibration sensors are likely to detect the imbalance and inhibit the operation of the machines, so this is not considered a significant issue.

### **(iii) Shadow flicker**

The Public Health Agency, Department of Energy and Climate Change in considering the effects of shadow flicker from turbines concluded that 'the frequency of the flickering caused by a wind turbine rotation is such that it should not cause a significant risk to health. The development should not cause significant harm to the safety or amenity of any sensitive receptors (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light.

Objections were also received in relation to the impact of shadow flicker and separation distances. PPS 18 Best Practice Guidance states that a minimum separation distance of 500m should be achieved between the nearest noise receptors and wind farms.

According to the Best Practice Guide to PPS 18 shadow flicker generally only occurs in relative proximity to sites and has only been recorded occasionally at one site in the UK. It states in the Best Practice Guidance to Planning Policy Statement 18 - Renewable Energy that. Problems caused by shadow flicker are rare. At distances greater than 10 rotor diameters from a turbine, the potential for shadow flicker is very low. It is recommended that shadow flicker at neighbouring offices or dwellings within 500m should not exceed 30 hours per year or 30 minutes per day.

A shadow flicker report was submitted with the Environmental Statement in June 2015. The report predicted that only one property would experience shadow flicker for more than 30 hours per annum.(No 111 Fegarron Road) at 32:46 hrs (worst case), which is well below the accepted limits. Expected values produced a figure of 6hrs 17mins for this property.

The Environmental Health Department has not raised any concerns in relation to shadow flicker form the proposal.

### **(iv) Road safety**

The ES has considered the potential impact on transportation routes which may occur as a result of the proposal being approved. The assessment has predicted that the proposed development is not likely to result in significant or unacceptable impact on the surrounding public road network or on existing users of these roads. It is noted that part of this application proposes to provide a number of passing bays on the road network approaching the site as well as a means of straightening the locally known 'corkscrew' section of Feegarron road near its junction with Slaght Road.

Transport NI were consulted on the proposal and in line with PPS3 as it is important to consider the potential impact on transport routes and existing traffic movements which may occur as a result of the proposed development.

TNI have considered the applicant's proposals and are in general agreement subject to the number of conditions provided.

### **(V) Noise issues**

An initial noise impact assessment was submitted by the agent for consideration by Environmental Health, in order to make a detailed assessment.

Sept 2016 comments from EHO state the following:

The applicant has reduced the daytime lower fixed limit from 40 dB L<sub>A90</sub> to 37.5 dB L<sub>A90</sub>, as per previous arguments forwarded by MUDCEHD. Consequently the applicant has included mitigation up to wind speeds of 9m/s to ensure compliance with the reduced daytime lower fixed limit.

Due to the balancing nature between the environmental benefits of wind energy on one hand and the potential for environmental impact by way of noise on the other, MUDCEHD deem the planning department are best placed to determine the appropriate daytime noise limit. This view is supported within paragraph 3.2.5 of the IOA GPG which states, *"It can be argued that assessing these factors do not represent an acoustic consideration but ultimately a planning consideration, and therefore are difficult for noise consultants to fully determine."*

*The following condition is then offered for consideration by Planning:*

**1.** *The level of noise emissions from the combined effects of the permitted wind turbines (including the application of any Tonal Penalty when calculated in accordance with the procedures described on pages 104 - 109 of ETSU-R-97 and any Amplitude Modulation penalty when calculated in accordance with the procedures described in condition 8) shall not exceed values set out in Table 1. Noise limits for any dwellings which lawfully exist or have planning permission for construction at the date of this consent but are not listed in Table 1 shall be represented by the physically closest location listed in Table 1 unless otherwise agreed by Mid Ulster District Council.*

**Permitted Wind Farm Noise Limits dB L<sub>A90</sub>**

**Table 1:**

Property	Standardised wind speed at 10m height (m/s) within the site averaged over 10-minute periods								
	4	5	6	7	8	9	10	11	12
119 Feegarron Road	34.4	34.4	36.9	38.2	39.1	39.9	39.9	39.9	39.9
120 Feegarron Road	34.4	34.4	36.9	38.2	39.1	39.9	39.9	39.9	39.9
117 Feegarron Road	34.1	34.1	36.6	37.9	38.8	39.6	39.6	39.6	39.6
111 Feegarron Road	33.9	33.9	36.4	37.7	38.6	39.4	39.4	39.4	39.4
60 Ballynagilly Road	33.7	33.7	36.2	37.5	38.4	39.2	39.2	39.2	39.2
59 Ballynagilly Road	33.4	33.4	35.9	37.2	38.1	38.9	38.9	38.9	38.9
52 Ballynasolus Road	31.7	31.7	34.2	35.5	36.4	37.2	37.2	37.2	37.2
50 Ballynasolus Road	31.4	31.4	33.9	35.2	36.1	36.9	36.9	36.9	36.9
109 Feegarron Road	30.8	30.8	33.3	34.6	35.5	36.3	36.3	36.3	36.3

EHO have clarified that the day-time noise level limits are based on the lower fixed limit of 37.5dB(A) or background +5dB, whichever is the higher and as 120 Feegarron Road is indicated as being financially involved in the proposal, a lower fixed limit of 45dB (A) is applied.

In order to reduce the noise output of Ballynagilly Wind Farm the Enercon E92 turbine model can be run in a noise optimised mode albeit with a reduced power output. To reduce the noise levels at the houses with exceedances, it is sufficient to apply noise reduction at T3 only.

The operation mode 'BM 1000' is to be selected for wind speed range up to 8m/s only, as it is not necessary to curtail at wind speeds above this level.

To this extent EHO are content with the noise assessment and that as long as the permitted noise limits in Table 1 are conditioned then they have no further objections. Should an opinion be formed to approve the wind farm further conditions will be required relating to future noise monitoring responsibilities in the event of a reasonable complaint.

#### **(vi) Aviation concerns**

There is no evidence that any part of the development will give rise to unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems. OFCOM has no objection to the proposal. NATS has no objection to the proposal. Ministry of Defence and Belfast International Airport also have no objection to the proposal. NATS and Belfast International Airport have confirmed they have no objection in terms of aviation safety.

#### **(vii) Visual amenity, intrusion and over dominance.**

There are 10 dwelling houses identified as being located within 10 times the rotor diameter of a turbine associated with this proposal. The agent states that 3 of these are discounted as they have been in ruin for some considerable time. My visits to the area would indicate some of these would potentially be of replacement category as defined by Policy CTY3 of PPS21.

3 of the 10 dwellings identified are permitted sites with early stages of development to sub floor (at the time of the ES being prepared) and 4 of the 10 dwellings are therefore regarded as being currently occupied. 5 of the 6 dwelling sites are identified as being impacted on to a minor effect in terms of its visual outlook with 1 dwelling being identified as having a moderate impact. The ES continues to state that all of these are beyond 500m from the nearest proposed turbine and many have considerable or partial screening by trees and vegetation and their main outlook from all does not face toward the turbines.

In terms of the local road network, the ES acknowledges Major levels of significance of change to the visual resource from Ballynagilly Road, Medium change to those approaches along scenic routes within 11km and what is described as close range views to cyclists and what is described as 'visibility' from the Lough Park.

I assessing the views on site from properties, and others, I would take the view that it is notable that a number of dwellings are located quite prominently on a ridge of land which follows the Feegarron Road from its junction with Creevagh Road heading towards Davagh. Many of these will have some outlook internally, or indeed from outside amenity areas of the turbines at distances up to 800m. It is interesting

that the PAC in its recent decision on appeal 2016/A0221 regarded a similar distance between a single turbine and a dwelling to have an unacceptable impact upon its amenity / outlook.

I regard the visual impressions provided in the ES to demonstrate an unacceptable impact on houses and sites identified in Volume 3 of the statement as H26, 27, 30, 31, 124, 125, 126, 127, 128 and 129. In particular H126 and 127 are particularly concerning.

**(b) Visual amenity & landscape character;**

Paragraph 1.3.25 of Best Practise Guide acknowledges that wind turbines will often be highly visible and it will normally be unrealistic to seek to conceal them. It states that developers should seek to ensure that through good siting and design, landscape and visual impacts are limited and appropriate to the location.

**Visual Impact assessment & Critical views**

The visual assessment is concerned with assessing if there are any significant visual effects from the proposal on the landscape and from surrounding properties. By virtue of their size and scale and exposed locations wind turbines will have visual impacts. However the degree of this this will depend on many factors.

PPS18 refers to supplementary planning guidance, 'Wind Energy development in NI's landscapes' and states this should be taken into account when assessing all wind proposals. Paragraph 4.13 of PPS18 advises that wind turbines are likely to have the greatest visual effects of renewable energy development and this will vary depending on the location, landscape and setting of the proposal.

Policy NH6 of PPS2 relates to AONBs and indicates that planning permission will be granted where it is of appropriate design, size and scale for the locality. It sets out three specific criteria that should be met. Criterion (a) requires that the siting and scale of the proposal be sympathetic to the special character of the AONB in general and of the particular locality. Criterion (b) requires that the development respects or conserves features of importance to the character, appearance or heritage of the landscape.

Paragraph 1.3.18 of the BPG recognises that there are no landscapes into which a wind farm will not introduce a new and distinctive feature and that the need for development of renewable energy resources means that it is important for society at large to accept wind energy proposals as a feature of many parts of NI for the foreseeable future. However, the BPG also states that "this is not to suggest that areas valued for their particular landscape and/or nature conservation interest will have to be sacrificed". The BPG attempts to provide a general guide to the effect which distance has on the perception of the development in an open landscape. It states that at up to 2kms, turbines are likely to be prominent features; at 2 – 5km, relatively prominent; and at 5 – 15km, prominent in clear visibility and seen as part of the wider landscape.

The ES at Part 5 of Volume 1 (Site selection and design) states that throughout progression of the wind farm design, visual and landscape implications have been considered. From the assessment and cumulative effects of proposed, operational and smaller single turbines in the 15km study zone it is concluded by the agent that the proposed turbines would generally have acceptable limits of change in this receiving landscape, particularly given the on-site operational quarry and commercial afforestation in the locality, and its position within a saddle between southern outlier hills of the Sperrin's range. Within Part 8 of Volume1 of the ES Landscape and Visual Impact Assessment is given more detailed consideration.



Here, the agent states that within 5km of the site there are no key views. Within 10 km of the site four key views are identified. I take issue with this analysis and following thorough and numerous visits to the site and location I will outline later where I feel significant visual detriment occurs.

The agent provides an assessment of LCA 41: Slieve Gallion which is the local landscape area the proposal is located within. The summary and conclusions to the visual analysis makes the following points in support of the proposal:

- That landscape detractors in the vicinity all carry an impression of a man-made influenced landscape
- That those turbines which just fall within the AONB sit in a saddle between southern slopes facing away from the AONB and its Sperrin higher peaks
- That no settlements are located within 5km
- That only local minor class A and B roads lie within the study area
- That the turbine locations have paid consideration to separation between them and dwelling houses.
- That the turbines do not impact on the more wilderness landscapes of the AONB but rather its edge slopes and more transitional landscapes
- That the turbines should generally have acceptable sequential cumulative impacts on major transport corridors, cycle and walking routes within the study area
- That any ancillary works will be temporary and not significant
- That the project will be decommissioned after 25 years
- Cumulative effects with other considered wind turbines and wind farms within 15km range are deemed generally acceptable.
- That whilst 18 monuments of regional importance will be inter-visible with the wind farm, it is the operator's view that the introduction of the wind farm will have a moderate effect upon the setting of these.

All of the proposed wind farm development site falls within the designated Sperrins AONB and Landscape Character Area (LCA) 41- Slieve Gallion as defined in NI Land Class Assessment 2000.

In terms of man-made influences nearby, clearly the active sand and gravel quarry is the primary of these and I have factored this into my assessment of the overall visual impact of the proposal.

In term of sensitivity to wind energy, the LCA is deemed to have a high to medium rating due to its varied character. The slopes are highly sensitive as they are exposed to long views and provide a visual focus over a wide area. It is stated care should be taken to avoid adverse impacts on views westwards and avoid Lough Fea towards Sperrins LCA, or views of Slieve Gallion and on natural and cultural landscape features.

A number of critical viewpoints have been identified by the agent, and it is the view of the Council that from the majority of these, the wind farm would have an unacceptable visual impact.

In particular I have identified the following key critical viewpoints and being important and determining in this application:

CV1 – Lough Fea. (Figure 59 photomontage as provided in the ES) provides a very useful image of the degree of change in the landscape from this area of significant public access and assembly. The Lough Fea road is also a heavily used traffic route for those travelling between Cookstown and the wider Draperstown Area.

Lough Fea is an important amenity site and facilities for visitors include car parking, walkways, picnic and recreation areas and play facilities. This was also recognised in the PACs ruling in its decision to dismiss an appeal against Mullaghturk Wind Farm in decision ref 2007/A1313 in Oct 2016. There are in my opinion uninterrupted views over the lough and intervening land (mostly peat bog) towards

Davagh which sits on the skyline. Like the Commissioner in that appeal I share his opinion that, “An unbroken vista of undeveloped countryside can be appreciated and to my mind there is a sense of tranquillity and absence of built development of a nature increasingly rarely found in Northern Ireland. Notwithstanding the distance away, I judge that the proposed development would significantly detract from the tranquil, virgin character of the landscape seen from viewpoints and amenity/recreation facilities at Lough Fea”. This current proposal is much closer to Lough Fea and visually dominates presently wild and tranquil views in a SW direction.

CV2 – (Fig 37 in the ES) – this closer viewpoint demonstrates the scale and subsequent visual impact upon the landscape from the approach along Ballynagilly Road from the SE. Whilst forest dominates much of the horizon the upper 2 thirds of most of the turbines are visible. Also notable from this view is that the open working quarry is completely unseen as a man-made element in the landscape

CV3 – (Fig 49 in the ES) – Ballynasollus road - this view from the SSE approach to the wind farm shows the extent of visual intrusion and limited extent of back drop to the wind farm. Notable also is how the quarry, whilst being a notable presence in the image, is somewhat blended into the back drop of Fir Mountain. Other than the quarry the landscape is relatively unspoilt. The enormity of scale and visual dominance is in my opinion detrimental to this landscape setting despite its edge of AONB location.

CV4 – (Fig 9 in the ES) – from Moneymore - this is a more distant view (11.8km) however demonstrates potential cumulative impact when the proposal is read with the Beltonanean Lane wind farm should it be allowed at appeal. The unspoilt ridge line extending across from Slieve Gallion in a southerly directly is evident with the visual change resulting from the vertical. This is contrary to 3.1 of supplementary guidance to PPS18 (prominence of turbines on a scarp).

CV5 – (Fig 17 in the ES) – Coagh Road / Soarn Road junction – whilst this is a further distant view at 16.7km it nonetheless demonstrates the visual change along the ridge line referred to above. In fact this view more clearly brings into focus both proposed wind farms and demonstrates both visual prominence and cumulative impact.

CV6 – (Fig 33 in the ES) – Orritor – approaches in a NW direction heading out of Orritor allow continuous views across to the proposal where the turbines numbered T1, 4,5,6,8 are particular prominent and dominant the landform. Reading further across to the west introduces the more clear visual dominance of Beltonanean wind farm. Both will be easily read together from much of this important road into Orritor / Cookstown.

CV7 – Sandholes (Fig 25 in the ES) – this is a similar visual impression to CV6 at 12km)

CV8 - Broughderg (Fig 59) demonstrates Cumulative Visual Impact – from this image it is very clear that visually the eye is drawn to 3 distinct wind farms. Whilst only one of these exists (Cullion / Crockandun) the other two comprise this proposal and the Belonanean refusal (currently subject of a planning appeal). The visual damage caused to a relatively unspoilt ridge heading westwards and away from Cullion wind farm is self- evident in my opinion detracting significantly to this wider AONB. The distance to the nearest turbine from this visual is 8.5m km, despite this also being located on a nearby AONB ‘fringe’ location.

The Council have significant concerns about the visual impact on the ANOB. Recent appeal decision 2015/A0083 also supports the view that AONB character should be protected and in this case, a single wind turbine appeal was dismissed, due to its impact on amenity and landscape character of the Sperrins AONB. Appeal 2007/A1313 dismissed in October 2016 also reinforces the importance of preserving the unspoilt character of an AONB. Just in the last few weeks the PAC have also dismissed 2016/A0221 for a single turbine close to Beltonanean Mountain whilst recognising the AONB and the potential detrimental impact on a property some 800m away.

I acknowledge that the PAC have on the 18<sup>th</sup> April 2018 allowed a single turbine under appeal 2017/0272/F at Beltonanean Mountain (renewal of previous permission I/2010/0211/F) this decision for a 92.5m to tip turbine, whilst skirting Davagh to its SW side and also being within the AONB, I feel can be visually distinguished from this wind farm application, particularly when one considers the differences in scale, number and visual grouping of the wind farm and its significantly greater impact on landscape character.

Members should also be aware that an appeal against the Council's refusal of Beltonanean Wind Farm has recently been lodged.

I have concluded that from various locations, the proposal would be seen to have a seriously detrimental impact on visual amenity in this LCA and would be unsympathetic to the special character of the Sperrin's AONB in general and of the particular locality, where a cautious approach to wind development is advocated. It would fail to respect and conserve features of importance to the character and appearance of the landscape. I am also persuaded that in considering other wind farms in the locality, namely at Cullion and Brackagh Quarry and the Beltonanean wind farm (should an appeal be allowed) would lead to an unacceptable cumulative impact relative to the locality of the appeal site.

Whilst the anticipated 25 year life span of the proposed turbines would render them a temporary feature in the landscape. In my opinion, 25 years is a lengthy period and could readily be interpreted as the span of a human generation. I consider that the degree of detriment to the character of the LCA and AONB would be so significant as a result of the proposal that even a 25 year limited consent could not be warranted.

Whilst I attach significant weight to the substantial economic, environmental and social benefits that would accrue as a result of the proposed wind farm (as considered further below), I consider these are heavily outweighed by the impact on the landscape in LCA41 and the Sperrin's AONB and the other potential impacts on neighbouring amenity which I have outlined in this report. This would be the case even if the proposed community fund were to be taken into account. The unacceptable detriment to visual amenity remains determining in this case.

#### **( c ) biodiversity, nature conservation or built heritage interests;**

Objectors raised much concern about the effect the proposal may have on these issues. A number of assessments were submitted relating to ecology, bats, birds, other protected species and archaeology. These were forwarded to the relevant experts for their consideration.

#### **-Biodiversity & nature conservation**

##### **Summary of NED Position**

NED has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions being imposed on any planning approval.

##### **Explanatory note**

##### **Designated Sites**

The application site is hydrologically connected to the Upper Ballinderry River Special Area of Conservation (SAC) and Area of Special Scientific Interest (ASSI) and the Owenkillew River

SAC/ASSI (the designated sites) which are of international and national importance and are protected by the Habitats Regulations and the Environment (Northern Ireland) Order 2002 (as amended).

NED considers there are potential significant effects on the designated sites from the proposal and advises that due regard is given by the competent authority, Mid Ulster District Council, to the recommendations in our response, dated 9 December 2015, in undertaking a Habitats Regulations Assessment.

NED has provided a draft condition to ensure protection of the designated sites – see below.

### ***Other Natural Heritage Interests***

#### **Bats**

NED has assessed the Revised Bat Report 2017 and the Bat Monitoring and Mitigation Plan. NED is content with the revised bat survey effort carried out in 2017 and the detailed assessment of bat activity which has been presented in the report, including an assessment of bat activity at height and an assessment of bat activity in relation to weather conditions.

NED considers that all of their concerns in relation to bats, as detailed in their last consultation response, have been adequately addressed.

#### **Outline Habitat Management Plan**

NED has a couple of concerns with the outline Habitat Management Plan (oHMP), dated May 2016, which will need to be addressed within a final Habitat Management Plan to be submitted before works commence.

Section 3.5 of the oHMP outlines proposed compensation measures for the loss of ecologically important habitats. It states that the proposed compensation area will be managed according to the guidelines for degraded blanket bog in Section 3.4 of the *Countryside Management Scheme 2007-2013: Information Booklet* (DARD-NI, 2006).

However, NED would highlight that this document is now out of date and the Countryside Management Scheme has been superseded by the Environmental Farming Scheme (EFS).

In particular the following management prescriptions within the oHMP give cause for concern:

- ☐ Existing drainage systems can be maintained, but not widened, deepened or extended;
- ☐ If purple moor-grass becomes dominant it will be treated using either herbicides or by strimming or other mechanical means

Therefore NED would expect the final HMP to take into account these concerns and amend the above management prescriptions for the blanket bog compensation area.

Further information on management prescriptions for habitats under the EFS can be found in Annex F of the following document:

<https://www.daera-ni.gov.uk/publications/efs-planner-instructions-4-september-2017> NED would highlight that this document may be updated later in 2018 for tranche 2 of the EFS.

NED have recommended a number of conditions be attached to any eventual approval notice but otherwise have no objections to the application.



SES have responded as follows:

The proposed wind farm is situated within the catchment of Upper Ballinderry River SAC and Owenkillev River SAC both of which contain sensitive aquatic species as qualifying features which are susceptible to pollutants generated from the construction, operation and decommissioning of a wind farm development. Having considered the nature, scale, timing, duration and location of the project it is concluded that robust mitigation has been planned to manage silt, peat slide risk, chemical pollutants and control drainage on the site during construction, operation and decommissioning of the proposal to minimise potential impacts on the features and conservation objectives of the Owenkillev River SAC and the Upper Ballinderry River SAC. These are identified in the accompanying Environmental Statement and site layout plans.

Due to the sensitivity of the feature species it is essential that these measures are adhered to during the lifespan of the development and that the appointed contractor is fully aware of all the risks to these SAC rivers, therefore provided mitigation is conditioned in any planning approval it is concluded the proposal will not have an adverse effect on site integrity of any European site.

**-Built Heritage / Arch Interests**

PPS6 states the following over-arching points in relation to Archaeological sites and monuments:

Part 3.1 'The modern landscape of Northern Ireland is also an historic landscape which is almost entirely man-made or man-modified, as each generation has chosen to keep, use, change or destroy the resources it has inherited. Much of the value of this historic landscape lies in its complexity, regional diversity and local distinctiveness. Archaeological sites and monuments are those distinctively dateable features in this multi-period historic landscape which have been identified through research and field observation or through fortuitous discovery'.

Such archaeological remains can provide evidence, sometimes the only evidence, of thousands of years of human activity and settlement in Northern Ireland. Each site or monument has a unique contribution to make. Some are distinctive landmarks, others are scarcely visible except to the trained eye or are no longer visible above ground but survive beneath modern fields and settlements. The presence of archaeological sites and monuments in the landscape today therefore adds meaning to our natural environment.

Historic Environment Division have offered the following comments:

This application site is located to the east of Beaghmore Area of Significant Archaeological Interest (ASAI). The ASAI contains a distinctive area of historic landscape in Cookstown district within which Beaghmore stone circle complex and related archaeological sites and monuments are located. Beaghmore stone circle complex (TYR 020:004) is a regionally important monument held in State Care and one of the most impressive and well-known examples in the British Isles, Policy BH 1 of PPS 6 refers in this case.

The Beaghmore ASAI is designated in the Cookstown Area Plan 2010 and is protected under the provisions of Plan Policy CON 4 map no.27.

The present setting of the Beaghmore stone circle complex retains the character of an unspoilt, rural landscape in which panoramic views towards the surrounding skyline form an important part of the understanding and enjoyment of the site.

Historic Environment Division: Historic Monuments Unit (HMU) reviewed "Section 9: Archaeology" within the Environmental Impact Assessment (EIA) and carried out additional follow-up assessment of the potential impact of the wind farm upon archaeological sites and monuments in the surrounding local area.

As demonstrated in accompanying photomontages within the EIA, views of the proposed wind farm from Beaghmore stone circle complex will be screened by Davagh Forest. The removal or reduction of this area of Davagh Forest will lead to increased visibility of the wind farm from the Beaghmore stone circle complex. However, HMU consider the wind farm will not be sufficiently dominant in views from Beaghmore stone circle complex to prove contrary to Policy BH 1 of PPS 6.

Consequently, HMU is content with the proposal, conditional on the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6. The attached condition would be appropriate in this case (L15 & L05A).

Whilst this is the view of HED, later in this report the concerns of the Councils Head of Tourism present some additional concerns in relation to the Davagh and wider area being the 'Heart of Ancient Ulster' which I feel should be provided some support in Policy PPS6 terms perhaps in a more general sense.

**(d) local natural resources, such as air quality or water quality;**

No significant issues in relation to these matters were highlighted from relevant consultees.

**(e) public access to the countryside.**

Transport NI were consulted on the proposal and in line with PPS3 as it is important to consider the potential impact on transport routes and existing traffic movements which may occur as a result of the proposed development.

TNI have considered the applicant's traffic management plan and associated plans and are in general agreement subject to the number of conditions provided.

The adjacent Davagh Mountain Bike trails offer a significant degree of public access, as well as for walking and running. Whilst I acknowledge the wind farm will in places visually dominate the forest and some points I would not generally form a view that the wind farm will itself prevent access to Davagh which is presently enjoyed.

**In line with PPS18 Applications specifically for wind energy development will also be required to demonstrate all of the following criteria;**

- (i) that the development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size and siting of turbines;
- (ii) that the development has taken into consideration the cumulative impact of existing wind turbines, those which have permissions and those that are currently the subject of valid but undetermined applications;
- (iii) that the development will not create a significant risk of landslide or bog burst;
- (iv) that no part of the development will give rise to unacceptable electromagnetic interference to communications installations; radar or air traffic control systems; emergency services communications; or other telecommunication systems;
- (v) that no part of the development will have an unacceptable impact on roads, rail or aviation safety;

- (vi) that the development will not cause significant harm to the safety or amenity of any sensitive receptors (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light; and
- (vii) that above-ground redundant plant (including turbines), buildings and associated infrastructure shall be removed and the site restored to an agreed standard appropriate to its location.

The above issues have all been considered in the planning assessment and relevant bodies consulted relating to their field of expertise. The expected life of the wind farm is 25 years. When decommissioning would take place a planning condition would normally be imposed for the removal of all turbine components, transformers and substation and the land restored.

### **OTHER MATERIAL CONSIDERATIONS:**

A large volume of objections have been received, 321 letters in total, outlining various issues of concern. These have been fully considered and relevant planning issues taken into account. In examining the significant number of letters received I note that these are in the form of approx 10 versions of a standard letter with a number of individual letters along with reports from the like of local heritage conservation groups.

I have below summarised what I believe to be the primary issues of objection raised by all concerned:

- An immediate embargo on processing of all applications for wind energy until up to date regulations have been drafted by the NI Assembly
- Full medical impacts are not presently clear of such proposals
- That the proposal is contrary to RE1 of PPS18 in that the application will have a detrimental impact on amenity of nearby receptors as a result of shadow flicker /noise / scale siting and size of turbines
- ETSU guidance is out of date
- Current levels of wind energy in NI is unsustainable / the 40% energy target should be reduced to 15%
- The proposal is on the fringe of the Sperrins AONB to its detriment
- It detracts from Davagh and is against any tourism strategy
- It will have a detrimental impact on flora and fauna / bats
- An independent EIA should be undertaken
- Adverse impact on market value of property in the immediate area
- Risks of ice throw
- Interference in radio / tv signals / use of Strava app
- Cumulative visual impact of the proposal with other wind energy proposals
- The already erected anemometer is time limited due to its impact on the visual amenity of the area – how can a wind farm then be acceptable for a longer period
- Too close to public road / risk of collapse
- Risks to aims of Councils 'Dark Skies' project
- Pollution risk to Lough Fea as a reservoir / nearby waterways / fish
- Need for a full archaeological survey given the historical significance of Ballynagilly / significance of Beaghmore
- Effects on a spring /contamination of same
- Impact on amenity of Lough Fea
- Loss of income to Sperrin's Area due to less visitors
- Inability for future mortgage applications
- Inaccurate information re occupied / vacant properties / alleged financial interest
- That the cautious approach required by the SPPS should be followed
- Effect on the LCA
- Davagh as a significant economic benefit to the local economy and NI will be put at risk
- The future development of Ballynagilly's tourism potential / accessibility put at risk
- 18 monuments of historical importance effected
- Previous refusals are of importance

- Any financial benefits doubtful / inability to financially afford to remove the turbines after 25 years
- Only a small percentage of locals have not objected.
- The quarry will in time be re-landscaped and so its influence is not permanent

Much information has been submitted by the applicant and agent supporting the application and countering objectors concerns. All this information has been taken into account and fully considered in the planning assessment.

Those issues which are not already considered in my report I would comment on as follows:

- Politically / operationally no embargo has been placed on wind energy development. Sufficient protection to sensitive areas has been introduced by the SPPS and the Policy requirements of PPS18 remain in place.
- EHO have not provided any concerns that relate to medical issues which may be associated with the proposal. No specific medical case as I understand it has been made to the Council.
- ETSU remains the guidance within which the impacts from wind turbine noise are measured. EHO have analysed the noise assessment and formed an opinion that, subject to conditions, the proposal is acceptable.
- The application has been accompanied by an Environmental Statement which has been scrutinised by a number of statutory Consultees.
- It is impossible to measure the ability or otherwise of the developer to comply with the removal of the wind farm after its operational 25 yr period comes to an end. This will be a condition on any approval for the application and could be dealt with by the Enforcement process if necessary.
- The impacts on tourism, visitors and the further development of the Ballynagilly area are issues which the Head of Tourism has commented on later in this report.

### **Impact on tourism / local heritage interests**

The site is located adjacent to a Tourism opportunity zone and a Tourism Conservation Zone as defined in the Cookstown Area Plan. These are identified to give favourable consideration to promote appropriate tourism development and to protect this quality landscape area from inappropriate new tourism development proposals, the key aim being to help to conserve the areas key environmental and historic assets.

PPS16 – This Planning Policy Statement, PPS 16 ‘Tourism’ sets out the Department’s planning policy for tourism development and also for the safeguarding of tourism assets. It seeks to facilitate economic growth and social well-being through tourism in ways which are sustainable and compatible with environmental welfare and the conservation of important environmental assets. It embodies the Government’s commitment to sustainable development and to the conservation of biodiversity.

Through utilising existing environmental, historical, cultural and geographic assets, tourism can be a key economic driver capable of stimulating further growth and development opportunities. This has been recognised by government through investment in various Tourism Signature Projects throughout Northern Ireland. Tourism can also benefit the assets on which it depends for example through assisting in the financing of conservation or enhancement initiatives.

One of the key Policy objective of PPS16 is to safeguard tourism assets from inappropriate development. Objectors have raised the issue in relation to detrimental impact on tourism in the area. The applicant has in the ES referred to the 2011 report by the NITB which assessed the impact wind farms have on tourism. These results showed that only 5% of domestic tourists and 3% of tourists to

NI from the ROI would avoid returning to areas that had wind farms. It is stated that the report suggests that any potential disruption by wind farms may be mitigated by leveraging them as a tourist amenity. The agent's logic in his conclusion on this matter is that as the site is located (partially) within an AONB which is itself a tourism asset and as it is regarded by the agent that the proposal does not detract from the AONB that therefore the AONB can remain an unaffected tourism asset. I take a fundamentally different view on this conclusion as a result of my analysis of visual and landscape character harm which would result from an approval of the wind farm.

The relevant planning policy consideration is PPS16 – Tourism and specifically TSM 8 – Safeguarding of tourism assets. It states permission will not be granted for a development which would have an adverse impact on a tourism asset. Paragraph 7.39 refers to a Tourism asset as 'any feature associated with the built or natural environment which is of intrinsic interest to persons traveling to and staying in places outside their usual environment for not more than one consecutive year for leisure, business and other purposes'.

Michael Browne, Head of Mid-Ulster Council Tourism, had provided the following comments on the proposed wind farm:

On the 28th March 2017 Mid Ulster Council launched its Tourism Strategy which presents a very clear direction for the next 5 years regarding its tourism priorities and developments. Three thematic priorities are sited in the strategy. Seamus Heaney, Outdoor Hubs/Activities and Heritage. With the opening of Seamus Heaney Home Place last September the tourism section are now focusing on the Heritage theme, identifying potential projects that will create and increase greater tourism visitors to the area and the starting point for these developments will be in the Sperrins establish an area as 'The Heart of Ancient Ulster' building upon the richness and archaeological importance of this landscape and it's scenery.

Arguably, Mid Ulster contains the richest seam of archaeological, historic and heritage sites and facilities in Northern Ireland, stretching from Mesolithic, Neolithic, pre Christian, early Christian and medieval times to the planation era and up to the 2<sup>nd</sup> World War, which is well documented. The archaeology, history and heritage theme in Mid Ulster suffers from comparable issues of lack of visibility, limited understanding by residents and visitors alike of the significance of these assets within an all-Ireland as well as a Northern Ireland context and consequently limited appreciation of what the visitor experience will be.

Yet, Mid Ulster's rich and diverse cultural and historical inheritance along provides a strategic opportunity to develop tourism and enhance visitation to the area, and across the area. Mid Ulster has very many historic sites and facilities. Among them are more than 185 scheduled sites and monuments protected under planning policy for their historical value. In addition, there are 39 State Care Monuments that are maintained for both public amenity and conservation and a number of historic houses, with a very high density of these sites in the Sperrin's.

The Mid Ulster District Council Tourism Strategy has set very challenging targets in terms of the economic growth within tourism spend, from £25 million to £50 million over a 5 year period up to 2021. In the strategy it also states that Council should look towards thematic development, rather than geographical and as such one of the themes is the heritage of the area because of the potential, this thinking has also been endorsed by Tourism NI.

Archaeology, history and heritage, both natural and built are a subset of cultural tourism. According to UNESCO, cultural and natural heritage tourism is "the most rapidly growing international sector of the tourism industry". Although international data on the size of this market are hard to come by, the OECD and the UNWTO report that in 2007, cultural tourism accounted for 40% of all international tourism. The Heritage Lottery Fund estimated in 2013 that "heritage tourism" generates £26.4bn towards UK economy, fuelled by both international visitors and more Britons deciding to holiday at home; more



than a quarter of holiday activities undertaken by Britons who holiday in the UK now involve heritage, both historic and natural heritage.

In addition to the importance of our heritage, with urbanisation gaining pace and air pollution clouding the view in towns and cities, contemplating the stars in a pitch-black sky is fast becoming a rarity that tour operators are banking on as a new selling-point. From a total solar eclipse to the Milky Way to the Northern Lights, many experts at Berlin's ITB, marketed as one of the world's leading travel trade show, were making the case for astronomical experiences this year (8<sup>th</sup> – 10<sup>th</sup> March 2017).

"Astro-tourism is really an increasing business. We now see a lot of travel agencies which offer this kind of tourism," Andreas Haenel, an astronomer and director of the planetarium museum in north-western Germany's Osnabrueck.

Astro-tourism, which allows enthusiasts of celestial movements to experience the natural phenomena with both feet firmly on planet Earth.

Northumberland is credited as one of the darkest places in Europe, with very little light pollution in large stretches of countryside, making it an ideal place to lie back and watch the universe go by. As a result, in December 2013, almost a third of the county was designated the Northumberland International Dark Sky Park, the largest in Europe, after the International Dark Sky Association awarded the area its highest, gold tier, designation. It followed two years of painstaking work by the county council, Northumberland National Park and Kielder Water and Forest Park, which included thousands of light readings.

The 572 square miles of designated dark sky stretches along the western edge of the county, covers the whole of Northumberland National Park and takes in most of the adjacent Kielder Water and Forest Park, providing visitors with an abundance of viewing points. Numbers to Kielder have been quoted up to 40,000 visitors per year in a recent Observer Newspaper article.

However, all these offerings are primarily based around the Astro-Tourism, Davagh Forest and the wider area has potentially much more to offer in terms of the visitor appeal. With one of the densest areas of scheduled monuments and sites in Ulster, dating back 6,000 – 7,000 years, added into the Astro-Tourism element of the project, this also offers the visitor a broader more interesting experience called Archaeoastronomy, which is unique to the area within an Ulster, if not Ireland context.

Archaeoastronomy (also spelled **archeoastronomy**) is the study of how people in the past "have understood the phenomena in the sky, how they used these phenomena and what role the sky played in their cultures."

With this in mind the Mid Ulster Council agreed to explore and exploit these unique assets by developing a number of projects that will present potential visitors with an experience that could be enjoyed by a broad range of demographics, throughout the world, but it must be pitched at a high level that stimulates the visitors experience and creates a unique attraction that will make the offering attractive to both the local and out of state market.

This thinking is also supported by the Mid Ulster District Council's tourism strategy, which outlines the potential for the Dark Skies project and been clearly identified, as "The unique charter of the Dark Skies Project in Northern Ireland offers opportunities for exploiting visitation".

Within close proximity of the proposed wind farm ,Mid Ulster Council's aspiration is to develop the landscape and build an iconic Visitor Centre/ Observatory in the Heart of Ancient Ulster that will present the visitor with a unique, immersive visitor experience based around the richness of both the astronomy and the archaeological heritage of the area, attracting somewhere in the region of 20,000 out of state

visitors over a 3 year period along with the already 20,000 mountain bikers that already visit Davagh Forest each year.

The visitor hub/observatory is phase one to the overall developments that will build and contribute to “Heart of Ancient Ulster” developments. Presently the Council are working very closely with the Armagh Planetarium and Queens University.

In addition to the Davagh Forest Dark Skies project Mid Ulster District Council in partnership with Fermanagh and Omagh District Council plans to deliver a number of integrated projects across the area over five years and are now working up a stage 2 application that will secure £2 million of Lottery funding for the area, which has been received as an endorsement for the strategic developments for the area.

A range of activities will include:

- the protection and promotion of the landscape’s archaeology
- creating the first Dark Sky Reserve in Northern Ireland
- restoring and maintaining over 25,000 hectares of blanket and raised bog
- reducing carbon emissions from the peatland
- recruiting volunteers to help plant 100,000 native trees
- increasing access to the landscape by installing over 10km of new thematic trails and walks

The Heart of Ancient Ulster Landscape Partnership scheme will conserve and protect a very special landscape and reconnect the local community to its unique natural, built and cultural heritage and present a unique and peaceful proposition that will be enjoyed by locals and out of state visitors.

As outlined in the range of activities with the HLF ‘Heart of Ancient Ulster’ project, we have outlined the development of a series of thematic walks, which it is anticipated will open up the area to walkers using existing ancient pathways and new pathways using boardwalks. The recent success of the Cuilcagh boardwalks in Fermanagh & Cavan clearly demonstrates the desire for both locals and visitors to experience our unique and green landscapes in a different way and how presenting the visitor with a unique and different proposition, this can change the tourism potential of a landscape.

It is also worth noting that in Sept 2017, the four Council’s and stakeholders with an interest in the wider Sperrin’s came together in a future searches conference to explore how collectivity they could provide the leadership required to ensure future efforts across the Sperrin’s towards reaching new heights could be realised our potential” occurs in a coordinated and sustainable manner.

Our heritage includes our landscapes, buildings, structures, relics, places and other works on land and under water. Our heritage is unquestionably a valuable cultural resource that is non-renewable and becoming increasingly scarce, and must be protected. The core values at the ‘Heart of Ancient Ulster’ is to protect, promote and preserve the area, with one of aspirational outputs of the project to establish the landscape as a UNESCO world heritage site.

With all this in mind the impact of windfarms within close proximity of these areas of heritage importance is somewhat worrying as any modern structure will have an adverse negative effect on the potential heritage importance of the landscape. Tall modern structures will present any potential visitor with visual and physical impacts that will degrade the look and feel of the area and may impact the aspirations and potential of this area as the ‘Heart of Ancient Ulster’, and I also feel the development would, if permitted, damage the intrinsic character and quality of this tourism asset by reason of its unacceptable visual impact and its conflict with Mid-Ulster Council’s Dark Skies project, The Heart of Ancient Ulster and everything they represent.

The Dark Skies Observatory work is due to start this summer and stage two delivery stage of the Heart of Ancient Ulster is scheduled to start, spring 2019.

On a regular basis the national newspapers are referencing the Sperrin's as an area of outstanding beauty, below is the latest article to be published expressing this.

### **The Guardian Saturday 21<sup>st</sup> April 2018**

#### **The Sperrin's**

*Sprawled across the counties of Derry and Tyrone, the Sperrins are Ulster's wildest land. The thickest sheets of the last ice age scoured these mountains into smooth undulations that banner the skyline. But don't be fooled by gentle curves – the Sperrins' heart is vastly bleak. Begin your acquaintance by following my favorite road through the foothills to Banagher Glen's ancient forest of oak and ash. Here, having evaded St Patrick's banishment, Ireland's last serpent lurks in a pool swollen by the Altnaheglish and Glenedra burns. Climbing, the forest thins to mountain bog stretching across the uplands. The view pans to the Foyle Estuary. From Sawel, the highest peak in the range, your gaze can run east all the way to the Mourne, and to Binevenagh on the north coast. Then turn around. There's an aching wilderness of montane heath loping to the interior. With soaring buzzards to guide you, trek the lengths of eskers skirting peat-dark tarns and pools. If rough ground speckled with summer's bog cotton keeps your eyes lowered, you'll spy cloudberry and sundew among the coarse grasses and heather. But meadow pipit and wheatear will draw your gaze skyward to where a peregrine might slice it. Or you'll stumble into the neolithic. Monuments, like Clogherny Wedge Tomb, cued by boulder erratics, litter the moorland with standing stones and circles. Heading west, past Dart and the Mullaghs, old bog roads descend to the glacial valleys of Glenelly and Owenkillev patch worked by gorse-seared hill-farms. Further pockets of forest shelter red squirrel and pine marten. As ravens acrobat in the wind, you could fancy you hear the howls of one of the last Irish wolves: mac tíre – aptly the son of the country – still haunting his tundra domain.*

In considering the views of the Head of Tourism for the Council, and notwithstanding the fact that HED have offered no reasons for refusal based on PPS6, I feel that some consideration should be given to how the wider historical landscape may suffer as a result of this application being approved, particularly in terms of how this area as a tourist asset may be negatively impacted upon.

Policy BH 2 of PPS6 states:

The Protection of Archaeological Remains of Local Importance and their Settings Development proposals which would adversely affect archaeological sites or monuments which are of local importance or their settings will only be permitted where the Department considers the importance of the proposed development or other material considerations outweigh the value of the remains in question.

**Justification and Amplification**

While the vast majority of archaeological sites and monuments in Northern Ireland are not scheduled, they are all capable of providing evidence about our past. Many are archaeologically important in the local context or valued by the community and therefore require safeguarding through the planning process. The Department considers a number of factors in assessing the local significance of archaeological sites and monuments. These factors should be viewed as indicators which contribute to a wider judgement based on the individual circumstances of a case and may include one or more of the following:

- appearance: distinctive features in the landscape/townscape or local landmarks;
- quality: well-preserved or extensive buried remains;
- folklore/historical interest: association with a person or event in local tradition or legend;
- group value: one of a number of locally important sites; and
- rarity: a locally rare example.

I find it interesting that group value / association with local tradition / legend is reference in this assessment as this may be exactly what Mid-Ulster Council is aiming to promote and protect as per the views expressed by the Head of Tourism and the projects it is financially committed to here.

Policy BH1 of PPS6 recognises (in so far as it refers to Regionally important remains / monuments) of which Beaghmore Stone Circles is one, that their asset value must also include the understanding and enjoyment of the site or monument by visitors. This implies in my view a 'tourist perspective' which should be given consideration in terms of proposed development which may harm this potential.

I therefore agree with the concerns of the Head of Tourism on this basis and feel that Policy support from BH1 and 2 can be considered relevant to this case.

**Impact on Funding**

MUDC have been allocated £2 million heritage and lottery funding, which is intended to be used to develop the Dark Skies, Sperrin's heritage site, and through this they are seeking to designate the Dark Skies as a designated heritage site. This proposal, if approved would have a potentially detrimental impact on the surrounding area and a wind farm could potentially have a detrimental impact on the funding proposal.

**Impact on property values**

The SPSS in Paragraph 2.3 sets out the Council's position on this matter - The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. The Council is of the opinion that in this instance that the amenities of neighbouring properties would be negatively affected. Whilst being raised as a general concern to local residents, no specific evidence has been submitted to demonstrate any de-valuation of properties in the locality.

## **Social and economic benefits**

Policy RE 1 states that the wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given significant weight in determining whether planning permission should be granted. Paragraph 6.225 of the SPPS states that these same benefits will be given appropriate weight in determining whether planning permission should be granted. The weighting direction in the SPPS, referring to 'appropriate weight' is clearly intended to take precedence over that contained in Policy RE1; it also post-dates the Ministerial Statements of 2009 and 2010. Whether it is so substantial as to outweigh any unacceptable adverse impacts is ultimately a balancing exercise for the decision-taker, based on the evidence before me.

Both the SPPS and Policy RE 1 set out a qualified presumption in favour of renewable energy development unless it would have unacceptable adverse effects which are not outweighed by the local and wider environmental, economic and social benefits of the development.

The Strategic Energy Framework (SEF) states that 40% of Northern Ireland, energy consumption should be from renewable sources by 2020. This equates approximately to 1600MW. The appeal proposal has the potential to contribute 18.4 MW of renewable energy. The agent considers this to be a substantial contribution. There is little to suggest that Northern Ireland is unlikely to progress towards both the maximum OREAP range for Onshore wind and indeed the 2020 overall target of 40%. Commissioner Beggs at the Drumadarragh Wind Farm Appeal (2013/A0169) also concluded 'while there is a way to go to meet targets, the above figures do not suggest to me that the NI targets are in danger of not being met.' Sept 2017 figures from the Department show that NI is producing in the region of 32% of energy from renewables.

## **Construction Phase**

The ES sets out the following assessment of socio-economic benefits anticipated by the proposed wind farm.

The construction of 8 no. three bladed wind turbines is expected to have an estimated construction expenditure of £22.6 million, and of this it is estimated that £2.15 million (9.5%) worth of contracts will be awarded to business within Mid Ulster.

The total number of job years (a job year is the number of full time equivalent jobs that are supported for one year – one individual working full time for 18 months = 1.5 years) expected to be supported by each contract is 14, for Mid Ulster businesses.

It is estimated that during the construction phase 40% of salaries paid to workers would be spent in businesses in the Mid Ulster area, this equates to around £150,000 based on the total value of salaries associated with the development.

It is estimated that Northern Ireland as a whole could secure 31.8% of contracts during the construction phase, this would equate to £7.2 million. It is also estimated that 49 job years would be created for all of Northern Ireland. It is also expected that workers who are employed during the construction period, it is assumed that 70% of their salaries will be spent in the Northern Irish economy.

### **Operational Phase**

During the operational phase, it is estimated (from the NI-RIG study) that there could be an annual operational expenditure of £47,121 per MW. Therefore, 18.4MW would create a total annual expenditure of £867,026, which equates to £21.7 million over the 25 year period. It is anticipated that an estimated £400,000 (£0.4 million) worth of contracts will be awarded to Mid Ulster businesses annually.

Over the lifespan of the project (25 years) it is expected that economic activity in the Mid Ulster area could generate £10.4 million (£400,000 annually).

It is expected that 67% of contracts in relation to operation of the site will be based within Northern Ireland, this equating to a value of around £600k. It is also expected that there could be 5 jobs supported over the lifespan of the project.

### **Public Sector**

The project would be liable to pay non-domestic rates. Wind farms currently have a rateable valuation of £17,000 per MW, and the Ballynagilly renewable Energy Project would have a capacity of 18.4 MW.  $£17,000 \times 18.4 = £312,800$

This means that the project would have a total rateable valuation of £312,800.

The total amount of rates payable would therefore be;

$0.545422$  (poundage rate for MU 2015/16)  $\times$  £312,800 = £170,608

$0.564569$  (poundage rate for MU 2017/18)  $\times$  £312,800 = £176,597

Over the lifespan of the project, approximately £4.3 million could be contributed to public finances, via rates alone.

### **Community**

NIRIG – Community Best Practice Guidance for community funding advises a minimum of £1,000/MW to be annually contributed to a 'Community Benefit Package'. The project would therefore generate an annual amount of £18,400, which would be divided between local community groups that apply for these funds. With the 25 year life of the project, approximately £460,000 could be generated for community organisations within Mid Ulster.

### **Other Points**

The industries that are most likely to involve in contracts for the development include;

- Manufacturing
- Construction
- Professional, Scientific and Technical

Together these sectors employ 38% of the Mid Ulster workforce.

I have broken down the likely benefits as follows:

### **Strength's**

- Construction expenditure of £22.6 million
- Estimated that £2.15 million worth of contracts awarded to business in Mid Ulster (9.5%)
- £18,400 annually to be divided between community organisations within Mid Ulster (£460,000 approx. Over the 25 year life span of the project)



- 14 Job Years expected to be supported by each contract awarded to Mid Ulster businesses.
- Over £170k in business rates payable due to the windfarm
- Over the lifespan of the project (25 years) it is expected that economic activity in the Mid Ulster area could generate £10.4 million (£400,000 annually)

### **Weaknesses**

- Estimated that £2.15 million worth of contracts awarded to business in Mid Ulster (9.5%) – less than one tenth of the total expenditure

### **Opportunities**

- 40% of salaries paid would be spent within the Mid Ulster Council area
- The industries that are needed in the contracts for the development, construction and operation of the wind farm account of 38% of Mid Ulster's workforce
- Northern Ireland as a whole could secure 31.8% of contracts during the construction phase, this would equate to £7.2 million
- 46% of operational contacts awarded to Mid Ulster businesses (value of £400,000)

I accept that the proposal would make a contribution towards achieving a higher percentage of renewable energy generation, which is the government's aspiration. The likelihood of early connection would count as a benefit and weigh in favour of the proposal.

Notwithstanding this, taking account of the fiscal and economic benefits and the other wider environmental and social benefits cited by the appellants, the extent and scope of which in this case are substantial, I consider that it is appropriate to attach significant weight to these considerations in the context of determining this application.

Although paragraph 5.71 of the SPPS states that community benefits cannot be considered material considerations in decision-taking this is contradicted by the statement in paragraph 6.225 that the wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations.

There is little to suggest that Northern Ireland is unlikely to progress towards both the maximum OREAP range for Onshore wind and indeed the 2020 overall target of 40%. Commissioner Beggs as stated earlier in this report at the Drumadarragh Wind Farm Appeal (2013/A0169) also concluded 'while there is a way to go to meet targets, the above figures do not suggest to me that the NI targets are in danger of not being met.' Sept 2017 figures from the Department show that NI is producing in the region of 32% of energy from renewables.

Whilst I attach significant weight to the substantial economic, environmental and social benefits that would accrue as a result of the proposed wind farm, I consider these are outweighed by the impact on the landscape in LCA41 and the Sperrin's AONB and the wider impacts on the development of this area as a visitor/ heritage / tourist location. The unacceptable detriment to visual amenity is determining in this case.

**CONCLUSION**

There are a number of significant views from the proposed Wind Farm and because of its scale, prominence and degree of visibility, it would not be sympathetic to the special character of this AONB and edge of AONB location. When viewed with other existing and 'proposed wind energy developments' the cumulative visual impact would be significantly detrimental in this AONB. There is an unacceptable impact on the residential amenity of nearby dwellings, as a result of unacceptable visual dominance. In addition the proposal represents a threat to the development of the Davagh Area for tourism and the Councils further advancement of the Dark Skies project and its promotion of the area as the Heart of ancient Ulster. When all has been taken into account, the proposed has been recommended for refusal for the reasons stated below.

**Neighbour Notification Checked****Yes****Summary of Recommendation: Refusal.****Reasons for Refusal:**

1. The proposal is contrary to the SPPS and Policy RE1 of Planning Policy Statement 18 - Renewable Energy in that the development would, if permitted, have an unacceptable impact on the visual amenity and landscape character of the area by reason of the scale and siting of the turbine and the sensitivity of the landscape, and also due to the cumulative impact of existing turbines, those which have permissions and those that are currently the subject of valid but undetermined applications.
2. The proposal is contrary to Policy RE1 of Planning Policy Statement 18 - Renewable Energy in that the development would, in that the development if permitted, would have a detrimental impact on the amenity of neighbouring residential occupiers, by reason of over dominance and visual intrusion.
3. The proposal is contrary to Policy NH6 of Planning Policy Statement 2- Natural Heritage & The SPPS, in that the site lies partly within the designated Sperrin AONB and the development would, if permitted, be detrimental to the environmental quality of the AONB by reason of lack of sensitivity to the distinct character and the landscape quality of the area and its sensitive landscape.
4. The proposal is contrary to Planning Policy Statement 16: Tourism, TSM 8 Safeguarding of Tourism Assets in that the site lies in proximity to Davagh Forest, adjacent to a Tourism opportunity and Conservation zone as identified in the Cookstown Area Plan 2010, and represents an important gateway to the Heart of Ancient Ulster and the development would, if permitted, damage the intrinsic character and quality of this wider tourism asset by reason of its unacceptable visual impact and its conflict with Mid-Ulster Council's Dark Skies project and its promotion of this important heritage tourism location.
5. The proposal is contrary to Planning Policy Statement 6, BH1 and 2 in that the development would, if permitted, damage the intrinsic character and quality of this areas wider archaeological heritage tourism assets and visitor experience and therefore would also be in conflict with Mid-Ulster Council's promotion of this important heritage tourism location.

**Signature M.Bowman****Date: 13<sup>th</sup> April 2018**

<b>ANNEX</b>	
<b>Date Valid</b>	29th December 2014
<b>Date First Advertised</b>	28th January 2015
<b>Date Last Advertised</b>	May 2016 – FEI
<b>Details of Neighbour Notification (all addresses)</b> Liam Ward 1 Ardmore Park, Hilltown, Down, Northern Ireland, BT34 5TR Eileen Ward 1 Ardmore Park, Hilltown, Down, Northern Ireland, BT34 5TR John Ward 1 Ardmore Park, Hilltown, Down, Northern Ireland, BT34 5TR Clare Ward 1 Ardmore Park, Hilltown, Down, Northern Ireland, BT34 5TR R Coyle 1 Glebe Close, Wrenningham, Norwich, Norfolk, NR16 1DP Patrick McNulty 1 Gortgonis Park Gortgonis Coalisland Francie Coulter 1 Riverside Terrace Bavan Mayobridge Niall McAleer 1 The Cloisters, University Avenue, Belfast, BT7 1GD Marian Hagan 10 Ashley Heights, Portadown, Co Armagh Eugene & Geraldine Connolly 10 Beltonanean Lane Beltonanean Cookstown Eugene Campbell 10 Emania Terrace, Armagh, Co Tyrone Elizabeth O'Kane 109 Ballyronan Road Ballymulderg More Magherafelt Edward O'Connor 11 Crossmore Green Dunlurg Keady Eugenia Pointan 11 Drumlin Walk Ringmackilroy Warrenpoint Kieran McHugh 110 Tulnacross Road Dunnamore Cookstown Brigid McNamee 111 Broughderg Road Broughderg Greencastle Trea McKee 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE James McKee 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE Laura McKee 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE Amy McKee 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE Eamon McKee	

111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE Peter Hughes 117 Moor Road Shanliss Upper Coalisland Gary Heagney 117A Tulnacross Road,Dunamore,Cookstown C Heagney 117a Tulnacross Road,Cookstown,Co Tyrone,BT80 9NP Mary Morgan 12 Crossmore Green Dunlarg Keady Ellen Moore 12 Lir Gardens Racarbry Keady Catherine Beattie 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU Alice Beattie 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU Rachael Beattie 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU Shirley Beattie 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU Mary McVerry 12 O'Donaghue Park,Bessbrook,Newry Kerrie McGuigan 124 Broughderg Road Broughderg Greencastle Eilis Leddy 129 Broughderg Road Broughderg Greencastle Joe Cunningham 13 Gortgonis Terrace Gortgonis Coalisland Kerry McIver 13 Millvale Park,Bessbrook,Newry Rosemary Crawley 14 High Street Ballynacraig Newry Kylie Peeples 14 Thompson Gardens Tamnymullan Maghera A McDermott 149 Broughderg Road Crouck Greencastle Joseph Evans 15 Ardross,Crossmaglen James Evans 15 Ardross,Crossmaglen Oliver McKenna 15 Corvanaghan Road Corvanaghan Cookstown Jacqueline Devlin 15 Mallawee Road,Clady,Co Armagh Adrian McCracken 16 Castle Court Coolnahavil Cookstown Pauline McCartan 16 Glenveagh Carcullion Hilltown Kate Conway 16 Lambrook Meadows Lammy Lammy Tierna McCavery 16 Station Avenue Dundrinne Castlewellan Anne McCullagh 16A Limehill Road Lime Hill Pomeroy Pat and Janette McRory	
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17 Beltonanean Road, Cookstown, Tyrone, Northern Ireland, BT80 9TR  
 Janette McRory  
 17 Beltonanean Road, Cookstown, Co. Tyrone, BT80 9TR  
 Patrick McRory  
 17 Beltonanean Road, Cookstown, Co. Tyrone, BT80 9TR  
 Matt McRory  
 17 Beltonanean Road, Cookstown, Tyrone, BT80 9TR  
 Nia McRory  
 17 Beltonanean Road, Cookstown, Tyrone, BT80 9TR  
 Janetter & Pat McRory  
 17 Beltonanean Road, Cookstown, bt80 9tr  
 Robert McKenna  
 17 Corvanaghan Road Corvanaghan Cookstown  
 Catherine McMann  
 17 Derrylecha Road, Newry  
 K Gibson  
 17 Knockmore Park, Carrickfergus, Antrim, Northern Ireland, BT38 8PQ  
 Martina Robinson  
 17 Maloon Manor Maloon Cookstown  
 Martin Robinson  
 17 Maloon Manor, Cookstown, Co Tyrone  
 Pat and Janette McCrory  
 17, Beltonanean Road, Cookstown, Co Tyrone, BT80 9TR  
 William Gallagher  
 19 Orchard Hill Ringmackilroy Warrenpoint  
 Eamonn McConway  
 19 Scotchtown Road Clagan Limavady  
 Patrick McNulty  
 197 Tattymoyle Road Tattymoyle Middle Omagh  
 B Tubby  
 2 Adelaide Road, Ipswich, Suffolk, England, IP4 5PR  
 E Lavery  
 2 Ashleigh Meadows Lissize Rathfriland  
 Nuala Dobbin  
 2 Liggins Road Liggins Mountfield  
 E Caulfield  
 2 Rosswood Park Rosstrevor Rostrevor  
 Conor Brady  
 20 Cavanoneill Road Cavanoneill Pomeroy  
 Phelim Devlin  
 21 Killycanavan Road, Ardboe, Dungannon, Co Tyrone  
 Laurence McCrory  
 21 Maryville Sheskinshule Sheskinshule  
 Kieran Quinn  
 21 Tullaville Tullagh Cookstown  
 Joan Mitchell  
 22 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9QL  
 Siobhan McQuaid  
 23 Dalton Road Drumarg Or Downs Armagh  
 Joanna Quinn  
 23 Tullaville Tullagh Cookstown  
 Patrick Higgins  
 25 Drumsesk Place Ringmackilroy Warrenpoint  
 Celine McCann

26 Brough Road Tamniaran Castledawson Rachel Gribben 26 Clermont Gardens, Warrenpoint, Down, Northern Ireland, BT34 3LQ M. Cullen 26 Gargrim Road Gargrim Fintona N Foley 26 Rathbeg Gortalowry Cookstown Anita McClelland 26 Tullymore Downs Drumarg Or Downs Armagh Siobhan Gibney 27 Ballinlare Gardens, Newry, Co Down PJ Cullen 27 Gargrim Road Draughton Fintona Gareth McClorey 27 Great Georges Street, Warrenpoint, Down, Northern Ireland, BT34 3HS Frank Delaney 27 Hilltown, Millford, Co Armagh Johanna McCollum 27 Smyth Crescent Garvaghy Portglenone Phelim Devlin 27 Tullaville Tullagh Cookstown Melissa Hull 28 Leck Road, Stewartstown, Tyrone, Northern Ireland, BT71 5LS Lyn Hadal 28 Main Street, Darkley, Co Armagh Valerie McCloskey 28 Tullaville Tullagh Cookstown Sheena Monaghan 3 Beaghmore Road Beagh More Cookstown L McGuckin 3 Church Way Swatragh MAGHERA D Killen 3 St. Malachys Villas Corporation Armagh Colm McKey 30 Essmore Dromore Warrenpoint Ashleen Ward 30 Glenveigh, Altnaveigh, Newry, Armagh, BT35 8GL, Kayleigh McCrory 30 Liggins Road Liggins Mountfield Sean South 31 Gleannsi, Rostrevor, Co Down Ciara South 31 Gleannsi, Rostrevor, Co Down Thomas Matin 31 Granemore Park Racarbry Keady John Havern 32 Orchard Hill Ringmackilroy Warrenpoint K Kelly 33 Loughgall Road Corporation Armagh Veronica Crawley 33 St. Clares Avenue Ballynacraig Newry Peter Loughran 34 Lisnastrain Road, Clonoe, Coalisland, Co Tyrone Rory O'Connor	
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<p>35 Hawthorne Road Tamnymullan Maghera Dympna Moan</p> <p>36 Acorn Hill,Bessbrook Thomas Moan</p> <p>36 Acornhill,Bessbrook,Newry,Co Down Edgar Charles</p> <p>36 Ballynasolus Road Ballynasollus Cookstown Kathleen Breen</p> <p>36 Ballyneill Road Ballyronan Beg The Loup P F Warnock</p> <p>37 Aghascrebagh Road Aghascrebagh Greencastle Brigid McRory</p> <p>38 Ballynasolus Road Ballynasollus Cookstown Michael White</p> <p>38 Cloughmore Park Rosstrevor Rostrevor Phelim Mulgrew</p> <p>38 Killucan Road Killucan Cookstown Fidelma O'Kane</p> <p>384, Crockanboy Road, Creggan, Tyrone, Northern Ireland, BT79 9AF Siobhan Mulgrew</p> <p>38A Killucan Road,Cookstown,Co Tyrone,BT80 9JW Marion Fegan</p> <p>39 Bryansford Gardens Ballaghbeg Newcastle Patrick McGurk</p> <p>4 Annaginny Road,Carland,Dungannon,Co Tyrone Eileen McGurk</p> <p>4 Annaginny Road,Carland,Dungannon,Co Tyrone Sean Ward</p> <p>4 Dalton Close Drumarg Or Downs Armagh Lisa McQuaid</p> <p>4 Linen Green Kennedies Milford S Monaghan</p> <p>4 Riverside Ballymaguigan MAGHERAFELT Mary Mulgrew</p> <p>40 Killucan Road Killucan Cookstown Bernie O'Neill</p> <p>40A Fingrean Road Altdrumman Sixmilecross N Higgins</p> <p>41A Upper Dromore Road, Ringmackilroy, Warrenpoint, Down, BT34 3PN Kieran Hughes</p> <p>42 Corran Road, Tassagh, Co Armagh Sheila Hughes</p> <p>42 Corran Road, Tassagh, Co Armagh P Hughes</p> <p>43 Drumgullion Avenue Lisdrumgullion Newry Michael &amp; Margaret McCrory</p> <p>44 Ballynasolus Road, Cookstown, Tyrone, Northern Ireland, BT80 9TQ Michael McCrory</p> <p>44 Ballynasolus Road, Cookstown, Tyrone, Northern Ireland, BT80 9TQ Margaret McCrory</p> <p>44 Ballynasolus Road, Cookstown, Tyrone, Northern Ireland, BT80 9TQ Joe Rooney</p> <p>46 Canal Street Lisdrumgullion Newry Sheila Rooney</p>	
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<p>46 Canal Street, Newry, BT35 6UF N Fowley</p> <p>47 Drum Road Gortallowry Cookstown Shane Higgins</p> <p>5 Ashgrove Hall Drumcashellone Newry Isobell Peebles</p> <p>5 Beagh Terrace Beagh (Spiritual) Maghera James Monaghan</p> <p>5 Beaghmore Road Beagh More Cookstown Yvonne Hart</p> <p>5 Beaufort Manor Drumnacanvy Portadown Gerard Devlin</p> <p>5 Parkmore Gardens Town Parks Of Magherafelt Magherafelt Julia Smith</p> <p>5 St Joseph's Place, Crossmaglen Colm McKenna</p> <p>50 Crouck Road Crouck Mountfield Cathal Morris</p> <p>51 Aghascrebagh Road Aghascrebagh Greencastle Ciara Guy</p> <p>51 Fairgreen Park Racarbry Keady Stephen Devlin</p> <p>52 Leaghan Road Leaghan Sixmilecross Francis Corey</p> <p>54A Blackrock Road, Cookstown, Co Tyrone, BT80 9NZ Joanne Corey</p> <p>54A Blackrock Road, Dunamore, Cookstown, BT80 9NZ Brian O'Connor</p> <p>55 Derrybeg Drive, Newry Michelle Bennett</p> <p>55 Lassara Heights Dromore Warrenpoint Alice Smith</p> <p>57A Killeavey Road Lisdrumgullion Newry Joanne Donnelly</p> <p>58 Ard Na Greine, Keady, Armagh Tamm Donnelly</p> <p>58 Ard Na Greine, Keady, Co Armagh Paul Holland</p> <p>6 Beagh Terrace Beagh (Spiritual) Maghera Mary Heagney</p> <p>6 Beltonanean Lane Beltonanean Cookstown James McCorry</p> <p>6 Clarkes Court, Gulladuff, Londonderry, Northern Ireland, BT45 8RH Seamus McCorry</p> <p>6 Clarkes Court, Gulladuff, Londonderry, Northern Ireland, BT45 8RH Eilleen Healy</p> <p>6 Mourne View Carcullion Hilltown Joanne Anderson</p> <p>6 Mull Court Mullinsallagh Portglenone Kevin Gallagher</p> <p>6 Orchard Hill Ringmackilroy Warrenpoint Peter Joseph McGurk</p> <p>62 Blackrock Road, Dunamore, Cookstown Carmel Mulholland</p>	
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63 Mount Pleasant Road Jordanstown Newtownabbey Ann Devlin 66 Cladymore Road Clady More Mowhan Gerard Rafferty 7 Crossmore Green Dunlarg Keady Tomas Connolly 7 Green Acres, Cookstown, Co Tyrone Patrick Connolly 7 Green Acres, Cookstown, Co Tyrone Gertie Connolly 7 Green Acres, Cookstown, Co Tyrone P Meenagh 7 James Street, Omagh Helen Forsythe 7 Malcolm Villas Derganagh Knockcloghrim Ciara South 75 Bancran Road Bancran Glebe Draperstown Mary Potter 8 Ashwood Heights Derryloran Alias Kirktown Cookstown Monina Connolly 8 Beltonanean Lane Beltonanean Cookstown Anna Ward 8 Beltonanean Road Beltonanean Cookstown Kathleen Lavery 8 Cottage Mews, Portadown Camilla Devlin 8 Northland Row, Dungannon, BT71 6AW Laura McCartan 8 Quaker Green Kiltarriff Rathfriland Stephen Devlin 8 Rathbeg Gortalowry Cookstown Roisin Reid 84 Coolnafranky Park Coolnafranky Cookstown Tiernan McNamee 84 Davagh Road Broughderg Draperstown Annie Finn 9 Church Place Crossdened Keady Megan Loughran 9 Greenagh Road, Dungannon, Co Tyrone Rachel Cleary 9 Tattysallagh Road Clanabogan Lower Drumquin Mark Taylor 90 Old Coagh Road, Cookstown, Tyrone, Northern Ireland, BT80 8RQ William Curran 91 Chapel Street Ballynacraig Newry Kathleen O'Connor 93 Ardross Park, Crossmaglen, Co Armagh Pearse Skidmore 96 Clogherny Road Clogherny Glebe Upper Beragh Mairead McNally 97, Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA F Heagney 98 Dunnamore Road Meenascallagh Cookstown Patrick Connolly	
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Kieran Devlin  
Iniscarn Road, Moneymore, Co Derry  
Joe Cunningham  
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Thomas John Quinn  
Killybearn, Cookstown, Co Tyrone  
Teresa McSkeane  
Killymonaghan, Castleshane, Middletown, Co Armagh  
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<b>ANNEX</b>	
<b>Date Valid</b>	23rd June 2015
<b>Date First Advertised</b>	6th July 2015
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) Ann Porter 1 Cheadle Park, Londonderry, Londonderry, Northern Ireland, BT47 5HU Trevor Porter 1 Cheadle Park, Londonderry, Londonderry, Northern Ireland, BT47 5HU Gail Lees 1 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XJ Eileen Conlon 1 Coolerack Riad, Carrickmore, Co. Tyrone Linda Smith 1 Coolmount Way, Cookstown, Tyrone, Northern Ireland, BT80 8YE Desmond O'Kane 1 Craigs Road, Cookstown, Tyrone, Northern Ireland, BT80 9LD Tracey McCrory 1 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL M McCrory 1 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL Barry Woods 1 Drumullan Manor, Money more, Londonderry, Northern Ireland, BT45 7WY Rosaleen McCracken 1 Feegarron Lane, Cookstown, Tyrone, Northern Ireland, BT80 9QT Jean Wylie 1 Feegarron Lane, Cookstown, Tyrone, Northern Ireland, BT80 9QT David Wylie 1 Feegarron Lane, Cookstown, Tyrone, Northern Ireland, BT80 9QT Henry McCracken 1 Feegarron Lane, Cookstown, Tyrone, Northern Ireland, BT80 9QT Guy Boyd 1 Lower Ballinderry Road, Lisburn, Antrim, Northern Ireland, BT28 2JA Sean Conway 1 Magherafelt Road, Money more, Londonderry, Northern Ireland, BT45 7UL Anne McCrory 1 Maloon Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WJ D McGuckin 1 Old Rectory Meadows, Cookstown, Tyrone, Northern Ireland, BT80 9YG SA McCrea 1 Rathbeg, Cookstown, Tyrone, Northern Ireland, BT80 8HR Robert Burleigh 1 Smith Court, Money more, Londonderry, Northern Ireland, BT45 7PH Anne McIntyre 1 Sperrin Mews, Cookstown, Tyrone, Northern Ireland, BT80 8NF	

M McConkey  
 1 Sperrin View, Cookstown, Tyrone, Northern Ireland, BT80 9RE  
 Joanne McQuillan  
 1 St. Malachys Park, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0ST  
 . The Occupier  
 1 The Ash, Cookstown, Tyrone, Northern Ireland, BT80 8TR  
 P. Faulkner  
 1 The Ash, Cookstown, Tyrone, Northern Ireland, BT80 8TR  
 Niall McAleer  
 1 The Cloisters, Belfast, Antrim, Northern Ireland, BT7 1GD  
 Declan Conway  
 1 The Pines, Cookstown, Tyrone, Northern Ireland, BT80 8RB  
 Peter Conway  
 1 The Pines, Cookstown, Tyrone, Northern Ireland, BT80 8RB  
 Daniel Conway  
 1 The Pines, Cookstown, Tyrone, Northern Ireland, BT80 8RB  
 Martin Conway  
 1 The Pines, Cookstown, Tyrone, Northern Ireland, BT80 8RB  
 Geraldine Conway  
 1 The Pines, Cookstown, Tyrone, Northern Ireland, BT80 8RB  
 Laura Murphy  
 1 Tirgan Road, Moneymore, Londonderry, Northern Ireland, BT45 7UA  
 Ciaran Murphy  
 1 Tirgan Road, Moneymore, Londonderry, Northern Ireland, BT45 7UA  
 Dean Murphy  
 1 Tirgan Road, Moneymore, Londonderry, Northern Ireland, BT45 7UA  
 Patricia Murphy  
 1 Tirgan Road, Moneymore, Londonderry, Northern Ireland, BT45 7UA  
 Dermot Murphy  
 1 Tirgan Road, Moneymore, Londonderry, Northern Ireland, BT45 7UA  
 Henry McCracken  
 1 Tullynure Road, Cookstown, Londonderry, Northern Ireland, BT80 9XH  
 Valerie Thom  
 1 Tulnacross Road, Cookstown, Tyrone, Northern Ireland, BT80 9NH  
 Glasgow Thom  
 1 Tulnacross Road, Cookstown, Tyrone, Northern Ireland, BT80 9NH  
 Jean Thom  
 1 Tulnacross Road, Cookstown, Tyrone, Northern Ireland, BT80 9NH  
 Peter Hamill  
 1 Willow Gardens, Dungannon, Tyrone, Northern Ireland, BT70 1XG  
 Paul Reilly  
 1, Druman Park, Armagh, Armagh, Northern Ireland, BT61 8EH  
 Paul McCrory  
 1, Maloon Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WJ  
 E Mitchell  
 10 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Hannah Mitchell  
 10 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Mathew Mitchell  
 10 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU



Heather Mitchell  
 10 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Martina McGurk  
 10 Beaghbeg Road, Cookstown, Tyrone, Northern Ireland, BT80 9PE  
 G Connolly  
 10 Beltonanean Lane, Cookstown, Tyrone, Northern Ireland, BT80 9TH  
 Eugene Connolly  
 10 Beltonanean Lane, Beltonanean, Cookstown, Tyrone, BT80 9TH,  
 Mark Bell  
 10 Churchtown Road, Cookstown, Londonderry, Northern Ireland, BT80 9XD  
 Owen Walshe  
 10 Derramore Gardens, Magherafelt, Londonderry, Northern Ireland, BT45 5RW  
 Leona Small  
 10 Killeenan Road, Cookstown, Tyrone, Northern Ireland, BT80 9JA  
 Rhonda Fenton  
 10 Lissan Road, Cookstown, Tyrone, Northern Ireland, BT80 8EN  
 Emily Fenton  
 10 Lissan Road, Cookstown, Tyrone, Northern Ireland, BT80 8EN  
 Desmond Devlin  
 10 Maloon Road, Cookstown, Tyrone, Northern Ireland, BT80 9RA  
 Judith Campbell  
 10 Old Coach Hill, Banbridge, Down, Northern Ireland, BT32 3ZF  
 Michael Travers  
 10 Old Coach Hill, Banbridge, Down, Northern Ireland, BT32 3ZF  
 Judith Campbell  
 10 Old Coach Hill, Banbridge, Down, Northern Ireland, BT32 3ZF  
 Edel Devine  
 10 Old Rectory Court, Cookstown, Tyrone, Northern Ireland, BT80 9XT  
 P McCracken  
 10 Orritor Lane, Cookstown, Tyrone, Northern Ireland, BT80 8BF  
 Billy McCracken  
 10 Orritor Lane, Cookstown, Tyrone, Northern Ireland, BT80 8BF  
 Henry R McKee  
 10 Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 Ann McKee  
 10 Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 Cathal McOsker  
 10 Westbury Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8WA  
 Danielle McOsker  
 10 Westbury Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8WA  
 J Bell  
 10 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Geraldine Martin  
 10 Westland Park, Cookstown, Tyrone, Northern Ireland, BT80 8DA  
 John Martin  
 10 Westland Park, Cookstown, Tyrone, Northern Ireland, BT80 8DA  
 Niamh Martin  
 10 Westland Park, Cookstown, Tyrone, Northern Ireland, BT80 8DA  
 Katrina Martin  
 10 Westland Park, Cookstown, Tyrone, Northern Ireland, BT80 8DA

Gavin Martin  
 10 Westland Park, Cookstown, Tyrone, Northern Ireland, BT80 8DA  
 Joel Loughrin  
 100 Claggan Lane, Cookstown, Tyrone, Northern Ireland, BT80 9UR  
 Joel Loughrin  
 100 Claggan Lane, Cookstown, Tyrone, Northern Ireland, BT80 9UR  
 The Owner/Occupier,  
 101 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Evan Glasgow  
 101 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Kevin McOscar  
 103 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9DN  
 Kevin McOscar  
 103 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9DN  
 Dympna McAleer  
 105 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Dympna McAleer  
 105 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Ciaran McKeefry  
 106 Carhill Road, Garvagh, Londonderry, Northern Ireland, BT51 5PQ  
 Ernie Smyth  
 106A Moneymore Road, Cookstown, Londonderry, Northern Ireland, BT80 9UU  
 Johnston Mitchell  
 109 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Ryan Carson  
 11 Aghagay Meadows, Newtownbutler, Fermanagh, Northern Ireland, BT92 8AE  
 Patrick Quinn  
 11 Ardboe Road, Cookstown, Tyrone, Northern Ireland, BT80 0HT  
 Mary Quinn  
 11 Ardboe Road, Cookstown, Tyrone, Northern Ireland, BT80 0HT  
 Linda Carson  
 11 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Samuel Carson  
 11 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Grace Carson  
 11 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Niall Carson  
 11 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Kathryn Carson  
 11 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Marc Carson  
 11 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Philomena Kelly  
 11 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XE  
 Cheryl Morrow  
 11 College Crescent, Coleraine, Londonderry, Northern Ireland, BT51 3HD  
 A Kennedy  
 11 Creggan Road, Randalstown, Antrim, Northern Ireland, BT41 3LN  
 Frankie Donnelly  
 11 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB

Margaret Donnelly  
 11 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB  
 Francie Donnelly  
 11 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB  
 Margaret Donnelly  
 11 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB  
 John McFetridge  
 11 Fountain Road, Cookstown, Tyrone, Northern Ireland, BT80 8QF  
 Cathy Hagan  
 11 Greenacres, Cookstown, Tyrone, Northern Ireland, BT80 8JS  
 Shaunagh McBride  
 11 Killybearn Lane, Cookstown, Londonderry, Northern Ireland, BT80 8SX  
 SAJ Henry  
 11 New Road, Cookstown, Tyrone, Northern Ireland, BT80 9LG  
 David Henry  
 11 New Road, Cookstown, Tyrone, Northern Ireland, BT80 9LG  
 Maurice Hughes  
 11 O'Rahilly Park, Mullaghbawn, Armagh, Northern Ireland, BT35 9RG  
 Claire Hughes  
 11 O'Rahilly Park, Mullaghbawn, Armagh, Northern Ireland, BT35 9RG  
 Thomas Baziliauskas  
 11 Old Rectory Meadows, Cookstown, Tyrone, Northern Ireland, BT80 9YG  
 Alison Graham  
 11 Sweep Road, Cookstown, Tyrone, Northern Ireland, BT80 8JW  
 Anton Bell  
 11 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Bernie Bell  
 11 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Joseph Thompson  
 11 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Heather Campbell  
 11 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Mary Thompson  
 11 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Eileen Wallace  
 11, Castle Villas, Cookstown, Tyrone, Northern Ireland, BT80 8JE  
 Laura McKee  
 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Eamon McKee  
 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 James McKee  
 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Trea McKee  
 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Amy McKee  
 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Eamonn McKee  
 111 Fegarron Road, Cookstown, Co Tyrone. BT80 9TE  
 Annabel M Mitchell  
 112 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9ST

W S Alwyn Mitchell  
 112 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9ST  
 Bronagh Quinn  
 114 Tanderagee Road, Pomeroy, Tyrone, Northern Ireland, BT70 3ED  
 Maire Quinn  
 114 Tanderagee Road, Pomeroy, Tyrone, Northern Ireland, BT70 3ED  
 Eoin McGuigan  
 117A Boveedy Road, Kilrea, Londonderry, Northern Ireland, BT51 5TZ  
 Margaret Crilly  
 118 Westland Road South, Cookstown, Tyrone, Northern Ireland, BT80 8JN  
 Martina McGurk  
 119 Thornhill Road, Pomeroy, Tyrone, Northern Ireland, BT70 3EG  
 Clodagh McGurk  
 119 Thornhill Road, Pomeroy, Tyrone, Northern Ireland, BT70 3EG  
 Donald McGurk  
 119 Thornhill Road, Pomeroy, Tyrone, Northern Ireland, BT70 3EG  
 William Mitchell  
 12 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Joanna Neeson  
 12 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Joe Neeson  
 12 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Conor Neeson  
 12 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Dara Neeson  
 12 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Oisin Neeson  
 12 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Mark Neeson  
 12 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Jackie Scullion  
 12 Brackaghlistlea Road, Draperstown, Londonderry, Northern Ireland, BT45 7JZ  
 Hayley Scullion  
 12 Brackaghlistlea Road, Draperstown, Londonderry, Northern Ireland, BT45 7JZ  
 Wendy Doyle  
 12 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB  
 Frank Doyle  
 12 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB  
 Maura Corrigan  
 12 Dukes Grove, Armagh, Armagh, Northern Ireland, BT61 8AT  
 Lisa Martin  
 12 Eglis View, Cookstown, Tyrone, Northern Ireland, BT80 0HA  
 Sarah Convery  
 12 Feegarron Lane, Cookstown, Tyrone, Northern Ireland, BT80 9QT  
 Francis Devlin  
 12 Finnobar, Coagh, Tyrone, Northern Ireland, BT80 0ER  
 Anne Devlin  
 12 Finnobar, Coagh, Tyrone, Northern Ireland, BT80 0ER  
 Catherine Beattie  
 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU

Shirley Beattie  
 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU  
 Rachel Beattie  
 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU  
 Alice Beattie  
 12 Lisadavil Park, Aughnacloy, Tyrone, Northern Ireland, BT69 6AU  
 Lily McAleer  
 12 Moboy Road, Pomeroy, Tyrone, Northern Ireland, BT70 2SG  
 May Laughlin  
 12 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LH  
 Samuel Laughlin  
 12 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LH  
 . The Occupier  
 12 Oranbeg Heights, Coalisland, Tyrone, Northern Ireland, BT71 5PD  
 Sandra Stirrip  
 12 Queens Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8EX  
 J Saunderson  
 12 Regency Drive, Craigavon, Down, Northern Ireland, BT66 7TZ  
 Colin Morton  
 12 Tullynagee Road, Moneymore, Londonderry, Northern Ireland, BT45 7SF  
 B Coey  
 12 Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 Stephen Donnelly  
 12 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Caroline Donnelly  
 12 Westland Drive, Cookstown, Tyrone, Northern Ireland, BT80 8BS  
 David Campbell  
 12 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Steven Campbell  
 12 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Louise Campbell  
 12 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Hilda Campbell  
 12 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 William Campbell  
 12 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Andrew Campbell  
 12 Willow Drive, Banbridge, Down, Northern Ireland, BT32 4RF  
 Noreen McAleer  
 12, Moboy Road, Pomeroy, Tyrone, Northern Ireland, BT70 2SG  
 Noreen McAleer  
 12, Moboy Road, Pomeroy, Tyrone, Northern Ireland, BT70 2SG  
 Leslie Mitchell  
 120 Fegarron Road, Cookstown, Co. Tyrone, BT80 9QL  
 Mairead McIntyre  
 122 Upper Knockbreda Road, Belfast, Down, Northern Ireland, BT6 9QB  
 . The Occupier  
 123 Limehill Road, Pomeroy, Tyrone, Northern Ireland, BT70 2RY  
 Taylor Norden  
 125 Markethill Road, Portadown, Armagh, Northern Ireland, BT62 3SL

Gary Norden  
 125 Markethill Road, Portadown, Armagh, Northern Ireland, BT62 3SL  
 David WG Laughlin  
 12A Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LH  
 Catherine Kiernan  
 12A, Old Rectory Court, Cookstown, Tyrone, Northern Ireland, BT80 9XT  
 Kevin McAleer  
 12a Maboy Road,Pomeroy,Co. Tyrone,BT70 2SG  
 M Johnston  
 13 Alford Park, Belfast, Down, Northern Ireland, BT5 7FW  
 Meta Burnside  
 13 Granville Terrace, Dungannon, Tyrone, Northern Ireland, BT70 1NR  
 Mary O'Neill  
 13 Killycanavan Road, Dungannon, Tyrone, Northern Ireland, BT71 5BP  
 Pat O'Neill  
 13 Killycanavan Road, Dungannon, Tyrone, Northern Ireland, BT71 5BP  
 Anthony Sowney  
 13 Mobuy Road, Cookstown, Londonderry, Northern Ireland, BT80 9UB  
 Erin Rose Sowney  
 13 Mobuy Road, Cookstown, Londonderry, Northern Ireland, BT80 9UB  
 Sharon Sowney  
 13 Mobuy Road, Cookstown, Londonderry, Northern Ireland, BT80 9UB  
 Cormac Sowney  
 13 Mobuy Road, Cookstown, Londonderry, Northern Ireland, BT80 9UB  
 Declan O'Neill  
 13 Old Rectory Heights, Cookstown, Tyrone, Northern Ireland, BT80 9XZ  
 Cochleen Murphy  
 13, Orritor Street, Cookstown, Tyrone, Northern Ireland, BT80 8BE  
 Cara Murphy  
 13, Orritor Street, Cookstown, Tyrone, Northern Ireland, BT80 8BE  
 Eugene Doyle  
 13, Orritor Street, Cookstown, Tyrone, Northern Ireland, BT80 8BE  
 Caoimhe Murphy  
 13, Orritor Street, Cookstown, Tyrone, Northern Ireland, BT80 8BE  
 Derek McKinney  
 135 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RB  
 Daniel McGilligan  
 137 Bann Road, Rasharkin, Rasharkin, Antrim, Northern Ireland, BT44 8TJ  
 Anne Campton  
 138 Coolreaghs Road, Cookstown, Tyrone, Northern Ireland, BT80 9QD  
 Bernadette Ryan  
 13A Annaghmore Road, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0JQ  
 Garry Tilbury  
 14 Ashbourne, Newtownabbey, Antrim, Northern Ireland, BT36 6SW  
 Gerard Conway  
 14 Castleview Heights, Dungannon, Tyrone, Northern Ireland, BT70 1TT  
 Teresa Conway  
 14 Castleview Heights, Dungannon, Tyrone, Northern Ireland, BT70 1TT  
 David Baird  
 14 Coagh Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8NH

Luke McIlwaine-Douglas  
 14 Corcreeny Road, Hillsborough, Down, Northern Ireland, BT26 6EH  
 Patricia McKernan  
 14 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 8JG  
 Kenneth Wensly  
 14 Dunnabraggy Road, Cookstown, Londonderry, Northern Ireland, BT45 7YN  
 Ann Wensly  
 14 Dunnabraggy Road, Cookstown, Londonderry, Northern Ireland, BT45 7YN  
 Kevin Devlin  
 14 Gortalowry Park, Cookstown, Tyrone, Northern Ireland, BT80 8JH  
 Kevin Devlin  
 14 Gortalowry Park, Cookstown, Tyrone, Northern Ireland, BT80 8JH  
 Pauline McNally O'Neill  
 14 Kilmascully Road, Dungannon, Tyrone, Northern Ireland, BT71 5BH  
 Donal O'Neill  
 14 Kilmascully Road, Dungannon, Tyrone, Northern Ireland, BT71 5BH  
 Claire Magee  
 14 Solitude Demesne, Lurgan, Armagh, Northern Ireland, BT67 9GN  
 William Causey  
 14 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 James Causey  
 14 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 Heather Causey  
 14 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 John Causey  
 14 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 Julie Causey  
 14 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 Peter Canavan  
 140 Altamuskin Road, Sixmilecross, Tyrone, Northern Ireland, BT79 9JA  
 Roy Johnston  
 140 Coolreaghs Road, Cookstown, Tyrone, Northern Ireland, BT80 9QD  
 Myrtle Johnston  
 140 Coolreaghs Road, Cookstown, Tyrone, Northern Ireland, BT80 9QD  
 Bronagh McKenna  
 142, Rehaghy Road, Aughnacloy, Tyrone, Northern Ireland, BT70 1LQ  
 Bronagh McKenna  
 142, Rehaghy Road, Aughnacloy, Tyrone, Northern Ireland, BT70 1LQ  
 Bridget Conway  
 146 Broughderg Road, Greencastle, Tyrone, Northern Ireland, BT79 8HY  
 Andrew Weir  
 149 Limewood, Banbridge, Down, Northern Ireland, BT32 3FH  
 Pedro Candido  
 14A Old Coagh Road, Cookstown, BT80  
 Roberta Wallace  
 15 Aghagaskin Road, Castledawson, Londonderry, Northern Ireland, BT45 5DS  
 William Wallace  
 15 Aghagaskin Road, Castledawson, Londonderry, Northern Ireland, BT45 5DS  
 Robert Wallace  
 15 Aghagaskin Road, Castledawson, Londonderry, Northern Ireland, BT45 5DS

Lydia Mitchell  
 15 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Raymond Mitchell  
 15 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Hannah Mitchell  
 15 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Sharon Mitchell  
 15 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Raymond Mitchell  
 15 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Rebecca Mitchell  
 15 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Sharon Neill  
 15 Braemar Court, Newtownabbey, Antrim, Northern Ireland, BT36 5GA  
 Jan Janec  
 15 Carryview, Coagh, Tyrone, Northern Ireland, BT80 0DQ  
 O Maynes  
 15 Fairhill Road, Cookstown, Tyrone, Northern Ireland, BT80 8AG  
 Patricia Maynes  
 15 Fairhill Road, Cookstown, Tyrone, Northern Ireland, BT80 8AG  
 Maria Maynes  
 15 Fairhill Road, Cookstown, Tyrone, Northern Ireland, BT80 8AG  
 Gerard Maynes  
 15 Fairhill Road, Cookstown, Tyrone, Northern Ireland, BT80 8AG  
 Elaine Tweed  
 15 Glenwood, Ahoghill, Antrim, Northern Ireland, BT42 1GW  
 Seamus Glackin  
 15 Gortalowry Park, Cookstown, Tyrone, Northern Ireland, BT80 8JH  
 Margaret Glackin  
 15 Gortalowry Park, Cookstown, Tyrone, Northern Ireland, BT80 8JH  
 Natasha Cahoon  
 15 Greenacres, Cookstown, Tyrone, Northern Ireland, BT80 8JS  
 Emma Catherwood  
 15 Leckagh Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6JS  
 Margaret Mclvor  
 15 Lindsay Ville, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6JB  
 Jill Hamill  
 15 Old Caulfield Road, Dungannon, Tyrone, Northern Ireland, BT70 3NE  
 Jason McLaughlin  
 15 Riverside Drive, Cookstown, Tyrone, Northern Ireland, BT80 9DH  
 Leah Morton  
 15 Tirgan Road, Moneymore, Londonderry, Northern Ireland, BT45 7UA  
 Brian Morton  
 15 Tirgan Road, Moneymore, Londonderry, Northern Ireland, BT45 7UA  
 Shane Corrigan  
 15 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Caoimhe Corrigan  
 15 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Rachael Corrigan  
 15 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP



Soarse Corrigan  
 15 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Jarlath Corrigan  
 15 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Aine Harkin  
 151 Cashel Road, Coleraine, Macosquin, Londonderry, Northern Ireland, BT51 4HW  
 George Harkin  
 151 Cashel Road, Coleraine, Macosquin, Londonderry, Northern Ireland, BT51 4HW  
 Carmel Harkin  
 151 Cashel Road, Coleraine, Macosquin, Londonderry, Northern Ireland, BT51 4HW  
 Leanne Hughes  
 151, Trewmount Road, Moy, Tyrone, Northern Ireland, BT71 7ED  
 Alan Boyne  
 153 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9TX  
 Denise Wright  
 15A The Dales, Cookstown, Tyrone, Northern Ireland, BT80 8TF  
 Martina Ward  
 16 Ashbourne, Castledawson, Londonderry, Northern Ireland, BT45 8HP  
 Thomas Cahoon  
 16 Ballybriest Road, Cookstown, Londonderry, Northern Ireland, BT80 9TY  
 Oliver McNally  
 16 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Phiemana Craig  
 16 Beechgrove, Ballymena, Antrim, Northern Ireland, BT43 7NW  
 John Craig  
 16 Beechgrove, Ballymena, Antrim, Northern Ireland, BT43 7NW  
 Francisco Curlos  
 16 Brookfield Road, Dungannon, Tyrone, Northern Ireland, BT71 6UH  
 Fergal Donaghy  
 16 Cloneen Drive, Moneymore, Londonderry, Northern Ireland, BT45 7UW  
 Terence Donaghy  
 16 Cloneen Drive, Moneymore, Londonderry, Northern Ireland, BT45 7UW  
 Martin McAleer  
 16 Coagh Street, Cookstown, Tyrone, Northern Ireland, BT80 8NG  
 Anne McCullagh  
 16 Limehill Road, Pomeroy, Tyrone, Northern Ireland, BT70 2RX  
 Shane McCullagh  
 16 Limehill Road, Pomeroy, Tyrone, Northern Ireland, BT70 2RX  
 Damien McCullagh  
 16 Limehill Road, Pomeroy, Tyrone, Northern Ireland, BT70 2RX  
 Michael McCullagh  
 16 Limehill Road, Pomeroy, Tyrone, Northern Ireland, BT70 2RX  
 Shane McCullagh  
 16 Limehill Road, Pomeroy, Tyrone, Northern Ireland, BT70 2RX  
 Alison McKeown  
 16 Muntober Road, Muntober, Cookstown, Tyrone, BT80 9LH,  
 Trevor Allen  
 16 Tamlaghtmore Road, Cookstown, Londonderry, Northern Ireland, BT80 9UT  
 Sean Hamill  
 16 Woodglen Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8EL

Sean Hamill  
 16 Woodglen Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8EL  
 David Kennedy  
 160 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RB  
 George Kennedy  
 160 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RB  
 Karen Coyle  
 165A Battery Road, Cookstown, Tyrone, Northern Ireland, BT80 0HS  
 Hilary Gillespie  
 166 Killylea Road, Armagh, Armagh, Northern Ireland, BT60 4NJ  
 Thomas Gillespie  
 166 Killylea Road, Armagh, Armagh, Northern Ireland, BT60 4NJ  
 Timothy Gillespie  
 166 Killylea Road, Armagh, Armagh, Northern Ireland, BT60 4NJ  
 Edwin Gillespie  
 166 Killylea Road, Armagh, Armagh, Northern Ireland, BT60 4NJ  
 Thomas Gillespie  
 166 Killylea Road, Armagh, Armagh, Northern Ireland, BT60 4NJ  
 Barry McAleer  
 167 Pomeroy Road, Donaghmore, Tyrone, Northern Ireland, BT70 2TY  
 Kerry Mone  
 168 Clay Road, Keady, Armagh, Northern Ireland, BT60 3QU  
 H Gillespie  
 168 Killylea Road, Armagh, Armagh, Northern Ireland, BT60 4NJ  
 Jacqueline Conway  
 16A Dirnan Road, Dirnan, Cookstown, Londonderry, BT80 9XL,  
 Thomas Conway  
 16A Dirnan Road, Dirnan, Cookstown, Londonderry, BT80 9XL,  
 Roisin Reid  
 16B Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Bobby Otterson  
 17 Ballybriest Road, Cookstown, Londonderry, Northern Ireland, BT80 9TY  
 Barbara Otterson  
 17 Ballybriest Road, Cookstown, Londonderry, Northern Ireland, BT80 9TY  
 Martin McCracken  
 17 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Connor McCracken  
 17 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Ciaran McCracken  
 17 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Sandra McCracken  
 17 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Janette McRory  
 17 Beltonanean Road, Cookstown, Co. Tyrone, BT80 9TR  
 Eoin McGuckian  
 17 Boleran Park, Garvagh, Londonderry, Northern Ireland, BT51 5EJ  
 Abagail Scullion  
 17 Brackaghlistlea Road, Draperstown, Londonderry, Northern Ireland, BT45 7JZ  
 Mary McKenna  
 17 Brackaghreilly Road, Maghera, Londonderry, Northern Ireland, BT46 5LE

Bernard McKenna  
 17 Brackaghreilly Road, Maghera, Londonderry, Northern Ireland, BT46 5LE  
 David McKenna  
 17 Brackaghreilly Road, Maghera, Londonderry, Northern Ireland, BT46 5LE  
 Megan Best  
 17 Claggan Park, Cookstown, Tyrone, Northern Ireland, BT80 8RD  
 Felix Talbot  
 17 Cloghog Road, Coalisland, Tyrone, Northern Ireland, BT71 5EH  
 Felix Talbot  
 17 Cloghog Road, Coalisland, Tyrone, Northern Ireland, BT71 5EH  
 Clare Donaghy  
 17 Conyngham Street, Moneymore, Londonderry, Northern Ireland, BT45 7PX  
 Dymrna Donaghy  
 17 Conyngham Street, Moneymore, Londonderry, Northern Ireland, BT45 7PX  
 P Donnelly  
 17 Derrygonigan Road, Derrygonigan, Cookstown, Londonderry, BT80 8SU,  
 Rose Marie Conway  
 17 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Wesley Cohon  
 17 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9SN  
 Plunkett McGartland  
 17 Drumnafern Road, Dungannon, Tyrone, Northern Ireland, BT70 1RT  
 Rebecca Love  
 17 Drumrot Road, Moneymore, Londonderry, Northern Ireland, BT45 7QH  
 Margaret O'Kane  
 17 Dunleath Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8JA  
 Sean O'Kane  
 17 Dunleath Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8JA  
 Mathew Hughes  
 17 Greenacres, Cookstown, Tyrone, Northern Ireland, BT80 8JS  
 Kathleen Brennan  
 17 Greenacres, Cookstown, Tyrone, Northern Ireland, BT80 8JS  
 Martina Robinson  
 17 Maloon Manor, Cookstown, Tyrone, Northern Ireland, BT80 8WR  
 Martin Robinson  
 17 Maloon Manor, Cookstown, Tyrone, Northern Ireland, BT80 8WR  
 Martina Robinson  
 17 Maloon Manor, Cookstown, Tyrone, Northern Ireland, BT80 8WR  
 Martin Robinson  
 17 Maloon Manor, Cookstown, Tyrone, Northern Ireland, BT80 8WR  
 James Murphy  
 17 Park Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8AH  
 Ronan McGuckin  
 17 Quilly Road, Moneymore, Londonderry, Northern Ireland, BT45 7SE  
 Peter Canavan  
 17 Westland Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8DD  
 G Ellison  
 17, Ardcumber Road, Cookstown, Tyrone, Northern Ireland, BT80 9AQ  
 Una McSorley  
 17, Coolnafranky Park, Cookstown, Tyrone, Northern Ireland, BT80 8PN

K Gibson  
 17, Knockmore Park, Carrickfergus, Antrim, Northern Ireland, BT38 8PQ  
 Mary Stewart  
 17, Limekiln Lane, Cookstown, Tyrone, Northern Ireland, BT80 8NL  
 Holly Porter  
 172 Gortin Meadows, Londonderry, Londonderry, Northern Ireland, BT47 2TT  
 Lisa Porter  
 172 Gortin Meadows, Londonderry, Londonderry, Northern Ireland, BT47 2TT  
 Paul Curry  
 172 Gortin Meadows, Londonderry, Londonderry, Northern Ireland, BT47 2TT  
 Pawel Rutowicz  
 173 Cedar Ridge, Dungannon, Tyrone, Northern Ireland, BT71 6UD  
 T Conlon  
 178 Battery Road, Cookstown, Tyrone, Northern Ireland, BT80 0HS  
 M Rocks  
 178B, Battery Road, Cookstown, Tyrone, Northern Ireland, BT80 0HS  
 Bridget Nugent  
 17A Cavanoneill Road, Cavanoneill, Pomeroy, Tyrone, BT80 9EW,  
 Oliver Ryan  
 18 Annaghmore Road, Annaghmore, Cookstown, Tyrone, BT80 0JG,  
 Fintan Benson  
 18 Chichester Avenue, Belfast, Antrim, Northern Ireland, BT15 5EH  
 Declan Kelly  
 18 Circular Road, Moneymore, Londonderry, Northern Ireland, BT45 7PY  
 Mary Corrigan  
 18 Claragh Road, Drumquin, Tyrone, Northern Ireland, BT78 4SF  
 James Corrigan  
 18 Claragh Road, Drumquin, Tyrone, Northern Ireland, BT78 4SF  
 Michael Hughes  
 18 Craigs Road, Cookstown, Tyrone, Northern Ireland, BT80 9LD  
 Pauline Donaldson  
 18 Kevlin Glen, Omagh, Tyrone, Northern Ireland, BT78 1PG  
 Noel O'Neill  
 18 Killycanavan Road, Dungannon, Tyrone, Northern Ireland, BT71 5BP  
 Heather Speers  
 18 Killyless Road, Cullybackey, Antrim, Northern Ireland, BT42 1HB  
 Eoin McGuckian  
 18 Kilrea Road, Upperlands, Londonderry, Northern Ireland, BT46 5QF  
 Aidan McGlade  
 18 Kilrea Road, Upperlands, Londonderry, Northern Ireland, BT46 5SN  
 Kathleen McKee  
 18 Kinturk Road, Cookstown, Tyrone, Northern Ireland, BT80 0JD  
 Bernie Montgomeres  
 18 Knockmoyle, Cookstown, Tyrone, Northern Ireland, BT80 8XS  
 Bridget Quinn  
 18 Lake View Cottages, Dungannon, Tyrone, Northern Ireland, BT71 5AZ  
 Anna Bigger  
 18 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9QL  
 Alison McKeown  
 18 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW

Joan Ludlow  
 18, Mullaghboy Heights, Magherafelt, Londonderry, Northern Ireland, BT45 5NU  
 S Ludlow  
 18, Mullaghboy Heights, Magherafelt, Londonderry, Northern Ireland, BT45 5NU  
 Keelah Beech  
 18, Orritor Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8BQ  
 Phyllis Lawn  
 18, Orritor Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8BQ  
 Donna Beech  
 18, Orritor Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8BQ  
 Leonne Ward  
 183 Tanderagee Road, Pomeroy, Tyrone, Northern Ireland, BT70 3HS  
 Allan Lynd  
 184, Omagh Road, Ballygawley, Tyrone, Northern Ireland, BT70 2AJ  
 Christopher Gray  
 18A Coolmount Park, Cookstown, Tyrone, Northern Ireland, BT80 8YB  
 Tanya Gray  
 18A Coolmount Park, Cookstown, Tyrone, Northern Ireland, BT80 8YB  
 Tony McCracken  
 19 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Geralyn McCracken  
 19 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Mary Monaghan  
 19 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Dermot Monaghan  
 19 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Laura Monaghan  
 19 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Gary Monaghan  
 19 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Gareth Kyle  
 19 Downview Drive, Ballymoney, Antrim, Northern Ireland, BT53 6AF  
 Jason Stewart  
 19 Dunleath Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8JA  
 Connor Maynes  
 19 Fairhill Road, Cookstown, Tyrone, Northern Ireland, BT80 8AG  
 Nora Mullan  
 19 Forge Road, Londonderry, Ardmore, Londonderry, Northern Ireland, BT47 3RB  
 Maria Donnelly  
 19 Greenacres, Cookstown, Tyrone, Northern Ireland, BT80 8JS  
 Maria Donnelly  
 19 Greenacres, Cookstown, Tyrone, Northern Ireland, BT80 8JS  
 Ann Doyle  
 19 St Jeans, Cookstown, Tyrone, Northern Ireland, BT80 8DQ  
 Anne Ross  
 19, Dunamony Road, Dungannon, Tyrone, Northern Ireland, BT70 1PA  
 Jordan Morrow  
 193 Lurgan Road, Donaghcloney, Down, Northern Ireland, BT25 1HL  
 Mary Cooper  
 193 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RG

Robert Cooper  
 193 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RG  
 Kelly Cooper  
 195 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RG  
 Heidi May Cooper  
 195 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RG  
 Dean Cooper  
 195 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RG  
 Dean F Cooper  
 195 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9RG  
 Michelle Lee  
 197A Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6LP  
 Martina Talbot  
 199 Stewartstown Road, Coalisland, Tyrone, Northern Ireland, BT71 5QB  
 John Talbot  
 199 Stewartstown Road, Coalisland, Tyrone, Northern Ireland, BT71 5QB  
 Ann Talbot  
 199 Stewartstown Road, Coalisland, Tyrone, Northern Ireland, BT71 5QB  
 Damien Hampsey  
 1A Westbury Drive, Gortallowry, Cookstown, Tyrone, BT80 8WD,  
 James McCusker  
 2 Ballynagilly Road Creeve Cookstown  
 . Owner/Occupier  
 2 Casaeldona Gardens, Belfast, Down, Northern Ireland, BT6 9RQ  
 John Lipfird  
 2 Church Grove, Kircubbin, Down, Northern Ireland, BT22 2SU  
 Martin Quinn  
 2 Claragh Hill Court, Kilrea, Londonderry, Northern Ireland, BT51 5YT  
 Emma Beggs  
 2 Creggan Heights, Sixmilecross, Tyrone, Northern Ireland, BT79 9BA  
 John Scott  
 2 Derryloran Place, Cookstown, Tyrone, Northern Ireland, BT80 8LF  
 Lisa McCrory  
 2 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Linda Gillespie  
 2 Drumkee Villas, Dungannon, Tyrone, Northern Ireland, BT71 6JD  
 Michelle McCracken  
 2 Feegarron Lane, Cookstown, Tyrone, Northern Ireland, BT80 9QT  
 Catherine McCracken  
 2 Feegarron Lane, Cookstown, Tyrone, Northern Ireland, BT80 9QT  
 Laura McDonald  
 2 Knockadoo Road, Moneymore, Londonderry, Northern Ireland, BT80 9XQ  
 Oonagh Dolan  
 2 Loranvale, Cookstown. BT80  
 Barry Thompson  
 2 Maloon Manor, Cookstown, Tyrone, Northern Ireland, BT80 8WR  
 Fernando Guimaraes  
 2 Milltown Mews, Dungannon, Tyrone, Northern Ireland, BT71 7FE  
 D dOliveisa  
 2 Moneymore Road, Cookstown, Londonderry, Northern Ireland, BT80 8EQ

Stephen Love  
 2 Oaklea Road, Magherafelt, Londonderry, Northern Ireland, BT45 6HX  
 James Ellison  
 2 Princess Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6DF  
 Raymond Quinn  
 2 St. Malachys Park, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0ST  
 Nuala Quinn  
 2 St. Malachys Park, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0ST  
 C McOsker  
 2 The Glassan, Coagh, Londonderry, Northern Ireland, BT80 0BP  
 Stephen McOsker  
 2 The Glassan, Coagh, Londonderry, Northern Ireland, BT80 0BP  
 Kady-Ann McOsker  
 2 The Glassan, Coagh, Londonderry, Northern Ireland, BT80 0BP  
 Olivia Doyle  
 2 Tullyreavy Road, Pomeroy, Dungannon, Co. Tyrone, BT70 2RQ  
 Francis McGuckin  
 2 Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 Rory Rafferty  
 2 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Leia McHugh  
 2 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Darragh McHugh  
 2 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Tadhg McHugh  
 2 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Brian Mulligan  
 2 Westwood Park, Cookstown, Tyrone, Northern Ireland, BT80 8YX  
 Una Doyle  
 20 Westfort, Cookstown, Tyrone, Northern Ireland, BT80 8TH  
 Mary Neeson  
 20 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Una Neeson  
 20 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Sean Neeson  
 20 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Michael Neeson  
 20 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Mark Hamill  
 20 Carmorn Road, Toomebridge, Antrim, Northern Ireland, BT41 3NX  
 W G Buchanan  
 20 Castle Road, Cookstown, Tyrone, Northern Ireland, BT80 8JY  
 Conor Brady  
 20 Cavanoneill Road, Pomeroy, Tyrone, Northern Ireland, BT80 9EW  
 Neville Ferson  
 20 Drumnalmalta Road, Cookstown, Tyrone, Northern Ireland, BT80 9LS  
 Connal McHugh  
 20 Drumvale Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8QZ  
 H W Mitchell  
 20 Falmouth Grove, Swindon, Wiltshire, SN3 1EJ

Darren Hampsey  
 20 Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
 B Derragj  
 20 Killymoon Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8JX  
 B Derragj  
 20 Killymoon Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8JX  
 Thos Scott  
 20 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9QL  
 Marion Scott  
 20 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9QL  
 Sharon Lees  
 20 Mobuy Road, Cookstown, Londonderry, Northern Ireland, BT80 9UB  
 Wilbert Lees  
 20 Mobuy Road, Cookstown, Londonderry, Northern Ireland, BT80 9UB  
 Anne Coey  
 20 Muff Road, Cookstown, Londonderry, Northern Ireland, BT80 9XA  
 Damien Coey  
 20 Muff Road, Cookstown, Londonderry, Northern Ireland, BT80 9XA  
 Michelle Coey  
 20 Muff Road, Cookstown, Londonderry, Northern Ireland, BT80 9XA  
 Charlie Coey  
 20 Muff Road, Cookstown, Londonderry, Northern Ireland, BT80 9XA  
 Roger Little  
 20 Mullaghcreevy Road, Dungannon, Tyrone, Northern Ireland, BT70 1RJ  
 Maurice Little  
 20 Mullaghcreevy Road, Dungannon, Tyrone, Northern Ireland, BT70 1RJ  
 Michael O'Neill  
 20 Rockview Park, Moneymore, Londonderry, Northern Ireland, BT45 7UH  
 Valter Zensque  
 20 Shandon Park, Ballymena, Antrim, Northern Ireland, BT42 2ED  
 Valter Zensque  
 20 Shandon Park, Ballymena, Antrim, Northern Ireland, BT42 2ED  
 Grainne MacMahon  
 20 Tullagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9RL  
 Assumpta O'Neill  
 20, Rocktown Road, Bellaghy, Londonderry, Northern Ireland, BT45 8QE  
 Margaret Hayes  
 205 Brackaville Road, Coalisland, Tyrone, Northern Ireland, BT71 4EJ  
 Noel Doyle  
 208 Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6LW  
 Geraldine Doyle  
 208 Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6LW  
 Gary Doyle  
 208 Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6LW  
 Owen Doyle  
 208 Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6LW  
 Brian Doyle  
 208 Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6LW  
 Paul McLaughlin  
 209 Baranailt Road, Claudy, Londonderry, Northern Ireland, BT49 9LS



James Kelly  
 20A Bann-Side, Toome, Londonderry, Northern Ireland, BT41 3SB  
 Paddy Kelly  
 20A Bann-Side, Toome, Londonderry, Northern Ireland, BT41 3SB  
 Jacqueline Bell  
 20A Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XJ  
 Anne McNally  
 20B Claggan Road, Tullynure, Cookstown, Londonderry, BT80 9XJ,  
 Teresa Daly  
 21 Beaghbeg Road, Cookstown, Tyrone, Northern Ireland, BT80 9PE  
 Andrew Clements  
 21 Belfast Road, Carrickfergus, Antrim, Northern Ireland, BT38 8BY  
 Dale Clements  
 21 Belfast Road, Carrickfergus, Antrim, Northern Ireland, BT38 8BY  
 Noreen Smith  
 21 Ben Lawers Drive, Renfrewshire. PAZ 7LZ  
 Steven Fearon  
 21 Coolnafranky Park, Cookstown, Tyrone, Northern Ireland, BT80 8PN  
 Sheila Bell  
 21 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Anna Marie Quinn  
 21 Glen Road, Coalisland, Tyrone, Northern Ireland, BT71 4PG  
 Colin Glasgow  
 21 Killycurragh Road, Cookstown. BT80  
 Laura Glasgow  
 21 Killycurragh Road, Drumnaglogh, Cookstown, Tyrone, BT80 9LB,  
 Oliver Moran  
 21 Loup Road, Moneymore, Londonderry, Northern Ireland, BT45 7SN  
 Hugh Moran  
 21 Loup Road, Moneymore, Londonderry, Northern Ireland, BT45 7SN  
 Rita Mitchell  
 21 Loup Road, Moneymore, Londonderry, Northern Ireland, BT45 7SN  
 Eric Layard  
 21 Prince Edward Park, Belfast, Antrim, Northern Ireland, BT9 5FZ  
 Connor Lecky  
 21 Sandringham Drive, Prehen, Londonderry, Northern Ireland, BT47 2PJ  
 Gary McKenna  
 21 Tirruadh Square, Draperstown, Londonderry, Northern Ireland, BT45 7HF  
 Catherine McMenamin  
 21 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Catherine McMenamin  
 21 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Niamh Daly  
 21, Old Rectory Park, Cookstown, Tyrone, Northern Ireland, BT80 9XR  
 Jennifer Daly  
 21, Old Rectory Park, Cookstown, Tyrone, Northern Ireland, BT80 9XR  
 Colleen Daly  
 21, Old Rectory Park, Cookstown, Tyrone, Northern Ireland, BT80 9XR  
 Conor Daly  
 21, Old Rectory Park, Cookstown, Tyrone, Northern Ireland, BT80 9XR

Oliver Doyle  
 210 Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6LW  
 Conan Donaghy  
 21A Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Caolan Donaghy  
 21A Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Conan Donaghy  
 21A Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Con Donaghy  
 21A Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Carole Donnelly  
 22 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 William John Donnelly  
 22 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Neil Armstrong  
 22 Beech Hill Court, Tobermore, Londonderry, Northern Ireland, BT45 5GG  
 B Allen  
 22 Beechland Drive, Lisburn, Antrim, Northern Ireland, BT28 1HR  
 Eileen Mallon  
 22 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NS  
 Sarah Neeson  
 22 Burn Road, Cookstown, Tyrone, Northern Ireland, BT80 8DN  
 Caolan Coney  
 22 Coolough Drive, Dungannon, Tyrone, Northern Ireland, BT71 5QL  
 Ciara McElhatton  
 22 Craigs Road, Cookstown, Tyrone, Northern Ireland, BT80 9LD  
 Ryan McElhatton  
 22 Craigs Road, Cookstown, Tyrone, Northern Ireland, BT80 9LD  
 Eleanor Gordon  
 22 Derramore Way, Cookstown, Tyrone, Northern Ireland, BT80 8TZ  
 Kieran Hughes  
 22 Fairhill Grove, Cookstown, Tyrone, Northern Ireland, BT80 8TG  
 Maxim Gray  
 22 Kings Park, Cookstown, Tyrone, Northern Ireland, BT80 8XE  
 Christopher Gray  
 22 Kings Park, Cookstown, Tyrone, Northern Ireland, BT80 8XE  
 Victor Creighton  
 22 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Colin Creighton  
 22 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 R Robinson  
 22 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Doreen Creighton  
 22 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 E Creighton  
 22 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Joan Mitchell  
 22 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9QL  
 Frances Res  
 22 Sweep Road, Cookstown, Tyrone, Northern Ireland, BT80 8JW

Sinead Canavan  
 22 Tullaville, Cookstown, Tyrone, Northern Ireland, BT80 8EB  
 Kevin O'Neill  
 22 Turmeel Road, Dungiven, Londonderry, Northern Ireland, BT47 4SN  
 Loretta McAlynn  
 22 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Patricia Hughes  
 22, Fairhill Grove, Cookstown, Tyrone, Northern Ireland, BT80 8TG  
 M McKernan  
 22, Giboney Court, Cookstown, Tyrone, Northern Ireland, BT80 8DY  
 M McKernan  
 22, Giboney Court, Cookstown, Tyrone, Northern Ireland, BT80 8DY  
 Brenda Walton  
 2214 Rowena Avenue, Orlando. Florida. USA 32803  
 Rebecca Rooney  
 222, Stewartstown Road, Coalisland, Tyrone, Northern Ireland, BT71 5QF  
 Rebecca Rooney  
 222, Stewartstown Road, Coalisland, Tyrone, Northern Ireland, BT71 5QF  
 Rebecca Rooney  
 222, Stewartstown Road, Coalisland, Tyrone, Northern Ireland, BT71 5QF  
 Mary Jo McWilliams  
 22B Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Paul McWilliams  
 22B Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 John McKeever  
 22D Kilcurry Road, Portglenone, Antrim, Northern Ireland, BT44 8DB  
 Krasic Martin  
 23 Chapel Court, Cookstown, Tyrone, Northern Ireland, BT80 8QW  
 N McKeown  
 23 Cranley Park, Bangor, Down, Northern Ireland, BT19 7HF  
 K McGready  
 23 Dunnabraggy Road, Cookstown, Londonderry, Northern Ireland, BT45 7YN  
 Mark McGready  
 23 Dunnabraggy Road, Cookstown, Londonderry, Northern Ireland, BT45 7YN  
 S Robinson  
 23 Killeaton Gardens, Dunmurry, Antrim, Northern Ireland, BT17 9HF  
 Paul Monaghan  
 23 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 John Monaghan  
 23 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Lucy Monaghan  
 23 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Angela Monaghan  
 23 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 David Monaghan  
 23 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Claire Mallon  
 23 Lindsay Ville, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6JB  
 Thelma Black  
 23 Lismenary Road, Ballynure, Antrim, Northern Ireland, BT39 9UE

Zoe Black  
 23 Lismenary Road, Ballynure, Antrim, Northern Ireland, BT39 9UE  
 Chloe Knox  
 23 Loup Road, Moneymore, Londonderry, Northern Ireland, BT45 7SN  
 Eugene McCormack  
 23 Mullaghboy Crescent, Magherafelt, BT45 5AS  
 Eugene McCormack  
 23 Mullaghboy Crescent, Magherafelt, Londonderry, Northern Ireland, BT45 5AS  
 Paul Devine  
 23 Parkmount, Cookstown, Tyrone, Northern Ireland, BT80 8AY  
 Lynette Cotton  
 23 Sandy Braes, Magherafelt, Londonderry, Northern Ireland, BT45 6PN  
 Conor Lawless  
 23 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 John Cotton  
 23, Sandy Braes, Magherafelt, Londonderry, Northern Ireland, BT45 6PN  
 Cathal Keogh  
 232 Coalisland Road, Dungannon, Drumcoo, Tyrone, Northern Ireland, BT71 6EP  
 Conal Keogh  
 233 Coalisland Road, Dungannon, Drumcoo, Tyrone, Northern Ireland, BT71 6EP  
 Mary Gallagher  
 24 Aghinduff Park, Dungannon, Tyrone, Northern Ireland, BT70 3AU  
 Christy Gallagher  
 24 Aghinduff Park, Dungannon, Tyrone, Northern Ireland, BT70 3AU  
 Glenn Gallagher  
 24 Aghinduff Park, Dungannon, Tyrone, Northern Ireland, BT70 3AU  
 F McFlynn  
 24 Ballyeglish Road, Moneymore, Londonderry, Northern Ireland, BT45 7XB  
 Denise Farr  
 24 Beechway, Cookstown, Tyrone, Northern Ireland, BT80 8LG  
 Shane Mallon  
 24 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NS  
 Adrian Mallon  
 24 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NS  
 Cathy Mallon  
 24 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NS  
 Nuala Mallon  
 24 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NS  
 Emma Mallon  
 24 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NS  
 Mark Stafford  
 24 Cherryhill, Irvinestown, Fermanagh, Northern Ireland, BT94 1FH  
 Eugene Conway  
 24 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Annie Conway  
 24 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Elizabeth O'Neill  
 24 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Mairead Casey  
 24 Friary Road, Dungannon, Tyrone, Northern Ireland, BT70 1PU

Thomas J Taylor  
 24 Windsor Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8EZ  
 Ann Gormley  
 24, Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Brian Thompson  
 24, Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Judi Sayers  
 24, Millburn Park, Cookstown, Tyrone, Northern Ireland, BT80 8HQ  
 Sam Montgomery  
 24, Old Rectory Park, Cookstown, Tyrone, Northern Ireland, BT80 9XR  
 Libby Montgomery  
 24, Old Rectory Park, Cookstown, Tyrone, Northern Ireland, BT80 9XR  
 Maire McGurk  
 242 Loughmacrory Road, Carrickmore, Tyrone, Northern Ireland, BT79 9LD  
 Ann Bates  
 25 Ballyheifer Road, Magherafelt, Londonderry, Northern Ireland, BT45 5DX  
 Michael Bates  
 25 Ballyheifer Road, Magherafelt, Londonderry, Northern Ireland, BT45 5DX  
 Beverley Graham  
 25 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Paul Graham  
 25 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Jay Graham  
 25 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
 Mary Glasgow  
 25 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Robert Glasgow  
 25 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Helene Glasgow  
 25 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Colin Watt  
 25 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Norbert Tornocho  
 25 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB  
 The Occupier  
 25 Drumcree, Cookstown, Tyrone, Northern Ireland, BT80 8JB  
 Joan McDonald  
 25 Richmond Lane, Ballygawley, Tyrone, Northern Ireland, BT70 2AN  
 Geoff Doak  
 25 Silver Birch Courts, Belfast, Antrim, Northern Ireland, BT13 2JJ  
 Wesley Bigger  
 25 Station Road, Desertmartin, Londonderry, Northern Ireland, BT45 5PD  
 Rachel Boyle  
 25 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 Paul Boyle  
 25 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 Sharon Boyle  
 25 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 Damien Devlin  
 25, Ballyheifer Road, Magherafelt, Londonderry, Northern Ireland, BT45 5DX

Faolan Brady  
 254 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9JJ  
 James Brady  
 254 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9JJ  
 Patricia Brady  
 254 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9JJ  
 Damian Canavan  
 25A Brookmount Road, Omagh, Tyrone, Northern Ireland, BT78 5HZ  
 James Rodgers  
 26 Church Street, Littleleigh, Northwich, Cheshire, CD8 4RR  
 Sophie Rodgers  
 26 Church Street, Littleleigh, Northwich, Cheshire, CD8 4RR  
 Olivia Rodgers  
 26 Church Street, Littleleigh, Northwich, Cheshire, CD8 4RR  
 Henry Rodgers  
 26 Church Street, Littleleigh, Northwich, Cheshire, CD8 4RR  
 Rachel Gribben  
 26 Clermont Gardens, Warrenpoint, Down, Northern Ireland, BT34 3LQ  
 Eamon Grew  
 26 College Lands Road, Moy, Charlemont, Armagh, Northern Ireland, BT71 6SN  
 Sean Sweeney  
 26 Derramore View, Cookstown, Tyrone, Northern Ireland, BT80 8TY  
 Martin Sweeney  
 26 Derramore View, Cookstown, Tyrone, Northern Ireland, BT80 8TY  
 Sinead Sweeney  
 26 Derramore View, Cookstown, Tyrone, Northern Ireland, BT80 8TY  
 Clare Conway  
 26 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Ciaran Conway  
 26 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Eugene Conway  
 26 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Oonagh Conway  
 26 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 M Conway  
 26 Dirnan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XL  
 Teresa McCann  
 26 Glenaness Road, Sixmilecross, Tyrone, Northern Ireland, BT79 9JD  
 Nigel Ferguson  
 26 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LB  
 Dawn Ferguson  
 26 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LB  
 Dearyssow Vilhete  
 26 Lissan Road, Cookstown, Tyrone, Northern Ireland, BT80 8EW  
 Padraig Donaghy  
 26 Millrace Drive, Moneymore, Londonderry, Northern Ireland, BT45 7TJ  
 Dolores McKee  
 26 Mullanahoe Road, Dungannon, Tyrone, Northern Ireland, BT71 5AT  
 Turlough McKee  
 26 Mullanahoe Road, Dungannon, Tyrone, Northern Ireland, BT71 5AT

Ann Doyle  
 26 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Shauna Speirs  
 26A Ballynagilly Lane Ballynagilly Cookstown  
 Peter Speirs  
 26A Ballynagilly Lane Ballynagilly Cookstown  
 Aoife Speirs  
 26A Ballynagilly Lane Ballynagilly Cookstown  
 Erinn Speirs  
 26A Ballynagilly Lane, Ballynagilly, Cookstown, Tyrone, BT80 9SU,  
 Philomena Coyle  
 27 Castle Court, Cookstown, Tyrone, Northern Ireland, BT80 8QJ  
 Ben Beggs  
 27 Cooke Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8LD  
 Richard Davidson  
 27 Deerpark Road, Bellaghy, Londonderry, Northern Ireland, BT45 8LB  
 Gareth McClorey  
 27 Great Georges Street, Warrenpoint, Down, Northern Ireland, BT34 3HS  
 Leslie Carson  
 270, Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9NE  
 Michelle McDonald  
 277 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9NE  
 Barry McDonald  
 277 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 9NE  
 Harold Armstrong  
 27A Deverney Road, Omagh, Tyrone, Northern Ireland, BT79 0ND  
 Joan Armstrong  
 27A Deverney Road, Omagh, Tyrone, Northern Ireland, BT79 0ND  
 Liam McNaney  
 28 Castlecoole Road, Enniskillen, Breandrum, Fermanagh, Northern Ireland, BT74 6HZ  
 Nina McCabe  
 28 Claggan Lane, Cookstown, Tyrone, Northern Ireland, BT80 8PX  
 Max McCabe  
 28 Claggan Lane, Cookstown, Tyrone, Northern Ireland, BT80 8PX  
 Kevin Carron  
 28 Claremount Drive, Dungannon, Tyrone, Northern Ireland, BT71 5JX  
 Callan Cooper  
 28 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LR  
 Pauline Cooper  
 28 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LR  
 Ryan Glasgow  
 28 Glenarny Road, Cookstown, Tyrone, Northern Ireland, BT80 9DZ  
 Melissa Hull  
 28 Leck Road, Stewartstown, Tyrone, Northern Ireland, BT71 5LS  
 Max McCabe  
 28, Claggan Lane, Cookstown, Tyrone, Northern Ireland, BT80 8PX  
 Nina McCabe  
 28, Claggan Lane, Cookstown, Tyrone, Northern Ireland, BT80 8PX  
 Adrian Kelly  
 28, Shergrim Glen, Omagh, Tyrone, Northern Ireland, BT79 7GS

Joanne Haire  
 282 Carnmoney Road, Newtownabbey, Antrim, Northern Ireland, BT36 6NW  
 Nina Balmer  
 282, Carnmoney Road, Newtownabbey, Antrim, Northern Ireland, BT36 6NW  
 Fiona Graham  
 29 Ballynagilly Road, Cookstown, BT80 9SX  
 Thomas Graham  
 29 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Heather Graham  
 29 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 William Graham  
 29 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Sadie Donaghy  
 29 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Fred Donaghy  
 29 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Alan Donaghy  
 29 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Martha Donaghy  
 29 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Mark Donaghy  
 29 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Patsy McCusker  
 29 Fountain Road, Cookstown, Tyrone, Northern Ireland, BT80 8QF  
 Ruairi McGlade  
 29 Greenmount Place, Belfast, Antrim, Northern Ireland, BT51 4PS  
 Seamus Harkin  
 29 Greenmount Place, Belfast, Antrim, Northern Ireland, BT51 4PS  
 Victor Stirrup  
 29 Kincora, Ballymena, Antrim, Northern Ireland, BT42 3BB  
 Margaret Love  
 29 Maloon Road, Cookstown, Tyrone, Northern Ireland, BT80 9RA  
 Margaret O'Hagan  
 29 Moneymore Road, Desertmartin, Londonderry, Northern Ireland, BT45 5LL  
 Teresa Loughran  
 29 Tullynure Road, Cookstown, Londonderry, Northern Ireland, BT80 9XH  
 Patrick Loughran  
 29 Tullynure Road, Cookstown, Londonderry, Northern Ireland, BT80 9XH  
 Jackie Lennon  
 298 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9JJ  
 Kate Lennon  
 2A Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 N Maguire  
 3 Annaghbeg Park North, Donaghmore, Tyrone, Northern Ireland, BT70 1RG  
 Deniese Harkness  
 3 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Ian Robinson  
 3 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Maura McCann  
 3 Ballynasolus Road, Cookstown, Tyrone, Northern Ireland, BT80 9TJ



Sheena Monaghan  
 3 Beaghmore Road, Cookstown, Tyrone, Northern Ireland, BT80 9PB  
 Sheena Monaghan  
 3 Beaghmore Road, Cookstown, Tyrone, Northern Ireland, BT80 9PB  
 Louise Wylie  
 3 Bracken Way, Dungannon, Tyrone, Northern Ireland, BT71 4TU  
 Joe Abernethy  
 3 Bracken Way, Dungannon, Tyrone, Northern Ireland, BT71 4TU  
 Keith Abernethy  
 3 Bracken Way, Dungannon, Tyrone, Northern Ireland, BT71 4TU  
 Dermont O'Hagan  
 3 Cannon Vale, Omagh, Tyrone, Northern Ireland, BT78 1JZ  
 Damian Campbell  
 3 Clondallon Drive, Coalisland, Tyrone, Northern Ireland, BT71 5BX  
 Claire McLean  
 3 Coagh Street, Cookstown, Tyrone, Northern Ireland, BT80 8NG  
 Isobel McMurray  
 3 Drumearn Avenue, Cookstown, Tyrone, Northern Ireland, BT80 9JZ  
 Sheila McDonald  
 3 Finnobar, Coagh, Tyrone, Northern Ireland, BT80 0ER  
 Catherine Skelton-McKenna  
 3 Fortwilliam Gardens, Belfast, Antrim, Northern Ireland, BT15 4BS  
 Bridget Smith  
 3 Greenacres, Cookstown, Tyrone, Northern Ireland, BT80 8JS  
 Matilda Harkness  
 3 Hillside, Cookstown, Tyrone, Northern Ireland, BT80 9BY  
 Damien Quinn  
 3 Limekiln Lane, Cookstown, Tyrone, Northern Ireland, BT80 8NL  
 Paul Carr  
 3 Mill Mount, Randalstown, Antrim, Northern Ireland, BT41 2AH  
 John Kerr  
 3 Mount Royal, Banbridge, Down, Northern Ireland, BT32 3HG  
 Michael & Sadie McCann  
 3 Ramper Road, Cookstown, Tyrone, Northern Ireland, BT80 9TB  
 Michael and Sadie McCann  
 3 Ramper Road, Cookstown, Tyrone, Northern Ireland, BT80 9TB  
 Helen Furey  
 3 The Beeches, Omagh, Tyrone, Northern Ireland, BT79 0GY  
 J Gallagher  
 3 Tullagh Drive, Cookstown, Tyrone, Northern Ireland, BT80 8ED  
 Margaret Mgregor  
 3 Tullywiggan Road, Cookstown, Tyrone, Northern Ireland, BT80 8TJ  
 Michael Patterson  
 3 Vicarage Close, Gilford, Down, Northern Ireland, BT63 6PA  
 Clare McGuckin  
 3 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Eamon Hunson  
 3 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Damien McAleer  
 3, Glencree, Cookstown, Tyrone, Northern Ireland, BT80 8XN

Paula Quinn  
 30 Annaghmore Road, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0JA  
 Emma Ross  
 30 Castle Villas, Cookstown, Tyrone, Northern Ireland, BT80 8JE  
 Patrick Corey  
 30 Greenvale Drive, Cookstown, Tyrone, Northern Ireland, BT80 8HN  
 WE Thom  
 30 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LB  
 Lucy Marie McCrory  
 30 Liggins Road, Mountfield, Tyrone, Northern Ireland, BT79 8JA  
 Kayleigh McCrory  
 30 Liggins Road, Mountfield, Tyrone, Northern Ireland, BT79 8JA  
 Kerry McCrory  
 30 Liggins Road, Mountfield, Tyrone, Northern Ireland, BT79 8JA  
 Shaun McCrory  
 30 Liggins Road, Mountfield, Tyrone, Northern Ireland, BT79 8JA  
 Iris Scott  
 30 Maloon Manor, Cookstown, Tyrone, Northern Ireland, BT80 8WR  
 Ricardo Madeira  
 30 Millburn Park, Cookstown, Tyrone, Northern Ireland, BT80 8HQ  
 Mary McAneaney  
 30 St Jeans, Cookstown, Tyrone, Northern Ireland, BT80 8DQ  
 Paul Kelly  
 30 Tattykeel Road, Clanabogan, Tyrone, Northern Ireland, BT78 5DA  
 Lorna Moore  
 30 Tullyaran Road, Dungannon, Tyrone, Northern Ireland, BT70 3HH  
 Liam Montgomery  
 30 Wheatfield Gardens, Coleraine, Londonderry, Northern Ireland, BT51 3RH  
 John McNally  
 307 Glenelly Road, Plumbridge, Tyrone, Northern Ireland, BT79 8LS  
 Emer Loane  
 30A Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9QU  
 P Devlin  
 31 Canal Meadows, Coalisland, Tyrone, Northern Ireland, BT71 4UD  
 B Devlin  
 31 Canal Meadows, Coalisland, Tyrone, Northern Ireland, BT71 4UD  
 T Devlin  
 31 Canal Meadows, Coalisland, Tyrone, Northern Ireland, BT71 4UD  
 Dorothy Kennedy  
 31 Old Coagh Mill, Cookstown, Tyrone, Northern Ireland, BT80 0NE  
 Mary Rocks  
 31B Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6JQ  
 Martin Rocks  
 31B Shore Road, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6JQ  
 Reece Toner  
 32 Castle Court, Cookstown, Tyrone, Northern Ireland, BT80 8QJ  
 Margaret McAleer  
 32 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9QU  
 Amanda Stewart  
 32 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9QU

Gary Stewart  
 32 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9QU  
 Colin Heron  
 32 Kalendra Court, Dungannon, Tyrone, Northern Ireland, BT71 6EB  
 John Hughes  
 32 Lisnahull Park, Dungannon, Tyrone, Northern Ireland, BT70 1UH  
 Abbie Henry  
 32 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 Lauren Henry  
 32 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 Maxine Henry  
 32 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 Keith Henry  
 32 Muntober Road, Muntober, Cookstown, Tyrone, BT80 9LW,  
 Gareth McCarter  
 32 Runnymede Parade, Belfast, Antrim, Northern Ireland, BT12 6NF  
 Lourda Herron  
 32 The Dales, Cookstown, Tyrone, Northern Ireland, BT80 8TF  
 Pauline Cummings  
 32 Tullyodonnell Road, Dungannon, Tyrone, Northern Ireland, BT70 3JE  
 Laura Cummings  
 32 Tullyodonnell Road, Dungannon, Tyrone, Northern Ireland, BT70 3JE  
 Bernard Hughes  
 32 Windmill Drive, Dungannon, Annaghshee, Tyrone, Northern Ireland, BT71 7BX  
 Conor Loane  
 32, Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9QU  
 Ciaran Loane  
 32A Crevagh Road, Cookstown, BT80 9QU  
 M Donaghy  
 32B Oldtown Street, Cookstown, Tyrone, Northern Ireland, BT80 8EF  
 Sharon Loane  
 32a Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9QU  
 V McCann  
 33 Brookmount Road, Omagh, Tyrone, Northern Ireland, BT78 5HZ  
 Arlene Ferson  
 33 Craigs Road, Cluntydoon, Cookstown, BT80 9LD  
 Laura Purvis  
 33 Lissan Road, Cookstown, Tyrone, Northern Ireland, BT80 8EN  
 Betty McGarrity  
 33 Sullenboy Park, Cookstown, Tyrone, Northern Ireland, BT80 8HP  
 Betty McGarrity  
 33 Sullenboy Park, Cookstown, Tyrone, Northern Ireland, BT80 8HP  
 E Christine Sullivan  
 330 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9PN  
 Roman Grebenicek  
 33B Oldtown Street, Cookstown, Tyrone, BT80 8EE,  
 K Thom  
 34 Coolnafranky Park, Cookstown, Tyrone, Northern Ireland, BT80 8PN  
 Alan Junk  
 34 Hillhead, Stewartstown, Tyrone, Northern Ireland, BT71 5HY

Geoff Weir  
 34 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LB  
 S O'Hara  
 34 Kinturk Road, Cookstown, Tyrone, Northern Ireland, BT80 0JD  
 Sara O'Hara  
 34 Kinturk Road, Cookstown, Tyrone, Northern Ireland, BT80 0JD  
 James Bradley  
 34 Ranfurly Heights, Dungannon, Tyrone, Northern Ireland, BT71 6PL  
 Kenneth Craig  
 35 Cameron Park, Ballymena, Antrim, Northern Ireland, BT42 1QJ  
 Iris Craig  
 35 Cameron Park, Ballymena, Antrim, Northern Ireland, BT42 1QJ  
 Pauline Hunter  
 35 Kernan Hill Road, Craigavon, Armagh, Northern Ireland, BT63 5YB  
 John Hunter  
 35 Kernan Hill Road, Craigavon, Armagh, Northern Ireland, BT63 5YB  
 Hugh Greene  
 35 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LB  
 Andrew Boyd  
 35 Lambert Rise, Dundonald, Down, Northern Ireland, BT16 1LQ  
 Lynne Black  
 35 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 J Black  
 35 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 Beverley Black  
 35 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 Robert Robinson  
 35 Windsor Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8EZ  
 G Macasarte  
 35, Hillcrest Mews, Craigavon, Armagh, Northern Ireland, BT65 5BH  
 Peter McLernon  
 36 Drumballyhugh Road, Dungannon, The Rock, Tyrone, Northern Ireland, BT70 3JA  
 Rachel Greene  
 36 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LE  
 Annie R Greene  
 36 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LE  
 Carmel Greene  
 36 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LE  
 Finola McElroy  
 36 Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Eugene McCallen  
 36 Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Sean Owens  
 36 Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Dominic Hand  
 37 Aghareany Road, Donaghmore, Tyrone, Northern Ireland, BT70 1RL  
 Kieran Hanson  
 37 Ballydermot Road, Castledawson, Londonderry, Northern Ireland, BT45 8BT  
 Eithne Hanson  
 37 Ballydermot Road, Castledawson, Londonderry, Northern Ireland, BT45 8BT

Louise Hanson  
 37 Ballydermot Road, Castledawson, Londonderry, Northern Ireland, BT45 8BT  
 John Francis Young  
 37 Ballymaguigan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6LE  
 Veronica McCaughey  
 37 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Presley McCaughey  
 37 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 R G McCaughey  
 37 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Caolan McCaughey  
 37 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Glenn Junk  
 37 Creevagh Road Tullynure Cookstown  
 Aaron Junk  
 37 Creevagh Road Tullynure Cookstown  
 Sami Junk  
 37 Creevagh Road Tullynure Cookstown  
 Sharon Junk  
 37 Creevagh Road, Tullynure, Cookstown, Tyrone, BT80 9QX,  
 Jessica Stewart  
 37 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Hannah Stewart  
 37 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Daniel Stewart  
 37 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Victoria Stewart  
 37 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Dermot Canavan  
 37 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Andrew Stewart  
 37 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 William Armstrong  
 37 Grove Road, Swatragh, Londonderry, Northern Ireland, BT51 5NY  
 Samuel Armstrong  
 37 Grove Road, Swatragh, Londonderry, Northern Ireland, BT51 5NY  
 Maureen Armstrong  
 37 Grove Road, Swatragh, Londonderry, Northern Ireland, BT51 5NY  
 Lucy Milbourne  
 37 High Park, Greystoke Gardens, Sandyford, Newcastle-Upon-Tyne, NE2 1PT  
 M McBride  
 37 Keerin Road, Cookstown, Tyrone, Northern Ireland, BT79 8HU  
 Rian Molloy  
 37 Thornhill Road, Pomeroy, Tyrone, Northern Ireland, BT70 3LW  
 Gerard Molloy  
 37 Thornhill Road, Pomeroy, Tyrone, Northern Ireland, BT70 3LW  
 Johnnie Molloy  
 37 Thornhill Road, Pomeroy, Tyrone, Northern Ireland, BT70 3LW  
 Sara Molloy  
 37 Thornhill Road, Pomeroy, Tyrone, Northern Ireland, BT70 3LW

Alex Bonar  
 38 Brooklands, Ahoghill, Antrim, Northern Ireland, BT42 2RT  
 Julie Bonar  
 38 Brooklands, Ahoghill, Antrim, Northern Ireland, BT42 2RT  
 Nigel Bonar  
 38 Brooklands, Ahoghill, Antrim, Northern Ireland, BT42 2RT  
 Erin Bonar  
 38 Brooklands, Ahoghill, Antrim, Northern Ireland, BT42 2RT  
 Peter Lappin  
 38 Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
 Conor Lappin  
 38 Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
 Mary Craig  
 38 Chapel Road, Dungiven, Londonderry, Northern Ireland, BT47 4RT  
 Patrick Carr  
 38 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Patricia Carr  
 38 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Stephen Devlin  
 38 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Jane Carr  
 38 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Pauline Carr  
 38 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Mary Carr  
 38 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Stephen Donnelly  
 38 Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Rhonda Donnelly  
 38 Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Darren Purvis  
 38 Leck Road, Stewartstown, Tyrone, Northern Ireland, BT71 5LS  
 Jake Cantrill  
 38 North Road, Wellington. TF1 3ED  
 Fidelma O'Kane  
 384 Crockanboy Road, Creggan, Tyrone, Northern Ireland, BT79 9AF  
 Maurice Gallagher  
 389 Antrim Road, Belfast, Antrim, Northern Ireland, BT15 3BG  
 Yvonne Donaghy  
 38A Gortahurk Road, Desertmartin, Londonderry, Northern Ireland, BT45 5NN  
 David McGrath  
 39 Glen View, Moira, Antrim, Northern Ireland, BT67 0AP  
 Stephanie Rodgers  
 39 Glenburn Park, Magherafelt, Londonderry, Northern Ireland, BT45 5BE  
 Louise Martin  
 39, Castle Villas, Cookstown, Tyrone, Northern Ireland, BT80 8JE  
 Gerald, Kate, Shea & Annie McCann  
 39, Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Caroline Henderson  
 39, Winters Gardens, Omagh, Tyrone, Northern Ireland, BT79 0DZ

Jenny Robinson  
 3a Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Jeremy Robinson  
 3a Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Christina Quinn  
 4 Adair Gardens, Cookstown, Tyrone, Northern Ireland, BT80 8PS  
 Orla McEvoy  
 4 Adair Park, Cookstown, Tyrone, Northern Ireland, BT80 8PP  
 Paul Hughes  
 4 Ardbeg, Dungannon, Tyrone, Northern Ireland, BT70 1HF  
 Ann Hughes  
 4 Ardbeg, Dungannon, Tyrone, Northern Ireland, BT70 1HF  
 Gerard McStocker  
 4 Clougnogue Road, Toomebridge, Co, Antrim, BT41 3PW  
 Pamela Henry  
 4 Corby Road, Cookstown, Tyrone, Northern Ireland, BT80 9TF  
 Trevor Henry  
 4 Corby Road, Cookstown, Tyrone, Northern Ireland, BT80 9TF  
 Marion Conlon  
 4 Corchoney Lane, Cookstown, Tyrone, Northern Ireland, BT80 9HT  
 Mary Brogan  
 4 Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9NN  
 Shauna Brogan  
 4 Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9NN  
 Siobhan McFlynn  
 4 Craigmole Road, Money more, Londonderry, Northern Ireland, BT45 7SA  
 Patricia Benson  
 4 Fairlea Heights, Money more, Londonderry, Northern Ireland, BT45 7UQ  
 Joseph Benson  
 4 Fairlea Heights, Money more, Londonderry, Northern Ireland, BT45 7UQ  
 Harry Conway  
 4 Flo Road, Cookstown, Tyrone, Northern Ireland, BT80 9HZ  
 Declan McCann  
 4 Glebe Road, Trillick, Tyrone, Northern Ireland, BT78 3RF  
 Sylvia Thompson  
 4 Kernaghan Court, Hillsborough, Down, Northern Ireland, BT26 6RN  
 Hannah Stevenson  
 4 Kernaghan Court, Hillsborough, Down, Northern Ireland, BT26 6RN  
 Raymond Kelly  
 4 Killyliss Villas, Dungannon, Roan, Tyrone, Northern Ireland, BT70 1LE  
 L Louage  
 4 Lisnastrane Court, Coalisland, Tyrone, Northern Ireland, BT71 4PS  
 Raymond Thom  
 4 New Road, Cookstown, Tyrone, Northern Ireland, BT80 9LG  
 Nuala E Thom  
 4 New Road, Cookstown, Tyrone, Northern Ireland, BT80 9LG  
 John Thom  
 4 New Road, Cookstown, Tyrone, Northern Ireland, BT80 9LG  
 Erin McCormick  
 4 Parkmore Crescent, Magherafelt, Londonderry, Northern Ireland, BT45 6PG

Michael McCormick  
 4 Parkmore Crescent, Magherafelt, Londonderry, Northern Ireland, BT45 6PG  
 Eric Rosborough  
 4 Upper Golf Terrace, Magherafelt, Londonderry, Northern Ireland, BT45 6EL  
 Riain McAshea  
 4 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Julie McAshea  
 4 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Darren McAshea  
 4 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Tiarnan McAshea  
 4 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Caolan McAshea  
 4 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Barry Doyle  
 4 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Yvonne Doyle  
 4 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Sarah Doyle  
 4 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Chloe Doyle  
 4 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Colleen Hampson  
 4, Beaver Drive, Maghera, Londonderry, Northern Ireland, BT46 5RQ  
 Peter O'Rourke  
 4, Cherry Bank, Larne, Antrim, Northern Ireland, BT40 1DB  
 Siobhan O'Rourke  
 4, Cherry Bank, Larne, Antrim, Northern Ireland, BT40 1DB  
 Margaret O'Rourke  
 4, Cherry Bank, Larne, Antrim, Northern Ireland, BT40 1DB  
 Grainne O'Rourke  
 4, Cherry Bank, Larne, Antrim, Northern Ireland, BT40 1DB  
 F Faulkner  
 4, Cooke Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8LB  
 Norman Faulkner  
 4, Cooke Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8LB  
 Brian Robinson  
 4, Killymaddy Cottages, Dungannon, Tyrone, Northern Ireland, BT70 1NL  
 Mark Lyttle  
 40 Carrydarragh Road, Moneymore, Londonderry, Northern Ireland, BT45 7YX  
 Teresa McCrory  
 40 Crouck Road, Mountfield, Tyrone, Northern Ireland, BT79 8HT  
 Rory McAleer  
 40 Lomond, Cookstown, Tyrone, Northern Ireland, BT80 8XW  
 Terry McAleer  
 40 Lomond, Cookstown, Tyrone, Northern Ireland, BT80 8XW  
 Delmia McAteer  
 40 Lomond, Cookstown, Tyrone, Northern Ireland, BT80 8XW  
 Cara McAleer  
 40 Lomond, Cookstown, Tyrone, Northern Ireland, BT80 8XW



Michael Owens  
 40 Shane Road, Sixmilecross, BT79 92A  
 Nuala Grew  
 40A Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Ronan Muldoon  
 40A Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Kieran Muldoon  
 40A Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Niall Muldoon  
 40A Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Roisin Muldoon  
 40A Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 . The Occupier  
 41 Blackhill, Cookstown, Tyrone, Northern Ireland, BT80 9DL  
 Peter F Carr  
 41 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Rose Carr  
 41 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Dermott Brown  
 41 Killowen Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6DT  
 Lisa Crooks  
 41 Millburn Close, Cookstown, Tyrone, Northern Ireland, BT80 8HG  
 Una McSorley  
 41 Rockstown Road, Sixmilecross, Tyrone, Northern Ireland, BT79 9BE  
 Kay Roberts  
 42 Beechway, Cookstown, Tyrone, Northern Ireland, BT80 8LG  
 Christine Harkness  
 42 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Victoria Harkness  
 42 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Vincent McCrory  
 42 Crock Road, Mountfield, Tyrone, Northern Ireland, BT79 8HT  
 Susan McCrory  
 42 Crock Road, Mountfield, Tyrone, Northern Ireland, BT79 8HT  
 Robert J Patrick  
 42 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Doris Patrick  
 42 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 Esther Lutton  
 42 Fort Street, Banbridge, Down, Northern Ireland, BT32 3JD  
 Leanne Pike  
 42 Leany Road, Dungannon, Tyrone, Northern Ireland, BT70 1SL  
 Rachel Pike  
 42 Leany Road, Dungannon, Tyrone, Northern Ireland, BT70 1SL  
 Abigail Thom  
 42 Turnaface Road, Moneymore, Londonderry, Northern Ireland, BT80 9XF  
 Julie Thom  
 42 Turnaface Road, Moneymore, Londonderry, Northern Ireland, BT80 9XF  
 Chloe Thom  
 42 Turnaface Road, Moneymore, Londonderry, Northern Ireland, BT80 9XF

Caoimhin Conlan  
 42 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Carol McLaughlin  
 428 Foreglen Road, Dungiven, Londonderry, Northern Ireland, BT47 4PN  
 Cecilia McDowell  
 43 Carnbeg Square, Antrim, Antrim, Northern Ireland, BT41 4RH  
 Annmarie McGeehan  
 43 Drumenny Road, Cookstown, Tyrone, Northern Ireland, BT80 0BY  
 Neil McGeehan  
 43 Drumenny Road, Cookstown, Tyrone, Northern Ireland, BT80 0BY  
 Emmett McGeehan  
 43 Drumenny Road, Cookstown, Tyrone, Northern Ireland, BT80 0BY  
 Niall McGeehan  
 43 Drumenny Road, Cookstown, Tyrone, Northern Ireland, BT80 0BY  
 Colette McGeehan  
 43 Drumenny Road, Cookstown, Tyrone, Northern Ireland, BT80 0BY  
 Laura McGeehan  
 43 Drumenny Road, Cookstown, Tyrone, Northern Ireland, BT80 0BY  
 Kenny Mitchell  
 43 Drumskea Road, Ballymoney, Antrim, Northern Ireland, BT53 7JD  
 Henry Ward  
 43 Killybearn Road, Cookstown, Londonderry, Northern Ireland, BT45 7YA  
 Catherine Martin  
 43 Knockadoo Road, Moneymore, Londonderry, Northern Ireland, BT45 7UE  
 Grace McElhone  
 43 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT45 7UB  
 Thelma Smith  
 43 Tulnacross Road, Cookstown, Tyrone, Northern Ireland, BT80 9NL  
 Michael and Margaret McCrory  
 44 Ballynasolus Road, Cookstown, Tyrone, Northern Ireland, BT80 9TQ  
 Gerry McAshea  
 44 Carrickvale Avenue, Lurgan, Armagh, Northern Ireland, BT66 8NW  
 Damian Campbell  
 44 Fortview Terrace, Cookstown, Tyrone, Northern Ireland, BT80 8HZ  
 Patricia Campbell  
 44 Fortview Terrace, Cookstown, Tyrone, Northern Ireland, BT80 8HZ  
 Ryan Muldoon  
 44 Littlebridge Road, Coagh, Londonderry, Northern Ireland, BT45 7XX  
 Maureen Coyle  
 44 North Street, Stewartstown, Tyrone, Northern Ireland, BT71 5JF  
 Rosaleen Coyle  
 44 North Street, Stewartstown, Tyrone, Northern Ireland, BT71 5JF  
 James S Coyle  
 44 North Street, Stewartstown, Tyrone, Northern Ireland, BT71 5JF  
 Chelsea Brownlee  
 44 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Leon Connolly  
 44, Church Road, Beragh, Tyrone, Northern Ireland, BT79 0TN  
 George Black  
 44, Lissan Road, Cookstown, Tyrone, Northern Ireland, BT80 8EW

Stephanie Sheehy  
 44-46 William Street, Cookstown, Tyrone, Northern Ireland, BT80 8NB  
 Fergal Devine  
 44A Lisnaharney Road, Omagh, Co. Tyrone, BT79 7UF  
 Jason Devine  
 44A Lisnaharvey Road, Omagh, Co. Tyrone, BT79 7UF  
 Andrew Lennox  
 44a Ballynagilly Road, Cookstown, BT80 9SX  
 Andrew Lennox  
 44a Ballynagilly Road, Cookstown, BT80 9SX  
 Elaine Lennox  
 44a Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Pauline Devine  
 44a Lisnaharney Road, Omagh, Co. Tyrone, BT79 7UF  
 Patricia Ryan  
 45 Annaghmore Road, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0JA  
 Martina Ryan  
 45 Annaghmore Road, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0JA  
 Brendan Beggs  
 45 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NZ  
 Anna Mary McGurk  
 45 Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
 Mary McGroggan  
 45 Market Road, Ballymena, Antrim, Northern Ireland, BT43 6EL  
 Lynne Spratt  
 45 Shivey Road, Cookstown, The Rock, Tyrone, Northern Ireland, BT80 9HB  
 Aine Mooney  
 45, Beechmount Park, Randalstown, Antrim, Northern Ireland, BT41 2AR  
 Patrick McGroggan  
 45, Market Road, Ballymena, Antrim, Northern Ireland, BT43 6EL  
 Paul M  
 45, Market Road, Ballymena, Antrim, Northern Ireland, BT43 6EL  
 Hugh B McGroggan  
 45, Market Road, Ballymena, Antrim, Northern Ireland, BT43 6EL  
 Hugh B McGroggan  
 45, Market Road, Ballymena, Antrim, Northern Ireland, BT43 6EL  
 Donna Scott  
 45A Knockadoo Road, Moneymore, Londonderry, Northern Ireland, BT45 7UE  
 Trina Crozier  
 45B Annaghmore Road, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0JA  
 Wendy Mitchell  
 46 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Laura Mitchell  
 46 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Sam Mitchell  
 46 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Jonathan Wood  
 46 Beechway, Cookstown, Tyrone, Northern Ireland, BT80 8LG  
 Mark Muldoon  
 46 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ

S Muldoon  
 46 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 J Muldoon  
 46 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Mark Muldoon  
 46 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 AM Muldoon  
 46 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Katie Muldoon  
 46 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 L McEldowney  
 46 Magherafelt Road, Draperstown, Londonderry, Northern Ireland, BT45 7JT  
 Teresa Owens  
 46, Greenvale Drive, Cookstown, Tyrone, Northern Ireland, BT80 8HW  
 Teresa Owens  
 46, Greenvale Drive, Cookstown, Tyrone, Northern Ireland, BT80 8HW  
 Clare McLelland  
 46b Scarvagh Heights, Scarva, Down, Northern Ireland,  
 Michael Kelly  
 47 Ballynagilly Road, Cookstown, BT80 9SX  
 Kelley O'Hagan Kelly  
 47 Ballynagilly Road, Cookstown, BT80 9SX  
 Aine Gallagher  
 47 Foxborough, Dungannon, Tyrone, Northern Ireland, BT70 1FB  
 Jason Hassan  
 47 Killowen Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6DT  
 Dennis Freeman  
 47, Cooke Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8LD  
 Dennis Freeman  
 47, Cooke Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8LD  
 Frances Jupp  
 47, Tamnadeese Road, Castledawson, Londonderry, Northern Ireland, BT45 8DW  
 P Jupp  
 47, Tamnadeese Road, Castledawson, Londonderry, Northern Ireland, BT45 8DW  
 N Cheevers  
 47, Windsor Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8EZ  
 N Cheevers  
 47, Windsor Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8EZ  
 Delia O'Hagan  
 47A Ballynafeagh Road, Stewartstown, Tyrone, Northern Ireland, BT71 5NT  
 Marie O'Hagan  
 47A Ballynafeagh Road, Stewartstown, Tyrone, Northern Ireland, BT71 5NT  
 Rachel O'Neill  
 47A Knockadoo Road, Moneymore, Londonderry, Northern Ireland, BT45 7UE  
 Cathal O'Neill  
 47A Knockadoo Road, Moneymore, Londonderry, Northern Ireland, BT45 7UE  
 Caroline O'Neill  
 47A Knockadoo Road, Moneymore, Londonderry, Northern Ireland, BT45 7UE  
 Rory O'Neill  
 47A Knockadoo Road, Moneymore, Londonderry, Northern Ireland, BT45 7UE

Margaret Muldoon  
 48 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Michael Muldoon  
 48 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Thomas Muldoon  
 48 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Declan Flan  
 48 Deerpark Road, Bellaghy, Londonderry, Northern Ireland, BT45 8LB  
 David Hamilton  
 48 Desertmartin Road, Magherafelt, Londonderry, Northern Ireland, BT45 5HE  
 Nicola Demir  
 48 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Avril Davidson  
 48, O'Neill Park, Cookstown, Tullyhogue, Tyrone, Northern Ireland, BT80 8UE  
 Avril Davidson  
 48, O'Neill Park, Cookstown, Tullyhogue, Tyrone, Northern Ireland, BT80 8UE  
 Patrick McElhone  
 49 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UF  
 Martina McElhone  
 49 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UF  
 Margaret McElhone  
 49 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UF  
 S Lennon  
 49 Killucan Road, Cookstown, Tyrone, Northern Ireland, BT80 9JW  
 Thomas Conlon  
 49D Anneeter Road, Cookstown, Tyrone, Northern Ireland, BT80 0HZ  
 Camilla Conlon  
 49D Anneeter Road, Cookstown, Tyrone, Northern Ireland, BT80 0HZ  
 Noel Loughran  
 4A Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Anne Loughran  
 4A, Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
 Sam Allingham  
 5 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Tom Allingham  
 5 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 The Owner/Occupier,  
 5 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Donna Ferris  
 5 Ballyscullion Lane, Bellaghy, Londonderry, Northern Ireland, BT45 8NQ  
 Ursula Monaghan  
 5 Beaghmore Road, Cookstown, Tyrone, Northern Ireland, BT80 9PB  
 James Monaghan  
 5 Beaghmore Road, Cookstown, Tyrone, Northern Ireland, BT80 9PB  
 Cormac Monaghan  
 5 Beaghmore Road, Cookstown, Tyrone, Northern Ireland, BT80 9PB  
 Mary Kay Kelly  
 5 Brookhill, Londonderry, Londonderry, Northern Ireland, BT48 8PJ  
 Pat Kelly  
 5 Brookhill, Londonderry, Londonderry, Northern Ireland, BT48 8PJ

Sean Kelly  
 5 Brookhill, Londonderry, Londonderry, Northern Ireland, BT48 8PJ  
 Andrea McMenemy  
 5 Cedar Ridge, Dungannon, Tyrone, Northern Ireland, BT71 6UD  
 Mark Leathem  
 5 Hillcrest, Craigavon, Armagh, Northern Ireland, BT66 8QU  
 G Stevenson  
 5 Killycolp Close, Cookstown, Tyrone, Northern Ireland, BT80 9BF  
 Carla O'Hagan  
 5 Magheracastle Loanin, Coalisland, Tyrone, Northern Ireland, BT71 5EW  
 Roisin O'Neill  
 5 Red Bridge Road, Moneymore, Londonderry, Northern Ireland, BT45 7XP  
 Oliver Hughes  
 5 Sandy Braes, Magherafelt, Londonderry, Northern Ireland, BT45 6PN  
 Hilary Black  
 5 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 S Black  
 5 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 Ian Blake  
 5 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 Ian Blake  
 5 Toberlane Road, Cookstown, Tyrone, Northern Ireland, BT80 9QZ  
 Oisin Smith  
 5 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 Ursula Little  
 5 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 Conor Smith  
 5 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 Rachael Smith  
 5 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 Niall Smith  
 5 Wellbrook Avenue, Dungannon, Tyrone, Northern Ireland, BT70 1EA  
 A Kirlova  
 5 Westland Court, Cookstown, Tyrone, Northern Ireland, BT80 8WQ  
 Eoghan Devlin  
 5 Westwood Park, Cookstown, Tyrone, Northern Ireland, BT80 8YX  
 Valerie Cromie  
 5 Whitehill Road, Banbridge, Down, Northern Ireland, BT32 3TR  
 Michael Foley  
 5 Woodland Drive, Cookstown, Tyrone, Northern Ireland, BT80 8PL  
 Patricia Foley  
 5 Woodland Drive, Cookstown, Tyrone, Northern Ireland, BT80 8PL  
 Patrick Gormley  
 5, Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
 Margaret Hughes  
 50 Beechvalley, Dungannon, Tyrone, Northern Ireland, BT71 7BN  
 William Hughes  
 50 Beechvalley, Dungannon, Tyrone, Northern Ireland, BT71 7BN  
 Sean Hughes  
 50 Clare Terrace, Dungannon, Co. Tyrone, BT71 7BP

Liam Hughes  
 50 Clare Terrace,Dungannon,Co. Tyrone,BT71 7BP  
 Eilish Hughes  
 50 Clare Terrace,Dungannon,Co. Tyrone,BT71 7BP  
 Teresa Hughes  
 50 Clare Terrace,Dungannon,Co. Tyrone,BT71 7BP  
 Eamonn Hughes  
 50 Clare Terrace,Dungannon,Co. Tyrone,BT71 7BP  
 Conan Muldoon  
 50 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Megan Muldoon  
 50 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 P Muldoon  
 50 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Mary Muldoon  
 50 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Conan Muldoon  
 50 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Aiobhin McKenna  
 50 Crouck Road, Mountfield, Tyrone, Northern Ireland, BT79 8HT  
 Mary McKenna  
 50 Crouck Road, Mountfield, Tyrone, Northern Ireland, BT79 8HT  
 Colm McKenna  
 50 Crouck Road, Mountfield, Tyrone, Northern Ireland, BT79 8HT  
 Raymond Sloan  
 50 Knockanroe Road, Dungannon, Tyrone, Northern Ireland, BT71 5LX  
 Kevin Johnston  
 50 Oaklea Road, Magherafelt, Londonderry, Northern Ireland, BT45 6HX  
 Fidelma Ward  
 50 Rathbeg, Cookstown, Tyrone, Northern Ireland, BT80 8HS  
 Paul Ward  
 50 Rathbeg, Cookstown, Tyrone, Northern Ireland, BT80 8HS  
 Clodagh Ward  
 50 Rathbeg, Cookstown, Tyrone, Northern Ireland, BT80 8HS  
 Conor Hegarty  
 50, Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Mark Anthony Grimley  
 50, Newington Avenue, Belfast, Antrim, Northern Ireland, BT15 2HP  
 Mark Anthony Grimley  
 50, Newington Avenue, Belfast, Antrim, Northern Ireland, BT15 2HP  
 Gerry Loughran  
 50A Bencran Road, Sixmilecross, Tyrone, Northern Ireland, BT79 9QA  
 Geraldine Quinn  
 51 Anneeter Road, Cookstown, Tyrone, Northern Ireland, BT80 0HZ  
 Shannon Leonard  
 51, Castle Court, Cookstown, Tyrone, Northern Ireland, BT80 8QJ  
 Tom Moore  
 51, Kingsland Park, Carrickfergus, Antrim, Northern Ireland, BT46 5EN  
 Anna McElroy  
 52 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ

Colin McElroy  
 52 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Mary McElroy  
 52 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Patrick McElroy  
 52 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Peter McElroy  
 52 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Katie Park  
 52, Burn Road, Cookstown, Tyrone, Northern Ireland, BT80 8DN  
 Laura Purvis  
 53 Lissan Road, Cookstown, Tyrone, Northern Ireland, BT80 8EW  
 Janice McKnight  
 53 Parkmore Road, Magherafelt, Londonderry, Northern Ireland, BT45 6PF  
 Ann Marie Corey  
 54 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT80 9NZ  
 Conor McCann  
 54 Disert Road, Draperstown, Londonderry, Northern Ireland, BT45 7ND  
 Gareth McQuillan  
 54 Jubilee Heights, Dromore, Down, Northern Ireland, BT25 1QQ  
 Carla McSloy  
 54, Ratheen Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8HL  
 Sue Kirby  
 55 Ballynarrig Road, Limavady, Londonderry, Northern Ireland, BT49 9NG  
 Connor Greene  
 55 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LE  
 Allan Belshaw  
 55 Rosevale Meadows, Lisburn, Antrim, Northern Ireland, BT28 1JF  
 Maire Quinn  
 55, Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
 Maire Quinn  
 55, Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
 Stephen Gallagher  
 56 Aghinduff Park, Dungannon, Tyrone, Northern Ireland, BT70 3AU  
 Joseph Gallagher  
 56 Aghinduff Park, Dungannon, Tyrone, Northern Ireland, BT70 3AU  
 Peggy Lennnox  
 56 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UF  
 Michael Duffy  
 56 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Emma Duffy  
 56 Creevagh Road, Cookstown, Tyrone, Northern Ireland, BT80 9SZ  
 Gavin Donnelly  
 56 Eglish Road, Portadown, Armagh, Northern Ireland, BT62 1NL  
 Matthew Henry  
 56 Mullaghnayamoyagh Road, Portglenone, Londonderry, Northern Ireland, BT44 8NP  
 Ronan McCloskey  
 58 Greenhaven, Dungiven, Londonderry, Northern Ireland, BT47 4RW  
 Phyllis Donaghy  
 58 West Street, Stewartstown, Tyrone, Northern Ireland, BT71 5HT



Frances Colvin  
 58, Springhill Road, Moneymore, Londonderry, Northern Ireland, BT45 7NH  
 Briege and Sally McCann  
 59 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9TD  
 Briege and Sally McCann  
 59 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9TD  
 Sydney Millar  
 59 Main Street, Tobermore, Londonderry, Northern Ireland, BT45 5PP  
 EM Millar  
 59 Main Street, Tobermore, Londonderry, Northern Ireland, BT45 5PP  
 Chris Crelman  
 59 Mullan Road, Ballymoney, Antrim, Northern Ireland, BT53 7ED  
 Andrew Spillane  
 6 Ballynacross Road, Magherafelt, Knockcloghrim, Londonderry, Northern Ireland, BT45 8QQ  
 Beverley Spillane  
 6 Ballynacross Road, Magherafelt, Knockcloghrim, Londonderry, Northern Ireland, BT45 8QQ  
 Connor Spillane  
 6 Ballynacross Road, Magherafelt, Knockcloghrim, Londonderry, Northern Ireland, BT45 8QQ  
 Molly Spillane  
 6 Ballynacross Road, Magherafelt, Knockcloghrim, Londonderry, Northern Ireland, BT45 8QQ  
 Jack Spillane  
 6 Ballynacross Road, Magherafelt, Knockcloghrim, Londonderry, Northern Ireland, BT45 8QQ  
 Aideen O'Kane  
 6 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Emma Hughes  
 6 Beech Way, Donaghmore, Tyrone, Northern Ireland, BT70 1SU  
 Megan Walker  
 6 Bramblewood Manor, Banbridge, Down, Northern Ireland, BT32 4RD  
 Seamus McCorry  
 6 Clarkes Court, Gulladuff, Londonderry, Northern Ireland, BT45 8RH  
 James McCorry  
 6 Clarkes Court, Gulladuff, Londonderry, Northern Ireland, BT45 8RH  
 Martina Dillon  
 6 Corrainey Gardens, Dungannon, Tyrone, Northern Ireland, BT70 1UE  
 Michael Shaw  
 6 Grange Lane, Magherafelt, Londonderry, Northern Ireland, BT45 5EU  
 Eamon McMahon  
 6 Irish Street, Dungannon, Tyrone, Northern Ireland, BT70 1DB  
 Michael McKeown  
 6 Muntober Road, Cookstown, Tyrone, Northern Ireland,  
 Laura Thom  
 6 New Road, Tirmacshane, Cookstown, Tyrone, BT80 9LG,  
 Melvin Thom  
 6 New Road, Tirmacshane, Cookstown, Tyrone, BT80 9LG,  
 Thelma Crooks

6 Oaklands Road, Cookstown, Tyrone, Northern Ireland, BT80 9ED  
 Carmel McCullagh  
 6 Old Rectory Crescent, Cookstown, Tyrone, Northern Ireland, BT80 9YF  
 Florence Watterson  
 6 Sessiagh Road, Cookstown, Tullyhogue, Tyrone, Northern Ireland, BT80 8UF  
 B Corbett  
 6 Sinton Court, Cookstown, Tyrone, Northern Ireland, BT80 8QL  
 Alannah Quinn  
 6 St. Malachys Park, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0ST  
 Kevin Quinn  
 6 St. Malachys Park, Cookstown, Ardboe, Tyrone, Northern Ireland, BT80 0ST  
 Martin McCullagh  
 6 Striff Lane, Omagh, Tyrone, Northern Ireland, BT79 0WA  
 Emma McCullagh  
 6 Striff Lane, Omagh, Tyrone, Northern Ireland, BT79 0WA  
 Peter McCullagh  
 6 Striff Lane, Omagh, Tyrone, Northern Ireland, BT79 0WA  
 Aidan McCullagh  
 6 Striff Lane, Omagh, Tyrone, Northern Ireland, BT79 0WA  
 Pauline McCullagh  
 6 Striff Lane, Omagh, Tyrone, Northern Ireland, BT79 0WA  
 Orla McCullagh  
 6 Striff Lane, Omagh, Tyrone, Northern Ireland, BT79 0WA  
 Frances McLaughlin  
 6 Sycamore Heights, Park, Londonderry, Northern Ireland, BT47 4BW  
 Tom McQuaid  
 6 Tullagh Drive, Cookstown, Tyrone, Northern Ireland, BT80 8ED  
 S Nicholl  
 6 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Paula Nicholl  
 6 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Anne Potts  
 6, Breagh Hill, Portadown, Armagh, Northern Ireland, BT63 5QP  
 Ailish Devlin  
 6, Burnbank, Cookstown, Tyrone, Northern Ireland, BT80 8DX  
 Winnie Devlin  
 6, Burnbank, Cookstown, Tyrone, Northern Ireland, BT80 8DX  
 Sean O'Kane  
 6, Claragh Hill Drive, Kilrea, Londonderry, Northern Ireland, BT51 5YR  
 John O'Kane  
 6, Claragh Hill Drive, Kilrea, Londonderry, Northern Ireland, BT51 5YR  
 Kevin O'Kane  
 6, Claragh Hill Drive, Kilrea, Londonderry, Northern Ireland, BT51 5YR  
 Marie O'Kane  
 6, Claragh Hill Drive, Kilrea, Londonderry, Northern Ireland, BT51 5YR  
 Dympna McGorrey  
 6, Clondallon Drive, Coalisland, Tyrone, Northern Ireland, BT71 5BX  
 The Owner/Occupier,  
 6, Killymoon Crescent, Cookstown, Tyrone, Northern Ireland, BT80 8JX  
 J Dripps

6, Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
J Dripps

6, Killymoon Street, Cookstown, Tyrone, Northern Ireland, BT80 8JZ  
Joan Conlon

6, Morgan Close, Cookstown, Tyrone, Northern Ireland, BT80 8RE  
Joan Conlon

6, Morgan Close, Cookstown, Tyrone, Northern Ireland, BT80 8RE  
Shauna Owens

6, Tullyneil Court, Sixmilecross, Tyrone, Northern Ireland, BT79 9NA  
Cormac Martin

6, Westland Gardens, Magherafelt, Londonderry, Northern Ireland, BT45 5AZ  
Camillus Quinn

60 Derrycrin Road, Cookstown, Tyrone, Northern Ireland, BT80 0HJ  
Patrick J Quinn

60 Derrycrin Road, Cookstown, Tyrone, Northern Ireland, BT80 0HJ  
D Wilson

61 Stewart Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8LE  
Clare Hughes

61 Toberhead Road, Curran, Londonderry, Northern Ireland, BT45 8DH  
Niall Lagan

61 Turnaface Road, Moneymore, Londonderry, Northern Ireland, BT80 9XF  
Emma Bell

61, Ratheen Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8HJ  
Kathleen McOsker

62 Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Charlie McOsker

62 Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
George Steele

62 Ballymacombs Road, Bellaghy, Londonderry, Northern Ireland, BT44 8NT  
Adrienne Furniss

62 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9QS  
Julie Dougle

62 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LE  
Geraldine Monaghan

62 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT45 7UB  
Rosanna Hughes

62, Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
Steven Hughes

62, Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
D Goncalves

63 Molesworth Street, Cookstown, Tyrone, Northern Ireland, BT80 8PA  
Michelle Nicholl

63 Turnaface Road, Moneymore, Londonderry, Northern Ireland, BT80 9XF  
Natasha Nicholl

63 Turnaface Road, Moneymore, Londonderry, Northern Ireland, BT80 9XF  
Natasha Nicholl

63 Turnaface Road, Moneymore, Londonderry, Northern Ireland, BT80 9XF  
Mark Hewitt

63, Grange Road, Cookstown, Tyrone, Northern Ireland, BT80 8SH  
Aileen Wilson

64 Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NX  
Helen McIvor

64 Killyman Road, Dungannon, Tyrone, Northern Ireland, BT71 6DE  
Alastair Reid

64 Killyman Road, Dungannon, Tyrone, Northern Ireland, BT71 6DE  
Martina O'Neill

64 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT45 7UB  
PJ O'Neill

64 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT45 7UB  
Ethan Robinson

64 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 8BN  
Rosalind Robinson

64 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 8BN  
Alister Robinson

64 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 8BN  
Ross McDonald

64 Princess Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8EU  
Mark McSloy

64D Letteran Road Tintagh Cookstown  
Emma McSloy

64D Letteran Road, Tintagh, Cookstown, Londonderry, BT45 7UB,  
Grace Maguire

65 Coolnafranky Park, Cookstown, Tyrone, Northern Ireland, BT80 8PN  
Treacy McGovern

65 Rathbeg, Cookstown, Tyrone, Northern Ireland, BT80 8HS  
Margaret Moore

65 Sullenboy Park, Cookstown, Tyrone, Northern Ireland, BT80 8HP  
Evelyn Cush

65, Reaskmore Road, Dungannon, Tyrone, Northern Ireland, BT70 1QF  
Jamie McDowell

65B Connor road, Parkgate, Antrim, BT39 0EA  
Martin Muldoon

66 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9QS  
John Muldoon

66 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9QS  
George Crooks

66 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 8BN  
Margaret Crooks

66 Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 8BN  
William Johnston

66 Raw Road, Brookeborough, Fermanagh, Northern Ireland, BT94 4GH  
George Crooks

66, Orritor Road, Cookstown, Tyrone, Northern Ireland, BT80 8BN  
Nuala O'Connor

67 Ballydermot Road, Castledawson, Londonderry, Northern Ireland, BT45 8NB  
Luke O'Connor

67 Ballydermot Road, Castledawson, Londonderry, Northern Ireland, BT45 8NB  
Kirsten O'Connor

67 Ballydermot Road, Castledawson, Londonderry, Northern Ireland, BT45 8NB  
Erin O'Connor

67 Ballydermot Road, Castledawson, Londonderry, Northern Ireland, BT45 8NB  
Mary Scullion

67 Brough Road, Castledawson, Londonderry, Northern Ireland, BT45 8ER  
Bridie Monaghan

67 Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
Kieran Monaghan

67 Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
Lisa McAlinden

67 Derrytrasna Road, Lurgan, Derryadd, Armagh, Northern Ireland, BT66 6QB  
Jacinta Monaghan

67A, Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
Ruairi Monaghan

67A, Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
Enda Monaghan

67A, Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
Michael McGurk

68 Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NX  
Ciara Daly

68 Keerin Road, Cookstown, Tyrone, Northern Ireland, BT79 8HX  
Geraldine Daly

68 Keerin Road, Cookstown, Tyrone, Northern Ireland, BT79 8HX  
Amy Johnston

68 Leckagh Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6JT  
Robert Johnston

68 Leckagh Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6JT  
Paul Johnston

68 Leckagh Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6JT  
Marjorie Johnston

68 Leckagh Drive, Magherafelt, Londonderry, Northern Ireland, BT45 6JT  
Roisin Heaney

68 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT45 7UB  
Michael McGurk

68, Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NX  
Madalene McGurk

68, Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NX  
Joanne McLaughlin

68, Mullaghboy Glen, Magherafelt, Londonderry, Northern Ireland, BT45 5GX  
Joanne McLaughlin

68, Mullaghboy Glen, Magherafelt, Londonderry, Northern Ireland, BT45 5GX  
Danielle Robinson

69 Clowney Street, Belfast, Antrim, Northern Ireland, BT12 7LZ  
Conor Monaghan

69 Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
Iona Monaghan

69 Corvanaghan Road, Cookstown, Tyrone, Northern Ireland, BT80 9TW  
Mary O'Kane

69 The Dales, Cookstown, Tyrone, Northern Ireland, BT80 8TF  
Shauna Nannery

6The Pines, Sea Road, Arklow, Co Wicklow  
Ellen Hammond

7 Annaghone Road, Stewartstown, Tyrone, Northern Ireland, BT71 5PQ  
 Kyle Johnston  
 7 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Marcellus Johnston  
 7 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Michelle Johnston  
 7 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Kathryn Johnston  
 7 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
 Seamus Braham  
 7 Ballynalack Road, Camlough, Armagh, Northern Ireland, BT35 7HU  
 Amar Yasin  
 7 Casaeldona Gardens, Belfast, Down, Northern Ireland, BT6 9RQ  
 Amar Yasin  
 7 Casaeldona Gardens, Belfast, Down, Northern Ireland, BT6 9RQ  
 David Pembleton  
 7 Jubilee Park, Cookstown, Tyrone, Northern Ireland, BT80 8LJ  
 Kathleen Smith  
 7 Lower Kildress Road, Cookstown, Tyrone, Northern Ireland, BT80 9DR  
 Robert Moran  
 7 Millburn Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8BU  
 Robert Moran  
 7 Millburn Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8BU  
 Helen Moran  
 7 Millburn Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8BU  
 Paul O'Connor  
 7 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 Kelly Anne O'Connor  
 7 Muntober Road, Cookstown, Tyrone, Northern Ireland, BT80 9LW  
 Roisin O'Neill  
 7 Red Bridge Road, Moneymore, Londonderry, Northern Ireland, BT45 7XP  
 Joseph Montagne  
 7 Shanlieve Road, Belfast, Antrim, Northern Ireland, BT11 8GN  
 J Eaton  
 7 Sinton Court, Cookstown, Tyrone, Northern Ireland, BT80 8QL  
 Sarah Gray  
 7 Sinton Court, Cookstown, Tyrone, Northern Ireland, BT80 8QL  
 Giles Hutchinson  
 7 The Beeches, Maghera, Upperlands, Londonderry, Northern Ireland, BT46 5AU  
 Sophie McKee  
 7 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Catherine McKee  
 7 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Conor McKee  
 7 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 Tony McKee  
 7 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
 B Hughes  
 7 Westwood Park, Cookstown, Tyrone, Northern Ireland, BT80 8YX  
 Mary Croston

7 Wyke Rise, Telford, Shropshire. TL13OG  
 Darren Blair  
 70 Blackthorn Manor, Londonderry, Londonderry, Northern Ireland, BT47 5ST  
 Gerard Eastwood  
 70A Lissan Road, Cookstown, BT80 8EW  
 Declan Young  
 71 Smith Street, Moneymore, Londonderry, Northern Ireland, BT45 7PG  
 Maureen Young  
 71 Smith Street, Moneymore, Londonderry, Northern Ireland, BT45 7PG  
 Shea Thom  
 72 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UD  
 Eimear Thom  
 72 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UD  
 Raymond Thom  
 72 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UD  
 Nessa Thom  
 72 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UD  
 Mairead Thom  
 72 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9UD  
 Shauna Casey  
 72 Tullydraw Road, Dungannon, Tyrone, Northern Ireland, BT70 3LT  
 Sean Casey  
 72 Tullydraw Road, Dungannon, Tyrone, Northern Ireland, BT70 3LT  
 Joanne O'Neill  
 72 Tullydraw Road, Dungannon, Tyrone, Northern Ireland, BT70 3LT  
 Martin O'Neill  
 73 Altaglushan Road, Dungannon, Galbally, Tyrone, Northern Ireland, BT70 2PL  
 Aoife McCloskey  
 74, Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
 Katie-Mae McCloskey  
 74, Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
 Ella McCloskey  
 74, Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
 Molly McCloskey  
 74, Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
 Laura McCloskey  
 74, Forth Glen, Cookstown, Tyrone, Northern Ireland, BT80 8TT  
 James McLaughlin  
 75 Rylagh Road, Omagh, Tyrone, Northern Ireland, BT79 7JR  
 Mark McOsker  
 76 Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
 Paul Hamill  
 76 Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
 Margaret McOsker  
 76 Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
 Paul McOsker  
 76 Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
 Dean Crooks  
 76 Rectory Park, Cookstown, Co. Tyrone, BT80  
 Kathleen Burrows

76, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Kathleen Burrows

76, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Claire Hamill

76A Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Grace Hamill

76A Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Philip Hamill

76A Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Arthur Hamill

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Felix Alexander Burrows

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Martha Burrows

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Martha Burrows

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Felix Alexander Burrows

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Arthur Hamill

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Agatha Burrows

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Agatha Burrows

76A, Ballygillen Road, Coagh, Londonderry, Northern Ireland, BT80 0AS  
Samuel Ferson

77 Feegarron Road Feegarran Cookstown  
Ruth Kells

77 Feegarron Road, Feegarran, Cookstown, Tyrone, BT80 9QS,  
Adrian Henry

77 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LP  
Bill Henry

77 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LP  
Mary Henry

77 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LP  
Cathy Murphy

78 Knockaleery Road, Cookstown, Tyrone, Northern Ireland, BT80 9EJ  
Lisa Henry

79 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9LP  
David Burch

8 Ballydawley Road, Moneymore, Londonderry, Northern Ireland, BT45 7NL  
Diane Mitchell

8 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
Ewan Mitchell

8 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
Cameron Mitchell

8 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
Naomi Mitchell

8 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
Arnold Mitchell



8 Ballynagilly Lane, Cookstown, Tyrone, Northern Ireland, BT80 9SU  
Lisa O'Neill

8 Barrack Road, Magherafelt, Londonderry, Northern Ireland, BT45 6LY  
Monina Connolly

8 Beltonanean Lane, Cookstown, Tyrone, Northern Ireland, BT80 9TH  
Gary Ward

8 Beltonanean Road, Beltonanean, Cookstown, Tyrone, BT80 9TP  
Paul McGlaughlin

8 Drapersfield Road, Cookstown, Londonderry, Northern Ireland, BT80 8RS  
Ruth McGlaughlin

8 Drapersfield Road, Cookstown, Londonderry, Northern Ireland, BT80 8RS  
Milan Pinter

8 Drumlea Park, Cookstown, Tyrone, Northern Ireland, BT80 9JU  
Christopher O'Hagan

8 Durnascallon Road, Desertmartin, Londonderry, Northern Ireland, BT45 5NA  
Gemma McRory

8 Glenburn Park, Magherafelt, Londonderry, Northern Ireland, BT45 5BH  
Brenda Wilson

8 Killucan Road, Cookstown, Tyrone, Northern Ireland, BT80 9PP  
Austin Creighton

8 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
Shauna Ward

8 Lisnahaney Road, Omagh, Tyrone, Northern Ireland, BT79 7UE  
Paul Lynch

8 Loughdoo Road, Pomeroy, Tyrone, Northern Ireland, BT80 9PL  
Kirsty Lynch

8 Loughdoo Road, Pomeroy, Tyrone, Northern Ireland, BT80 9PL  
Mary Lynch

8 Loughdoo Road, Pomeroy, Tyrone, Northern Ireland, BT80 9PL  
Danielle Lynch

8 Loughdoo Road, Pomeroy, Tyrone, Northern Ireland, BT80 9PL  
Gary Calvert

8 Mandeville Manor, Portadown, Armagh, Northern Ireland, BT62 3UP  
Paul Bloomer

8 Mill View, Cookstown, Tyrone, Northern Ireland, BT80 8RU  
Paul Bloomer

8 Mill View, Cookstown, Tyrone, Northern Ireland, BT80 8RU  
B Bloomer

8 Mill View, Cookstown, Tyrone, Northern Ireland, BT80 8RU  
Susan O'Brien

8 Rosewood Glen, Lisburn, Antrim, Northern Ireland, BT28 2FH  
Cormac O'Brien

8 Rosewood Glen, Lisburn, Antrim, Northern Ireland, BT28 2FH  
Richard Derby

8 Thornhill Park, Magherafelt, Londonderry, Northern Ireland, BT45 5JQ  
Sean Mullan

8 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
Collette Mullan

8 Wellbrook Manor, Dungannon, Tyrone, Northern Ireland, BT70 1EP  
Peter Devlin

8 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
Mandy Devlin

8 Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
Sarah Nugent

8, Gortalowry Park, Cookstown, Tyrone, Northern Ireland, BT80 8JH  
B Speirs

8, Sperrin Mews, Cookstown, Tyrone, Northern Ireland, BT80 8NF  
Anne Bell

8, Sperrin View, Cookstown, Tyrone, Northern Ireland, BT80 9RE  
Anne Bell

8, Sperrin View, Cookstown, Tyrone, Northern Ireland, BT80 9RE  
Benny Bell

8, Sperrin View, Cookstown, Tyrone, Northern Ireland, BT80 9RE  
Benny Bell

8, Sperrin View, Cookstown, Tyrone, Northern Ireland, BT80 9RE  
Aileen Purvis

80B Drummurrer Lane, Coalisland, Tyrone, Northern Ireland, BT71 4QJ  
Tracey Timoney

81 Lough Fea Road, Cookstown, Tyrone, Northern Ireland, BT80 9SR  
Lisa Loughran

81, Tamnamore Road, Dungannon, Armagh, Northern Ireland, BT71 6HP  
Lisa Loughran

81, Tamnamore Road, Dungannon, Armagh, Northern Ireland, BT71 6HP  
Margaret Little

82 Fashglashagh Road, Dungannon, Tyrone, Northern Ireland, BT70 3AL  
Malachy Little

82 Fashglashagh Road, Dungannon, Yrone, Northern Ireland, BT70 3AL  
John McClean

82 Kilmascally Road, Dungannon, Tyrone, Northern Ireland, BT71 5BJ  
Sean O'Neill

82 Loup Road, Moneymore, Londonderry, Northern Ireland, BT45 7ST  
Colm McElkerney

82 Ratheen Avenue, Cookstown, Tyrone, Northern Ireland, BT80 8HL  
Philip Johnston

83 Ballyronan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6EW  
Sharon Maynes

83 Ballyronan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6EW  
Charlie Carbery

83 Reaskmore Road, Dungannon, Tyrone, Northern Ireland, BT70 1QF  
Martin Carbery

83 Reaskmore Road, Dungannon, Tyrone, Northern Ireland, BT70 1QF  
Rachael Boville

84 Burren Road, Ballynahinch, Down, Northern Ireland, BT24 8LF  
Stephen McNamee

84 Davagh Road, Draperstown, Londonderry, Northern Ireland, BT79 8JE  
Mary McNamee

84 Davagh Road, Draperstown, Londonderry, Northern Ireland, BT79 8JE  
Allister Johnston

85 Ballyronan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6EW  
Eric Johnston

85 Ballyronan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6EW  
James Quinn

86 Blackrock Road, Cookstown, Tyrone, Northern Ireland, BT79 8JJ  
Adam Murray

86 University Avenue, Belfast, Antrim, Northern Ireland, BT7 1GY  
Adam Johnston

87 Ballyronan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6EW  
Grace Johnston

87 Ballyronan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6EW  
Alison Johnston

87 Ballyronan Road, Magherafelt, Londonderry, Northern Ireland, BT45 6EW  
Andrea McGucken

88, Church Street, Cookstown, Tyrone, Northern Ireland, BT80 8HX  
Andrea McGucken

88, Church Street, Cookstown, Tyrone, Northern Ireland, BT80 8HX  
Gemma Bell

88, Coolnafranky Park, Cookstown, Tyrone, Northern Ireland, BT80 8PW  
Gemma Bell

88, Coolnafranky Park, Cookstown, Tyrone, Northern Ireland, BT80 8PW  
Hugh Rodgers

89 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
Brian T Farrelly

89 Feegarron Road, Ballynagilly, Cookstown, Tyrone, BT80 9TA,  
Philip Bell

89 Old Coagh Road, Cookstown, Tyrone, Northern Ireland, BT80 8RQ  
Heather Bell

89 Old Coagh Road, Cookstown, Tyrone, Northern Ireland, BT80 8RQ  
J Kane

89, Cavanakeeran Road, Pomeroy, Tyrone, Northern Ireland, BT70 2TB  
B T Farrelly

89, Feegarran Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
Dax Rodgers

89A Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
B Rodgers

89A Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
Natasha Rodgers

89A Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
Kieran Quinn

89B Feegarran Road, Cookstown, BT80 9TA  
Lynn Bye

89B Feegarran Road, Cookstown, BT80 9TA  
Tanya Rodgers

89D Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
David Liggitt

9 Albany Road, Stewartstown, Tyrone, Northern Ireland, BT71 5HE  
Matthew McPherson

9 Ballygudden Road, Eglinton, Eglinton, Londonderry, Northern Ireland, BT47 3AF  
A Timoney

9 Ballynagilly Road, Cookstown, Tyrone, Northern Ireland, BT80 9SX  
Eoin Loughran

9 Beaghbeg Road, Cookstown, Tyrone, Northern Ireland, BT80 9PE  
 Julie Lennox  
 9 Carrydarragh Road, Moneymore, Londonderry, Northern Ireland, BT45 7YX  
 Gareth Lennox  
 9 Carrydarragh Road, Moneymore, Londonderry, Northern Ireland, BT45 7YX  
 Eugene Wilson  
 9 Dunamore Road, Cookstown, Co Tyrone  
 Annie Wilson  
 9 Dunnamore Court, Cookstown, Tyrone, Northern Ireland, BT80 9NR  
 Mary Wilson  
 9 Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NR  
 Janet Traub  
 9 Kensington Gardens South, Belfast, Down, Northern Ireland, BT5 6NN  
 Phyllis Devlin  
 9 Killycanavan Road, Dungannon, Tyrone, Northern Ireland, BT71 5BP  
 Martin Devlin  
 9 Killycanavan Road, Dungannon, Tyrone, Northern Ireland, BT71 5BP  
 Monica Devlin  
 9 Killycanavan Road, Dungannon, Tyrone, Northern Ireland, BT71 5BP  
 Justin McDonald  
 9 Killycolpy Road, Stewartstown, Tyrone, Northern Ireland, BT71 5EZ  
 F McKee  
 9 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Louise McKee  
 9 Letteran Road, Cookstown, Londonderry, Northern Ireland, BT80 9XW  
 Caolan Conlon  
 9 Loran Vale, Cookstown, Tyrone, Northern Ireland,  
 Oran McGill  
 9 Macknagh Lane, Maghera, Upperlands, Londonderry, Northern Ireland, BT46 5SL  
 Gary McGill  
 9 Macknagh Lane, Maghera, Upperlands, Londonderry, Northern Ireland, BT46 5SL  
 M McGill  
 9 Macknagh Lane, Maghera, Upperlands, Londonderry, Northern Ireland, BT46 5SL  
 Dara McGill  
 9 Macknagh Lane, Maghera, Upperlands, Londonderry, Northern Ireland, BT46 5SL  
 Danielle Curry  
 9 Market Street, Moneymore, Londonderry, Northern Ireland, BT45 7PE  
 Justin Bradley  
 9 Ravenhill Reach, Belfast, Down, Northern Ireland, BT6 8RA  
 Paul McKearney  
 9 Ridgewood Manor, Moy, Tyrone, Northern Ireland, BT71 7TD  
 Martin O'Neill  
 9 Rossa Court, Dungannon, Ardboe, Tyrone, Northern Ireland, BT71 5AR  
 Ciara Devlin  
 9 Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 Eilish Hamill  
 9 West Street, Stewartstown, Tyrone, Northern Ireland, BT71 5HT  
 Alex Martin  
 9, Hugomont Park, Ballymena, Antrim, Northern Ireland, BT43 6HP  
 Alex Martin

9, Hugomont Park, Ballymena, Antrim, Northern Ireland, BT43 6HP  
 Martin Brennan  
 9, Sandholes Road, Cookstown, Derryloran Industrial Estate, Tyrone, Northern Ireland, BT80 9AR  
 Tanya Cassidy  
 9, Scotchtown Lane, Coagh, Londonderry, Northern Ireland, BT80 0DE  
 Joey Devlin  
 9, Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 Stephen Devlin  
 9, Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 Gerald Devlin  
 9, Tynure, Cookstown, Londonderry, Northern Ireland, BT80 9XP  
 John Dale Allen  
 90 Killycurragh Road, Cookstown, Tyrone, Northern Ireland, BT80 9TG  
 Mark Taylor  
 90 Old Coagh Road, Cookstown, Tyrone, Northern Ireland, BT80 8RQ  
 Gerard McIntyre  
 90, Beech Hill, Enniskillen, Fermanagh, Northern Ireland, BT74 4AR  
 Gerard McIntyre  
 90, Beech Hill, Enniskillen, Fermanagh, Northern Ireland, BT74 4AR  
 Melissa McKenzie  
 90, Old Coagh Road, Cookstown, Tyrone, Northern Ireland, BT80 8RQ  
 Harold McKenzie  
 90, Old Coagh Road, Cookstown, Tyrone, Northern Ireland, BT80 8RQ  
 Aodhan Little  
 91 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Emma Little  
 91 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Anne Little  
 91 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Gerard Little  
 91 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 J Rooney  
 91 The Beeches, Crumlin, Antrim, Northern Ireland, BT29 4FH  
 Priscilla Sampson  
 92 Morgans Hill Road, Cookstown, Tyrone, Northern Ireland, BT80 8HD  
 Pearse MrAleer  
 92, Mullanahoe Road, Dungannon, Tyrone, Northern Ireland, BT71 5AU  
 Pearse MrAleer  
 92, Mullanahoe Road, Dungannon, Tyrone, Northern Ireland, BT71 5AU  
 Martina McNally  
 93 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Eamon McNally  
 93 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Eileen McNally  
 93 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Elizabeth McNally  
 93 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Frankie Mulcan  
 93 Knockaleery Road, Cookstown, Tyrone, Northern Ireland, BT80 9EJ

Annie Mullan  
 93 Knockaleery Road, Cookstown, Tyrone, Northern Ireland, BT80 9EJ  
 Katie Quigg  
 93 Moneysharvan Road, Maghera, Londonderry, Northern Ireland, BT46 5PT  
 Colette Quigg  
 93 Moneysharvan Road, Maghera, Londonderry, Northern Ireland, BT46 5PT  
 Natasha Argue  
 95 Coolnafranky Park, Cookstown, Tyrone, Northern Ireland, BT80 8PW  
 Adrian Coyle  
 97 Kilmasally Road, Dungannon, Tyrone, Northern Ireland, BT71 5BL  
 Bernadette Coyle  
 97 Kilmasally Road, Dungannon, Tyrone, Northern Ireland, BT71 5BL  
 Joanne Mckenna  
 97 Mullaghboy Road, Portglenone, Londonderry, Northern Ireland, BT45 8JH  
 Patrick J McNally  
 97, Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Mairead McNally  
 97, Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Ashley Brownlee  
 98 Beechway, Cookstown, Tyrone, Northern Ireland, BT80 8LQ  
 Danny McIntyre  
 98 Derryvale Road, Coalisland, Tyrone, Northern Ireland, BT71 4DY  
 Doreen McIntyre  
 98 Derryvale Road, Coalisland, Tyrone, Northern Ireland, BT71 4DY  
 Eileen Doris  
 98 Drum Road, Cookstown, Tyrone, Northern Ireland, BT80 9DN  
 David Glasgow  
 99 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Amy Glasgow  
 99 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Julie Glasgow  
 99 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Samuel Glasgow  
 99 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Marc Glasgow  
 99 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Sarah Glasgow  
 99 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TA  
 Ann Robinson  
 Aghalun House, Brookeborough, Fermanagh, BT94 4EZ  
 Patsy Devlin  
 Ardboe Road, Cookstown, Tyrone, Northern Ireland, BT71 5BW  
 Breege Farrelly  
 Ardrum, Ballinamore, Co Leitrim  
 Philip Farrelly  
 Ardrum, Ballinamore, Co Leitrim  
 Patricia McGurk  
 Baladoogh Lane, Cookstown, Co. Tyrone, BT80 9JH  
 B Rodgers

Ballynagilly Heritage Conservation Group,89A Feegarron Road, Cookstown, Tyrone,  
 Northern Ireland, BT80 9TA  
 Jackie Carson  
 Ballynagilly Lane,Cookstown,BT80 9SU  
 Brian McRory  
 Ballynasolus Road, Cookstown, Tyrone, Northern Ireland, BT80 9TQ  
 Brian McRory  
 Ballynasolus Road, Cookstown, Tyrone, Northern Ireland, BT80 9TQ  
 Orla Gormley  
 Bernisk Road, Sixmilecross, Tyrone, Northern Ireland, BT79 9ED  
 Dolores McKeown  
 Bogside Avenue,Coalisland,Co Tyrone  
 B Quinn  
 Brookend Road,Brookend,Stewartstown,Co. Tyrone,BT71 5BR  
 Ballynagilly Community Preservation Group  
 C/o 111 Feegarron Road, Cookstown, Tyrone, Northern Ireland, BT80 9TE  
 Claire Morgan  
 Care Bear Creche,Drum Road,Cookstown,BT80 8QS  
 Helen Quinn  
 Care Bears Creche, Drum Road, Cookstown. BT80 8QS  
 Nicola Billimore  
 Care Bears Creche, Drum Road,Gortalowry,Cookstown,Tyrone,BT80 8QS,  
 Zoe Ellingham  
 Care Bears Creche, Greenvale Industrial Estate,Drum  
 Road,Gortalowry,Cookstown,Tyrone,BT80 8QS,  
 Connor Hannigan  
 Carntrone,Lisnaskea,Co. Fermanagh,BT92 0AD  
 Anthony Kelly  
 Claggan Road, Cookstown, Londonderry, Northern Ireland, BT80 9XJ  
 Jacqueline Coyle  
 Clare Lane, Cookstown, Tyrone, Northern Ireland, BT80 8RJ  
 Sharon McGowan  
 Coolcefolly,Ballyshannon,Co Donegall  
 Siguna Dueck  
 Croodbrook, Carrick-on-Shannon, Co Leitrim  
 Gavin Porter  
 Cuppanagh Bridge,Via Boyle,Co Roscommon  
 Erin Gilhoooley  
 Dene House,Tantobie,Co Durham,DH9 9PN  
 Mary O'Neill  
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 Drumgrass Road, Cookstown, Tyrone, Northern Ireland, BT80 9UZ  
 R Donaghy  
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 Dungaodon, Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NX  
 Stephen McGurk  
 Dungeadan Dungate,Dunamore Road,Cookstown,BT80 9NX  
 Jacqueline McGurk

Dungeadan, Dunamore Road, Cookstown, Co. Tyrone, BT80 9NX  
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 Paul Loughran  
 Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NR  
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 Dunnamore Road, Cookstown, Tyrone, Northern Ireland, BT80 9NR  
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 Hartley, Carrick-on-Shannon, Co Leitrim  
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 Lindsay Ville, Magherafelt, Ballyronan, Londonderry, Northern Ireland, BT45 6JB  
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 Meta Shannon  
 Millburn Close, Cookstown, Co. Tyrone, BT80 8HF  
 Alan Cross  
 Moneymore Road, Cookstown, Londonderry, Northern Ireland, BT80 9UU  
 Olive Lilburn  
 Redhill Road, Dromore, Down, Northern Ireland, BT25 1RL  
 T Carron  
 River Cottage Baltrasna, Oldcastle, Co Meath  
 Claire Coyle  
 Sandholes Road, Cookstown, Derryloran Industrial Estate, Tyrone, Northern Ireland, BT80 9AR  
 Martina Bell  
 Sandholes Road, Cookstown, Derryloran Industrial Estate, Tyrone, Northern Ireland, BT80 9AR  
 Muriel Thom  
 Sperrin Court, 18, Limekiln Lane, Cookstown, Tyrone, Northern Ireland, BT80 8TS  
 Rose McGurk  
 Tamnaskeeney Road, Cookstown, Tyrone, Northern Ireland, BT80 9EQ  
 Mairead Quinn  
 Tanderagee Road, Pomeroy, Tyrone, Northern Ireland, BT70 3ED  
 Patrick E Carbery



The Order Of The Golden River, C/o 15 Breamar Court,Glengormly,BT36 5GA  
The Owner/Occupier,  
Tintern Close,Basingstoke,Hampshire,RG24 9HE  
Shane Lennon  
Westbury Drive, Cookstown, Tyrone, Northern Ireland, BT80 8WD  
T Carlenn  
Westland Road, Cookstown. BT80 8BZ  
Mairead Monaghan  
Whiterock Road, Newtownhamilton, Armagh, Northern Ireland, BT35 0AW  
Raymond Wilkinson  
Windsor Crescent,Cookstown,Co. Tyrone,BT80 0ET  
V Donaghy

Neil Boston

J Kerr

Neil Boston

Shea Bell

Kathleen McQuillan

Barry Davy

Stephen Hartigan

Rosaleen Quinn

Ronan Davy

Barry Davy

Darragie Porter

Rosaleen Quinn

Francis J Murphy

Dean Cotton

Roman Grebenicek

Damien Kelly

Nadine Nicholl

James Carton

Paula Devlin

Edward McCluskey

D Rodgers  
Raymond Wilkinson  
Niall McCaaul  
D Mitchell  
Lesa Steele  
. Owner/Occupier  
Amanda Kerr  
Andrew Lennox  
Cameron Kerr  
John McBroom  
Brian Kerr  
Alex Kerr  
Damien Kelly  
J McCorriston  
Clare Cull  
P Donnelly  
Teresa Nannery  
Colm Cummings  
Laura Thom  
Emma Muldoon  
Emma Muldoon  
Joe McKeown  
Kevin Hughes  
V Donaghy  
E Conway  
Joe McKeown

Shea Bell  
E Conway  
Brian Slean  
Kevin Hughes  
Brian Slean  
J Kerr  
Gerald McCann  
Pam McLaughlin  
Samuel Kells  
. Owner/Occupier  
CA Morgan  
Martin Heinke  
Michael Kelly  
Tony Nannery  
Gerard Eastwood  
Adrian Martin  
P Cosgrove  
Stephen Hartigan  
P Cosgrove  
Francis J Murphy  
Diarmuid O'Kane  
Manus McManus  
Virginia O'Kane  
Geroid Lynch  
Joseph Clarke  
Shauna Corr

Eamonn O'Rourke

The Owner/Occupier,

Darren Devlin

Sean McQuillan

Niall McQuillan

Marian Zahlaonik

. Owner/Occupier

Francis Talbot

J McCorriston

Edward McCluskey

**Date of Last Neighbour Notification**

**Date of EIA Determination**

8th July 2015

**ES Requested**

Yes /No

### **Planning History**

Ref ID: LA09/2015/0459/F

Proposal: The construction and operation of a wind farm comprising 8no. three bladed wind turbines with a maximum base to blade tip height of 126.5m. Ancillary developments include a permanent lattice anemometer mast of 80m height; turbine transformers; turbine bases, foundations and hardstands and temporary set-down areas; up-grading of 2 existing field entrances along the Ballynagilly Road, widening and strengthening of existing tracks and construction of new access tracks, junctions and turning areas; a 33kV switch room control building with communications equipment, car parking and compound area; underground electrical cables and communications lines connecting wind turbines to the switch room control building; on site drainage works; temporary material deposition area; temporary construction compound; and all ancillary and associated development and infrastructure including general and excavation works. The application also includes temporary works along the transport route to facilitate the delivery of turbine components including the upgrade of the existing junctions at Slaght Road and Ballynagilly Road, and at Feegarran and Slaght Road, and realignment of a section of the Feegarran Road all in Ballynagilly Townland, Lissan (ward), Cookstown, Co. Tyrone.

Address: Cooks,

Decision:

Decision Date:

Ref ID: I/2015/0110/PREAPP

Proposal: Wind Farm consisting of 8 no turbines - Pre-application scoping for content of EIA to be submitted. (Amended proposal)

Address: Ballynagilly Road, near Davagh Forest, Cookstown,

Decision:

Decision Date:

Ref ID: I/2012/0223/PREAPP

Proposal: Restoration of the sand and gravel quarry (area currently disused), with the area being returned to agricultural grassland over an estimated 20 year period.

Address: Lands at the existing S Bell and Sons quarry at Ballynagilly Road, Cookstown,

Decision:

Decision Date:

Ref ID: I/2012/0352/F

Proposal: Restoration of part of the existing sand and gravel quarry, through the infilling of inert waste, with the lands being returned to agricultural grassland

Address: lands at the existing S Bell and Sons Quarry at Ballynagilly Road, Cookstown,

Decision: PG

Decision Date: 30.09.2013

Ref ID: I/2014/0362/F

Proposal: Provision of an integrated waste management facility within the existing quarry site to include the use of an existing storage shed and the provision of additional storage/workshop space. The facility will include the storage of inert, construction, demolition and excavation waste (within buildings), treatment of waste by physical crushing using on site mobile plant to produce secondary aggregates, storage of used tyres (within containers) pending transfer to a suitable recycling facility.

Address: Lands located at the existing Stanley Bell and Sons Ltd quarry, 28, Ballynagilly Road, Cookstown,

Decision: PG

Decision Date: 08.06.2015

Ref ID: I/2014/0413/F

Proposal: Windfarm comprising 6 no. three bladed wind turbines with micro-siting and a maximum base blade to tip height of 126.5 metres. Ancillary developments include a permanent lattice anemometer mast of 80 metres height; turbine transformers; turbine bases, foundations and hardstands; widening and strengthening of existing tracks and construction of new access tracks, junctions and turning areas; a 33kV switch room control building with communications equipment, car parking and compound area; underground electrical cables and communication lines connecting wind turbines to the switch room control building; on site drainage works; upgrade of an existing entrance off Beltonanean Road for light vehicle use, use of the existing entrance to Davagh Forest off Slaght Road for main infrastructure traffic, with access tracks options through Davagh Forest; temporary set down areas, temporary material deposition areas, temporary

construction compound; and all ancillary and associated development and infrastructure including general and excavation works at Beltonanean. The Proposed development also includes temporary works along the transport route to facilitate the delivery of turbine components including a realignment of a section of the Feegarran Road and widening of the junction of Feegarran and Slaght Roads, in the townlands of Ballynagilly and Beltonanean, Cookstown, Co Tyrone.

Address: Beltonanean, Ballynasollus, Beleevena-More and Ballynagilly Townlands, Cookstown, Co Tyrone,

Decision:

Decision Date:

Ref ID: I/2013/0023/F

Proposal: Proposed temporary 80m high lattice anemometer (met) mast, use of existing unaltered entrance and existing access track accessed by quad vehicle with trailer

Address: 1173m NW of 60 Ballynagilly Road, Ballynagilly, Cookstown,

Decision: PG

Decision Date: 29.05.2013

Ref ID: I/2013/0307/F

Proposal: Variation of Condition Numbers 3 and 16 attached to planning approval I/2004/1062/F to extend the time period (by approximately 10 years) for restoration of the north-east corner of the existing quarry, which involves the removal of rock by blasting. (Additional Information Received)

Address: Lands at the existing S Bell and Sons quarry, 28 Ballynagilly Road, Cookstown,

Decision: AL

Decision Date:

Ref ID: I/2014/0029/DETEIA

Proposal: pre-application determination as to need for environmental impact assessment for amendment to previously approved planning application I/2004/1062/F to include the extraction of rock by blasting

Address: lands at the existing S Bell and Sons quarry at Ballynagilly Road, Cookstown,

Decision: RES

Decision Date:

Ref ID: I/2010/0288/F

Proposal: Proposed dwelling & garage

Address: 160m metres north east of 120 Fegarron Road Cookstown

Decision:

Decision Date: 25.08.2010

Ref ID: I/2005/0932/O

Proposal: Proposed dwelling & garage

Address: 160 metres North East of 120 Fegarron Road, Cookstown

Decision:

Decision Date: 25.09.2006

Ref ID: I/1995/0030

Proposal: Change of use from farmland to cross-country course with carparking facilities

Address: APPROX. 40M EAST OF 120 FEEGARRAN ROAD, BALLYNAGILLY, COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1992/0111

Proposal: Water Bore Well

Address: 400M EAST OF JUNCTION OF SLAGHT ROAD AND FEEGARRAN ROAD BALLYNAGILLY COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1992/0143

Proposal: Relocation of Liquid Packaging Plant

Address: 300M WEST OF 120 FEEGARRAN ROAD BALLYNAGILLY COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1996/0168

Proposal: Gravel Extraction

Address: ADJACENT TO 80 BALLYNAGILLY ROAD COOKSTOWN

Decision:

Decision Date:

Ref ID: I/2000/0879/F

Proposal: Proposed Gravel Extraction and Re-instatement of Lands.

Address: 28 Ballynagilly Road, Cookstown.

Decision:

Decision Date: 18.05.2004

Ref ID: I/1997/0157

Proposal: Proposed gravel extraction, workshop and crushing equipment

Address: ADJACENT TO 80 BALLYNAGILLY ROAD COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1982/0371

Proposal: EXTRACTION OF AGGREGATES AND ERECTION OF CRUSHING PLANT

Address: BALLYNAGILLY, COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1990/0151

Proposal: Extension to pipeline and erection of liquid packaging plant for spring water

Address: AT JUNCTION OF SLAGHT ROAD AND FEEGARRAN ROAD COOKSTOWN

Decision:

Decision Date:

Ref ID: I/2004/1062/F

Proposal: Extension of existing quarry for the extraction of sand & gravel. Removal of rock by blasting from north east corner of the existing quarry as part of site restoration.

Address: Lands to the south of existing sand & gravel quarry, Ballynagilly Road, Cookstown

Decision:

Decision Date: 06.03.2008

Ref ID: I/1978/0385

Proposal: 11KV O/H LINE

Address: BALLYNASOLLUS, COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1982/0370

Proposal: EXTRACTION OF SAND AND GRAVEL

Address: BALLYNAGILLY, COOKSTOWN

Decision:

Decision Date:

Ref ID: I/2008/0415/F

Proposal: Restrospective planning application for septic tank

Address: Lands 60m north, 4m east of the junction between Ballynagilly Road and Slaght Road, Cookstown CoTyrone

Decision:

Decision Date: 20.01.2009

Ref ID: I/1994/0050

Proposal: Extraction of Gravel and reclamation of worked area

Address: ADJACENT TO 80 BALLYNAGILLY ROAD COOKSTOWN

Decision:

Decision Date:



Ref ID: I/1980/0327

Proposal: EXTRACTION OF SAND AND GRAVEL

Address: BALLYNAGILLY, COOKSTOWN

Decision:

Decision Date:

### **Summary of Consultee Responses**

### **Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:



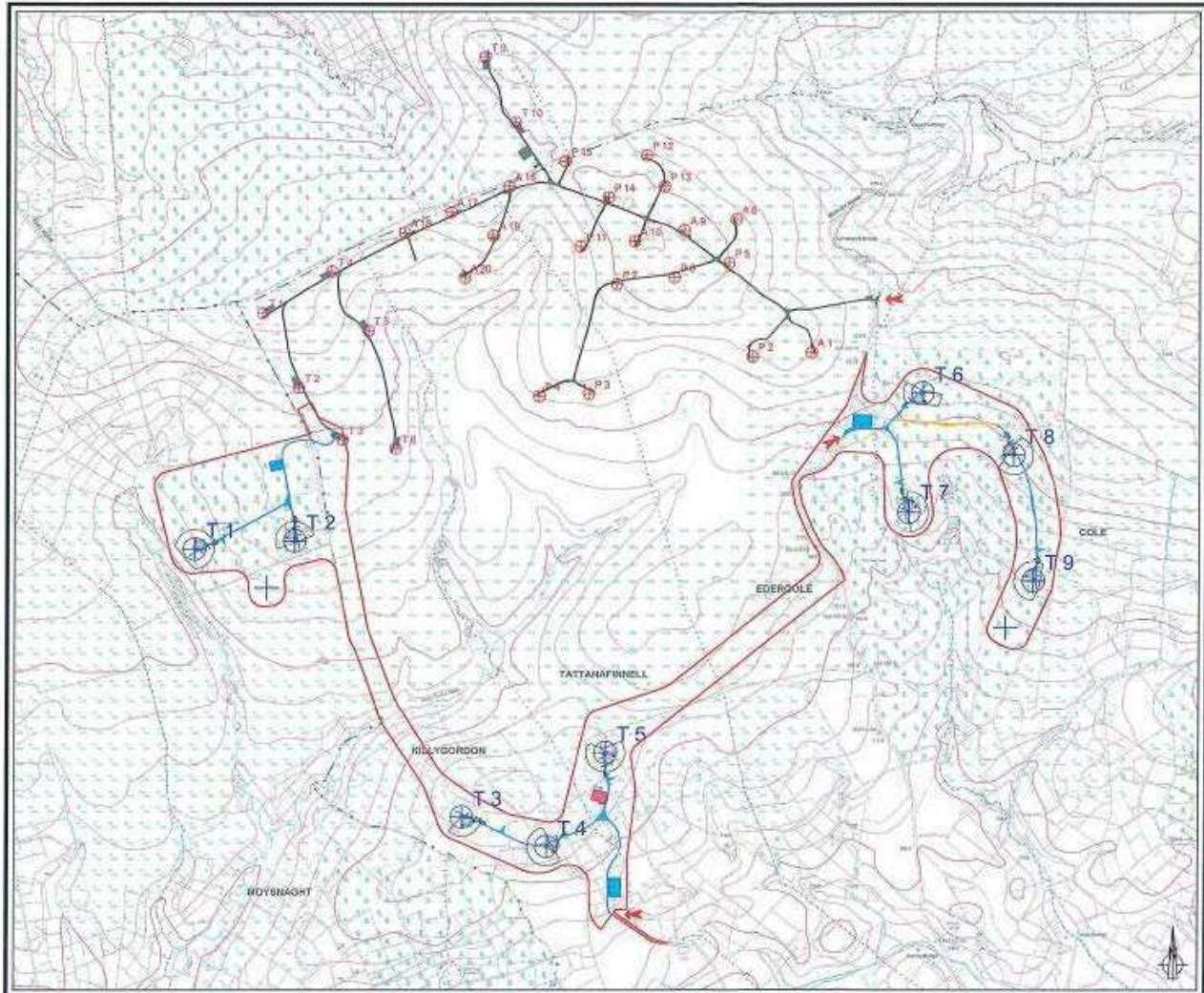
Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2015/0460/F	<b>Target Date:</b>
<p><b>Proposal:</b> A proposal for a wind farm comprising of nine turbines (each with an overall maximum height of up to 126.5m above ground level) and associated infrastructure including upgraded site entrances, new and upgraded onsite access tracks, an onsite substation and control building, underground cables, overhead grid line, two temporary monitoring masts, temporary construction compounds, enabling works compounds, permanent crane hardstandings and road widening and improvement works on sections of the transport route (road improvement works). Two turbines are located with the Fermanagh Omagh Council area and seven are located within the Mid Ulster Council Area. Planning Permission is requested with the condition that the proposed wind farm development to which it would relate must be begun within a 10 year period from the date of planning consent.</p>	<p><b>Location:</b> Murley Wind Farm in Townlands of Glengesh Lower Forest, Moysnaght, Killygordon, Tattanafinnell, Edergole and ColeGlen Forest near Fivemiletown, Co Tyrone</p>
<p><b>Referral Route:</b> Major planning application with objections received.</p>	
<b>Recommendation:</b>	Approval
<p><b>Applicant Name and Address:</b> RES Willowbank Business Park Williowbank Road Millbrook Larne BT40 2SF</p>	<p><b>Agent Name and Address:</b></p>
<p><b>Executive Summary:</b> This application relates to 7no 126m to blade tip wind turbines within Mid ulster District Council Area, 2 associated turbines are located in Fermanagh &amp; Omagh Council area and</p>	

have been approved. RSPB and Forestry Service have objected to the proposal, these are not statutory consultees. Issues in relation to impact on the natural environment, noise impacts on dwellings and visual impact of the proposal in the overall landscape are considered and mitigation measures have been proposed.

**Signature(s):**



## Case Officer Report

### Consultations:

Consultation Type	Consultee	Response
Statutory	Transport NI - Enniskillen Office	No objections subject to conditions relating to improvements to accesses and

		submission of traffic management plan
Non Statutory	Shared Environmental Services	Unlikely to have any significant impacts on European sites
Non Statutory	Environmental Health – Mid Ulster Council	Approval if conditions relating to amplitude modulation and noise impacts are applied with 37.5db noise limit, unless financially linked. Conditions to limit the noise, prevent the erection of 3 turbines.
Non Statutory	Environmental Health – Fermanagh & Omagh	Approval if conditions relating to amplitude modulation and noise impacts are applied with 37.5db noise limit.
Statutory	DAERA - NIEA	Drainage & Water – content subject to conditions Land Soil & Air – proposal likely to have minimal impact on groundwater resource or quality NED – no concerns subject to conditions re no construction of 3 approved turbines, agreement of Habitat Management Plan, Construction and Habitat Management Plan and bat and bird monitoring to be carried out
Non Statutory	RSPB	Concerns about ten year permission, curlew compensation areas and control of other turbines.
Non Statutory	Geological Survey NI	No objections
Non Statutory	Fermanagh & Omagh District Council	MUDC to consider PPS21, PPS2 and PPS18
Non Statutory	Northern Ireland Tourist Board	Impact of wind farms on tourism inconclusive
Non Statutory	DEARA – Countryside Management Delivery Branch	No further comment to make
Non Statutory	DEARA - Forestry Service	Initially offered no objection then recommend refusal as the proposal will result in the removal of woodland.
Non Statutory	City of Derry Airport	No objections

Non Statutory	Joint Radio Company	Does not foresee any interference issues
Non Statutory	NI Water – Information Services	Initial objection then no Objection
Non Statutory	Arqiva	No objection
Non Statutory	NIE Networks	Developer should be aware of NIE equipment close by
Non Statutory	OFCOM	No information
Non Statutory	DARD - Fisheries & Climate Change	No issues or concerns
Non Statutory	DETI – Energy	DETI encourage renewables to meet target of 40% of energy from renewables by 2020.
Non Statutory	Rivers Agency	Drainage Risk Assessment considered and cannot sustain reason for refusal
Non Statutory	Belfast International Airport	No safeguarding objection, recommend light on turbine
Non Statutory	Cable & Wireless	No Objection
Non Statutory	DOE Economics Branch	Do not provide any response to Council
Non Statutory	DIO - Land Management and Disposals	Do not object
Non Statutory	Civil Aviation Authority	Advise to consult MOD and NATS
Non Statutory	Belfast International Airport	No Objection
Non Statutory	NATS	Likely to impact electronic infrastructure, no safeguarding objection
Non Statutory	Westica Communications	No technical safeguarding objection

**Representations:**

Letters of Support	0
Letters of Objection	0
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Site and Characteristics of the Area**

The site is located on and close to the boundary of Mid Ulster Council and Fermanagh and Omagh Council Areas, north of Fivemiletown, east of Clabby and south of Fintona. The area is upland with some planted forests, poor quality agricultural land and bogland. There are currently 3 wind farms comprising of 36 existing wind turbines to the north of the proposed site and 2 approved by

Fermanagh and Omagh Council. There are also a number of single turbines in the locality. Clogher Valley is located to the south and east of the site with Blessingbourne Estate to the south east, on the Clogher side of Fivemiletown. The Clogher Valley is an area that has a high scenic value, however it is not designated as an Area of Outstanding Natural Beauty. The area has a number of farm groups and there are a number of single rural dwelling and vacant properties. There are also smaller single turbines located on the lower slopes of this side of the valley to the south of the proposed development. .

### **Proposed Development**

The application for the members to consider is for the erection of 7 no wind turbines (maximum heights of 126.5m to blade tip), access roads, temporary and permanent hardstanding areas, 2 no temporary construction compounds with temporary canteen and offices, toilets and waste treatment facilities, parking and storage containers within a 2.5m fence, a single storey control building and substation within a fenced compound and overhead power lines.

The application is accompanied with an Environmental Statement and following requests further environmental information was submitted on 22 November 2016 and 26 September 2017, and these have been advertised and consultations have been carried out with statutory and non-statutory stakeholders.

### **Planning Assessment of Policy and Other Material Considerations**

#### **Preliminary issue:**

The applicant has asked for the time commencement condition for this development to be 10 years from the date of the permission. Article 61 of the Planning Act (NI) 2011 provides that all planning permission shall have a 5 year time commencement period, or such period (whether longer or shorter) as the authority concerned considers appropriate. The purpose of the time commencement condition is to ensure that development is considered against the most recent policy considerations and other environmental and ecological matters or designations that are available at the time of determination. Members will be aware the Council is well under way in the preparation of a Local Development Framework which may change how this type of development is viewed by Mid Ulster District Council in the future, as such I do not consider it is appropriate, if the development is approved that it should be with a 10 year time commencement condition.

### **POLICY CONTEXT**

The Strategic Planning Policy Statement for Northern Ireland "*Planning for Sustainable Development*" (SPPS) was published on 28 September 2015 and while this was after the application was submitted, members are advised that the policy in place at the point of decision must be accorded significant weight in any considerations. The SPPS sets out transitional arrangements that will operate until the new Councils have adopted new Plans for their areas. In the interim period, the SPPS will apply, together with policy contained in existing regional Planning Policy Statements, as listed in SPPS paragraph 1.13. The SPPS also states that the Best Practice Guidance to PPS18 "Renewable Energy" (the BPG) and supplementary planning guidance "Wind Energy Development in Northern Ireland Landscapes" (the SPG) will continue to apply. Other relevant policy context is provided by Planning Policy Statement 21 'Sustainable Development in the Countryside (PPS 21), Planning Policy Statement 2 - Natural Heritage (PPS 2), PP3 – Access and Movement, Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage (PPS 6), and Planning Policy Statement 16 - Tourism (PPS16). The Dungannon and South Tyrone Area Plan 2010 is the current plan for the area, however it does not have any policies in relation to renewable energy development that are of relevance to the consideration of this development.

Paragraph 1.12 of the SPPS states that "Any conflict between the SPPS and any policy retained



under the transitional arrangements must be resolved in the favour of the provisions of the SPPS. For example, where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy the SPPS should be accorded greater weight in the assessment of individual planning applications. However, where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies this should not be judged to lessen the weight to be afforded to the retained policy". I consider the SPPS is consistent with the now superseded Paragraph 59 of PPS1: General Principles, in that the guiding principle for Planning Authorities in determining planning applications and planning appeals respectively is that sustainable development (including renewable energy development) should be permitted, having regard to the Development Plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Policy CTY1 of PPS21 states that there is a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. One of these is renewable energy projects in accordance with PPS18. PPS18 is supported by the aforementioned BPG and SPG. The aim of PPS18 is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland's renewable energy targets and to realise the benefits of renewable energy. This aim is consistent with the aim of the SPPS for the siting of renewable energy facilities. Policy RE1 - Renewable Energy Development of PPS18 states that development that generates energy from renewable sources will be permitted provided the proposal will not result in an unacceptable adverse impact on five listed criteria below.

The publication Best Practise Guidance to PPS18 'Renewable Energy' was also taken into account in assessing this proposal which sets out guidance for wind energy developments, however this is not a policy document and while there is criteria set out this is for guidance only. It supplements the Planning Policy Statement covering general matters, nature conservation, landscape, ground water/geological conditions, archaeology, noise, safety, roads matters, electromagnetic production and interference, aviation interests, shadow flicker/reflected light, ice throw, tourism, construction and operational disturbance and decommissioning. These matters have been generally considered in the submitted Environmental Statement and Further Environmental Information submitted with the application.

### **Planning Assessment of Policy**

Policy RE1 of PPS18 requires that all applications for wind energy development will be required to demonstrate that they do not result in an unacceptable adverse impact on;

**(a) public safety, human health, or residential amenity;**

The proposal must also take into account part (vi) of PPS18, that the development will not cause significant harm to the safety or amenity of any sensitive receptors<sup>1</sup> (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light.

The developer has provided a detailed health & safety assessments setting out measures to be taken associated with all phases of the development project. The onus is on the contractor to comply with all relevant H&S legislation and guidance.

Additional information was submitted in relation to the depth of peat around the site and a peat slide risk assessment has identified that all the development within Mid Ulster District is at a low risk of peat slid, with the risk assessment score below 200. GSNi were consulted and have advised

the proposal may proceed in its current form. They have not raised any concerns about the possibility of peat slide or bog burst, from the proposed development.

**(i) Stability and structural failure;**

The policies used for assessment of this type of development state that very few accidents have occurred involving injuries to humans, those that have are to do with failure to observe manufactures and operators instructions. Paragraph 1.3.51 of the Best Practise Guide goes on the state the only source of danger to human or animal life would be the loss of a piece of the blade or exceptionally the whole blade. Many blades are composite structure with no bolts, so blade failure is therefore most unlikely.

**(ii) ice throw**

Under certain climatic conditions ice can build up on the blades and be thrown from the blades during rotation or fall off the stationary blades. The applicant has advised, and it is apparent frm the submitted plans the proposed turbines are located well away from public roads or areas of public access and this is will not cause any significant problems.

**(iii) Shadow flicker**

The Public Health Agency, Department of Energy and Climate Change in considering the effects of shadow flicker from turbines concluded that 'the frequency of the flickering caused by a wind turbine rotation is such that it should not cause a significant risk to health. The development should not cause significant harm to the safety or amenity of any sensitive receptors (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light.

According to the Best Practice Guide to PPS 18 shadow flicker generally only occurs in relative proximity to sites and has only been recorded occasionally at one site in the UK. It states in the Best Practice Guidance to Planning Policy Statement 18 - Renewable Energy that. Problems caused by shadow flicker are rare. At distances greater than 10 rotor diameters from a turbine, the potential for shadow flicker is very low. The ES has identified the nearest occupied property as 939m from the nearest turbine, T8, which is over 10 times the rotor diameter of the turbine, though with micro siting of turbine this could be 849m, which is less than 10 times the rotor diameter. However it is recognised that shadow flicker is less apparent the further away from the turbine the property and intervening features such as land form and trees can limit the impact. The noise impact assessment identifies other properties that are closer to turbines, H68, H69, H70 and H71, thought the operator has advised these are within their control and will not be occupied for the lifetime of the wind farm. Other properties at H82 and H92 are not occupied dwellings, H82 may be a development opportunity for a replacement dwelling, however it is near the 10 x rotor diameter and if any dwelling were approved it would have a limited impact due to the distance and the trees around the site.

**(iv) Road safety**

Transport NI were consulted on the proposal in line with PPS3 as it is important to consider the potential impact on transport routes and existing traffic movements which may occur as a result of the proposed development.

They have identified a preferred haulage route for the delivery of the turbines that would take the turbines off the main A4 at Maguiresbridge, which has been used for other turbines. Subject to some road improvements and the submission of a traffic management plan for the delivery of the turbines, they have not raised any road safety concerns.



**(V) Noise issues**

Environmental Health in Fermanagh & Omagh Council and Mid Ulster District Council have been consulted with the proposed development and have advised that the lower fixed limit of 37.5dBA should be applied. EHO have concerns that other turbines that have been approved by M/2012/0621F, M/20103/0099/F and M/2014/0539/F, when combined with the proposed wind farm, would exceed these limits. EHO would have less concerns if these turbines were not built. The applicant has indicated they have control of these turbines and that they will not be built, the applicant is willing to enter into a planning agreement to ensure these are not constructed. However I consider an alternative would be to condition that T3, T4 and T5 are commenced in a phased fashion with each turbine being condition that it is not commenced until each of the individual turbines pass their time commencement period and effectively lapse, and evidence is submitted to show the approved turbines have not and cannot be implemented.

EHO have advised that they consider the fixed limit should be 37.5dBA to protect the amenity of the neighbouring properties. ETSU guidance indicates that it may be acceptable to increase the limit taking into account the number of dwellings affected, the impact the reduction would have on the kWh generating capacity of the wind farm and the duration and level of exposure. It further advised the limits may be increased to 45dB if the property is financially linked to the project. ETSU further advises that daytime limits are desirable as these take into account locations outside the properties, whereas the night-time limits would be measured inside the properties and there for can be higher as the property would attenuate some noise.

The developer has identified 35 properties that would be impacted by noise from the proposed development, these are located to the west, south and east of the proposed development. 7 of the identified properties, to the east of the development, will be impacted by the turbine T1, which has been assessed in the determination of the application for 2 turbines located in Fermanagh & Omagh Council Area. The closest occupied property, in Mid Ulster Council area, that does not have a financial interest or is controlled by the applicant is H83, which is 939m from the nearest turbine. A number of these properties are closer to turbines approved by planning permissions M/2012/0153/F, M/2013/0291/F and M/2013/0289/F, which, if the approved turbines were erected would be impacted by those turbines. Therefore the number of properties that could be affected by the proposal is relatively limited.

Members are advised that to control the level of noise the turbines can be operated in different modes or can be turned off, which will obviously impact on the generating capacity of the wind farm. The developer has provided a model that ensure no property that is not financially linked to the proposal will have noise levels exceeding 37.5dB from the wind farm. EHO have been consulted and are content provided this is attached as a condition to any decision notice.

**(vi) Aviation concerns**

There is no evidence that any part of the development will give rise to unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems. OFCOM has no objection to the proposal. NATS has no objection to the proposal. Ministry of Defence, Derry City Airport and Belfast International Airport also have no objection to the proposal. NATS, City of Derry Airport and Belfast International Airport have confirmed they have no objection in terms of aviation safety.

**(vii) Visual amenity, intrusion and over dominance.**

The proposed turbines are 126.5m to tip, with a hub height of 80m and blade length of 46.5. These represent 7 very large structures in the landscape. To the north of the application site are 3 existing windfarms with a total of 36 turbines, 20 at a height of 86.5m to blade tip and 16 with a height of 100m to blade tip. The existing windfarms are on the upper part of the ridgeline and extend over it into the Fermanagh & Omagh District Council area. Fermanagh & Omagh District Council were consulted about this proposal and did not object, they referred Mid Ulster Council to the policies that should be considered. Fermanagh & Omagh Council recently approved turbines T1 and T2, which are the same size as the proposed turbines and part of the same windfarm.

**(b) Visual amenity & landscape character;**

Paragraph 1.3.25 of Best Practise Guide acknowledges that wind turbines will often be highly visible and it will normally be unrealistic to seek to conceal them. It states that developers should seek to ensure that through good siting and design, landscape and visual impacts are limited and appropriate to the location.

**Visual Impact assessment & Critical views**

The visual assessment is concerned with assessing if there are any significant visual effects from the proposal on the landscape and from surrounding properties. By virtue of their size and scale and exposed locations wind turbines will have visual impacts. However the degree of this this will depend on many factors. Members will recall that the Committee voted to refuse a single wind turbine adjacent to this proposed wind farm site at the Oct 2017 Planning Committee.

PPS18 refers to supplementary planning guidance, 'Wind Energy development in NI's landscapes' and states this should be taken into account when assessing all wind proposals. Paragraph 4.13 of PPS18 advises that wind turbines are likely to have the greatest visual effects of renewable energy development and this will vary depending on the location, landscape and setting of the proposal.

All of the proposed wind farm development site falls within Landscape Character Area (LCA) 16 Brougher Mountain as defined in NI Land Class Assessment 2000. In term of sensitivity to wind energy, the LCA is deemed to have a high to medium rating due to the presence of complex and distinctive landform features, though it is recognised there may be less sensitive areas where there are large forestry plantations.

Of 53 preliminary viewpoints identified by the developer, 20 were provided in the original Environmental Statement, following concerns being raised by the Planning Department about the impacts of the proposal on the Clogher Valley, an additional 8 view points were provided. These provide an illustration of the possible impacts of the proposal in the landscape. The BPG accepts that the general perception of wind farms:

- up to 2kms is likely to be prominent,
- 2 – 5kms relatively prominent,
- 5 -15 kms is prominent in clear visibility and
- 15-30 kms a minor element in the landscape.

Clogher Valley, while locally recognised as having high scenic quality, is not subject to any official designation and does not enjoy the protection that an AONB may have. Given these circumstances, I consider it is appropriate to consider the likely views from 5 – 15kms as being critical for the consideration of this proposal, and have summarised the 2 – 5kms views also.

VP7 is of the 7 turbines seen with urban clutter in Fivemiletown, the turbines are visible along with the existing turbines, but not prominent in views due to the clutter.

VP8, 7.2km SE, 7 turbines hubs visible, seen with the existing turbines, extends the cluster to the west, with T1 approved by Fermanagh & Omagh the furthest west.

VP9, 10.3km SE, 7 turbines hubs visible, seen with the existing turbines, extends the cluster to the west, with T1 approved by Fermanagh & Omagh the furthest west

VP10, 10.4kms SE, 7 turbines hubs visible, seen with the existing turbines, extends the cluster to the west, with T4 the furthest west

VP11, 4.9kms east, 5 turbines visible, 2 hubs and 3 tips, the proposal extends the group the south

PVP6, wireframes, 9k NE, shows 5 visible, tips of 4 and 1 hub, not particularly prominent

PVP7, wireframe, 2.8km SE, 4 turbines visible, 2 hub and 2 tip, in valley and not prominent

PVP8, wireframe, 5.1kms SW, nothing visible

PVP9, wireframe, 2.2kms S, 7 turbines visible, 3 hubs and 4 tips3 hubs and 4 tips, close up view and therefore there is a degree of prominence

PVP10, wireframe, 1.9km SW, 3 visible, 2 hub and 1 tip, seen with other turbines, 2 turbines an=re prominent in view as to be expected at this close range

PVP35, wireframe, 4.2kms S, 7 turbines hub in view, , seen with a considerable number of other turbines, group extends to east and west with T1, approved by Fermanagh & Omagh the furthest west

PVP52, wireframe, 2.4km SE, 7 turbine hubs seen with numerous other turbines, appear larger than the other turbines, and T1 extends the group SW, while T8 extends to NE

PVP53, wireframe, 2.5km to the SE, 2 turbines visible, blade tis only and not very prominent.

Members should note the wireframes do not indicate vegetation or buildings which exist in the foreground, however on the ground these limit the potential for these views and the wireframes give a worst case scenario. I do not consider there will be significant views of the proposed development that will have a significant impact on the character of the area, the majority of the views show the proposed wind farm clustered with the existing development to the north and does not extend the presence significantly.

I do not consider the proposed development will have a significant impact on the character of the area as it is difficult to obtain any sustained views of the proposed development due to the existing, vegetation, land from and other built development.

**( c ) biodiversity, nature conservation or built heritage interests;**

RSPB objected in relation to the impact the proposed development will have on the curlew population in the area. NIEA have advised on active peat and creation of and management of habitats. There are no historic buildings or historic monuments in or adjacent to the site.

**- Biodiversity & nature conservation**

The application site is in close proximity to Slieve Beagh – Mullaghfad – Lisnaskea Special Protection Area (SPA) and hydrologically connected to Upper Lough Erne Special Area of

Conservation (SAC)/SPA, Upper Lough Erne - Trannish Area of Special Scientific Interest (ASSI), Lough Neagh ASSI, Lough Neagh and Lough Beg SPA which are of international and national importance and are protected by Conservation (Natural Habitats, etc) Regulations.

Blanket bog is within the site, however it relates to T1 and T2, which are in the Fermanagh and Omagh Council Area. NIEA advise the peat along the route of the proposed OH lines is not active, due to burning. It welcomes the proposed outline Habitat Management Plan which will deliver 13.6ha of habitat creation and management of 5 degraded blanket bog, wet heath and marshy grassland. They also welcome the blocking of active moor grips which will reduce drying out of peat and encourage moss growth.

It is recognised there will be an impact on the curlew habitats from the proposed development and RSPB have objected to this in relation to turbines T4 and T5. Members are advised this was not considered by the Department in the determination of the 3 single wind turbines, M/2012/0153/F, M/2013/0289/F and M/2013/0291/F and there are no conditions attached to those permission in relation to habitat management. NED, the statutory consultee, have considered the proposals for the provision of 9.53ha habitat which will be managed for Curlew, they advise full compensation should equate to 17.2ha, and are disappointed that this cannot be provided. However taking account of the operators undertaking to ensure the 3 turbines are not built, they recognise there will be a net increase in curlew habitat and are content with the proposals subject to appropriate conditions for provision of and management of habitat, undertaking not to build 3 approved turbine. NED have also considered the impact on bats, newts, lizards and other protected species, they are content with the proposals subject to conditions for management and monitoring of habitats and numbers.

NIEA have fully considered the impacts on the proposed development on the local water resources and have advised that provided the construction management plan is agreed and fully implemented, there should not be any significant impacts on the water environment.

Shared Environmental Services have completed an appropriate assessment and fully considered the application in terms of its nature, scale, timing, duration and location of the project it is concluded that further assessment is not required because it would not have a likely significant effect on the selection features, conservation objectives or status of any European site. The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.

- **Built Heritage / Arch Interests**

The proposed site does not lie within any area of archaeological interest and there are no listed buildings or historic monuments within the site area. The applicant has advised that within 5kms of the site there are;

- 63 archaeological sites and monuments, a mix of regional and locally important, 42 still have upstanding remains
- 23 Industrial Heritage sites, none of which will be directly impacted by the development,
- 7 listed buildings; 3 of which are recorded as bridges; Barr Parish Church; St Margaret's COI, Clabby; St Johns Church, Fivemiletown and Blessingborne House,
- 2 historic gardens; Aughentaine Castle and Blessinborne Estate.

The operator identified categorised the impacts as moderate change and no change and with discussions identified 3 monuments that required further investigation, 2 of these are in Mid Ulster Council Area, the proposed development, when viewed from these tombs are read with the existing wind farms in the areas and the impact is therefore not considered to be significant.

Views from Augontaine Estate and Blessingborne have been considered with the FEI showing wireframes of PVP35, PVP52 and PVP53. From these views the proposed development is seen with the existing windfarms and these will appear larger in PVP35 and PVP52 but only the tips of some are visible in PVP53 at the Castle. These views do not take account of the existing vegetation in and around the area which limits the potential to see the proposed turbines and existing development. Due to the distances involved, and the existing turbines, I do not consider these proposed turbines will have a significantly greater impact.

**(d) local natural resources, such as air quality or water quality;**

No significant issues in relation to these matters were highlighted from relevant consultees. Water Management Unit have considered the impacts of the proposal on the surface water environment and on the basis of the information provided the applicant refers and adheres to their standing advice.

**(e) public access to the countryside.**

The proposed development is on private land, which is not readily accessible to the public, assessment of the views from the SUSTrans Network have been included for consideration, however this proposal is unlikely to prevent public access to the countryside.

In line with PPS18 Applications for wind energy development will also be required to demonstrate all of the following criteria;

- (i) that the development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size and siting of turbines;
- (ii) that the development has taken into consideration the cumulative impact of existing wind turbines, those which have permissions and those that are currently the subject of valid but undetermined applications;
- (iii) that the development will not create a significant risk of landslide or bog burst;
- (iv) that no part of the development will give rise to unacceptable electromagnetic interference to communications installations; radar or air traffic control systems; emergency services communications; or other telecommunication systems;
- (v) that no part of the development will have an unacceptable impact on roads, rail or aviation safety;
- (vi) that the development will not cause significant harm to the safety or amenity of any sensitive receptors (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light; and
- (vii) that above-ground redundant plant (including turbines), buildings and associated infrastructure shall be removed and the site restored to an agreed standard appropriate to its location.

The above issues have all been considered in the planning assessment and relevant bodies consulted relating to their field of expertise. In terms of part (vii) objectors raised the issue of decommissioning. The expected life of the wind farm is 25 years. When decommissioning would take place a planning condition would normally be imposed for the removal of all turbine components, transformers and substation and the land restored.

**OTHER MATERIAL CONSIDERATIONS:**

It is notable that there has not been any objection to this application from the public, despite the application having been advertised on 4 occasions, 3 due to the receipt of the Environmental Statement and Further Environmental Information.

- **Impact on forestry**

Forestry Service were consulted with the proposals and initially did not raise any objections or concerns with the proposal. Following further consultation they recommended the application is refused as they say it is contrary to DAERA's policy on woodland removal. The amount of woodland to be removed is excessive and not related to the development. The forests referred to, in relation to the turbines within Mid Ulster Council area have been recently been felled and replanted. These are private landowners and it is a matter for them if they have received any subsidies or will be required to repay any grants to DAERA. The removed woodland can be replanted, except where it is needed to service the turbines and build the development and if the landowner wishes to do this, I do not see any planning policy that would prevent this.

- **Social and economic benefits**

Policy RE 1 states that the wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given significant weight in determining whether planning permission should be granted. Paragraph 6.225 of the SPPS states that these same benefits will be given appropriate weight in determining whether planning permission should be granted. The weighting direction in the SPPS, referring to 'appropriate weight' is clearly intended to take precedence over that contained in Policy RE1; it also post-dates the Ministerial Statements of 2009 and 2010.

Both the SPPS and Policy RE 1 set out a qualified presumption in favour of renewable energy development unless it would have unacceptable adverse effects which are not outweighed by the local and wider environmental, economic and social benefits of the development.

Based on your query regarding the economics around the wind farm, at this time RES estimates that the proposed development would cost approximately £20 million to build. Based on RES' recent construction experience in Northern Ireland, we anticipate approximately £7.1 million will be invested into the Northern Ireland economy during construction with approximately 30% of this spent locally to the wind farm through supply chain opportunities with NI businesses and contractors.

The wage creation would be approximately £2.6 million over the 18 month construction period and approximately £1.0 million in the total generation period the wind farm.

The rates payable for the turbines (T3-T9) in the Mid Ulster area are approximately £245,000 per annum or £6.1million over the 25-year lifetime of the project based on the current rateable value.

There are obvious benefits, as with the majority of wind farm applications, such a reduction in CO2 emissions and a cleaner energy supply. It will also assist in reducing NI's dependency on fossil fuels, and help it achieve its renewable energy obligations. The proposal represent an investment of approx. £20 million to build at current rates, the applicant has advised that based on their recent experience approximately £7.1 million will be invested into the Northern Ireland economy during construction with approximately 30% of this spent locally to the wind farm through supply chain opportunities with NI businesses and contractors.

It will provide direct and indirect employment during the construction phase with 28 full time equivalent jobs being provided during the 12 – 18 month construction phase of the project and 1 – 2 part time positions for the operation and maintenance of the wind farm. The will represent wage creation of £2.6 million over the 18 month construction period and approximately £1.0 million in the total generation period the wind farm. The developer has advised they will use local contractors and suppliers, where possible during the construction phase and tis will provide an obvious boost, though short term, for the local economy.

The rates payable for the turbines (T3-T9) in the Mid Ulster area are approximately £245,000 per annum or £6.1million over the 25-year lifetime of the project based on the current rateable value. The developer has showed a willingness to enter into a planning agreement for the provision of a Community Benefit Fund which they have advised will be £3,000 per MW pre year. With the proposed development of up to 27MW, this has the potential for an £81,000 benefit per year and up to £2,025,000 for the 25 year lifetime of the wind farm, to the local community. Members are advised there is case law (R Wright v Forest of Dean District Council) that deals with the materiality of 'off-site' benefits, to be material the benefits have to serve a planning purpose and be fairly and reasonably related to the development proposal. In this case it has been indicated the fund will be in the form of a rebate on electricity bills. As this is not related to the development, I advise the members not to give any weight to this community fund or the amount of rates that would be received in the determination of the proposal before you.

There is little to suggest that Northern Ireland is unlikely to progress towards both the maximum OREAP range for Onshore wind and indeed the 2020 overall target of 40%. Commissioner Beggs at the Drumadarragh Wind Farm Appeal (2013/A0169) also concluded 'while there is a way to go to meet targets, the above figures do not suggest to me that the NI targets are in danger of not being met.' Sept 2017 figures from the Department show that NI is producing in the region of 32% of energy from renewables. This is based on the installed capacity and does not take account of other committed and approved schemes that have still to be built or come online. It is also worth mentioning, these targets are not maximum targets, provided renewable energy proposals meet with the current planning policy, there is no reason why these targets cannot be surpassed.

## **CONCLUSION**

The proposed development will be prominent in some views, however these are not from any protected areas. Habitat management and compensation proposals for the development will improve the upland peat habitat and also provide for curlew territory, though not at the desirable rate. The development is located in an area that has a considerable amount of wind development already in place and the necessary infrastructure to deliver it. The proposed development has been considered in light of the overall policy context that is generally permissive of renewable development. Taking all these issues in to careful consideration it is my view that the proposed development should be approved with conditions.

<b>Neighbour Notification Checked</b>	<b>Yes</b>
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<b>Summary of Recommendation: Approval.</b>
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**Conditions:**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The permission shall be for a limited period of 25 years from the date on which the wind farm is first connected to the grid. Within 12 months of the cessation of electricity generation at the site, or upon the expiration of this permission, whichever is the sooner, all structures and access tracks shall be removed and all land affected by the development restored in accordance with a decommissioning scheme submitted to and approved by the Council prior to the commencement of any works, or in accordance with any variation to the scheme to which the Council subsequently agrees in writing.

Reason: To ensure the landscape is restored once the wind farm ceases to operate.

3. Prior to the commencement of any development in relation to the construction of turbines T3, T4, T5, the construction compound at Killygordon or the substation and control build, the improvements to the junction with Killygordon Road/Aghintain Road and improvements to Killygordon road as generally indicated as Area B, Area C, Area D, Area E and Area F as indicated on drawing Nos 03 and 06 shall be provided in accordance with details to be submitted and agreed with Mid Ulster District Council.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. Prior to the commencement of any development in relation to the construction of turbines T6, T7, T8, T9 or the construction compound at Cole Glen Forest, the access, including visibility splays of 6.0m x 160.90m in both directions shall be provided in accordance with drg No 22, bearing the stamp dated 6 May 2015. The visibility splay shall be cleared to a height of 250mm above the level of the adjoining road and shall be permanently kept clear.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. A detailed programme of works and any required / associated traffic management proposals and the final haulage route for delivery of the turbines shall be submitted to and agreed by Mid Ulster District Council prior to the commencement of any element of road works or delivery of turbines or components to the site.

Reason: To facilitate the convenient movement of all road users and the orderly progress of work in the interests of road safety.

6. Turbine T3 shall not commence construction until evidence has been submitted to and verified by Mid Ulster District Council to clearly demonstrate that the turbine approved by planning permission M/2012/0153/F has not commenced on site.

Reason: To protect the amenity of adjoining properties from noise related issues and to ensure Curlew compensation can be accommodated.

7. Turbine T4 shall not commence construction until evidence has been submitted after 18 September 2019 and verified by Mid Ulster District Council to clearly demonstrate that the turbine approved by planning permission M/2013/0289/F has not commenced on site.



Reason: To protect the amenity of adjoining properties from noise related issues and to ensure Curlew compensation can be accommodated.

8. Turbine T5 shall not commence construction until evidence has been submitted after 18 September 2019 and verified by Mid Ulster District Council to clearly demonstrate that the turbine approved by planning permission M/2013/0291/F has not commenced on site.

Reason: To protect the amenity of adjoining properties from noise related issues and to ensure Curlew compensation can be accommodated.

9. The level of noise immissions from the combined effects of the permitted wind turbines (including the application of any Tonal Penalty when calculated in accordance with the procedures described on pages 104 - 109 of ETSU-R-97 and any Amplitude Modulation penalty when calculated in accordance with the procedures described in condition 13) shall not exceed values set out in Table 1. Noise limits for any dwellings which lawfully exist or have planning permission for construction at the date of this consent but are not listed in Table 1 shall be represented by the physically closest location listed in Table 1 unless otherwise agreed by Mid Ulster District Council.

Reason: To control the noise levels from the development at noise sensitive locations.

Table 1

House ID	Standardised 10m Wind Speed, ms <sup>-1</sup>								
	4	5	6	7	8	9	10	11	12
H1	27.7	31.2	30.6	27.5	28.0	35.7	25.7	35.7	35.7
H3	26.7	30.2	33.2	34.2	34.7	34.7	34.7	34.7	34.7
H9	26.7	30.2	33.2	34.2	34.7	34.7	34.7	34.7	34.7
H16	28.8	32.3	35.2	34.8	35.1	36.8	36.8	36.8	36.8
H21	27.0	30.5	33.5	34.5	35.0	35.0	35.0	35.0	35.0
H22	27.5	31.0	34.0	35.0	35.5	35.5	35.5	35.5	35.5
H29	28.8	32.3	35.3	36.3	36.8	36.8	36.8	36.8	36.8
H31	28.4	31.9	34.9	35.9	36.4	36.4	36.4	36.4	36.4
H32	28.3	31.8	34.8	35.8	36.3	36.3	36.3	36.3	36.3
H36	28.1	31.6	34.6	35.6	36.0	36.1	36.1	36.1	36.1
H55	25.9	29.4	32.4	33.4	33.0	33.9	33.9	33.9	33.9
H56	25.8	29.3	32.3	33.3	33.8	33.8	33.8	33.8	33.8
H59	27.7	31.2	34.2	35.2	35.7	35.7	35.7	35.7	35.7
H64	30.0	33.5	36.5	37.0	37.5	37.5	37.5	37.5	37.5
H65	30.3	33.8	36.6	37.0	37.5	37.5	37.5	37.5	37.5
H67	29.4	32.9	35.9	35.2	33.5	37.4	37.4	37.4	37.4
H72	29.0	32.5	35.5	34.7	31.8	37.0	37.0	37.0	37.0
H73	27.5	31.0	34.0	35.0	35.5	35.5	35.5	35.5	35.5
H74	26.4	29.9	32.9	33.9	28.0	34.4	34.4	34.4	34.4
H78	29.1	32.6	35.6	36.6	37.1	37.1	37.1	37.1	37.1
H79	29.3	32.8	35.8	36.8	37.3	37.3	37.3	37.3	37.3
H83	29.5	33.0	34.4	34.6	37.5	37.5	37.5	37.5	37.5
H85	25.7	29.2	32.2	33.2	33.7	33.7	33.7	33.7	33.7
H87	27.4	30.9	33.9	34.5	35.4	35.4	35.4	35.4	35.4
H88	25.8	29.3	32.3	33.3	33.8	33.8	33.8	33.8	33.8
H89	25.2	28.7	31.7	32.7	33.2	33.2	33.2	33.2	33.2
H90	24.7	28.2	31.2	32.2	32.7	32.7	32.7	32.7	32.7
H94	27.2	30.7	33.7	33.7	34.1	35.2	35.2	35.2	35.2
H95	27.2	30.7	33.7	34.7	35.2	35.2	35.2	35.2	35.2

H96	26.0	29.5	32.5	33.5	34.0	34.0	34.0	34.0	34.0
H97	25.6	29.1	32.1	33.1	33.6	33.6	33.6	33.6	33.6
H98	25.1	28.6	31.6	32.6	33.1	33.1	33.1	33.1	33.1
H99	24.7	28.2	31.2	32.2	32.7	32.7	32.7	32.7	32.7
H100	25.1	28.6	31.6	32.6	33.1	33.1	33.1	33.1	33.1
H101	25.8	29.3	32.3	33.3	33.8	33.8	33.8	33.8	33.8

10. Within 6 months of the development first becoming fully operational (unless otherwise extended with Mid Ulster District Council) the wind farm operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise survey to assess the level of noise immissions from the wind farm. The duration of such monitoring shall be sufficient to provide comprehensive information on noise levels with all turbines operating across the range of wind speeds referred to in Condition 9 and covering a range of wind directions. Details of the noise monitoring survey shall be submitted to Mid Ulster District Council for written approval prior to any monitoring commencing. Mid Ulster District Council shall be notified not less than 2 weeks in advance of the date of commencement of the noise survey

Reason: To protect the amenity of the adjoining residential properties.

11. Within 4 weeks of a written request by Mid Ulster District Council, following a noise complaint from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind farm operator shall, at his/her expense employ a suitably qualified and competent person, to assess the level of noise immissions from the combined effects of the permitted wind turbines, at the complainant's property, following the procedures described in Pages 102-109 of ETSU-R-97 and if necessary, those described in condition 13. Details of the noise monitoring survey shall be submitted to Mid Ulster District Council for written approval prior to any monitoring commencing. Mid Ulster District Council shall be notified not less than 2 weeks in advance of the date of commencement of the noise monitoring.

Reason: To protect the amenity of adjoining residential properties

12. Wind speed, wind direction and power generation data shall be continuously logged throughout the period of operation of the wind farm. This data shall be retained for a period of not less than 12 months. The recorded wind data, standardised to 10m height above ground level and relating to any periods during which noise monitoring took place or any periods when there was a specific noise complaint, shall be provided within 3 months of the date of a written request of Mid Ulster District Council unless otherwise extended in writing by Mid Ulster District Council.

Reason: To allow Council to investigate any complaints.

13. Within 4 weeks from receipt of a written request from Mid Ulster District Council, following an amplitude modulation (AM) complaint to it from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind farm operator shall submit a scheme for the assessment and regulation of AM to Mid Ulster District Council for its written approval. The scheme shall be in general accordance with:
- Any guidance endorsed in National or Northern Ireland Planning Policy or Guidance at that time, or in the absence of endorsed guidance,
  - Suitable published methodology endorsed as good practice by the Institute of Acoustics; or in the absence of such published methodology,
  - The methodology published by Renewable UK on the 16<sup>th</sup> December 2013;

and implemented within 3 months of the written request of Mid Ulster District Council unless otherwise extended in writing by Mid Ulster District Council.  
Reason: To protect the amenity of adjoining residential properties.

14. Construction work, which is audible at any noise sensitive property outside the site, shall only take place between the hours of 07.00 - 19.00 hours on Monday to Friday, 07.00 - 13.00 hours on Saturday with no such working on Sunday. Outwith these hours, work at the site shall be limited to turbine erection, testing/commissioning works, emergency works, or construction work that is not audible at any noise sensitive property.

Reason: To protect the amenity of adjoining residential properties.

15. No development activity, including ground preparation or vegetation clearance, shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by Mid Ulster District Council. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by Mid Ulster District Council. The CEMP shall include the following:

- a. Pollution Prevention Plan; including details of the establishment of buffer zones to watercourses (50m to streams and 20m to minor drains) and details of watercourse crossings;
- b. Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
- c. Peat/Spoil Management Plan; including identification of peat/spoil storage areas and details of the reinstatement of excavated peat/spoil;
- d. Mitigation measures for construction in peatland habitats;
- e. Water Quality Monitoring Plan;
- f. Environmental Emergency Plan;
- g. Details of the appointment of an Ecological Clerk of Works (ECoW) and their roles and responsibilities;
- h. Draft Decommissioning Plan detailing the removal of infrastructure, protection of habitats, pollution prevention measures and the restoration of habitats and natural hydrological processes on the site.

**Reason:** To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Statement.

16. No development activity, including ground preparation or vegetation clearance, shall take place until a final Habitat Management Plan (HMP) has been submitted to and approved in writing by Mid Ulster District Council. The approved HMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved HMP, unless otherwise approved in writing by Mid Ulster District Council. The HMP shall include the following:

- a. Pre-construction baseline habitat surveys to National Vegetation Class (NVC) level
- b. Appropriate maps, clearly identifying habitat management areas
- c. Detailed methodology and prescriptions of habitat management measures, including timescales and with defined criteria for the success of the measures
- d. Details of regular monitoring of habitat management measures using fixed quadrat locations and contingency measures should monitoring reveal unfavourable results
- e. Habitat enhancement work within the Curlew Compensation Areas must be completed prior to the first breeding season post-construction.
- f. Details of the mitigation measures for bats
- g. Details of the mitigation and compensation measures for Common Lizards

h. Details of the construction of five artificial pine marten dens

i. Details of the production of regular monitoring reports to be submitted to Mid Ulster District Council at agreed intervals

**Reason:** To compensate for the loss of and damage to Northern Ireland priority habitats and to mitigate for impacts to breeding birds.

17. There shall be no construction work or removal or management of trees, hedges or other vegetation during the bird breeding season (1 March to 31 August inclusive).

**Reason:** To protect breeding birds.

18. No development activity, including ground preparation or vegetation clearance, shall take place until an Ornithological Management & Monitoring Plan (OMMP) has been prepared by a suitably experienced and competent ornithologist and approved in writing by Mid Ulster District Council. The approved OMMP shall be implemented in accordance with the approved details and all works must conform to the approved OMMP, unless otherwise approved in writing by Mid Ulster District Council. The OMMP shall include:

a. Details of a programme of ornithological mitigation measures, including:

i. removal or reduction in height of hedges, trees and scrub bordering the bird compensation areas to remove cover and vantage points for predators

ii. grazing prescriptions and other agricultural management within the bird compensation areas to comply with the Environmental Farming Scheme guidance for Curlew

iii. habitat enhancement work within the compensation areas to be completed prior to the first breeding season post-construction

iv. a predator control programme, using legal methods

b. Details of a programme of long term bird monitoring of breeding and wintering birds within the site and 800m buffer zone, using appropriate survey methodology, in the year of construction (year 1), and in years 2, 3, 5, 10 and 15. Surveys must be based on the methods of Brown and Shepherd (1993), with a minimum of four visits made between April and June.

c. Details of the production of monitoring reports to be submitted to Mid Ulster District Council within 6 months of the end of each monitoring year, including details of any additional mitigation measures deemed necessary.

**Reason:** To ensure implementation of the long term ornithological mitigation measures as described in the Environmental Statement and to monitor the impact of the proposal on sensitive bird species.

19. No turbine shall become operational until a Bat Monitoring Programme (BMP) has been submitted to and approved in writing by Mid Ulster District Council. The approved BMP shall be implemented in accordance with the approved details, unless otherwise approved in writing by Mid Ulster District Council. The BMP shall include the following:

a. Details of the proposed monitoring of bat activity across the site post construction using appropriate methodology for a period of time to be agreed with Mid Ulster District Council;

b. Details of bat carcass searches at selected turbines using appropriate methodology for a period of time to be agreed with tMid Ulster District Council;

c. Details of the production of yearly monitoring reports to be submitted to Mid Ulster District Council within 6 months of the end of each monitoring year;

d. Provision for review of the monitoring programme, including timescales;

e. Provision for contingency measures which may be deemed necessary depending on the results of the monitoring and which shall be implemented if instructed by Mid Ulster District Council.

**Reason:** To monitor the impact of the proposal on bats.

20. The developer shall notify Mid Ulster District Council in writing of the date of commencement of works on site and of the date when the turbines have become fully operational.

**Reason:** To ensure compliance with the appropriate conditions.



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## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2015/0670/F	<b>Target Date:</b>
<b>Proposal:</b> Retention of retaining wall and infilling of land	<b>Location:</b> Adjoining Lettice Street and Monaghan Road Aughnacloy
<b>Referral Route:</b> Objections received	
<b>Recommendation:</b>	Approve
<b>Applicant Name and Address:</b> CNI Northern Ireland Ltd 10 Aghaloo Close Aughnacloy BT69 6BG	<b>Agent Name and Address:</b> J.Aidan Kelly Ltd 50 Tullycullion Road Dungannon BT70 3LY
<b>Executive Summary:</b>  The proposal is for the retention of a retaining wall and infilled area in a flood plain. Objections have been received relating to flooding, a flood risk assessment has been carried out and identifies there is minimal risk from the development.	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Rivers Agency	Substantive Response Received
Statutory	DFI Roads - Enniskillen Office	Advice

#### Representations:

Letters of Support	None Received
Letters of Objection	4

Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
<b>Summary of Issues</b> Flooding, impact on wildlife form work to remove trees and river bed.	
<b>Characteristics of the Site and Area</b> This is a triangular shaped site bounded by Monaghan Road to the west, Lettice Street to the north and water course to the south east. It is located within the settlement limits for Aughnacloy. The site was used as a car park but is now used for the offices for a security camera company. The bank along the watercourse has been replaced with gabions, stone filled cages.	
<b>Description of Proposal</b> The proposal is for the retention of the retaining structure and infilled ground.	
<b>Planning Assessment of Policy and Other Material Considerations</b> <p>The site is within the settlement limits of Aughnacloy, as set out in the extant plan for the area, the Dungannon &amp; South Tyrone Area Plan. Policy SETT 1, of the Plan, favours development provided there are no other policies that it offends. The Strategic Planning Policy Statement for Northern Ireland (SPPS) is the most recent expression of Policy by the Department and unless it has changed policy or provided clarification of the existing policies, the existing policies remain to be considered until such times as the Council publishes its own Local Development Framework. I do not consider the SPPS has changed the policies in Planning Policy Statement 15, Planning and Flood Risk, which I consider is the relevant policy for consideration.</p> <p>Policies FLD1 and FLD4 are the relevant policies for consideration as the development is within a flood plain and it relates to artificial modification of watercourses. The digging out of the existing bank and replacement it with a retaining wall, is an artificial modification of the watercourse.</p> <p>FLD1 allows minor development within defended and undefended flood plains subject to a satisfactory flood risk assessment. While this retaining wall is not within the definition of minor development as set out in the glossary of PPS15, however it is contained within the class of Minor Development in the schedule to the Planning (General Permitted Development) Order (NI) 2015, as the wall is less than 1m in height, when the height is calculated from the higher ground level adjacent to it. The FRA has indicated there is a slight increase in flood risk opposite the site, Rivers Agency have accepted this and granted a Schedule 6 Consent for the development, which is a separate consent under the Drainage Order and outside of planning control. As Rivers Agency have accepted the FRA, I consider this is minor development that is acceptable under FLD1.</p> <p>Policy FLD4 states 'The planning authority will only permit the artificial modification of a watercourse, including culverting or canalisation operations, in either of the following exceptional circumstances:</p> <ul style="list-style-type: none"> <li>-Where the culverting of a short length of a watercourse is necessary to provide access to a development site or part thereof;</li> <li>-Where it can be demonstrated that a specific length of watercourse needs to be culverted for engineering reasons and that there are no reasonable or practicable alternative courses of action'</li> </ul> <p>This would suggest that only culverting will be allowed in exceptional circumstances and that no other artificial modifications would be allowed. This policy may be very harsh when read literally</p>	



as it is clear the purpose of the policy is to minimise the risk of flooding from development. The flood risk assessment has indicated a slight increase in flood risk in one part of a field on the opposite side of the watercourse, that already floods and does not result in any additional buildings or other development being at any additional risk of flooding. This report clearly indicates the retaining wall will have minimal impacts to the north of Lettice Street and none to the south of Monaghan Road, where there are 2 existing culverts.

The objection relating to the impact on the river bed and vegetation has been noted, while this activity should not be condoned, at this stage to remove the wall and re-instate bank is likely to result in further disruption to the river and the bank stability.

As the flood risk from the development is minimal, I recommend to the committee that planning permission for the retention of the development is granted.

**Neighbour Notification Checked**

**Yes**

**Summary of Recommendation:**

Approve

**Conditions:**

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

Informatives

**Signature(s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	13th August 2015
<b>Date First Advertised</b>	24th August 2015
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 1 Laural Drive,Tully,Aughnacloy,Tyrone,BT69 6LD, The Owner/Occupier, 1 Tully Manor Ravellea Aughnacloy The Owner/Occupier, 2 Tully Manor Ravellea Aughnacloy The Owner/Occupier, 26 Mill Street,Derrycush,Aughnacloy,Tyrone,BT69 6AN, The Owner/Occupier, 42 Coronation Park,Derrycush,Aughnacloy,Tyrone,BT69 6AW, The Owner/Occupier, 43 Coronation Park,Derrycush,Aughnacloy,Tyrone,BT69 6AW, The Owner/Occupier, 44 Coronation Park,Derrycush,Aughnacloy,Tyrone,BT69 6AW, The Owner/Occupier, 6 Tully Manor Ravellea Aughnacloy The Owner/Occupier, St Mary's Primary School,1 Lettice Street,Tully,Aughnacloy,Tyrone,BT69 6AJ, The Owner/Occupier,  The Owner/Occupier,  The Owner/Occupier,  The Owner/Occupier,	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No

## Planning History

Ref ID: M/2015/0141/F

Proposal: Proposed Temporary Buildings for Sales of Solid Fuels

Address: Lands at Junction of Lettice Street and Mill Street, Aughnacloy (opposite 1 Tullymanor),

Decision:

Decision Date:

Ref ID: M/2014/0413/F

Proposal: Proposed temporary building for office use (class B1) (Amended siting)

Address: Lands at junction of Lettice Street and Mill Street, Aughnacloy - opposite No 1 Tullymanor, Aughnacloy - access onto Lettice Street.,

Decision: PG

Decision Date: 16.01.2015

Ref ID: M/2013/0018/F

Proposal: Proposed building for the purposes of hairdressing and beauty salon

Address: Lands at junction of Lettice Street and Mill Street, Aughnacloy (Opposite 1 Tullymanor),

Decision: PG

Decision Date: 11.04.2013

Ref ID: M/2012/0327/F

Proposal: Temporary building for the purposes of hairdressing (amended site)

Address: Lands at junction of Lettice Street and Mill Street Aughnacloy opposite Tully Manor,

Decision: PG

Decision Date: 11.04.2013

Ref ID: M/2007/0925/Q

Proposal: Housing Development

Address: Monaghan Road, Aughnacloy

Decision:

Decision Date:

Ref ID: M/2000/0228/F

Proposal: Environmental Improvement Scheme

Address: Moore Street, Sydney Street, Dungannon Road, Caledon Road, Mill Street, Monaghan Road, Tullyvar Road and Favour Royal Road, Aughnacloy.

Decision:

Decision Date: 07.11.2000

Ref ID: LA09/2015/0670/F

Proposal: Retention of retaining wall and infilling of land

Address: Adjoining Lettice Street and Monaghan Road, Aughnacloy,  
Decision:  
Decision Date:

**Summary of Consultee Responses**

Rivers - issued Schedule 6 Consent and do not disagree with FRA

**Drawing Numbers and Title**

Drawing No. 01  
Type: Site Location Plan  
Status: Submitted

Drawing No. 03  
Type: Site Layout or Block Plan  
Status: Submitted

Drawing No. 02  
Type: Site Layout or Block Plan  
Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department:



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## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2016/1131/O	<b>Target Date:</b>
<b>Proposal:</b> Proposed replacement Dwelling	<b>Location:</b> 89 Five Mile Straight, Maghera
<b>Referral Route:</b> Contrary to CTY 3 of PPS 21	
<b>Recommendation:</b>	<b>Refusal</b>
<b>Applicant Name and Address:</b> Owen McNally 84 Five Mile Straight Maghera	<b>Agent Name and Address:</b> T J Fullerton 12 Rainey Court Magherafelt BT45 5Bx
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Content
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection

### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues No issues

### Characteristics of the Site and Area

The site is located approximately 80m southwest of Lisnamuck Road and Five Mile Straight crossroads and 3 miles southeast of Maghera in open countryside in accordance with the Magherafelt Area Plan 2010. The site is located at No 89 Five Mile Straight and contains a single storey road building which was formerly Lisnamuck Primary School. Judging by the exterior of the building it appears to be unused as a school for a considerable period of time. All walls of the building are intact and part of the roof is missing. The windows and doors are boarded up.

**Description of Proposal**

The application seeks outline permission to replace a redundant school building with a dwelling.

**Planning Assessment of Policy and Other Material Considerations****Relevant Site History:**

No recent history

**Representations:**

4 neighbour's notification letters were sent to the occupiers of Nos 84, 87, 88 & 91 Five Mile Straight, Maghera.

No letter of representation have been received

**Development Plan and Key Policy Consideration:**

Decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Magherafelt Area Plan 2015: The site is located in the open countryside. There is no other designations on the site.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Until a Plan Strategy for the whole of the Council Area has been adopted planning applications will be assessed against existing policy (other than PPS 1, 5 & 9) together with the SPPS.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

Policy CTY 3 of PPS 21 states that favourable consideration will be given to the replacement of a redundant non-residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality.

The building in question is the former Lisnamuck Primary School. Lisnamuck Primary School was opened in 1885 as far as can be ascertained the building was used as a primary school up until 1982. The building is typical of a rural school built in the late 19th Century consisting of construction methods of that periods such as:

- Linear Plan – elongated, rectangular
- Walls built using stone and roof finished using natural Bangor Blue slates
- Walls of mass and load-bearing materials
- Vertical openings predominantly on front and back long walls, and with a low proportion of ration of void to mass.

The picture below was taken in 2007 and depicts the building before it was damaged by fire in July 2012. Because of the fire approximately half of the roof has been destroyed. Despite the damage to building it still retains its original form and character and there are no obvious signs of major structural damage to external walls.



CTY 3 relates primarily to dwellings, however the third paragraph of the policy states that: 'favourable consideration will however be given to the replacement of a redundant non-residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality'.

No evidence has been provided to demonstrate that the proposed redevelopment would bring significant environmental benefits. Whilst the building may not be listed, in my opinion it is considered to be vernacular due to its simple form and traditional design and as a result makes an important contribution to the character of the area. In my opinion the building also makes an important contribution to the heritage of the area due to its previous use as primary school. Local people who attended the school up until it closed in 1882 may have a special affinity with the building and may be in favour of conversion over replacement.

The applicant argues that the building is not capable of conversion due to its poor state of repair and provided a Structural Engineer's Report. The report states that due to fire damage in 2012 and a lack of routine maintenance since it was last occupied, the building has deteriorated to extend that it is no longer suitable for conversion. However, the report makes no reference to the structural stability of the building. The report was forwarded to the Council's Structural Engineer for consideration and an inspection of the building was carried out on 21st September 2017. The Engineer may have the following observations;

- Whilst there is cracking to an internal chimney breast, there is no serious cracking to the external wall fabric of the building.
- There is no roof over one wing of the building, but this can be replaced.
- Foundations will have to be upgraded – by underpinning the existing stonework.
- Concrete floors will have to be provided.
- External walls will have to be upgraded for insulation requirements and re-plastered.

The Engineer concluded by stating that the 'building may be upgraded to meet current building standards with considerable works involved as outlined'.



The applicant also provided a list of approved planning application relating to replacement of vernacular buildings or school houses under CTY 3 of PPS 3 and sets a precedence for his proposal.

S/2011/0546/F - Proposed replacement of former 1 and a half storey dwelling and barn to provide new 1 and a half storey dwelling and garage designed to incorporate former barn vernacular.

S/2011/0713/F - Proposed single storey farm dwelling (CTY 10) and detached garage designed to form vernacular courtyard cluster

T/2012/0238/O - Replacement of non-listed vernacular dwelling and outbuilding with new 2 storey dwelling and attached outbuilding

O/2012/0006/F - Proposed dwelling designed to replicate vernacular byre-dwelling to provide living accommodation over out- building

O/2013/0506/F - Replacement of dwelling and former school house with two no. new single storey dwellings.

LA01/2016/0855/F - Proposed replacement of redundant non-residential former school to provide two storey replacement dwelling and garage. Submitted under CTY3 of PPS21.

With the exception of LA01/2016/0855/F, the applications either relate to farm or replacement dwellings. With regards to LA01/2016/0855/F and judging by the images available on google street-view the building clearly does not make an important contribution to the heritage, appearance or character of the area as the school house at Lisnamuck.

The applicant also argues that it makes economic sense to demolish the school and is prepared to except a condition that the replacement building must replicate the vernacular form of the original building. Whist replacing the building may be the cheaper financial option, this would not justify approval of the development contrary to policy.

**Neighbour Notification Checked    Yes**

**Summary of Recommendation: The proposal is contrary to CTY 3**

Reasons for Refusal:

1. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside as the school building which it is proposed to replace makes an important contribution to the heritage and character of the locality and is capable of being made structurally sound and improved.

**Signature(s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	15th August 2016
<b>Date First Advertised</b>	1st September 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 84 Five Mile Straight Kirley MAGHERA The Owner/Occupier, 87 Five Mile Straight Kirley Draperstown The Owner/Occupier, 88 Five Mile Straight Lisnamuck Draperstown The Owner/Occupier, 91 Five Mile Straight Lisnamuck Draperstown	
<b>Date of Last Neighbour Notification</b>	26th August 2016
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2016/1131/O Proposal: Proposed replacement Dwelling Address: 89 Five Mile Straight, Maghera, Decision: Decision Date:	
<b>Summary of Consultee Responses</b>	
<b>Drawing Numbers and Title</b>	
Drawing No. 01 Type: Site Location Plan Status: Submitted	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	



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## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/0332/O	<b>Target Date:</b>
<b>Proposal:</b> Site of proposed 2 storey dwelling	<b>Location:</b> Lands adjacent to 83 Highfield Road Magherafelt
<b>Referral Route:</b> Approval with objections.	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Janette Duffy 5a Coolshinney Road Magherafelt BT45 5JF	<b>Agent Name and Address:</b> Vision Design 31 Rainey Street Magherafelt BT45 5DA
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	Environmental Health Mid Ulster Council	No Objection
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection
Statutory	DFI Roads - Enniskillen Office	Advice

### Representations:

Letters of Support	None Received
Letters of Objection	3
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Summary of Issues;** Loss of residential amenity, impact on views, lack of on street parking and traffic congestion.

### Characteristics of the Site and Area

The site is located within the development limits of Magherafelt in accordance with the Magherafelt Area Plan 2015. The site is located on a corner plot adjacent to No 83 Highfield Road, Magherafelt and abuts the Highfield Road and Glenburn Park junction. The site consists of the side garden area belonging to the property at No 83. The boundary along the front and side abutting the public footpath are defined by 0.5m high close boarded fence and the common

boundary between the site and No 2 Glenburn Park is defined partly by 1m high rendered wall and a 1m chain link fence. The site slopes in a westerly to easterly and as a result the property at No 2 Glenburn Park sits approximately 1.5m lower than the highest part of the site.

### **Description of Proposal**

The application seeks outline planning permission for a two storey dwelling

### **Planning Assessment of Policy and Other Material Considerations**

#### **Relevant Site History:**

No relevant

#### **Representations:**

6 neighbour notification letters were sent to the occupiers of Nos 1, 2 & 4 Glenburn Park and Nos 70, 72 & 83 Highfield Road, Magherafelt.

3 objections letter have been received from the residents living at No 2 & 4 Glenburn Park the semi-detached dwellings located immediately east of the site and the residents living at No 1 the Glenburn Park the dwelling located south of the site on the opposite side of the street. The issue raised include.

1. Loss of privacy
2. No parking facilities for current residents
3. Blocking views
4. Overlooking
5. Overshadowing
6. Loss of privacy
7. In-curtilage car parking provision
8. Traffic Congestion
9. Reduction in visibility
10. Increased risk of accidents and incidents

All of the relevant objections shall be considered in greater detail in the policy assessment below

#### **Development Plan and Key Policy Consideration:**

Magherafelt Area Plan 2015.

SPPS – Strategic Planning Policy Statement for Northern Ireland

Planning Policy Statement 3: Access, Movement and Parking (PPS 3)

Planning Policy Statement 7: Quality Residential Environments (PPS7)

Creating Places: Achieving Quality in Residential Developments

Planning Policy Statement 12: Housing in Settlements (PPS12)

DCAN 8: Housing in existing Urban Areas

DCAN 15 - Vehicular Access Standards 2nd Edition.

The application site is defined as white land and is situated within the settlement limits of Magherafelt in accordance with Magherafelt Area Plan 2015 and therefore the principle of development is acceptable subject to the relevant policy tests.

Policy QD1 of PPS7 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential

amenity of these areas. The current proposal is for 1 No. dwelling located in the side garden belonging to the property at No 83 Highfield Road, an end terraced dwelling.

The Policy sets out nine criteria which all residential development proposals are expected to meet.

a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas – The site outlined in red comprises of the side garden of No 83 Highfield Road with dual frontage onto the Highfield Road and Glenburn Road. The site is located in a well-established residential area characterised by terraced and semi-detached two storey dwellings. Plot sizes vary from 120sqm up to 220sqm and plot size of the proposed site is approximately 136sqm which is acceptable. All-in-all the proposal respects the surrounding context or be appropriate to the character of the area.

(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development. – No features of the archaeological /built heritage have been identified in the application site.

(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area; – Paragraph 5.19 of Creating Places refers to private open space provision and states that in lower density areas all houses should have an area of private amenity space behind the building line and should be calculated as 70sqm per house or greater. Creating places goes onto state for houses with 1 or 2 bedroom a smaller area of private of 40sqm will be acceptable. Approximately 55sqm of private amenity space will be provided for the proposed development and 48sqm of private amenity space will be retained for the existing property. This is considered adequate and is similar to other properties in the neighbourhood.

(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development; – The footpaths surrounding the site to the west and south shall be retained, no other facilities required for this single site.

(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures; – The site is located within walking distance of the town centre.

(f) adequate and appropriate provision is made for parking; – DFI Roads initially recommended the application be refused on grounds the access was located in close proximity to a road junction. On the back of Road's consultations the agent submitted a revised block plan showing the proposed access removed and provided 4 parking surveys demonstrating that on street car parking is available. The surveys were forwarded to Roads and it appears that they have accepted on street parking can be provided.

(g) the design of the development draws upon the best local traditions of form, materials and detailing; – The design of the dwelling will be considered at reserved matters stage and condition will be attached advising that the dwelling shall be in general conformity with the footprint of the dwelling shown on the block plan.

(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of

light, overshadowing, noise or other disturbance; - Criterion (h) of indicates that the design and layout should not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. Creating Places states where a development abuts the private garden areas of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking. No 2 Glenburn Park is the closest property to the application site. A separation distance of 15m is proposed between No 2 and the proposed dwelling shown on the indicative block plan. Whilst this is 5m less than the 20m recommended in Creating Places it is similar to the separation distance provided between the properties adjacent at No 83 Highfield Road and No 4 Glenburn Park. The properties at Glenburn Park sits slightly lower level than the properties at Highfield Road which also helps to minimise overlooking and overshadowing.

(i) the development is designed to deter crime and promote personal safety. – The development would appear to be designed to deter crime and promote personal safety in that open areas are ‘policed’ in that nearby dwellings all front said areas and provide no alley ways or other areas for congregation and potential crime.

#### **PPS 7 Addendum (Safeguarding the Character of Established Residential Areas)**

The Addendum to PPS 7 also sets out a set of criteria which must be met in established residential areas for the infilling of vacant sites including gardens under Policy LC 1 (Protecting Local Character, Environmental Quality and Residential Amenity).

LC1 states that permission will only be granted where all the following criteria would be met;

a)The proposed density is not significantly higher than that found in the established residential area.

The proposal is for one dwelling and there will be no significant increase in density.

b)The pattern of development is in keeping with the overall character and environmental quality of the established residential area.

The proposal will respect the pattern of development and is in keeping with the overall character and environmental quality of the area.

c)All dwelling units and apartments are built to a size not less than those set out in Annex A.

This is achievable and will be further considered at reserved matters stage.

**Neighbour Notification Checked. Yes**

**Summary of Recommendation: That planning permission be approved subject to the following conditions.**

#### **Conditions**

1.Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

i. the expiration of 5 years from the date of this permission; or

ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. The plans submitted in accordance with Condition 02 shall be in general conformity with the layout shown on approved drawing No 02 Rev 1 which was received 28th July 2017.

Reason: In the interests of neighbouring amenity and to protect the residential character of the area.

4. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

#### **Informatives**

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Department or other statutory authority. The developer's attention is expressly drawn to the Planning (Hazardous Substances) Regulations (Northern Ireland) 1993 which has application to the development hereby granted planning permission.

5. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.

**Signature(s)**

**Date:**



<b>ANNEX</b>	
<b>Date Valid</b>	8th March 2017
<b>Date First Advertised</b>	23rd March 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b> The Owner/Occupier, 1 Glenburn Park Town Parks Of Magherafelt Magherafelt K Bowman 1, Glenburn Park, Magherafelt, Londonderry, Northern Ireland, BT45 5BB The Owner/Occupier, 2 Glenburn Park Town Parks Of Magherafelt Magherafelt Isobel Scott 2, Glenburn Park, Magherafelt, Londonderry, Northern Ireland, BT45 5BH The Owner/Occupier, 3 Glenburn Park Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 4 Glenburn Park Town Parks Of Magherafelt Magherafelt K Walls 4, Glenburn Park, Magherafelt, Londonderry, Northern Ireland, BT45 5BH The Owner/Occupier, 5 Glenburn Park Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 68 Highfield Road Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 70 Highfield Road Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 72 Highfield Road Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 74 Highfield Road Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 76 Highfield Road Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 83 Highfield Road, Town Parks Of Magherafelt, Magherafelt, Londonderry, BT45 5BP, The Owner/Occupier, 85 Highfield Road Town Parks Of Magherafelt Magherafelt The Owner/Occupier, 87 Highfield Road Town Parks Of Magherafelt Magherafelt	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No

<b>Planning History</b>  Ref ID: LA09/2017/0332/O Proposal: Site of proposed 2 storey dwelling Address: Lands adjacent to 83 Highfield Road, Magherafelt, Decision: Decision Date:
<b>Summary of Consultee Responses</b>
<b>Drawing Numbers and Title</b>
 Drawing No. 01 Type: Site Location Plan Status: Submitted  Drawing No. 02 Revision 1 Type: Site Layout or Block Plan Status: Submitted
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:



## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/0693/F	<b>Target Date:</b>
<b>Proposal:</b> Reinstatement of dwelling destroyed by fire	<b>Location:</b> 12A Drumaspil Road Dungannon
<b>Referral Route:</b> Exception to policy	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Mrs Dorothy Lawson 25 Ashbeg Grove Dungannon BT71 7BQ	<b>Agent Name and Address:</b> J Aidan Kelly Ltd 50 Tullycullion Road Dungannon BT70 3LY
<b>Executive Summary:</b> This application is for a dwelling on the site of a large mobile home, which did not have planning permission and has been destroyed by a fire. Policy CTY3 does not allow for replacement of buildings of a temporary nature. The previous building had been on the site for a considerable number of years and the proposed development will have limited visual impact. Cllr Cuthbertson has been in contact in relation to this proposed development.	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
<b>Representations:</b>		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	

### Summary of Issues

No representations received.

### Characteristics of the Site and Area

This site is located within the countryside north east of Killyman, it is accessed off a private lane that meets Drumaspil Road on the north side of the M1 motorway. The site is elevated in the landscape and is enclosed by low hedges with some larger trees on the boundaries. There is a hardcoded area within the site.

The M1 motorway is located in a cutting to the south of the site and other minor roads are located to the north, south, east and west. Adjacent and south of the site, also accessed off the private lane, is a cluster of development comprised of a vacant cottage on the north side of the lane and 2 detached single storey dwellings on the south side of the lane within a group of agricultural buildings.

The surrounding areas is undulating hills with some hill top development to the east and west.

### **Description of Proposal**

The proposal is for the reinstatement of a fire damaged dwelling, it is proposed to erect a bungalow with a low elevation, it has a ridge height of 4.2m, and is 11m wide and 6.7m deep. The dwelling will have a grey tiled roof and painted walls and a brick base. It is proposed to locate the dwelling in the middle of the site with the front door facing south.

### **Planning Assessment of Policy and Other Material Considerations**

The proposal is for the reinstatement of a dwelling in the countryside and the policies contained in the Area Plan are determining unless other material facts should indicate otherwise. The site is not within any settlement limits defined in the Dungannon & South Tyrone Area Plan and there are no policies within the plan relevant to the proposed development.

The Strategic Policy Statement for Northern Ireland is the most recent policy published by the Department. It provides guidance for Councils in the preparation of their Local Development Frameworks and until these LDF's are published in final form the SPPS, as well as other published policies are to be considered in determining planning applications. Where policy direction or clarification is different in the SPPS than other policies, the SPPS shall be determining. I do not consider there is any change in policy for this development in the SPPS. I consider the policies contained in PPS21 - Sustainable Development in the Countryside is the most relevant policy for consideration and Policy CTY1 allows for certain development in the Countryside provided it accords with other policies contained within CTY2 - CTY16.

This application has been submitted as a reinstatement of a fire damaged dwelling and I consider the appropriate policy for consideration is Policy CTY3 of PPS21. A report from NI Fire and Rescue Service was submitted and it clearly states they attended a fire, that was deliberately set, in a derelict mobile home on 8 April 2015. Aerial photographs from OSNI have been submitted that show a building was located on this site on 17 September 2003, 4 April 2007 and 7 June 2013. The photographs show the building in the same position on the site on all of these dates. Additionally photographs of the building and the surroundings show that the 'dwelling' on the site was a prefabricated building, it was destroyed by the fire and has been subsequently removed from the site. Correspondence between solicitors acting for the land owner and the occupiers of the old mobile home give me assurances that no 12A Drumaspil Road was the mobile home. The letter from Bernard Campbell & Co solicitors dated 20th February 2015 advises the occupier will vacate the mobile and this suggest the mobile was occupied on that date. I have also received a copy of the electoral register that also confirms the name of the last occupier of the mobile home.

Members are advised the building that was on this site did not have any planning permission, though by virtue of its length of time it was on site it was immune from planning permission,

<p>however Policy CTY3 states that buildings of a temporary construction will not be eligible for replacement under this policy. Prefabricated buildings are generally seen to be of a temporary construction and this application could be refused on the basis that the existing building was not eligible for replacement. However, the policy does not clarify what is meant by temporary construction, the previous building was approx. 8.4m x 8.4m in area, this means it was a substantial building that could not be classed as a caravan as defined in the Caravans Act (NI) 2011. As I have set out above, the building was located on this site in excess of 13 years, the land has clearly been used for domestic purposes with all services in place. It utilised an existing private lane and access onto Drumaspil Road, along with 2 other dwellings, therefore to replace it in situ will not result in intensification of use of the access. The previous building was sited here for a considerable period of time without any apparent adverse impacts on the landscape, the site is well screened by existing vegetation and the proposed development will similarly have a limited visual impact on the landscape as it will be well screened from views from the surrounding road network. It is sited away from other dwellings so as not to cause an undue overlooking or overshadowing. The design does not have vertical emphasis to the windows, however it is of a form typical in the rural area and is not readily visible from the surrounding area. Due to the length of time the previous building was on the site, its well screened siting, limited visual impact and that it could still be there but for a malicious fire, I consider the proposed development could be accepted as an exception to policy CTY3 and that planning permissions for the replacement dwelling can be approved.</p>	
<b>Neighbour Notification Checked</b>	<b>Yes</b>
<p><b>Summary of Recommendation:</b></p> <p>Recommended to approve:</p>	
<p>Conditions:</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The existing natural screenings of the site, as indicated in green, on approved drawing ref:02 bearing the stamp dated 19 MAY 2017 shall be retained unless necessary to prevent danger to the public in which case a full expanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.</p> <p>Reason: : To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.</p> <p>Informatives</p>	

<b>Signature(s)</b>  <b>Date:</b>

ANNEX	
<b>Date Valid</b>	19th May 2017
<b>Date First Advertised</b>	1st June 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 12 Drumaspil Road Drumaspil Dungannon The Owner/Occupier, 14 Drumaspil Road Drumcrow Dungannon	
<b>Date of Last Neighbour Notification</b>	1st June 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>  Ref ID: LA09/2017/0693/F Proposal: Reinstatement of dwelling destroyed by fire Address: 12A Drumaspil Road, Dungannon, Decision: Decision Date:  Ref ID: M/1976/0578 Proposal: ERECTION OF PRIVATE BUNGALOW Address: DRUMASPIL, KILLYMAN, DUNGANNON Decision: Decision Date:  Ref ID: M/1977/0607 Proposal: BUNGALOW Address: DRUMASPIL, KILLYMAN, DUNGANNON Decision: Decision Date:  Ref ID: M/1977/060701	



Proposal: REPLACEMENT BUNGALOW Address: DRUMASPIL, KILLYMAN, DUNGANNON Decision: Decision Date:
<b>Summary of Consultee Responses</b> None
<b>Drawing Numbers and Title</b>
Drawing No. 01 Type: Site Location Plan Status: Submitted  Drawing No. 02 Type: Site Layout or Block Plan Status: Submitted  Drawing No. 03 Type: Proposed Plans Status: Submitted
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:



## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/0707/O	<b>Target Date:</b>
<b>Proposal:</b> New Dwelling house	<b>Location:</b> 20m South of 40 Derrygonigan Road Cookstown
<b>Referral Route:</b>  Approval - To committee as objections received.	
<b>Recommendation:</b>	APPROVE
<b>Applicant Name and Address:</b> Finbar Crawford 40 Derrygonigan Road Cookstown	<b>Agent Name and Address:</b> Eamonn Moore Architect 18 Westbury Gardens Cookstown BT80 8We
<b>Executive Summary: Approve</b>	
<b>Signature(s): Peter Henry</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	Environmental Health Mid Ulster Council	No Objection
Statutory	DFI Roads - Enniskillen Office	Advice
Statutory	DFI Roads - Enniskillen Office	Advice

### Representations:

Letters of Support	None Received
Letters of Objection	4
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

There were four objections received, summary of the issues raised are as below:

Issues over sight lines, as there was no information on how these would be provided and due to the limited frontage that it would encroach onto third party lands. The applicant has no consent to provide or maintain the visibility splays over third party land and that this will permission will not be given. Concerns over the compliance of CTY 8, in that it did not respect the existing development pattern along the frontage in terms of size, scale, and siting and plot size. Objectors raised concerns that any dwelling permitted would result in overlooking on properties no. 38 and 40. Reference was made to a previous application – I/2003/0500/O that was subsequently refused. Issues raised over the existing septic tank, soakaways and consent to discharge, to start the existing septic tank is located within the proposed laneway and no information has been submitted for this to be relocated. Issues raised over the existing concerns of the disposal of surface water. Finally, concern of inaccuracy in plans, concerns that certificates was incorrectly completed.

### Characteristics of the Site and Area

The site is located approximately 2.6km east of Cookstown along the Derrygonigan road within the open countryside as defined by the Cookstown Area Plan 2010. The site is stated to be 20m south of 40 Derrygonigan Road, Cookstown, which the site appears to be the front portion of an agricultural field. The site does rise from the roadside towards the rear of the site with a line of mature hedging along the northern and southern boundaries, the western boundary remains undefined as stated this is a portion of a larger agricultural field. The eastern boundary, which is on along the roadside, has some hedging however there is an opening into the field. Directly north of the site is a single storey detached dwelling (no.40) with a garage to the rear, to the south east of the site sits another single storey detached dwelling (no.38) with an additional two single storey detached dwellings further south of no. 38 all along the roadside. The immediate locality is characterised by residential development, however the wider surrounding area is characterised by agricultural land uses predominantly.

### Relevant planning history

Reference	Location	Proposal/Complaint	Status	Date
LA09/2017/0707/O	20m South of 40 Derrygonigan Road, C	New Dwelling house	VALID APPLICATION RECEIVED	
I/2003/0500/O	Between 38 & 40 Derrygonigan Road,	Site for dwelling (Amended Site)	PERMISSION REFUSED	07.05.2004
I/1995/0024	40 DERRYGONIGAN ROAD, COOKS	Extension to dwelling	PERMISSION GRANTED	
I/2000/0356/O	Rear of 36 Derrygonigan Road, Cooks	Site for dwelling	APPLICATION WITHDRAWN	29.03.2001
I/1999/0186	REAR OF 36 DERRYGONIGAN ROAD	Proposed dwelling	PERMISSION REFUSED	
I/1994/0201	38 DERRYGONIGAN ROAD KILLYBE	Replacement Dwelling	PERMISSION GRANTED	
I/1988/0461	40 DERRYGONIGAN ROAD KILLYBE	Improvements to Dwelling	PERMISSION GRANTED	

### Representations

There were seven notification letters sent out however four objections were received on this application.

### Description of Proposal

This is an outline application for a dwelling house located 20m south of 40 Derrygonigan Road, Cookstown.

### Planning Assessment of Policy and Other Material Considerations

Decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Cookstown Area Plan 2010  
 Strategic Planning Policy Statement (SPPS)  
 PPS 21 Sustainable Development in the Countryside  
 PPS 3 – Access, Movement and Parking

The application is for an infill dwelling and garage. The site is located in the open countryside as defined by the Cookstown Area Plan 2010. Development in the countryside is controlled under the provisions of the SPPS and PPS 21 Sustainable Development in the countryside.

The SPPS provides a regional framework of planning policy that will be taken into account of in the preparation of Mid Ulster's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the Council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. Section 6.73 of the SPPS relates to development that is acceptable in the countryside, which includes infill opportunities. Section 6.77 states that 'proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings must not have an adverse impact on the rural character of the area, and meet other planning and environmental considerations including those for drainage, sewerage, access and road safety'.

CTY 8 states that planning permission will be refused for a building which creates or adds to a ribbon of development. However an exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. With regards to this application I am of the opinion that this site has the capacity of only accommodating a maximum of one, which is what has been applied for in this application. With regards to the continuously built up frontage, I am content that the dwelling to the north (no.40) and the three dwellings (nos. 34 36, 38) located to the south of the site is able to constitute a continuously built up frontage and this site represents a gap site. From this I am content that this application has been capable of complying with CTY 8 of PPS 21.

With regards to CTY 13 the proposed development is still required to be able to visually integrate into the surrounding landscape and be of appropriate design. As mentioned the site does benefit from existing mature vegetation along the northern and southern boundaries and this should be retained however additional planting will be needed along the new western boundary and along the boundary of 38 to reduce any concerns of privacy.

Therefore a programme of landscaping will be necessary in the reserved matters application. As this application is only an outline application the design, size and scale of the proposed dwelling has not been submitted, this matter will be dealt with during the "reserved matters" application. I am content on balance that a modest sized dwelling could easily be accommodated into this site, however as a result of the surrounding dwellings being single storey I feel it necessary to restrict the ridge height to 5.7m.

Policy CTY 14 allows for a building in the countryside where it does cause a detrimental change to, or further erode the rural character of an area. I am content that an appropriately designed and scaled dwelling would not appear to be unduly prominent in the landscape in terms of the rural character of the area. Whilst this may result in a suburban style of build-up of development when viewed with the existing development as it is located within a gap site. However the local area already experiences a sense of build-up due to existing development. As a result, it is my opinion that the local landscape has the capacity to absorb further development in this location and the development in this location and the development respects the traditional pattern of settlement exhibited in the local area. The proposed development will however need to retain as much of the existing mature vegetation as possible to aid integration.

DFI Roads were consulted initially on this and responded stating that they had no objection subject to conditions and informatives. However further consultations were sent with regards to the claims by objectors, in which in their response on 25th October 2017, stated that "If Council is satisfied with the quality and accuracy of the location plan as submitted the following applies. Please note sightlines as depicted on drawing No.4A dated 31/07/2017 are not acceptable to roads. They should be 2.4 x 60m in both directions as requested on RS1 form dated 21/06/2017. This will require 3rd Party land. From the agent sent in amended scheme showing a paired access with No. 40, again DFI Roads were consulted again and responded again stating that they had no objection subject to conditions and informatives. Further correspondence was sent to DFI Roads to confirm the accuracy of plans and to conclude if 3rd party lands were needed, in their last response they re-iterated that they had no objection subject to conditions. Therefore after group discussions it was agreed that this issue over sightlines etc could be dealt with via negative condition putting the onus on the applicant to ensure that they had sufficient ownership or right of way to achieve the splays and sightlines.

In terms of the issues raised by the objectors, I can confirm that all issues over sight lines has been dealt with via correspondence with DFI Roads. In terms of CTY 8 concerns it has been concluded that this application has been able to comply with this policy. With regards to any overlooking concerns, again this has been adequately dealt with via this application, I am of the opinion that an appropriately designed dwelling with the adequate screening would prevent any potential overlooking concerns. In response to the previous refusal on this site, I must note that the previous application was considered under a different policy which has been subsequently been superseded and this application has been considered under PPS 21. In terms of septic tanks relocation and consent to discharge, please note that these will require a separate permission away from planning approval. Finally, the agent confirmed that all plans and certificates were completed accurately.

I have no flooding, ecological or residential amenity concerns.

On the basis of the information provided I must recommend approval.

<b>Neighbour Notification Checked</b>	<b>Yes</b>
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<b>Summary of Recommendation:</b>
Approval is recommended
<b>Conditions:</b>  1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:- i. the expiration of 5 years from the date of this permission; or ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved. Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.  2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of Mid Ulster District Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless Mid Ulster District Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use another tree or trees shall be planted at such time as may be specified by Mid Ulster District Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

5. The proposed dwelling shall have a ridge height of less than 5.7 metres above the lowest part of the existing ground level and a low angle of roof pitch not exceeding 40 degrees.

Reason: To ensure that the development is not prominent and satisfactorily integrated into the landscape.

6. A landscaping scheme shall be submitted simultaneously with the detailed drawings for the development hereby approved at the Reserved Matters stage. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.

Reason: In the interests of visual amenity.

7. No development shall take place until a plan indicating floor levels of the proposed dwelling(s) in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwelling integrate into the landform

8. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

#### Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

3. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Department or other statutory authority. The developer's attention is expressly drawn to the Planning (Hazardous Substances) Regulations (Northern Ireland) 1993 which has application to the development hereby granted planning permission.

4. The applicant's attention is drawn to the attached information note from Environmental Health.

**Signature(s)**

**Date:**



<b>ANNEX</b>	
<b>Date Valid</b>	23rd May 2017
<b>Date First Advertised</b>	8th June 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 11 Killybearn Road Killybearn Cookstown Kevin Higgins 11 Killybearn Road, Cookstown, Co Tyrone. Bt80 8sz Kevin Higgins 11, Killybearn Road, Cookstown, Londonderry, Northern Ireland, BT80 8SZ The Owner/Occupier, 11A Killybearn Road Killybearn Cookstown The Owner/Occupier, 34 Derrygonigan Road Killybearn Cookstown The Owner/Occupier, 36 Derrygonigan Road Killybearn Cookstown The Owner/Occupier, 38 Derrygonigan Road Killybearn Cookstown Mary Quinn 38 Derrygonigan Road, Cookstown, Londonderry, Northern Ireland, BT80 8SU Mary Quinn 38, Derrygonigan Road, Cookstown, Londonderry, Northern Ireland, BT80 8SU The Owner/Occupier, 40 Derrygonigan Road, Killybearn, Cookstown, Londonderry, BT80 8SU,	
<b>Date of Last Neighbour Notification</b>	4th January 2018
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>  Ref ID: LA09/2017/0707/O Proposal: New Dwelling house Address: 20m South of 40 Derrygonigan Road, Cookstown, Decision: Decision Date:  Ref ID: I/2003/0500/O Proposal: Site for dwelling (Amended Site) (RE-ADVERTISEMENT)	

Address: Between 38 & 40 Derrygonigan Road, Cookstown

Decision:

Decision Date: 07.05.2004

Ref ID: I/1995/0024

Proposal: Extension to dwelling

Address: 40 DERRYGONIGAN ROAD, COOKSTOWN

Decision:

Decision Date:

Ref ID: I/2000/0356/O

Proposal: Site for dwelling

Address: Rear of 36 Derrygonigan Road, Cookstown

Decision:

Decision Date: 29.03.2001

Ref ID: I/1999/0186

Proposal: Proposed dwelling

Address: REAR OF 36 DERRYGONIGAN ROAD COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1994/0201

Proposal: Replacement Dwelling

Address: 38 DERRYGONIGAN ROAD KILLYBEARN COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1988/0461

Proposal: Improvements to Dwelling

Address: 40 DERRYGONIGAN ROAD KILLYBEARN COOKSTOWN

Decision:

Decision Date:

### **Summary of Consultee Responses**

### **Drawing Numbers and Title**

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
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Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No. 01  
Type: Site Location Plan  
Status: Submitted

Drawing No. 02  
Type: Site Layout or Block Plan  
Status: Submitted

Drawing No. 03  
Type: Photograph  
Status: Submitted

Drawing No. 04  
Type: Site Appraisal or Analysis  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department:

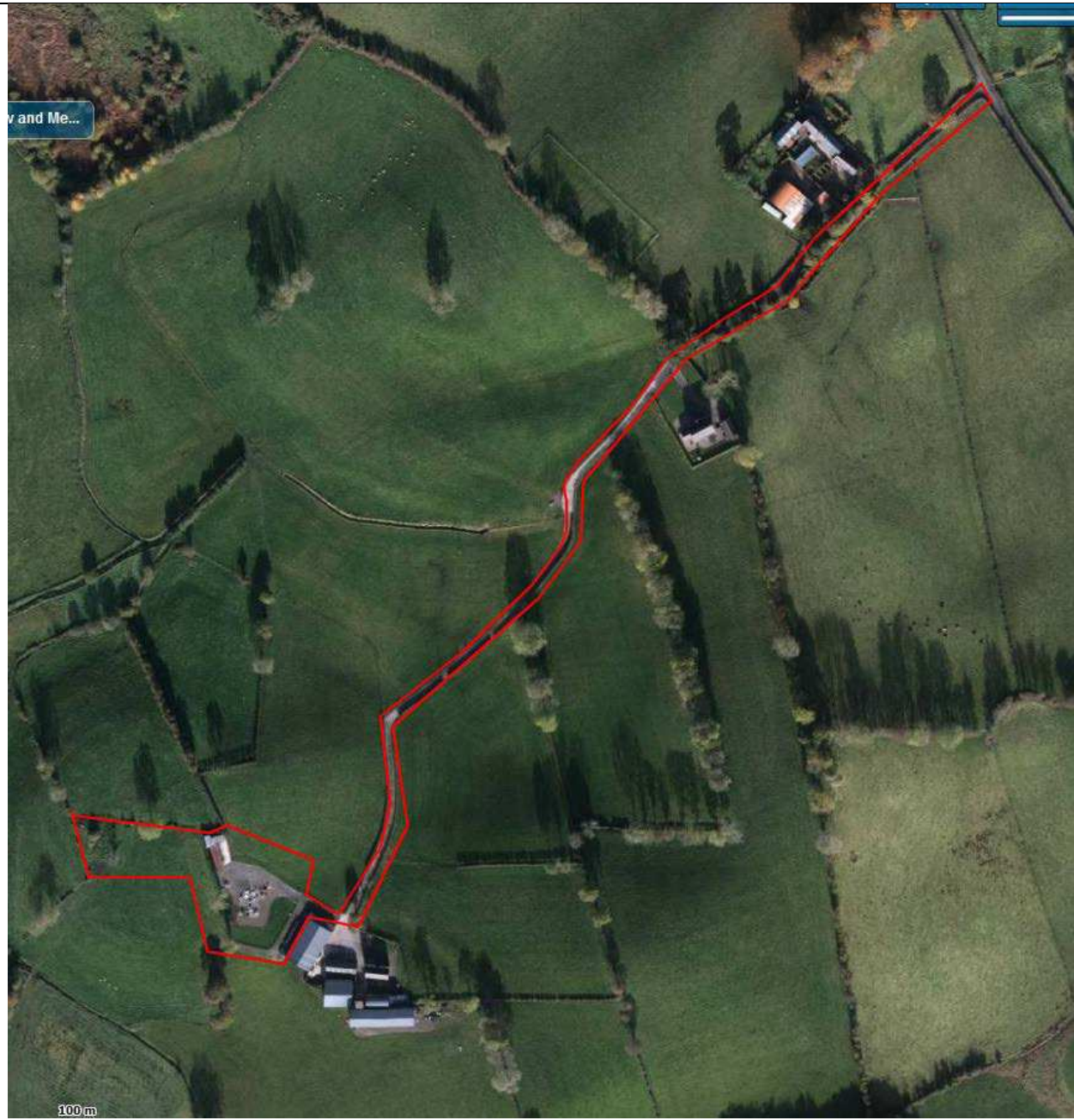


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/0756/F	<b>Target Date:</b>
<b>Proposal:</b> Retention of replacement dwelling and garage in substitution of dwelling and garage approved under M/2006/1355/RM	<b>Location:</b> Approx 140m N.E of 24 Findermore Road Clogher
<b>Referral Route:</b> Objection received	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Mr Gerry Mc Caughey 15 Fintona Road Clogher	<b>Agent Name and Address:</b> Bernard Donnelly 30 Lismore Road Ballygawley BT70 2ND
<b>Executive Summary:</b>  Planning permission was granted for a dwelling and required visibility splays to be provided, these are not in the applicants control. If this application for a replacement dwelling is accepted then there is no intensification of use of the access and improvements cannot be insisted upon.	
<b>Signature(s):</b>	

Case Officer Report

Site Location Plan



Consultations:		
Consultation Type	Consultee	Response
Representations:		
Letters of Support	1	
Letters of Objection	2	
Number of Support Petitions and signatures	No Petitions Received	

Number of Petitions of Objection and signatures	No Petitions Received
<b>Summary of Issues</b>  The land at the end of the lane is not in the control of the applicant, the owner has advised they will not allow any works to provide or maintain the visibility splays and any works that have been carried out were without their permission.	
<b>Characteristics of the Site and Area</b>  This is a detached dwelling, currently nearly complete but not occupied. It has been built generally in accordance with the details approved by Reserved Matters application M/20106/1355/RM. It is located off a long private lane that accesses onto Findermore Road. A small building is located in the field to the south of the new dwelling it has a tin roof and stone walls. A group of agricultural buildings and a detached farm house are located to the east around a farm yard. 2 other dwellings are accessed off the lane, though one of these has 2 access points, one onto the lane and a direct access to Findermore Road.	
<b>Description of Proposal</b>  Retention of dwelling and garage as a replacement and a substitution for the dwelling approved by M/2006/1355/RM.	
<b>Planning Assessment of Policy and Other Material Considerations</b>  Members are being asked to consider this case that raises issues about land ownership for a proposal that is essentially to allow a dwelling in the countryside that was approved and built, to be occupied. The dwelling was granted Outline Planning Permission (M/2005/0195/O) on 6 April 2005 with Reserved Matters (M/2006/1355/RM) being granted on 21 September 2006. Aerial photographs indicate construction of the dwelling began within the lifetime of the planning permission. There is an issue over the need to improve the access, where the private lane meets with Findermore Road. The Department attached a condition to the planning permission that requires the area within the visibility splays to be cleared before the development is occupied/becomes operational. Previous planning permissions on the lane indicate that visibility splays were in place to the satisfaction of the Roads engineers, when they were considering those applications. An objection has been received to this application from the owner of the land at the end of the lane. The objection raises issues of road safety, it advises that access is unsafe as the visibility splays are not in place, the landowner is not willing to provide the splays and it is at his discretion how much they are cut back. He states that he has not and will not provide these splays and that work has been carried out without his permission to cut back hedges which Roads Engineers have assessed as being acceptable Members are advised that planning policy for accesses requires them to be provided to a specified standard, if it is a new access or results in the intensification of use of an access. Intensification of the use of an access occurs if there is more than a 5% increase in the use of the access due to development being permitted. If a dwelling is accepted as a replacement	



dwelling, then it is accepted that dwelling has a committed usage of the access and it would not be seen as an intensification of use of the access if it were to be replaced.

The dwelling that has been proposed as a replacement dwelling currently has 4 walls upstanding and a tin roof with a dummy chimney. Aerial photographs of the site dating back to 2010 show there was a structure on the site, though it is not obvious how much of the dwelling was in place. Shadows on the earliest photos would suggest 4 walls were in place, 3 external walls and the internal wall, though it is noted there is a tree in growing from the within the structure and this may be obscuring the building. I visited the site and it was apparent the building had been improved and I noted:

- 1- the gable wall with the window in it had been mostly intact and any work carried out to it was minor in nature, there was ivy at the top of the wall that had been cut back;
- 2- the rear wall was bowed externally and while internally there was a new brick skin in part, taking account of the external appearance of the walls it would appear at least 2/3 of the wall had been upstanding;
- 3- the internal dividing wall, with the remains of a fireplace and hearth on either side was  $\frac{3}{4}$  intact;
- 4- the gable wall, without any window, was probably 2/3 intact and 1/3 had been rebuilt;
- 5- the front wall appeared to be totally rebuilt from the inside, though this may just be an internal skin retaining the external wall;
- 6- the roof and chimney were added to the building

The replacement policy does not clearly stipulate how much of the building needs to be in place to justify a replacement dwelling. The policy states ' planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external walls are substantially intact. Members are advised the then Minister for the Environment, in a review of rural policy noted a case in Armagh where 4 external walls were partially standing, it was not obvious what percentage of the walls were left as there was no reference point. The then Minister lauded this as being a good example of where peer review and interrogation of the policy had resulted in the right outcome as a flexible approach had been taken. In this case, there is no reference point to judge how much of the dwelling had been in situ before the applicant carried out the repairs. The applicant has advised he did carry out repairs, but these were not substantial, and he did place a new roof and dummy chimney on the building.

This application could be refused on the basis that it has not been demonstrated that the building to be replaced meets the criteria for replacement, therefore there will be an intensification of the use the access and the access is sub-standard. However, there is also no evidence that the building was not of a replacement category, indeed from my inspection it would appear the property had the essential characteristics of a dwelling as the fireplaces and central chimney would be typical of a 2 room rural dwelling of its time and all external walls were substantially intact. While it is clear the applicant stands to benefit from not having to maintain visibility splays at the end of the lane, I do not have any 3rd party information to suggest this was not a replacement dwelling. Without any such information I am inclined to give the benefit of the doubt to the applicant, in this case and accept this is a replacement dwelling.

As I have concluded this is a replacement dwelling, which the applicant advises used this existing access lane, there would be no intensification of the use of the lane or requirement to make improvements to the lane. It would be in the best interest of the applicant, and the other parties using the lane, to try to make improvements, however it is not something that can be insisted upon where a replacement dwelling is proposed.

I recommend planning permission is granted with a condition requiring the existing dwelling be demolished prior to the occupation of the new dwelling.

<b>Neighbour Notification Checked</b>	<b>Yes/No</b>
<b>Summary of Recommendation:</b>  Recommendation to approve.	
<b>Conditions:</b>  1.                This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.  Reason: This is a retrospective application.  2.                The dwelling hereby permitted shall not be occupied until the existing building, coloured green on the approved plan No 01 date stamped 1 JUN 2017 is demolished, all rubble and foundations have been removed and the site restored in grass.  Reason: To prevent intensification of the use of the access onto Findermore Road.  Informatives	
<b>Signature(s)</b>  <b>Date:</b>	

ANNEX	
<b>Date Valid</b>	1st June 2017
<b>Date First Advertised</b>	15th June 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) Conor O'Neill 20 Findermore Road Tullanavert Clogher The Owner/Occupier, 22 Findermore Road Tullanavert Clogher The Owner/Occupier, 24 Findermore Road, Tullanavert, Clogher, Tyrone, BT76 0TH, Anne Doogan Falls And Hanna Solicitors, 24 East Bridge Street, Enniskillen, Fermanagh, Northern Ireland, BT74 7BT Robert Mort Robert.mort@ntlworld.com	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2017/0756/F Proposal: Retention of replacement dwelling and garage in substitution of dwelling and garage approved under M/2006/1355/RM Address: Approx 140m N.E of 24 Findermore Road, Clogher, Decision: Decision Date:  Ref ID: LA09/2016/1060/F Proposal: Retention of Mobile Home and Domestic Modular Building and Storage Area and associated works Address: Land approx. 100m NW of 24 Findermore Road, Tullynavert, Clogher, Decision: AL Decision Date:	

Ref ID: M/1978/0187  
Proposal: 11 KV O/H LINE  
Address: TULLANAVERT, DUNGANNON  
Decision:  
Decision Date:

Ref ID: M/2006/1355/RM  
Proposal: Erection of dwelling and domestic garage  
Address: Land Adjacent to and West of 24 Findermore Road, Clogher  
Decision:  
Decision Date: 21.09.2006

Ref ID: M/2006/0419/RM  
Proposal: Proposed dwelling & garage  
Address: 150m South East of 22 Findermore Road, Clogher  
Decision:  
Decision Date: 24.04.2006

Ref ID: M/2004/1291/O  
Proposal: Two storey dwelling & detached domestic garage  
Address: Tullanavert, 150 Metres South East of 22 Findermore Road, Clogher  
Decision:  
Decision Date: 30.11.2004

Ref ID: M/2005/0195/O  
Proposal: 2 Storey dwelling and domestic garage  
Address: Land adjacent to and west of No. 24 Findermore Road, Clogher  
Decision:  
Decision Date: 06.04.2005

#### **Summary of Consultee Responses**

None

#### **Drawing Numbers and Title**

Drawing No. 04  
Type: Proposed Plans  
Status: Submitted

Drawing No. 02  
Type: Site Layout or Block Plan  
Status: Submitted

Drawing No. 01  
Type: Site Location Plan  
Status: Submitted

Drawing No. 03  
Type: Proposed Plans  
Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department:



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/0802/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed (2 storey) replacement dwelling	<b>Location:</b> No 124 Sixtowns Road Labby Draperstown
<b>Referral Route:</b> Contrary to CTY 1,3, 13 & 14 of PPS 21 and NH 6 of PPS 2	
<b>Recommendation:</b>	<b>Refusal</b>
<b>Applicant Name and Address:</b> Mr Alastair Clerkin 124a Sixtowns Road Labby Draperstown BT45 7BE	<b>Agent Name and Address:</b> CMI Planners Ltd 38 Airfield Road The Creagh Toomebridge BT41 3SQ
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice

### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Summary of Issues:** No issues raised.

### Characteristics of the Site and Area

The site is located approximately half a mile south west of Straw in open countryside in accordance with the Magherafelt Area Plan 2015. The site is located at No 124 Sixtowns Road and consists of a two storey dwelling set back 40m from the edge of the public, a roadside paddock and farm buildings located to the rear of the dwelling and paddock. There are two accesses into the site, one is concrete laneway which serves both the dwelling and the farm, the other runs parallel with the laneway and is only used to serve the dwelling. The southwest boundary is defined by mix of mature deciduous and non-deciduous trees and the northeast (roadside) boundary is defined by 1.5m hedgerow.

**Description of Proposal.**

The application seeks full planning permission for a two storey hipped roof dwelling and detached gym.

The proposed dwelling has a 15.95m frontage, a gable depth of 10.5m and a ridge height of 9.2m above ground level. A two storey front porch and a flat roof single storey side projection are also proposed. A small detached gym is proposed at the side of the dwelling, the gym measures 8.2m x 5.7m and will have a ridge height of 4.8m above ground level.

The roof finish is black slates and the wall finish is smooth render painted (off white/pale grey). The chimneys are located on either gable and will not be expressed along the ridgeline.

**Planning Assessment of Policy and Other Material Considerations****Relevant Site History:**

No relevant History

**Representations:**

2 neighbour's notification letters were sent to the occupier Nos 122 & 124a Sixtowns Road, Draperstown.

No letter of representation have been received

**Development Plan and Key Policy Consideration:**

Decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Magherfelt Area Plan 2015: The site is located in the open countryside. The site is also located within the Sperrin's Area of Outstanding Natural Beauty, whilst there is no design guide for this designation, a new dwelling should respect the scale and character of the quiet rural area.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Until a Plan Strategy for the whole of the Council Area has been adopted planning applications will be assessed against existing policy (other than PPS 1, 5 & 9) together with the SPPS.

PPS 2: Natural Heritage: set out the planning policy for development in an AONB.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

Policy CTY 1 of PPS 21 allows for a replacement dwelling in accordance with Policy CTY3

Policy CTY 3 states that planning permission will be granted for a replacement dwelling where the building to be replaced exhibits all the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.



The picture below depicts the current condition of the existing dwelling. The dwelling appears to be uninhabited, however it is still in a good state of repair and all walls are intact to the front, rear and both gables as well as the roof. The building therefore constitutes a genuine replacement opportunity.



Policy CTY3 differentiates between normal replacement cases and non-listed vernacular dwellings. Annex 2 of PPS21 outlines the characteristics of vernacular dwellings. Whilst the current structure does exhibit some of these characteristics such as linear form with limited gable depth and vertical emphasis windows, the dwelling appears to have been modernised and as a result no longer makes an important contribution to the heritage, appearance or character of the area, therefore I do not see any merit in retaining the structure or incorporating it into the new scheme.

Policy CTY 3 also states that the replacement dwelling should be sited within the established curtilage of the existing building unless it is so restricted that a modest sized dwelling cannot be accommodated or that an alternative position nearby would result in landscape, heritage, access or amenity benefits. Under this application the new dwelling will be located partly within the existing curtilage and the remainder located in an adjacent paddock. The existing curtilage appears too restricted to accommodate a modest size dwelling and there may also be amenity benefits gained by moving the dwelling away from a farm complex located to the rear of the existing dwelling.

CTY 3 states the overall size of the new dwelling should integrate into the surrounding landscape and should not have a visual impact significant greater than the existing dwelling and the design should be of a high quality appropriate to its rural setting and have regard to local distinctiveness.

The image below depicts the original house type submitted with the application. Following discussion with the senior planners, the proposal was considered unacceptable for an AONB and would have a visual impact significantly greater than the existing dwelling.

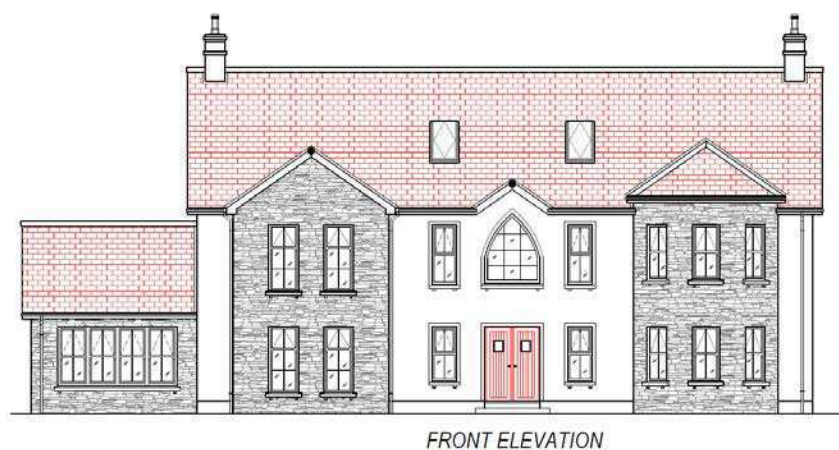


The agent was informed about the Council concerns and requested a meeting to discuss the proposal. At the meeting the agent was advised that the proposal was unacceptable in the AONB because of its visual impact and unacceptable design features such as:

- the hipped roof.
- the mid-roof dormers.
- the bay window and balcony.
- the gothic/arch windows.
- the round front projection.
- the large amount of stone.
- the ridge height (10.7m above GL) and the gable depth (12.2m) were excessive.

The agent agreed to amend the proposal citing that the design had been 'driven by the applicant'.

The image below depicts the revised house type which was received on 22nd November.



The revised house type shows the hipped roof replaced with a traditional pitched roof, the mid-roof dormers replaced with roof lights and a slight reduction in the ridge height and gable depth. However, the visual impact was still unacceptable, and the introduction of a second front projection and the large amount of stone on the front façade were also unacceptable. The agent was advised that the revised house type was still unacceptable and he asked for feedback on what would be acceptable in the ANOB. An email was sent on 2nd February with a list of required amendments:

1. The ridge height lowered to 8.5m, similar to the existing two storey dwelling.

2. The frontage width reduced to not more than 14m and any side projection(s) step back and step down from the main dwelling.
3. The gable depth reduced to not more than 8m.
4. Only one centralised front projection will be permitted large enough to accommodate a small storm porch.
5. The front elevation should have a simple form with a high solid-to-void ratio (i.e. greater wall surface area than windows and doors).
6. Round projections and arch or gothic window(s) are not acceptable in the ANOB and will not be permitted.
7. The amount of natural stone should be kept to a minimum.

The image below depicts the third revised house type which was received on 16th March.



Whilst some of the amendments outlined above have been made, the proposal has reverted to a hipped roof design which is disappointing given that the agent has already been advised that a hipped roof would not be acceptable in AONB. The agent advises that if the proposal remains unacceptable he would like it taken to the Planning Committee as refusal.

### **Integration and Rural Character.**

The proposed development must also comply with policies CTY 13 and 14.

CTY 13 states that the proposed development should be able to visually integrate into the surrounding landscape and be of appropriate design. The proposal will not integrate into the surrounding landscape due to its significant visual impact and unacceptable design in the AONB. The proposal is contrary to criteria (a) & (e) of CTY 13.

CTY 14 states planning permission will only be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. The proposal will be moved from a well screened and enclosed curtilage into a more open site. When travelling in a north easterly direction towards Straw the proposal will be screened by mature vegetation along the southwest boundary, however travelling in the opposite direction the proposal will be visually prominent in the landscape compared with the existing row of single storey dwellings located northeast of the site. The proposal is contrary to criterion (a) of CTY 13.

### **Planning Policy Statement 2: Natural Heritage.**

PPS 2: Policy NH6 is applicable as the application is located within the Sperrin's AONB and states that permission for new development within an AONB will only be granted where it is of an appropriate design, size and scale for the locality. Part (a) of NH 6 states that the siting and scale of the proposal should be sympathetic to the special character of the AONB in general and of the particular locality. Due to the issues discussed above relating to visual impact and design it is considered that the proposal will not be sympathetic to the special character of the AONB.

Part (c) of NH 6 states the proposal must respect local design. The surrounding dwellings have traditional pitched roofs and the introduction of a hipped roof dwelling will look out of character. Whilst I acknowledge there is a hipped roof dwelling at No 126 located 120m south west of the site, this on its own would not be sufficient to justify the proposal. Therefore, the proposal is contrary to policy NH6 of PPS2.

**Other Policy and Material Considerations**

I am satisfied that the proposal is adequately sited to avoid a significant adverse impact on neighbour amenity and that the proposal will not lead to a significant deterioration in road safety under the provisions of PPS 3 Access, Movement and Parking.

**Summary of Recommendation:** Recommend refusal on the bases of non-compliance with CTY 1, 3, 13 & 14 of PPS 21 and NH 6 of PPS 2

**Reasons for Refusal:**

1. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that construction the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building and the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and the design of the proposed building is inappropriate for the site and its locality.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and therefore would not visually integrate into the surrounding landscape.
4. The proposal is contrary to and policy NH6 of Planning Policy Statement 2: Natural Heritage in that the siting of the proposal is unsympathetic to the special character of the Sperrin's Area of Outstanding Natural Beauty in general and of the particular locality

**Signature(s)**

**Date:**

ANNEX	
<b>Date Valid</b>	12th June 2017
<b>Date First Advertised</b>	29th June 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 118 Sixtowns Road Labby Draperstown The Owner/Occupier, 120 Sixtowns Road Labby Draperstown The Owner/Occupier, 122 Sixtowns Road Labby Draperstown The Owner/Occupier, 124a Sixtowns Road,Labby,Draperstown,Londonderry,BT45 7BE,	
<b>Date of Last Neighbour Notification</b>	4th July 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2017/0802/F Proposal: Proposed (2 storey) replacement dwelling Address: No 124 Sixtowns Road, Labby, Draperstown, Decision: Decision Date:  Ref ID: H/1983/0351 Proposal: DWELLING HOUSE Address: SIXTOWNS ROAD, DRAPERSTOWN Decision: Decision Date:  Ref ID: H/1996/0357 Proposal: GARAGE Address: 124A SIXTOWNS ROAD DRAPERSTOWN Decision: Decision Date:  Ref ID: H/2004/1329/O Proposal: Site of Dwelling & Garage Address: Between 124a & 126 Sixtowns Road, Draperstown Decision: Decision Date:  Ref ID: H/2001/0872/F Proposal: Sun Lounge	

Address: 124A Sixtowns Road, Draperstown

Decision:

Decision Date: 14.12.2001

Ref ID: H/2007/0873/O

Proposal: Site of Dwelling and garage.

Address: To the rear of 122 Sixtowns Road, Draperstown

Decision:

Decision Date: 28.05.2009

## **Summary of Consultee Responses**

### **Drawing Numbers and Title**

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No. 01

Type: Site Location Plan

Status: Submitted

Drawing No. 03

Type: Proposed Plans

Status: Submitted

Drawing No. 02

Type: Site Layout or Block Plan

Status: Submitted

### **Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:



## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1055/O	<b>Target Date:</b>
<b>Proposal:</b> Proposed dwelling and garage	<b>Location:</b> Approx 30m South of 77 Gulladuff Hill Moyagall Gulladuff
<b>Referral Route:</b> Contrary to CTY 10 & 13 of PPS21	
<b>Recommendation: Refusal</b>	
<b>Applicant Name and Address:</b> Joe Hurley 83 Gulladuff Hill Gulladuff Magherafelt	<b>Agent Name and Address:</b> CMI Planners Ltd 38 Airfield Road Toomebridge BT41 3SG
<b>Executive Summary:</b>	
<b>Signature(s):</b> Lorraine Moon	



## Case Officer Report

### Site Location Plan



### Consultations:



Consultation Type	Consultee	Response
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Statutory	DFI Roads - Enniskillen Office	Content
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	DAERA - Coleraine	Substantive Response Received
<b>Representations:</b>		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
<b>Summary of Issues</b> Contrary to CTY 10 & 13 of PPS21 in that the proposed site is not visually linked (or sited to cluster) with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.		
<b>Characteristics of the Site and Area</b>  The proposal site is located on the roadside of Gulladuff Hill. The proposed access is already in place serving a pre-existing greyhound racing track (Field of Dreams Schooling _ Rearing). Immediately adjacent to the proposal site on the NW boundary is a single detached dwelling (No 77) this property does not have frontage to the roadside but rather is set back, accessed via a laneway and with a small agricultural paddock in front of it. Further north is a detached agricultural building on the roadside, these buildings are clearly separated and not intervisible. The proposal site is bounded on the NW boundary by mature trees and vegetation, the NE boundary is defined by a post and wire fence and hedging while the eastern and southern boundaries are undefined. The land levels within the site rises very steeply from the southerly to northerly side. Immediately adjacent to the NE boundary is a detached dwelling.		



### Description of Proposal

Outline application for dwelling & garage

## Planning Assessment of Policy and Other Material Considerations

I have assessed this proposal under the following:

SPSS

Magherafelt Area Plan 2015

Planning Policy Statement 1 - General Principles

Planning Policy Statement 21 - Sustainable development in the countryside

Planning Policy Statement 3 - Access, Movement and Parking

Consultees: - NI Water were asked to comment and responded on 11.08.2017 with no objections subject to advice.

Environmental Health were asked to comment and responded on 16.08.2017 with no objections subject to advice.

Transportni were asked to comment and responded on 21.08.2017 requesting amendments/additional information, this was requested and amendments submitted, Transportni were reconsulted and they responded on 03.01.2018 with no objections subject to conditions and advice.

DAERA were asked to comment and responded on 12.10.2017 stating that the farm business identified in the submitted P1C form has been in existence for more than 6 years however they have not claimed Single Farm payments in the last 6 years.

Neighbours: - Owners/Occupiers of Nos 77 & 79 Gulladuff Hill, Gulladuff were notified of this proposal on 09.8.2017, no objections have been received to date.

In line with legislation this proposal was advertised in the local press during August 2017, no representations have been received to date.

In line with PPS21 there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. One of these types of development is a dwelling on a farm in accordance with Policy CTY 10. All proposals for development in the countryside must be sited and design to integrate sympathetically with their surroundings and to meet other planning and environmental considerations including those for drainage, access and road safety.

According to CTY 10 planning permission will be granted for a dwelling house on a farm when certain criteria can all be met. In this case the submission of the P1C form and consultation with DAERA was able to ascertain that the farm has been established for over 6 years however they have not claimed single farm payments in the last 6 years.

Following a GIS database search of the submitted farm land under the applicant's ownership it was able to be ascertained that no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of this application.

As presented the proposed site is not visually linked or sited to cluster with an established group of buildings on the farm. The agent was asked why a siting between fields no 5 & 6 was not chosen which would be sited with the farm dwelling etc. In an email response dated 12.10.2017 Mr Cassidy (agent) stated that the existing access which serves No. 83 and the land in question cannot be upgraded to Road Service standards thus the area was discounted. The area required at this access on both sides is not owned by the applicant and the owners are not willing to provide an easement.

Having considered all of the submitted evidence and arguments from the agent I do feel that this particular proposal could be sited within farm land under the applicants ownership that's located adjacent to existing farm buildings and using part of the existing laneway and creating a new laneway for the remainder part through land owned by the applicant, all of which would adhere to

the policy principles. The evidence submitted I do not feel is strong enough to count this proposal as an exception from policy.

In addition to adherence to the above policy this proposal should adhere to CTY 13 of PPS21 - Dwellings on Farms

In order to adhere to this planning permission will only be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

A new building will be unacceptable where:

- a) it is a prominent feature in the landscape - the proposed site would not be prominent in nature should an approval be given and sited to the southern portion of the site as the levels rise quite considerably within the site from a southerly to northerly direction.
  - b) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape - the proposal site is bounded on the northern side by mature vegetation however the NE and southern boundaries are either undefined or only defined by a post and wire fence and sparse vegetation, thus it is my professional opinion that it fails on this criteria.
  - c) it relies primarily on the use of new landscaping for integration - new integration would be required for this proposal site should an approval be granted.
  - d) ancillary works do not integrate with their surroundings
  - e) the design of the building is inappropriate for the site and its locality - as this is an outline application no design has been proposed at this stage.
  - f) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop
  - g) in the case of a proposed dwelling on a farm it is not visually linked or sited to cluster with an established group of buildings on a farm - the proposal site is not visually linked or sited to cluster with the established group of buildings on the farm and thus fails to adhere to this criteria.
- Despite additional information being submitted no sound justification has been demonstrated as to why a dwelling cannot be sited adjacent to the existing buildings on the farm holding.

Finally the proposal needs to be considered against the requirements of CTY 14 of PPS21 - Rural Character

CTY 14 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. However a new building will be unacceptable where:

- it is unduly prominent in the landscape - a dwelling located at the proposal site would not be unduly prominent in the landscape.
- it results in a suburban style build-up of development when viewed with existing and approved buildings - should an approval be granted on the proposal site there would not be a suburban style build-up of development.
- it does not respect the traditional pattern of settlement exhibited in that area - the traditional pattern in this area is that of farm dwellings and buildings and single detached properties.
- it creates or adds to a ribbon of development - this criteria does not apply for this proposal.
- the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character - this would not be a concern for me on this particular proposal.

As such the proposal can adhere to the criteria of CTY 14.

Having considered all of the above information I do not consider this proposal to adhere to CTY 10 or CTY 13 of PPS21 and a recommendation of refusal is advised. Having considered the justification submitted with regards reasons why siting has not been adjacent or clustering with existing farm buildings I do not feel that these are enough to allow a deviation from policy and resitting should be considered.

**Recommendation: Refusal** - Contrary to CTY 10 & 13 as the proposed dwelling is not sited to visually link or sited to cluster with existing buildings on the farm.

<b>Neighbour Notification Checked</b>	<b>Yes</b>
<b>Summary of Recommendation:</b> Refusal recommended as proposal contrary to CTY 10 & 13 of PPS21	
<b>Reasons for Refusal:</b>  1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.  2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.	
<b>Signature(s)</b>  <b>Date:</b>	

<b>ANNEX</b>	
<b>Date Valid</b>	4th August 2017
<b>Date First Advertised</b>	24th August 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 77 Gulladuff Hill Moyagall Gulladuff The Owner/Occupier, 79 Gulladuff Hill Moyagall Gulladuff	
<b>Date of Last Neighbour Notification</b>	9th August 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2017/1055/O Proposal: Proposed dwelling and garage Address: Approx 30m South of 77 Gulladuff Hill, Moyagall, Gulladuff, Decision: Decision Date:  Ref ID: H/2002/0696/F Proposal: Greyhound Schooling Track Address: Gulladuff Hill, Knockloughrim, 150 Metres West Of No.81 Decision: Decision Date: 18.09.2002  Ref ID: H/2005/0721/O Proposal: Site Of Dwelling & Garage Address: Approx. 320 NW of 81 Gulladuff Hill, Knockloughrim, Magherafelt Decision: Decision Date: 29.06.2007  Ref ID: H/2008/0615/O Proposal: Site of dwelling: detached chalet bungalow, approx 3000sqft. Address: Site adjacent to 81 Gulladuff Hill, Knockloughrim, Magherafelt. Decision: Decision Date: 22.09.2010	

Ref ID: H/1995/6115  
 Proposal: SITE OF HOUSING DEVELOPMENT GULLADUFF HILL KNOCKLOUGHRIM  
 Address: GULLADUFF HILL  
 Decision:  
 Decision Date:

Ref ID: H/1993/6124  
 Proposal: SITE OF 4 DWELLINGS GULLADUFF HILL GULLADUFF  
 Address: GULLADUFF HILL  
 Decision:  
 Decision Date:

Ref ID: H/1991/0285  
 Proposal: BUNGALOW AND GARAGE  
 Address: GULLADUFF HILL GULLADUFF  
 Decision:  
 Decision Date:

Ref ID: H/1990/0365  
 Proposal: SITE OF DWELLING AND GARAGE  
 Address: GULLADUFF HILL GULLADUFF  
 Decision:  
 Decision Date:

Ref ID: H/2009/0440/F  
 Proposal: Proposed single storey replacement dwelling 50m NW of 77 Gulladuff Hill,  
 Gulladuff  
 Address: 50m North West of 77 Gulladuff Road, Gulladuff  
 Decision:  
 Decision Date: 23.12.2010

### Summary of Consultee Responses

### Drawing Numbers and Title

Drawing No. 01  
 Type: Site Location Plan  
 Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:





Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
 District Council

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1284/O	<b>Target Date:</b>
<b>Proposal:</b> Dwelling and garage (farm)	<b>Location:</b> Approx 160m North West of 35 Mullaghmarget Road Aghakinsallagh Glebe Dungannon
<b>Referral Route:</b> Refusal recommended	
<b>Recommendation:</b>	
<b>Applicant Name and Address:</b> Padraig Donnelly 59a Mullaghmarget Road Coalisland	<b>Agent Name and Address:</b> CMI Planners Ltd 38b Airfield Road Toomebridge BT41 3SG
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Environmental Health Mid Ulster Council	
Non Statutory	Environmental Health Mid Ulster Council	
Non Statutory	Environmental Health Mid Ulster Council	
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	DAERA - Omagh	Substantive Response Received
Non Statutory	Environmental Health Mid Ulster Council	Considered - No Comment Necessary

### Representations:

Letters of Support	None Received
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Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
<b>Summary of Issues</b>  none	
<b>Characteristics of the Site and Area</b>  <p>The site lies Approx 160m North West of 35 Mullaghmarget Road, Glebe Dungannon. The red line includes a small portion of a larger field situated opposite number 24 Mullaghmarget road. The land slopes gradually away from the roadside and currently used for agricultural grazing. It is bounded on three sides by a mixture of mature trees and hedgerow and the remaining western side is remaining undefined on the ground.</p> <p>The site lies in the open countryside outside all areas of control and a short distance to the South of the settlement limits of Coalisland. The site is surrounded on all sides by undulating countryside. There are a scattering of single houses and farmsteads located along the roadside.</p>	
<b>Description of Proposal</b>  The proposal seeks planning permission for a site for a farm dwelling.	
<b>Planning Assessment of Policy and Other Material Considerations</b>  <p>Given the rural location of application site the nature of the proposal the application shall be assessed under Planning Policy Statement 21- Sustainable Development in the Countryside and in particular with the following;</p> <ul style="list-style-type: none"> <li>• Policy CTY1- Development in the Countryside;</li> <li>• Policy CTY10 - Dwellings on Farms;</li> <li>• Policy CTY13- Integration and Design of Buildings in the Countryside; and</li> <li>• Policy CTY14 - Rural Character.</li> </ul> <p>Policy CTY1 provides clarification on which types of development are acceptable in the countryside, such as a dwelling on a farm, a dwelling to meet the needs of a non agri-business, a dwelling based on personal and domestic circumstances, a replacement dwelling or if the site could be considered a small gap site within a substantial and built up frontage. In this instance the application is for a farm dwelling and therefore must be considered against Policy CTY10 of PPS21.</p> <p>Policy CTY 10 states that planning permission will be granted for a dwelling house on a farm where all of the following criteria can be met:</p> <p>(a) the farm business is currently active and has been established for at least 6 years;</p> <p>(b) no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008; and</p>	

(c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable access to the dwelling should be obtained from an existing lane.

With respect to (a) it is considered that this policy criteria is met as the applicant has provided an Agricultural Business Identification number and received Single Farm Payments. Dard have been consulted and have confirmed that the farm business claims single farm payment, and the bus id has been in existence for more than 6 years.

With respect to (b) there are no records indicating that any dwellings or development opportunities outwith settlement limits have been sold off from the farm holding within 10 years of the date of the application.

With respect to (c) it is noted that the application site is not located at the established group of buildings on the farm, it is not visually linked or sited to cluster here with. The site is located some distance away at an isolated field which DAERA has pointed out is not registered with the Business ID. The farm maps show numerous alternative fields siting closer to the farm yard which would cluster and visually link with the existing group of buildings.

The applicant has stated on their P1C form and design and access statement that they have chosen this site as they do not want to limit future expansion of the farm holding, as well as the land at the farm would require a shared laneway and this would cause difficulties with acquiring a mortgage.

With regards to this argument, point one regarding the expansion, the farm holding has agricultural fields on all sides so a single site would not limit expansion. Regarding point two, there are other options available within the holding which would not require accessing off the existing laneway and finally, regarding the mortgage difficulties, this is not an issue material to dealing with this application.

Policy CTY13 states that Planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

The site exhibits a decent level of boundary vegetation cover, with minimal critical view from either directions. It is my opinion that the site therefore would have the capacity to absorb a dwelling at this location.

The application was advertised on 05.10.2017 and Neighbour Notifications were issued on 03.10.2017 however no representations were received in respect to this application.

**Neighbour Notification Checked**

**Yes**

**Summary of Recommendation:**

the proposed site is not visually linked (or sited to cluster) with an established group of buildings on the farm

no health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm

no verifiable plans exist to expand the farm business at the existing building group to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.

**Refusal Reasons**

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:

the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm

health and safety reasons exist to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm

verifiable plans exist to expand the farm business at the existing building group to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.

**Signature(s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	21st September 2017
<b>Date First Advertised</b>	5th October 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 17 Mullaghmarket Road, Dungannon, Tyrone, BT71 6QX, The Owner/Occupier, 24 Mullaghmarket Road Dungannon Tyrone The Owner/Occupier, 29 Mullaghmarket Road Dungannon Tyrone	
<b>Date of Last Neighbour Notification</b>	3rd October 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2016/1329/PAD Proposal: Erection of dwelling Address: Mullaghmarket Road, Dungannon (Mullaghmarket Townland), Decision Date:  Ref ID: LA09/2017/1284/O Proposal: Proposed new dwelling and garage Address: Approx 160m North West of 35 Mullaghmarket Road, Aghakinsallagh, Glebe, Dungannon, Decision Date:	
<b>Drawing Numbers and Title</b>	
Drawing No. 01 Type: Site Location Plan Status: Submitted	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	





Comhairle Ceantair  
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**Mid Ulster**  
District Council

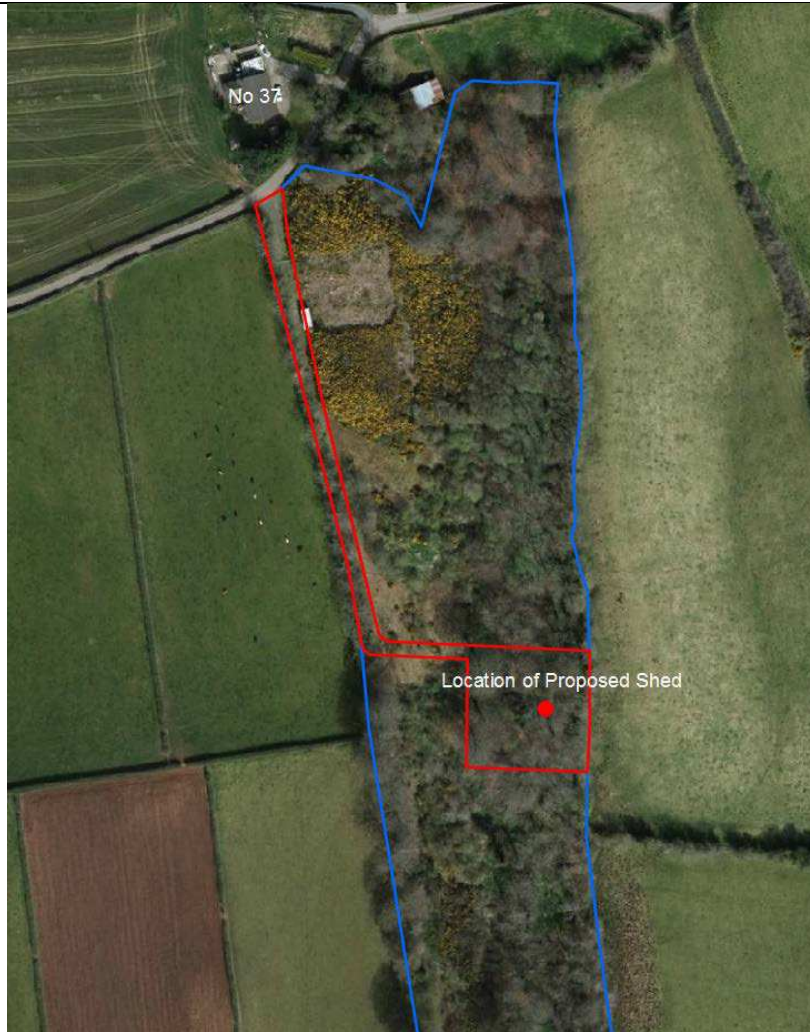
## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1349/F	<b>Target Date:</b>
<b>Proposal:</b> Animal isolation and farm machinery storage shed	<b>Location:</b> Approx 120m South East of 37 Rocktown Lane Knockloughrim
<b>Referral Route:</b> Contrary to Policy	
<b>Recommendation:</b>	Refusal
<b>Applicant Name and Address:</b> Robert Edward Scullion 322 Hillhead Road Knockloughrim	<b>Agent Name and Address:</b> CMI Planners Ltd 38 Airfield Road Toomebridge BT41 3SQ
<b>Executive Summary:</b>	
<b>Signature(s):</b>	



## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	Environmental Health Mid Ulster Council	No Objection
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection
Non Statutory	DAERA - Coleraine	Substantive Response Received
Statutory	Historic Environment Division (HED)	Content

### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Summary of Issues:** No issues raised.

**Characteristics of the Site and Area**

The site is located approximately half a mile east of Knockcloghrim in open countryside in accordance with the Magherafelt Area Plan 2015. The site address is 100m south east of No 37 Rocktown Lane and the site consists of a cleared area of rock/hardstanding and access is via an existing laneway onto Rocktown Lane. The site is located within Lemnaroy Plantation which consists largely of mature trees and overgrown gorse. Views into the site are virtually non-existence.

**Description of Proposal**

The application proposes to erect a portal frame building to provide winter housing and isolation building. The site is within a cleared area of woodland located approximately half a mile north east of the existing farm complex located at No 322 Hillhead Road, Knockcloghrim. The building measures 18.6m x 15m with a ridge height of 6.6m. The lower half of the building is cavity walls construction and the upper half of the building is finished using insulated metal cladding. The roof finish is also insulated metal cladding. A 4m x 4m roller shutter door is proposed on the western elevation and a pedestrian door with glass panel is proposed on southern elevation. 2 No. 0.8m x 0.8m ventilation louvres are proposed on each gable.

**Planning Assessment of Policy and Other Material Considerations**

**Relevant Site History:**

No relevant history

**Representations:**

1 neighbour notification letter was sent to the occupiers of No 37 Rocktown Lane, Knockcloghrim.  
No letters of representation have been received.

**Policy Considerations**

Decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

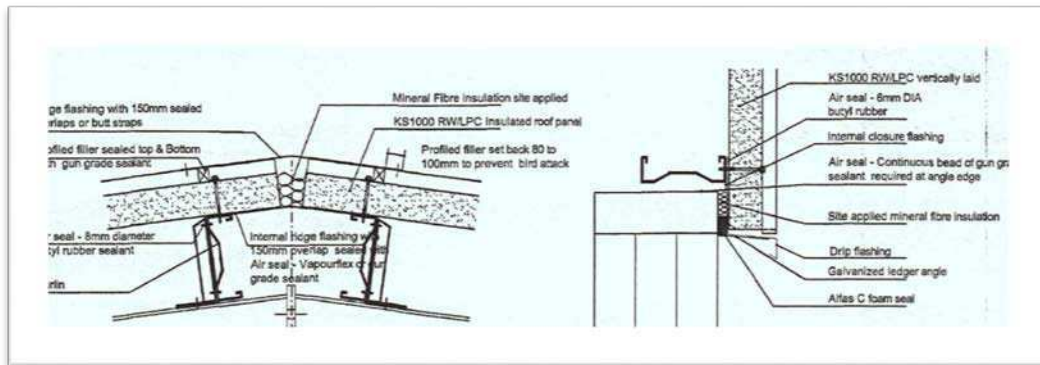
Magherafelt Area Plan 2015: The site is located within open countryside. There are no other designations on the site, however part of the site falls within an area of a monument constraint. HED Historic Monuments have been consulted and are content that the proposal satisfies the SPPS and PPS 6.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. There are a range of types of development which in principle are considered to be acceptable in the countryside, which includes agricultural development (CTY 12). Planning permission will be granted for development on an active and established agricultural or forestry holding where it is demonstrated that:

(a) it is necessary for the efficient use of the agricultural holding or forestry enterprise; - The policy requires the applicant to provide evidence of an active farm business, established for at least 6 years. The applicant has provided a DAERA Business number. Consultation with DAERA has confirmed that the farm business is currently active and is established for over 6 years. The applicant has also submitted farm maps indicating the extent of his farm holding which is about 30.55 hectares. The issue regarding whether the shed is necessary will be considered under the heading '**Justification for an Alternative Site**'.

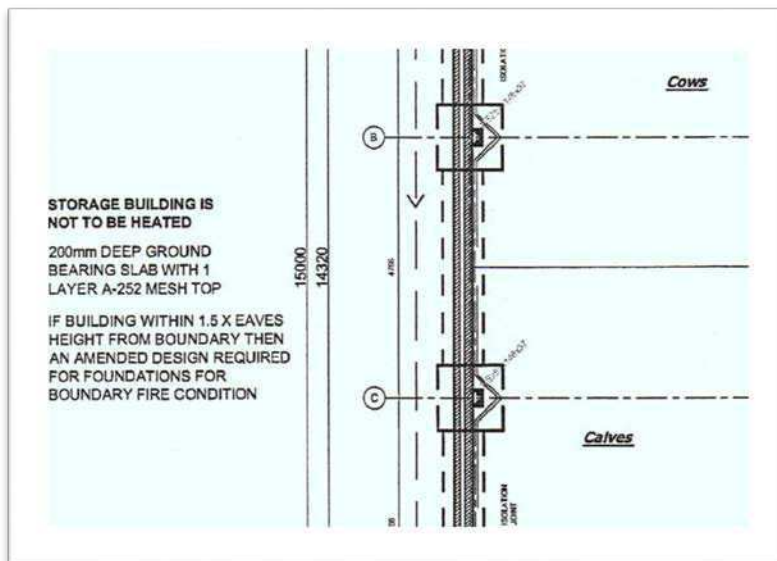
(b) in terms of character and scale it is appropriate to its location;

I have concerns that the proposed building will not be used for agricultural purposes. Firstly, the building will be constructed using cavity walls and metal insulated cladding which are not typical construction methods used for constructing livestock buildings.



According to DAERA guidance, livestock buildings should be designed to allow the free movement of air to circulate within the building to prevent the build-up of stale air/condensation. From my own farming background, housing a large number of animals inside a sealed insulated building over a prolonged period of time would undoubtedly lead to a build-up of condensation which may result in outbreaks of respiratory diseases such as pneumonia.

Secondly, drawing No 4 Rev 1 which was received on 13th April 2018 includes a note which states that the '**STORAGE BUILDING IS NOT TO BE HEATED**' which also demonstrates that the building will not be used for agricultural purposes.



(c) it visually integrates into the local landscape and additional landscaping is provided as necessary and considering CTY 13 & 14;

The site is setback approximately 100m from the public road and is surrounded by mature trees along all boundaries. The size and scale of the shed will integrate into landscape and there will be no detrimental change to the rural character.

(d) it will not have an adverse impact on the natural or built heritage;

The proposal will not have an adverse impact on any monuments or buildings of historic value.

(e) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution; The closest third party dwelling is located at No 37 Rocktown Lane which is approximately 100m northwest of the site. Environmental Health Department have been consulted with regards to noise and smell and have raised no concerns, therefore I am satisfied the proposal will not have a significant detrimental impact on third party residential amenity.

#### **Justification for an Alternative Site.**

The proposal will not be sited beside an existing group of farm buildings, instead will be located within a plantation located approximately 0.5 mile north east of the principle farm holding located at No 322 Hillhead Road, Knockcloghrim. CTY 12 allows for an alternative site away from existing farm buildings, provided there are no other sites available at another group of buildings on the holding, and where:

- it is essential for the efficient functioning of the business; or
- there are demonstrable health and safety reasons.

A supporting statement was submitted on 7th March and states that the isolation shed is necessary because the applicant's milking herd has been affected by TB on three separate occasions within the last 2 years and that TB was revealed in the herd on 7th March 2018. The supporting statement concludes by stating that 'the applicant is investing in good husbandry practices to eliminate the risk of further TB infection whilst protecting his milking herd which he has built up over many years'.

To help verify the above information was correct, I contacted Coleraine Veterinary Office and a DAERA official confirmed that the applicant herd is not subject to any TB restrictions following two clear tests, one in April 2017 and another in November 2017. The official also confirmed that the applicant runs a beef enterprise and not dairy enterprise as claimed.

I contacted the agent regarding the information provided by DAERA and he omitted that he had made a 'mistake' regarding the type of farm the applicant runs, however he refused to confirm the up to date TB status of the applicant herd, instead argues that DAERA has had to amend the applicant's TB test which was due on the 28/03/2018 from an ordinary Annual Herd Test (AHT) to a Lateral Check Test (LCT) because his herds is at high risk to TB breakdown from neighbouring farms.

A follow up supporting statement was submitted on 13th April and states that the shed is required also required for winter housing because all the sheds at the existing farm complex are fully utilised. The supporting statement also states that the applicants has 30 acres of land at the proposed site and cows and calves will be have access to outside grazing over the winter months.

#### **Consideration**

The applicant has failed to demonstrate why his herd is at greater risk from an outbreak of TB than other herds. An isolation building will not prevent the outbreak of TB, it is only used to isolate an animal if it tests positive for TB, until the animal is either retested or removed off the farm. DAERA guidance for Isolation Facilities confirms that buildings used for on farm isolation need to be free standing building (i.e. solid walls, no shared airspace, water supply or drainage with other animal accommodation) from any buildings used for other livestock. There is no requirement to locate the isolation building/facility on an alternative site away from existing farm buildings.

No supporting information has been provided to demonstrate that the applicant owns/farms 30 acres beside the site, therefore no weight can be attached to this information.

I would question the appropriateness of siting a livestock building within a plantation which is also an ideal habitat for badgers. Badgers are a possible source of TB. The supporting statement states that cattle will have access to outside grazing throughout the plantation which may heighten the risk of cattle coming into contact with badgers, thus increasing the risk of a TB outbreak.

The applicant has failed to demonstrate that an alternative site away from the existing buildings is essential for the business. No information has been provided to demonstrate why existing buildings on the holding can be utilised and the design and materials are not keeping those used for the construction of livestock buildings.

**Other Material Consideration.**

Following an internal consultation with Sean Hackett of DFI Roads, a vertical section through the visibility splay on the RHS exiting indicating 1.05 – 0.26 and 1.05 – 1.05 at 2.4m x 60m was requested on the 31st January 2018. To date the section has not been provided, however given the principle of development has not been established the section is not required.

<b>Neighbour Notification Checked</b>	<b>Yes</b>
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**Summary of Recommendation:** recommend refusal on the bases of non-compliance with CTY12 of PPS 21.

**Refusal Reasons:**

1. The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that the alternative site away from the existing buildings is essential for the efficient functioning of the business and has not provided sufficient information to confirm that there are no suitable existing buildings on the holding or enterprise that can be used and the design and materials to be used are appropriate for livestock building.
2. The proposal is contrary to PPS3 Access, Movement and Parking in that insufficient information has been provided to demonstrate that a safe access can be achieved onto the public road.

**Signature(s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	29th September 2017
<b>Date First Advertised</b>	19th October 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 37 Rocktown Lane Knockcloghrim Magherafelt	
<b>Date of Last Neighbour Notification</b>	31st October 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2015/0608/LDP Proposal: Erection of Dwelling and Garage Address: Site opposite No 37 Rocktown Lane, Knockloughrim, Decision: PR Decision Date:  Ref ID: LA09/2017/1349/F Proposal: Animal isolation and farm machinery storage shed Address: Approx 120m South East of 37 Rocktown Lane, Knockloughrim, Decision: Decision Date:  Ref ID: H/1974/0299 Proposal: EXISTING QUARRY Address: GULLADUFF ROAD, KNOCKLOUGHRIM Decision: Decision Date:  Ref ID: H/2003/0450/O Proposal: Site of dwelling house. Address: Site opposite no 37 Rocktown Lane, Knockloughrim. Decision: Decision Date: 05.03.2004  Ref ID: H/2011/0164/LDE Proposal: Development commenced within the timeframe of the approval for dwelling and garage approved under H/2007/0204/RM dated 1st March 2007 by construction of visibility splays as required therefore works are lawful. Address: Site opposite no. 37 Rocktown Lane, Knockloughrim, Decision: Decision Date:	

Ref ID: H/2007/0204/RM

Proposal: Proposed single storey dwelling and single storey double garage.

Address: Site opposite No. 37 Rocktown Lane, Knockloughrim

Decision:

Decision Date: 16.06.2008

### **Summary of Consultee Responses**

### **Drawing Numbers and Title**

Drawing No. 01

Type: Site Location Plan

Status: Submitted

Drawing No. 02

Type: Site Layout or Block Plan

Status: Submitted

Drawing No. 03 Revision 1

Type: Proposed Plans

Status: Submitted

### **Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:



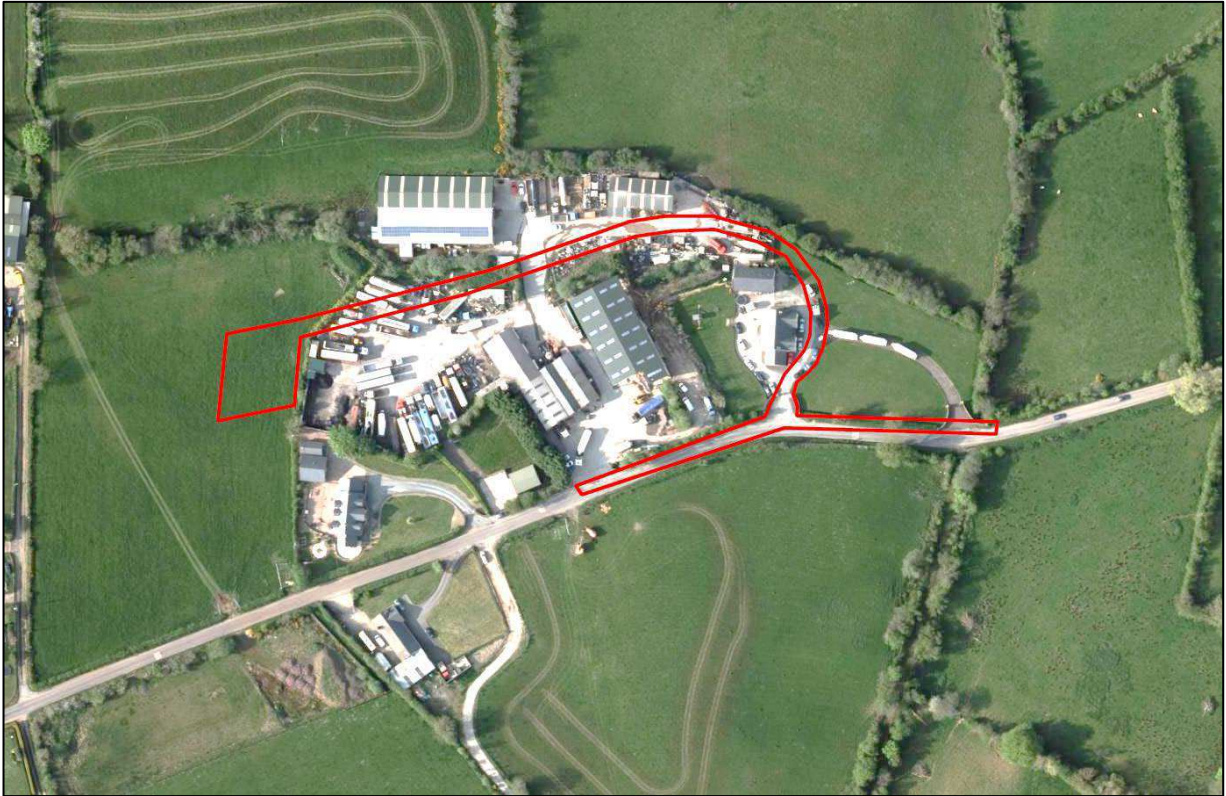
## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 01/05/2018	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1431/F	<b>Target Date:</b> 25/01/2018
<b>Proposal:</b> Proposed small extension to existing commercial yard for storage out of service and seasonal vehicles trailers and equipment	<b>Location:</b> 185m West of 66A Kilnacart Road Dungannon
<b>Referral Route:</b>  Application has received 1 objection.	
<b>Recommendation:</b>	APPROVE
<b>Applicant Name and Address:</b> Niall Mc Cann 66A Kilnacart Road Dungannon	<b>Agent Name and Address:</b> Sam Smyth Architecture Unit 45D Dungannon Enterprise Centre 2 Coalisland Road Dungannon BT71 6JT
<b>Executive Summary:</b>  Application to extend a yard area associated with an existing and established economic development use in the countryside. The application is to provide additional storage space for out of service and out of season vehicles, trailers and equipment, however the applicant has highlighted that there is to be no intensification of vehicles visiting the site. On the basis of the policy consideration and assessment below, I am content that the proposal is acceptable.	
<b>Signature(s):</b>	



## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Statutory	Rivers Agency	Advice
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received

### Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

DFI Roads and Rivers and the Council's Environmental Health Department were consulted on this application and returned comment. 1 letter of objection has been received and all other material considerations have been addressed within the determination below.

### **Characteristics of the Site and Area**

The proposal is located on the Kilnacart Road, some 1.2km to the north west of Eglish and 3.7km south west of Dungannon, Co. Tyrone. The proposal is located within the countryside as identified within the Dungannon and South Tyrone Area Plan 2010.

The site is situated to the west of an existing industrial premises located at 66 Kilnacart Road, Eglish. The site is currently in use as part of an agricultural field and the access to the site is proposed via the existing access provision to the site which comes off the Kilnacart Road and runs along the front of the dwelling at 66A Kilnacart Road. The access is proposed to run through the existing yard area of the industrial premises to which the application relates.

The existing premises on the site has obtained several planning approvals within the past ten years, see planning history below and these have included extensions and additions to the site area. These approvals have included a HGV plant and machinery re-manufacturing unit and a commercial and agricultural vehicle repair centre, it would appear that these approvals have been constructed and are operational. As a result of these recent developments the site area has grown over time and the facility is now a notable feature within this rural landscape.

The surrounding area includes a number of dwelling houses and farm buildings and for the most part has retained its rural character. The topographical aspect of the land can be described as undulating with rolling drumlins and hills prevalent across the wider landscape. The elevation of the application site is similar to that of the surrounding yard area and it is noted that the land increases in elevation towards the Kilnacart road, to the south.

The application site is currently separated from the existing yard area by an extensive and mature hedgerow, however as documented above, the site is open on all other sides where it opens up into the rest of the agricultural field within which it sits.

### **Description of Proposal**

The proposal is for the extension of the existing yard area into part of a nearby agricultural field. The area of the field to be used as part of this proposed development equates to approx. 1000sqm and it is noted that the significant majority of the field remains outside of the development.

The applicant has highlighted that the proposed extension is to facilitate the storage of out of service and seasonal vehicles, trailers and equipment in connection with his existing HGV business.

The proposal includes a significant degree of proposed landscaping around all boundaries and the retention of the majority of the existing mature hedgerow which currently exists to the east of the application site.

The finish of the yard is to be completed in hard-core as annotated on Drawing No. 02 Rev A, bearing the date stamp 22/11/2017.

### **Planning Assessment of Policy and Other Material Considerations**

The following policy documents provide the primary policy context for the determination of this application;

1. Strategic Planning Policy Statement (SPPS).
2. Dungannon and South Tyrone Area Plan 2010.
3. Planning Policy Statement (PPS) 3 – Access Movement and Parking.
4. PPS 21 – Sustainable Development in the Countryside.
5. PPS 4 – Planning and Economic Development.

## Representations

Neighbour notification and press advertisement has been carried out in line with the Council's statutory duty. At the time of writing, one third party objection has been received – see consideration below.

## Assessment

The Strategic Planning Policy Statement (SPPS) for Northern Ireland – Planning for Sustainable Development, is a material consideration. The SPPS supersedes the policy provision within Planning Policy Statement (PPS) 1, 5 and 9. The policy provision within PPS 21, PPS 4 and PPS 3 has been retained under transitional arrangements.

Policy CTY 1 of PPS 21 identifies that there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. One such type is non residential development which involves industry and business uses in accordance with the provisions of PPS 4.

Policy PED 2 of PPS 4 is applicable in terms of assessing the acceptability of economic development in the countryside. PED 2 outlines that proposals for the expansion of an established economic development use in the countryside will be permitted in accordance with the policy contained within Policy PED 3.

PED 3 includes the criteria by which development proposal of the type and nature proposed, should comply with. With regard to the character and setting of the existing rural area PED 3 establishes that development proposals will be permitted where they do not harm the rural character or appearance of the local area and where there is no major increase in the site area. The application is for a modest scale yard extension to an existing and established economic development use in the countryside. The modest scale nature of the proposal along with the proposed landscaping ensures that the proposal will not negatively impact upon the local character of the area or significantly increase the site area. I consider that the proposal complies with the first part of the policy.

PED 3 clarifies that proposals for expansion will normally be expected to be accommodated through the re-use and extension of existing buildings on the site and where this is not possible new buildings of an appropriate size and scale will be accepted. The proposal does not include the provision of any buildings however it is noted that the proposed extension area is proportionate to the existing yard area and will integrate as part of the overall development.

In all cases of extension to existing economic development sites, the proposal will be expected to integrate effectively and as documented above the proposed landscaping around the site boundaries will allow for the proposal to integrate more effectively. I am satisfied that the proposal can be accommodated without any significant adverse impact on rural character.

In addition to the policy criteria contained within PED 2 and PED 3 of PPS 4, economic development proposals will also be expected to meet with the general criteria contained within Policy PED 9.

In terms of compatibility and surrounding land uses I am content that the proposal is compliant. The proposed use includes an extension of the existing yard area and this helps restrict the level of impact in this regard. It is noted that there is one third party dwelling in close proximity to the proposal at No. 66 Kilnacart Road. This dwelling is located approx. 30m to the south of the application site, however the boundary of the property is only 5m away from the closest part of the development. In consideration of this it is noted that the existing yard area bounds the property at No. 66 and is therefore closer to the dwelling than the proposed site. I also note the location of

a detached garage associated with the property which is located on its northern side, between the development site and the dwelling.

I also note the consultation response from the Council's Environmental Health Department which outlines that they are content that there will be no loss of amenity to the closest sensitive receptors. Environmental Health have highlighted that they would have concerns should the application site be used for the storage of other plant e.g. refrigerated lorries and on that basis, I feel a condition limiting the use of the site to the storage of out of service and seasonal vehicles, trailers and equipment is both necessary and appropriate.

In consideration of that above coupled with the modest scale nature of the proposed works I am content that the third-party dwelling will not be significantly negatively impacted upon by the proposed development.

The application site is not located in a flood plain or in an area of archaeological or natural heritage significance and with this in mind I am content that the proposal will not cause a demonstrable impact in this regard.

I am also satisfied that appropriate boundary treatment works have been proposed which are of a high quality and assist with the promotion of sustainability and biodiversity. The proposed boundary works also assist with screening the proposed storage area from public view and providing an adequate means of integration.

#### Access

DFI Roads were consulted on this application as the competent authority in assessing the application from a road safety perspective. DFI Roads returned comment on the file highlighting that they were content with the proposal subject to condition. On this basis I am satisfied that the proposal meets can provide a satisfactory means of access and that it complies with the policy provision contained with PPS 3 – Access, Movement and Parking.

#### Consideration of objection

One objection was received on this application from a neighbouring land owner who has outlined that the access to the application site crosses his property and that he had not provided a right of way. Although I would note that Rights of Way are primarily a civil issue between the parties involved, I asked the applicant to clarify this issue. The applicant duly provided a completed P2A form which confirms that requisite notice has been served to the adjoining landowner. No further comment has been received since the notice was served.

In consideration of this I would emphasise the fact that planning consent does not confer title. It is up to the applicant/developer to ensure that they have a legal entitlement to carry out the development as approved.

#### **Conclusion**

On the basis of the assessment above I consider that this proposal meets with the requirements contained within prevailing planning policy and guidance and I recommend that the application is approved.

#### **Neighbour Notification Checked**

**Yes**

#### **Summary of Recommendation:**

Members are advised that the proposal meets with the requirements of applicable/prevaling planning policy and approval is recommended – subject to the conditions below.

Conditions/Reasons for Refusal:

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays of 2.4m x 80m and (80m) forward sight distance shall be provided in accordance with drawing No. 02 Rev A bearing the date stamp 22/11/2017, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The width of the vehicular access shall be 6.0m for the first 20m and shall be provided in accordance with Drawing No. 02 Rev A, bearing the date stamp 22/11/2017, prior to the commencement of any other works or other development hereby approved.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The yard extension, hereby approved, shall not be used for the purpose of storing refrigerated Lorries.

Reason: To protect the amenity of nearby occupied properties.

5. All planting comprised in the approved details of drawing No 02 Rev A bearing the date stamp 22/11/2017, shall be carried out during the first planting season following the commencement of the development and any tree, shrub or hedge, which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. This extension to the yard shall solely be used for storage of vehicles and trailers ancillary with the adjoining lorry yard and should not be used for the service, maintenance, or washing of Lorries or any other use.

Reason: In the interests of neighbouring amenity and to ensure planning control on the future use of the area.

Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2.This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

3. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

4.The applicant's attention is drawn to the comments made by The Council's Environmental Health Department, dated 17/01/2018.

**Signature(s)**

**Date:**

<b>ANNEX</b>		
<b>Date Valid</b>	16th October 2017	
<b>Date First Advertised</b>	2nd November 2017	
<b>Date Last Advertised</b>	2nd November 2017	
<b>Details of Neighbour Notification</b> (all addresses) Mark McCann 65, Kilnacart Road, Dungannon, Tyrone, Northern Ireland, BT70 1PD The Owner/Occupier, 66 Kilnacart Road Dungannon Tyrone		
<b>Date of Last Neighbour Notification</b>	15th January 2018	
<b>Date of EIA Determination</b>	n/a	
<b>ES Requested</b>	No	
<b>Planning History</b>  Ref ID: M/2015/0013/F Proposal: HGV plant and machinery re-manufacturing unit. Address: 68, Kilnacart Road, Dunamony, Dungannon, Decision: PG Decision Date: 18.11.2015  Ref ID: M/2014/0001/F Proposal: Proposed Commercial and Agricultural Vehicle Repair Centre Address: Lands to rear of 68 Kilnacart Road, Dunamoney, Dungaannon, Co Tyrone, BT70 1PD, Decision: PG Decision Date: 28.10.2014		
<b>Summary of Consultee Responses</b>		
<b>Consultation Type</b>	<b>Consultee</b>	<b>Response</b>
Statutory	DFI Roads - Enniskillen Office	Advice
Statutory	Rivers Agency	Advice
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received

<b>Drawing Numbers and Title</b>
Drawing No. 01 Type: Proposed Plans Status: Submitted  Drawing No. 02 Rev A Type: Site Location Plan Status: Submitted
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: N/A Response of Department: N/A





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## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1514/O	<b>Target Date:</b>
<b>Proposal:</b> Dwelling and garage/store on a farm	<b>Location:</b> Lands to the rear and south of 25 Drumurrer Lane Drumurrer Dungannon
<b>Referral Route:</b> Variation to policy	
<b>Recommendation:</b>	APPROVE
<b>Applicant Name and Address:</b> Mr Henry Brady 25 Drumurrer Lane Drumurrer Coalisland	<b>Agent Name and Address:</b> CMI Planners 38 Airfield Road The Creagh Toomebridge BT41 3SQ
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection
Non Statutory	DAERA - Omagh	Substantive Response Received
Non Statutory	DAERA - Omagh	Substantive Response Received
Non Statutory	DETI - Geological Survey (NI)	No Objection

### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

none
<p><b>Characteristics of the Site and Area</b></p> <p>The site lies Lands to the rear and south of 25 Drumurrer Lane, Drumurrer Dungannon. The red line includes a small field situated behind number 25 Drumurrer road. The land is relatively flat and currently used for agricultural grazing. It is bounded on all four sides by a mixture of mature trees and hedgerow with the access taken via a grassy path to the west of number 25. There is a small drain running along the rear boundary of the site.</p> <p>The site lies in the open countryside outside all areas of control and a short distance to the East of the settlement limits of Clonoe. The site is surrounded on all sides by undulating countryside. There are a scattering of single houses and farmsteads located along the roadside.</p>
<p><b>Description of Proposal</b></p> <p>The proposal seeks outline permission for a site for a farm dwelling</p>
<p><b>Planning Assessment of Policy and Other Material Considerations</b></p> <p>Given the rural location of application site and the nature of the proposal, the application shall be assessed under Planning Policy Statement 21- Sustainable Development in the Countryside and in particular with the following;</p> <ul style="list-style-type: none"> <li>• Policy CTY1- Development in theCountryside;</li> <li>• Policy CTY10 - Dwellings on Farms;</li> <li>• Policy CTY13- Integration and Design of Buildings in the Countryside; and</li> <li>• Policy CTY14 - Rural Character.</li> </ul> <p>Policy CTY1 provides clarification on which types of development are acceptable in the countryside, such as a dwelling on a farm, a dwelling to meet the needs of a non agri-business, a dwelling based on personal and domestic circumstances, a replacement dwelling or if the site could be considered a small gap site within a substantial and built up frontage. In this instance the application is for a farm dwelling and therefore must be considered against Policy CTY10 of PPS21.</p> <p>Policy CTY 10 states that planning permission will be granted for a dwelling house on a farm where all of the following criteria can be met:</p> <p>(a) the farm business is currently active and has been established for at least 6 years;</p> <p>(b) no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008; and</p> <p>(c) the new building is visually linked or sited to cluster with an established group of buildings on the farm</p> <p>With respect to (a) it is considered that this policy criteria has not been met as the applicant has not provided an Agricultural Business Identification number nor been in receipt of Single Farm Payments. Dard have been consulted and have confirmed the same. The applicant has however, submitted a collection of dockets, invoices and other records showing farming activity has been ongoing since at least 2011. The invoices include; shoring work, hedge cutting, mowing grass, round bailing, sowing fertiliser, drainage works, purchase of agricultural gates,</p>

ploughing, re seeding, fencing, and his profit and loss accounts. Whilst the business ID has been submitted as required, I am satisfied from the accounts that this shows a record of sustained business activity.

With respect to (b) there are no records indicating that any dwellings or development opportunities outwith settlement limits have been sold off from the farm holding within 10 years of the date of the application.

With respect to (c) it is noted that there are no current agricultural buildings on the site and therefore it cannot be visually linked with the existing farm buildings. It is however, located in the field to the rear of the existing dwelling which is the only building on the land. The access is proposed via an existing laneway. In cases where there are no existing farm buildings material weight can be given to CTY 13 and 14 to demonstrate that the proposal is acceptable.

Policy CTY13 states that Planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

It is considered that this site has a decent level of vegetation cover with low cropped boundaries on 2 sides mature trees to the rear and the dwelling and associated landscaping to the front providing a good sense of enclosure, the natural topography of the land and the location of the site behind the existing dwelling lends itself to the case. It is my opinion that with a siting condition imposed and with the aid of a landscaping plan the site would have the capacity to absorb a dwelling of a modest size or scale. (6m)

In terms of policy CTY14 planning permission will only be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. It is considered that the site and its surrounding environs are suitable for absorbing a dwelling of a suitable size and scale. I would recommend imposing a height (6m).

The application was advertised on 16.11.2017 and Neighbour Notifications were issued on 13.11.2017 however no representations were received in respect to this application.

#### **Neighbour Notification Checked**

**Yes**

#### **Conditions**

1.Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2.Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The proposed dwelling shall have a ridge height of less than 6 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

5. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

6. During the first available planting season following the occupation of the dwelling hereby approved, a landscaping scheme, as agreed with the Council at Reserved Matters stage shall be implemented as agreed. The scheme shall include details of those trees to be retained and measures for their protection during the course of development. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. Any tree, shrub or other plant identified in the landscaping scheme dying within 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

### **Informatives**

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

### **3. Environmental Health Informatives**

A Consent to Discharge Sewage Effluent being obtained from Water Management unit, The Northern Ireland Environment Agency, as required by the Water (Northern Ireland) Order 1999.

Any new or existing septic tank unit being a minimum of 15 metres from the proposed development or any other habitable dwelling/building such as an office or such dwelling/ building in the course of construction or the subject of a planning approval.

A legal agreement being obtained in relation to lands used in connection with any septic tank/drainage arrangement where such lands are outside the ownership of the applicant or outside the area marked in red which is the subject of this application. This agreement must ensure that the lands in question will always be available for the intended purpose and also that any occupier/owner of the proposed development will have access to these lands for maintenance/improvement works as required. Such legal agreement should be included in any planning approval as a planning condition.

The applicant ensuring that the proposal does not compromise any existing drainage arrangements serving existing neighbouring premises or developments not completed/commenced which are the subject of a planning approval.

**Signature(s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	31st October 2017
<b>Date First Advertised</b>	16th November 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 20 Drummurrer Lane Coalisland Tyrone The Owner/Occupier, 24 Drummurrer Lane Coalisland Tyrone The Owner/Occupier, 25 Drummurrer Lane, Coalisland, Tyrone, BT71 4QJ, The Owner/Occupier, 26 Drummurrer Lane, Coalisland, Tyrone, BT71 4QJ, The Owner/Occupier, 27 Drummurrer Lane Coalisland Tyrone	
<b>Date of Last Neighbour Notification</b>	13th November 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>  Ref ID: LA09/2017/1514/O Proposal: Proposed dwelling and domestic garage/ store Based on policy CTY10 Dwelling on a farm Address: Lands to the rear and south of 25 Drumurrer Lane, Drumurrer , Dungannon, Decision: Decision Date:  Ref ID: M/1998/0876B Proposal: Proposed dwelling Address: LANDS SE OF 24 DRUMURRER LANE, COALISLAND Decision: Decision Date:  Ref ID: M/1998/0876 Proposal: Site for dwelling Address: APPROXIMATELY 100M SOUTH EAST OF 24 DRUMURRER LANE COALISLAND Decision: Decision Date:	

Ref ID: M/1979/0224  
 Proposal: BUNGALOW  
 Address: DRUMURRER, COALISLAND, DUNGANNON  
 Decision:  
 Decision Date:

Ref ID: M/1977/034101  
 Proposal: ERECTION OF DWELLING  
 Address: DRUMURRER, COALISLAND  
 Decision:  
 Decision Date:

Ref ID: M/1977/0341  
 Proposal: NEW DWELLING  
 Address: DRUMURRER, COALISLAND  
 Decision:  
 Decision Date:

### **Summary of Consultee Responses**

TNI, ENV Health, DETI, and DEARA have been consulted and responded with no objection subject to conditions and informatives.

### **Drawing Numbers and Title**

Drawing No. 01  
 Type: Site Location Plan  
 Status: Submitted

### **Notification to Department (if relevant)**

Date of Notification to Department:  
 Response of Department:





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## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1609/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed erection of replacement horse stables	<b>Location:</b> Lands 70m South East of 9 Greenagh Road Corrainy Coalisland
<b>Referral Route: Contrary to planning policy CTY12</b>	
<b>Recommendation:</b>	Approve
<b>Applicant Name and Address:</b> Daryl Fox 3 Laurel Grove Coalisland BT71 4SA	<b>Agent Name and Address:</b> N.I. Planning Consultants 61 Glen Mhacha Armagh BT61 8AF
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



**Representations:** None Received

### Description of proposal

This is a full planning application for the erection of replacement horse stables.

### Characteristics of Site and Area

Located approx 1.3km south of Coalisland in the countryside the site is located along Greenagh Road and is set back approx 150m from the road. Access is via an existing concrete laneway to the rear of properties No. 11 and 9, a single storey and 2 storey dwelling respectively. The site incorporates 2 no. agricultural fields whose boundaries are defined by treelined hedgerows, fencing and accessed via field gates. In the NW corner of one field is a single storey corrugated structure open on one side which seems to provide some kind of shelter to animals, given the evidence on manure buildup and hoof marks.

The site is relatively flat and the area is defined by dispersed single dwellings and farm holdings.

### Planning Assessment of Policy and Other Material Considerations

#### Area Plan

Dungannon and South Tyrone Area Plan 2010- there are no specific plan policies relevant to this proposal. The policy provisions of SPPS and PPS21 apply.

#### History

Adjacent and south of the site is M/2015/0115/O- dwelling for Mr Daryl Dillon of 8 Laurel Grove. This proposal was withdrawn as it was being recommended for refusal.

### **3rd party representations**

None received

### **Consideration**

As the proposal is for development of horse stables on agricultural land in the countryside, PPS21 is relevant as it covers all development in the countryside. The applicant/agent has provided additional documentation with this proposal, some of which is of a private nature, which presents a case of need for this stable block which measures 10.4m long, 4.6m wide and a ridge height of 4.5m high.

For clarification purposes the applicant goes by two names, Daryl Dillon and more recently Daryl Fox. He lived at No. 8 Laurel Grove up until 2 years ago when he moved to No. 3 Laurel Grove. Evidence has been provided that the applicant bought 3 fields in 2016, on which he keeps miniature horses and donkeys as a commercial venture in studing, breeding and sale of miniatures. Passport numbers for two horses and two donkeys have been provided. On one of the fields is a small wooden structure and corrugated iron shed which provides shelter for the ponies at present. There is an enforcement case open on this shed and there is no evidence that the structure ever gained planning permission, therefore no weight can be attached to the existence of existing horse stables.

The applicant argues that this structure is inadequate for his current needs and that ponies/donkeys have died after birth as there was no suitable shelter accommodation on his land to protect the animals at their most vulnerable. As the applicant lives in 3 Laurel Grove in Coalisland over 1.5km away, appropriate shelter is essential at this location for the safe keep of foals.

Policy CTY12 of PPS21 covers agricultural development. The applicant is involved in the keeping or breeding of horses and donkeys for commercial purposes on a small scale therefore the operations in themselves may constitute farming activity. The applicant also keeps the land in good agricultural condition as evident from my site visit. As the applicant only bought the land in 2016, the farm business cannot be classed as established for at least 6 years, even though it may be currently active. No evidence has been provided to demonstrate that the farm business is established for a period of over 6 years.

The applicant has provided evidence that adequate shelter is required for the safe husbandry of the horses/donkeys and therefore is necessary for the efficient use of the holding.

Due to the size, design, materials and siting of the modest stable block it is my view that it will integrate satisfactorily into the landscape, especially given its setback from the public road and the retention of existing natural field boundaries. The proposed access will follow an existing field boundary to the rear of existing properties and will integrate into the landscape. Rural character will not be detrimentally impacted and it will integrate into the landscape.

No impacts on the natural or built environment will occur should this permission be granted.

North of the site are two dwellings not associated with the applicant. In my view, given the size and scale of the proposed stable block, and the current level of operations being carried out by the applicant, it is my view that these 3rd party properties will not experience unacceptable noise and odour levels from this proposed stable block which in all likelihood could not cater for any more than 3-4 horses or ponies at a time.

On discussion with senior colleagues, even though the applicant has not demonstrated that the holding has been established for a period of over 6 years, it is evident that adequate shelter is

required for adequate shelter of foals in relation to the applicants business and therefore should be granted in this instance.

### Other Considerations

The site is not subject to flooding and there are no land contamination issues to consider. It should be noted that the applicant, Darryl Dillon/Fox applied for permission for a dwelling on land south of the site. This proposal was withdrawn as there was not enough evidence at the time to prove that the policy considerations of PPS21 were met. It is noted that the applicant still does not meet the test of being an established farmer for a period of over 6 years.

### Neighbour Notification Checked

**Yes**

### Summary of Recommendation:

That permission be granted subject to the following conditions.

### Conditions

1. As required by Section 61 of the Planning Act (Northern-Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The existing trees, as indicated in green on drawing No 01 rev1 date received 27th March 2018, shall be permanently retained unless otherwise agreed by Mid Ulster Council in writing.

Reason: To ensure the development integrates into the countryside.

3. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of Mid Ulster Council. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 1989. Recommendations for Tree Work.

Reason: To ensure the continuity of amenity afforded by existing trees and to ensure the development integrates into the countryside.

### Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

### Signature(s)

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	20th November 2017
<b>Date First Advertised</b>	7th December 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 11 Creenagh Road Coalisland Tyrone The Owner/Occupier, 9 Creenagh Road Coalisland Tyrone	
<b>Date of Last Neighbour Notification</b>	29th November 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No



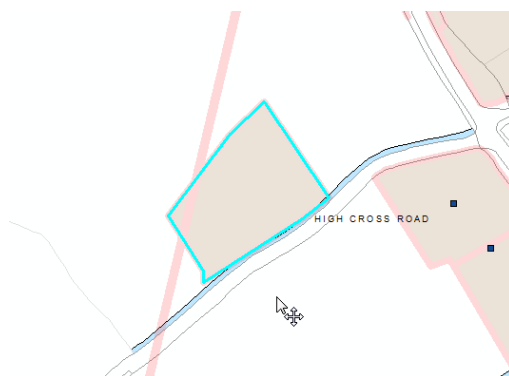
Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
 District Council

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 01/05/2018	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1649/O	<b>Target Date:</b>
<b>Proposal:</b> Proposed two storey dwelling with 8m ridge and domestic garage on farm (under policy 10 of PPS21)	<b>Location:</b> Approximately 150m South East of 69 Gortagammon Road Tullyhogue Cookstown
<b>Referral Route:</b>  Application recommended for refusal	
<b>Recommendation:</b>	Refusal
<b>Applicant Name and Address:</b> Mr and Mrs Sandy Nelson 26a Ardagh Road Coagh Cookstown	<b>Agent Name and Address:</b> T/A T4 Architects 169 Coagh Road Stewartstown Dungannon BT71 5LW
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Non Statutory	DAERA - Omagh	Substantive Response Received
Statutory	DFI Roads - Enniskillen Office	Advice

### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

### Characteristics of the Site and Area

The application site is approximately 150m South East of 69 Gortagammon Road, Tullyhogue, Cookstown and is located outside the designated settlement limits as defined in the Cookstown Area Plan, 2010. It measures 0.2261 HA and is in an area which is largely characterised by agricultural land, dispersed rural settlement and farm holdings. The site is a section within a larger agricultural field. The site is relatively open and exposed, it is bound to the south by the high cross road, this boundary consists of a wire post fence and some dispersed vegetation. The remainder of the boundaries of the site are undefined, leaving the site relatively exposed. The topography of the site rises in elevation from the high cross road towards north to north west.

### Description of Proposal

The applicant seeks permission for a two storey dwelling with 8m ridge and domestic garage

## Planning Assessment of Policy and Other Material Considerations

The following Policy documents provide the primary policy context for the determination of this application;

1. Strategic Planning Policy Statement (SPPS)
2. Cookstown Area Plan, 2010
3. Planning Policy Statement (PPS) 21 – Sustainable Development in the countryside
4. Planning Policy Statement 3 – Access, Movement and Parking

### Planning History

There is no planning history on this site

### Representations

Neighbour notification and press advertisement has been carried out in line with the Council's statutory duty. At the time of writing, no third party objections were received.

### Assessment

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration in determining this application. The SPPS states that a transitional period will operate until such times as a Plan Strategy for the whole of the council area has been adopted. During the transitional period planning authorities will apply existing policy contained within retained policy documents together with the SPPS. Paragraph 1.12 of the SPPS states that any conflict between the SPPS and any retained policy must be resolved in the favour of the provisions of the SPPS. The SPPS retains PPS21: Sustainable Development in the Countryside and PPS 3: Access, Movement and Parking which are relevant policies under which the proposal should be considered

### CTY 10

The proposal is assessed under Policy CTY10 of PPS21. The Strategic Planning Policy Statement for Northern Ireland (SPPS) does not supersede any of the provisions of CTY10. Three key policy tests have to be met for a dwelling on a farm to be considered acceptable. The first is that the farm business is both established for 6 years and currently active. DAERA confirm that the farm business ID number quoted on the P1C form is both active and established, however, I note that the farm business ID provided does not belong to the applicants. While the applicants appear to own farm buildings/land further west of the application site (No 69 ) there is no evidence provided to suggest that this is active or established.

There is no evidence to suggest that any dwellings or development opportunities have been sold off from the farm holding provided within the last 10 years from the date of the application.

The final test is that the proposed dwelling should be visually linked or be sited to cluster with an established group of buildings in the countryside. The site is located a considerable distance from the applicants farm buildings at No 69 and also there are no farm buildings associated with the farm ID number used for this application anywhere near the application site. The site sites in isolation from any other farm buildings and is not visually linked or clustered with an existing group of buildings on a farm.

### CTY 13

Policy CTY 13, 14 and PPS 21 are material considerations. CTY 13 outlines the criteria to be met in terms of the integration and design of new buildings in the country side.

Also the proposal is for a dwelling with an 8m ridge height and construction of a new access as detailed on the P1 form. I believe that a dwelling of this size and scale, along with a new access would be unduly prominent at this location and would fail to integrate with the surrounding landscape. Other design issues would be assessed at reserved matters stage should permission be granted. Also there is little natural vegetation or enclosure around the site to provide screening or integration for a dwelling and garage on this site. Based on this, I consider that this proposal does not comply with Policy CTY 13.



**CTY 14**

CTY 14- Rural Character, is also a material consideration. CTY 14 identifies that new buildings in the countryside will be expected to not cause a detrimental change to, or further erode the rural character of an area. In consideration of the criteria of CTY 14 I believe that the proposal does not satisfy this criteria. The proposal, will present an unduly prominent and intrusive feature in this local landscape. The proposed dwelling does not create or add to a ribbon of development, however, I do believe that the proposal will give rise to an unacceptable level of impact on the rural character of the area and I therefore the proposal does not accord with the policy provision contained within CTY 14.

**Access**

Transport Ni were consulted on this application and responded stating they had no objections to the proposal, subject to condition.

**Conclusion/ Reasons for Refusal**

In conclusion I recommend that planning permission is refused on the grounds that the proposal is contrary to Policy CTY 1, CTY 10, CTY 13 & 14 of Planning Policy Statement 21.

The application does not meet with the criteria of CTY10 in that it must be visually linked or sited to cluster with an established group of farm buildings. The proposed application is a standalone dwelling located a considerable distance from any other buildings.

The proposal is contrary to the integration criteria of CTY 13, as it would not integrate into the existing landscape and CTY 14 as the proposed development would cause a detrimental change in the rural character of the area as it would be unduly prominent

**Neighbour Notification Checked****Yes****Summary of Recommendation:**

Refuse

**Conditions/Reasons for Refusal:**

I recommend that planning permission is refused on the grounds that the proposal is contrary to Policy CTY 1, CTY 10, CTY 13 & 14 of Planning Policy Statement 21.

The application does not meet with the criteria of CTY10 in that it must be visually linked or sited to cluster with an established group of farm buildings. The proposed application is a standalone dwelling located a considerable distance from any other buildings.

The proposal is contrary to the integration criteria of CTY 13, as it would not integrate into the existing landscape and CTY 14 as the proposed development would cause a detrimental change in the rural character of the area as it would be unduly prominent

**Signature(s)****Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	27th November 2017
<b>Date First Advertised</b>	14th December 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier,	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>  Ref ID: LA09/2017/1649/O Proposal: Proposed two storey dwelling with 8m ridge and domestic garage on farm (under policy 10 of PPS21) Address: Approximately 150m South East of 69 Gortagammon Road, Tullyhogue, Cookstown, Decision: Decision Date:  Ref ID: I/1994/0391 Proposal: 33 kv system (Improvement) Address: TOWNLAND OF ROUGHAN, LURGY, TULLAGHMORE Decision: Decision Date:	
<b>Summary of Consultee Responses</b>	
<b>Drawing Numbers and Title</b>	

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

Drawing No. 02

Type: Site Layout or Block Plan

Status: Submitted

Drawing No. 01

Type: Site Location Plan

Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

### Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1725/O	<b>Target Date:</b>
<b>Proposal:</b> Proposed dwelling and garage under policy CTY2a Cluster	<b>Location:</b> Approx 40m East of 47 Sessiagh Scott Road Dungannon
<b>Referral Route:</b>  Recommendation for refusal	
<b>Recommendation:</b>	
<b>Applicant Name and Address:</b> Kevin Sheehy 105 Thornhill Road Gortavale Pomeroy	<b>Agent Name and Address:</b> CMI Planners Ltd 38 Airfield Road Toomebridge BT41 3SG
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Standing Advice
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection

### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

All statutory bodies were consulted on this application. All other material considerations have been addressed within the determination of this application.

### Characteristics of the Site and Area

The site in question is located approx. 40m East of No. 47 Sessiagh Scott Road, Dungannon - County Tyrone as depicted by the Cookstown Area Plan 2010 and is outside any designated settlement limits. The proposed site forms part of a large agriculture field with defined boundaries of hedgerow supported by post and wire fencing. The wider surrounding area can be characterised as open countryside with dispersed rural dwellings and farms.

The site is rectangular in plot size measuring approximately 0.72 of a hectare where the topography slightly elevates in a northerly direction.

The site is situated on the outer edge of a small group of rural dwellings Nos 51, 49 and 47 being the nearest dwelling sharing the western boundary. On the opposite side is a row of dwellings Nos 46a, 48, 50, 50a and 52.

### **Description of Proposal**

The applicant is seeking outline planning approval for a dwelling and garage under policy CTY2a Cluster at approximately 40m East of No. 47 Sessiagh Scott Road, Dungannon - County Tyrone

### **Planning Assessment of Policy and Other Material Considerations**

The application is considered against the Cookstown Area Plan 2010, PPS 21 Sustainable Development in the Countryside and SPPS, PS 3 Access, Movement and Parking.

Section 45 (1) of The Planning Act (Northern Ireland) 2011, states that, where an application is made for planning permission, the Council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations...

There are no other potential development constraints. The proposal raises no concerns in terms of flood risk, impact on listed built heritage or protected trees or vegetation (TPO) nor does it fall within Conservation, Townscape Designation. The proposal is under the 15.2m height threshold for consultation to Defence Estates relating to Met. Office -Radar. The key policy tests and relevant supplementary guidance are listed below.

The Strategic Planning Policy Statement for Northern Ireland 'Planning for Sustainable Development' (SPPS) is material to all decisions on individual planning applications and appeals. The SPPS retains policies within existing planning policy documents until such times as a Plan Strategy for the whole of the Council area has been adopted. It sets out transitional arrangements to be followed in the event of a conflict between the SPPS and retained policy. Any conflict between the SPPS and any policy retained under the transitional arrangements must be resolved in the favour of the provisions of the SPPS.

### **CAP 2010**

The Cookstown Area Plan 2010 (CAP) operates as the local development plan of the area the application site lies within. The site sits in a rural location outside any defined settlement limits. The CAP offers no specific policy or guidance in respect of this application. There is no conflict or change in policy direction between the provisions of the Strategic Planning Policy Statement for N Ireland (SPPS) and those of Planning Policy Statement 21 (PPS21) in respect of this application thereby the policy provisions of PPS 21 remain applicable.

### **Policy References:**

Cookstown Area Plan 2010  
Strategic Planning Policy Statement for Northern Ireland (SPPS, published 28 Sept 2015)  
Planning Policy Statement 21; Sustainable Development in the Countryside  
PPS 3 Access, Movement and Parking

**Representations**

There were no objections or representations received during the writing up of this report

**Other points of note**

The application was initially advertised in the local press on w/c 02 January 2018 (publication date 4 January 2018). Four (4) neighbouring properties were notified on 02 January 2018, in accordance with the Development Management Practice Note 14 (April 2015).

**Consultations:**

NI Water – No objections

**PPS 3 Access, Movement and Parking**

DFI Roads were consulted and had no objection subject to the vehicular access including visibility splays of 2.4m x 70m and other requirements as outlined on the attached RS1 Form.

**Consideration and Assessment:**

Policy CTY1 of PPS21 states that there are a range of types of development which are considered to be acceptable in principle in the countryside and that will contribute to the aims of sustainable development. It goes on to state that planning permission will be granted for an individual dwelling house in the countryside in six cases. One of these is a dwelling sited within an existing cluster of buildings in accordance with Policy CTY2a.

The principle of the application is considered under PPS 21, CTY 2a, New Dwellings in Existing Clusters under CTY 2a all criteria must be met.

- a) The cluster of development lies outside of a farm and consists of four or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) of which at least three are dwellings;
- b) The cluster appears as a visual entity in the local landscape;
- c) The cluster is associated with a focal point such as a social / community building/facility, or is located at a cross-roads,
- d) The identified site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster;
- e) Development of the site can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside; and
- f) Development would not adversely impact on residential amenity.

This proposal fails the policy test as there is no focal point. Whilst the agent points to a staggered cross roads this is separate from the cluster and is not the same as a cross development as meant by the policy. In this instance I would not recommend setting aside the policy requirement as the proposal could lead to ribboning along this road.

<b>Neighbour Notification Checked</b>	<b>Yes</b>
<b>Summary of Recommendation:</b>	
Refused	
<b>Reasons for Refusal:</b>	
<p>1.The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:</p> <p>1. The proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure</p> <p>2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in adding to ribbon development along the Sessiagh Scott Road</p>	
<b>Signature(s)</b>	
<b>Date:</b>	



ANNEX	
<b>Date Valid</b>	8th December 2017
<b>Date First Advertised</b>	4th January 2018
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 47 Sessiagh Scott Road Dungannon Tyrone The Owner/Occupier, 48 Sessiagh Scott Road Dungannon Tyrone The Owner/Occupier, 49 Sessiagh Scott Road Dungannon Tyrone The Owner/Occupier, 50 Sessiagh Scott Road Dungannon Tyrone	
<b>Date of Last Neighbour Notification</b>	2nd January 2018
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2017/1725/O Proposal: Proposed dwelling and garage under policy CTY2a Cluster Address: Approx 40m East of 47 Sessiagh Scott Road, Dungannon, Decision: Decision Date:  Ref ID: I/1979/030801 Proposal: BUNGALOW Address: KNOCKAVADDY, ROCK, DUNGANNON Decision: Decision Date:  Ref ID: I/1979/0308 Proposal: BUNGALOW Address: KNOCKAVADDY, ROCK Decision: Decision Date:  Ref ID: I/1985/0192 Proposal: BUNGALOW AND GARAGE Address: SESSIA SCOTT ROAD, KNOCKAVADDY Decision: Decision Date:	

Ref ID: I/1985/019201 Proposal: BUNGALOW Address: SESSIA SCOTT ROAD, KNOCKAVADDY Decision: Decision Date:
<b>Summary of Consultee Responses</b>
<b>Drawing Numbers and Title</b>
Drawing No. 01 Type: Site Location Plan Status: Submitted
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:



## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2017/1758/RM	<b>Target Date:</b>
<b>Proposal:</b> Proposed off site replacement dwelling with 8m ridge height and new garage	<b>Location:</b> 120m N.W. of 47 Bancran Road Draperstown
<b>Referral Route:</b>  Approval - Objection received	
<b>Recommendation:</b>	
<b>Applicant Name and Address:</b> Paul and Katrina Heron 20 Glengomna Road Draperstown	<b>Agent Name and Address:</b> OJQ Architecture 89 Main Street Garvagh Coleraine BT51 5AB
<b>Executive Summary: Approval</b>	
<b>Signature(s): Peter Henry</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Statutory	DFI Roads - Enniskillen Office	Advice

### Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

There was one objection received in connection with this application and summary of the issues raised are as below.

- Issue raised over did the applicant own sufficient lands to be able to provide the adequate sight lines.
- Another concerned raised in relation that not all lands owned by the applicant were shown and there is a parcel of land left out is felt to be closer to the dwelling to be replaced.

### Characteristics of the Site and Area

The site is located approximately 2.65km North West of Straw and it is situated within the open countryside and the Sperrins Area of Outstanding Natural Beauty as per the Magherafelt Area Plan 2015. The site is split into two, the first contains the building to be replaced whilst the second is the agricultural field in which the proposed dwelling is to be located. The area is rural

and characterised by farm dwellings and buildings set both along the road frontage and also set back off the road.

#### Relevant planning history

LA09/2017/0450/O - Proposed off-site replacement dwelling with 8m ridge height and new garage. – Permission Granted 04.10.2017

#### Representations

There were six neighbour notifications sent out however one objection was received.

### Description of Proposal

This is a reserved matters application for a proposed off site replacement dwelling with 8m ridge height and new garage. The proposed dwelling has a ridge height of 8.0m and a frontage of 18.8m and a gable depth of 6.6m. The wall finish are to be roughcast render with both board and board larch cladding untreated and burnt finish in places and the roof is to flat, non-profiled tiles or slates blue/black with corrugated fibre cement roof sheets to rear lean to roof.

### Planning Assessment of Policy and Other Material Considerations

Decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

#### Magherafelt Area Plan 2015

#### Strategic Planning Policy Statement (SPPS)

#### PPS 21: Sustainable Development in the Countryside

#### CTY 1- Development in the Countryside

#### CTY 3 – Replacement Dwellings

#### CTY 13 – Integration and Design of Buildings in the Countryside; and

#### CTY14 – Rural Character

#### PPS 3 - Access, Movement and Parking;

The application is for a replacement dwelling and garage. The site is located in the open countryside as defined by the Magherafelt Area Plan 2015. Development is controlled under the provisions of the SPPS and PPS 21 – Sustainable Development in the countryside.

The SPPS provides a regional framework of planning policy that will be taken into account of in the preparation of Mid Ulster's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the Council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. Section 6.73 of the SPPS relates to development that is acceptable in the countryside, which includes infill opportunities. Section 6.77 states that 'proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings must not have an adverse impact on the rural character of the area, and meet other planning and environmental considerations including those for drainage, sewerage, access and road safety'.

Development in the countryside is controlled under the provisions of PPS 21 Sustainable Development in the countryside. Policy CTY 1 provides clarification on which types of development area acceptable in the countryside. In this instance the application is for a dwelling the farm and as a result the development must be considered under CTY 3 of PPS 21. However the principle of development has already been established through the approvals of LA09/2017/0450/O, from the proposal has already been considered and has complied with CTY 3. All that remains is for the proposal to be considered under Planning Policies CTY 13 and 14.

The outline approval LA09/2017/0450/O set out a number of conditions for the reserved matters to comply with and upon review of these I am content that these have all been complied with.

Policy CTY 13 states that Planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design. As the proposed dwelling has complied with the outline conditions I am content that the dwelling is able to visually integrate into the existing landform. I acknowledge that the proposed design is quite modern however I am of the opinion that is of good design and acceptable in this rural location. From this I am of the opinion that the dwelling is capable of visually integrating and is of appropriate design I am content that the proposed dwelling is able to comply with CTY 13.

CTY 14 states that planning permission will only be granted for a building in the countryside where it does not cause detrimental change to, or further erode the rural character of an area. I am content that a dwelling on this site would not result in a change of character of the surrounding area given that it is not only a replacement dwelling and the existing can be conditioned to be demolished, but there are no critical views of the site, so the proposed dwelling will not contribute to an erosion of rural character.

Other policy and material considerations

PPS 3 - Access, Movement and Parking;

DFI Roads were consulted and responded to confirm that they had no objection to the proposal subject to conditions and informatives.

I have no ecological, flooding or residential amenity concerns.

In response to the concerns raised by the objector; to take the concerns over adequate lands owned for the sight lines to be achieved, this will be dealt with via a negative condition and be up to the applicant to ensure he owns this or can get the adequate easements. In terms of the second issue, as the plans accord with the outline application I have no reason to question land ownership. In addition the siting and ownership concerns should have been raised in the outline application as the siting etc. were all determined in the outline application.

As the proposal has shown its compliance under PPS 21 I therefore must recommend approval for this application.

**Neighbour Notification Checked**

**Yes**

**Summary of Recommendation:**

Approval is recommended.

Conditions:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
  - i. The expiration of a period of 5 years from the grant of outline planning permission; or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays of 2.4m x 70m in both directions, shall be in place, in accordance with Drawing No. 02 bearing the date stamp 14th December 2017, prior to commencement of any other works or other development hereby permitted.

Reason: To ensure there is satisfactory means of access in the interests of road safety and the convenience of road users.

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. All landscaping comprised in the approved details of landscaping on the stamped approved Drawings No. 02 & 03 date stamped 14th December 2017 shall be carried out in the first planting season following the commencement of the construction of the development hereby approved.

Reason: To ensure the development integrates into the countryside

5. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use another tree or trees shall be planted at the same place and that/those tree(s) shall be of such size and species and shall be planted at such time as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

7. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the stamped approved Drawing 01 date stamped 14th December 2017 is demolished, all rubble and foundations have been removed and the site restored in accordance with a scheme to be submitted to the Council and approved in writing.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

8. The existing natural screenings along the north-eastern and southern boundaries of this site and along the northern boundary of the access laneway shall be retained, augmented where necessary and let grow unless necessary to prevent danger to the public in which case a full explanation shall be given to Mid Ulster District Council in writing, prior to the commencement of any works.

Reason: To ensure the development integrates into the countryside and to ensure the maintenance of screening to the site.

9. The copse of conifer trees within the blue lands to the south of the proposed access point shall be permanently retained and let grow, unless necessary to prevent danger to the public in which case a full explanation shall be given to Mid Ulster District Council in writing, prior to commencement of any works.

Reason: To ensure the proposed access works integrate into the countryside and to ensure the maintenance of screening to the site.

#### Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2. This permission authorises only private domestic use of the [proposed garage/premises] and does not confer approval on the carrying out of trade or business there from.

3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or any other statutory authority.

5. The applicant is advised that under Article 11 of the Roads Order (NI) 1993, the Department for Infrastructure is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road/footway as a result of extraordinary traffic generated by the proposed development.

Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is DfI Roads and Rivers, 49 Tullywiggan Road, Cookstown, Co. Tyrone BT80 8SG. A monetary deposit will be required to cover works on the public road.

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc which is deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

All construction plant and materials shall be stored within the curtilage of the site.

It is the responsibility of the developer to ensure that

- Surface water does not flow from the site onto the public road
- The existing roadside drainage is accommodated and no water flows from the public road onto the site



- Surface water from the roof of the development hereby approved does not flow onto the public road, including the footway
- The developer should note that this planning approval does not give consent to discharge water into a transportni drainage system.

**Signature(s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	14th December 2017
<b>Date First Advertised</b>	4th January 2018
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 45 Bancran Road Draperstown Londonderry The Owner/Occupier, 46 Bancran Road Draperstown Londonderry The Owner/Occupier, 47 Bancran Road Draperstown Londonderry The Owner/Occupier, 47a Bancran Road Draperstown The Owner/Occupier, 48 Bancran Road Draperstown Londonderry Jason McCullagh Email Address	
<b>Date of Last Neighbour Notification</b>	26th January 2018
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>  Ref ID: LA09/2017/0450/O Proposal: Proposed off-site replacement dwelling with 8m ridge height and new garage. Address: 120m North West of 47 Bancran Road, Draperstown, Decision: PG Decision Date: 04.10.2017  Ref ID: LA09/2017/1758/RM Proposal: Proposed off site replacement dwelling with 8m ridge height and new garage Address: 120m N.W. of 47 Bancran Road, Draperstown, Decision: Decision Date:  Ref ID: H/2005/0324/F Proposal: Two storey dwelling & garage for residential purposes Address: Adjacent to 45 Bancran Road, Draperstown Decision:	

Decision Date: 25.01.2007
<b>Summary of Consultee Responses</b>
<b>Drawing Numbers and Title</b>

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No.  
Type:  
Status: Submitted

Drawing No. 01  
Type: Site Location Plan  
Status: Submitted

Drawing No. 03  
Type: Garage Plans  
Status: Submitted

Drawing No. 02  
Type: Site Layout or Block Plan  
Status: Submitted

Drawing No.  
Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
 District Council

**Development Management Officer Report  
 Committee Application**

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2018/0043/O	<b>Target Date:</b>
<b>Proposal:</b> Proposed residential development of 6 dwellings and garages and associated works	<b>Location:</b> On Lands adjacent to and to the rear of 24 Mullan Road Ballinderry Coagh
<b>Referral Route:</b> Objection	
Recommendation: Approval	
<b>Recommendation:</b>	
<b>Applicant Name and Address:</b> Mr George Buick 20 Mullan Road Ballinderry Coagh	<b>Agent Name and Address:</b> Ross Planning 9a Clare Road Cookstown BT80 8RJ
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	NI Water - Multi Units West - Planning Consultations	

### Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

All statutory bodies were consulted on this application. All other material considerations have been addressed within the determination of this application.

### Characteristics of the Site and Area

The application site has a relatively flat topography and has a rectangular shaped plot measuring 0.41 of a hectare located within the settlement limit of Ballinderry. The site is on un-zoned white land. The site currently has a single storey dwelling house located to the west of the site. The northern boundary is defined by a mature hedgerow and intermittent trees; east boundary is

defined by a thick row of shrubbery and a mix of deciduous mature trees; southern boundary (Road side) is defined with a low cut hedgerow.

### Characteristics of Area

The surrounding area is located within the settlement limit of Ballinderry. The surrounding land is characterised by residential uses. This small settlement contains a diverse range of residential densities with various vernacular styles.

### Description of Proposal

This is an Outline application for proposed residential development of 6 dwellings and garages and associated works.

The proposal is for outline planning consent for a housing development comprising 6 units at lands adjacent to and to the rear of 24 Mullan Road Ballinderry, Cookstown County Tyrone. The proposed units include 6 houses and garages and associated works. The applicant proposes to access the site directly from the Mullan Road by demolishing the existing dwelling at No. 24 and creating a new access onto the public road. An indicative site layout plan has been provided with the application which indicates the layout of the proposed development including proposed access and landscaping arrangements

### Planning Assessment of Policy and Other Material Considerations

#### Planning History

There is no planning history on the site which is relevant to the determination of this application.

Reference	Location	Proposal/Complaint	Status	Date
LA09/2018/0043/O	On Lands adjacent to and to the rear of	Proposed residential development of 6 dwellings and garages	VALID APPLICATION RECEIVED	
I/2012/0448/RM	22a, Mullan Road, Ballinderry, Coagh.	Proposed housing development, consisting of detached dwellings	PERMISSION GRANTED	14.03.2014
I/2010/0016/Q	Mullan Road, Derrytrin	Residential Development	PRE APPLICATION ENQUIRY - NO	
I/1973/0025	DERRYORIN (ENGLISH) COOKSTOWN	LV/MV O/H LINE	PERMISSION GRANTED	
I/2005/0233/O	40 metres East of 24 Mullan Road	2 storey dwelling and garage	APPLICATION WITHDRAWN	01.06.2005
I/2006/0039/O	40 metres East of 24 Mullan Road, Coagh	2 storey dwelling & detached garage	PERMISSION GRANTED	21.06.2006
I/1977/0045	24 MULLAN ROAD, COAGH	EXTENSIONS AND IMPROVEMENTS TO DWELLING	PERMISSION GRANTED	
I/2012/0104/O	22a Mullan Road, Ballinderry, Coagh.	Outline planning for proposed housing development	PERMISSION GRANTED	28.09.2012

### Planning Assessment of Policy and Other Material Considerations

Section 45 (1) of The Planning Act (Northern Ireland) 2011, states that, where an application is made for planning permission, the Council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations...

There are no other potential development constraints. The proposal raises no concerns in terms of flood risk, impact on listed built heritage or protected trees or vegetation (TPO) nor does it fall within Conservation, Townscape Designation. The proposal is under the 15.2m height threshold for consultation to Defence Estates relating to Met. Office -Radar. The key policy tests and relevant supplementary guidance are listed below.



The following policy documents provide the primary policy context for the determination of this application;

1. Cookstown Area Plan 2010.
2. Strategic Planning Policy Statement (SPPS).
3. Planning Policy Statement (PPS) 7 - Quality Residential Environments.
4. Development Control Advice Note (DCAN) 8 - Housing in existing urban areas.
5. Planning Policy Statement (PPS) 12 – Housing in Settlements.

### **Assessment**

The Strategic Planning Policy Statement (SPPS) for Northern Ireland – Planning for Sustainable Development, is a material consideration. The SPPS supersedes the policy provision within Planning Policy Statement (PPS) 1, 5 and 9. The policy provision within PPS 7 has been retained under transitional arrangements. The SPPS sets out that planning authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance. Until a Plan Strategy for the whole of the Council Area has been adopted planning applications will be assessed against existing policy.

### **CAP**

The application relates to the provision of 6 residential units within the settlement of Ballinderry, as designated by the Cookstown Area Plan 2010.

The headnote of SETTI in the Area Plan indicated that favourable consideration will be given to the development proposals within settlement limits subject to specific criteria being met. The explanatory text states that the policy is applicable in respect of white land. It should be noted that there is not any physical or environmental constraints to development on the site. In terms of the specified criteria, the erection of detached dwellings would not be out of keeping with the character of the surrounding area, which is defined by a mixture of housing types and associated garden areas.

In addition the CAP outlines that in order to reinforce local identity, all residential proposals should be guided and informed by the traditional rural built forms in the locality. Housing developments should reflect the essentially rural character of the settlement and not lead either individually or cumulatively to large scale suburban estate type layouts, for this reason the CAP limit an individual housing development to 10 units.

The proposal includes 6 detached residential units with garages with associated site works, which is similar to the existing built form at this part of the settlement, including the surrounding single scale residential units. The proposal is for a relatively modest sized housing development which will not contribute to the provision of a large scale or suburban style development at this part of the village. The application is for outline planning consent and it therefore does not include details surrounding design and materials, which is a matter reserved. I am content that the proposal complies with the policy provision outlined within CAP 2010.

### **SPPS**

The Strategic Planning Policy Statement (SPPS) for Northern Ireland – Planning for Sustainable Development, is a material consideration. The SPPS supersedes the policy provision within Planning Policy Statement (PPS) 1, 5 and 9. The policy provision within PPS 7 has been retained under transitional arrangements.

**PPS 7 & DCAN 8**

Policy QD 1 of PPS 7 establishes that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment.

As highlighted in the CAP consideration above the layout, scale and proportions of the proposed development are sympathetic to the surrounding context in terms of the character and topography of the site reflecting the local vernacular form of the settlement.

No features of historical, built or natural heritage importance were identified within or near to the site area and as such I consider that the proposal does not give rise to a negative impact on the integrity of the surrounding historic or natural environment.

The dispersed nature of the site and the level of space afforded to each of the detached properties proposed under this application ensures that there is adequate provision of open and amenity space surrounding each property and within the development as a whole. It is noted that new planting including retention of existing planting have been proposed along site boundaries and this will be particularly important along the sites northern and eastern and western boundaries which make up the settlement boundary for the village. The introduction of additional planting and vegetation around site boundaries will help soften the visual impact associated with the proposal.

The applicant within their Design and Access Statement has highlighted the retention of part roadside vegetation.

The site layout provided by the developer highlights that adequate space has been provided for parking provision within the curtilage of each of the units. In terms of access to the development, DFI Roads have been consulted on the application and have highlighted that they are content with the proposal subject to conditions. I consider that the proposed access and parking arrangements to the site are adequate.

The existing land uses surrounding the site are predominantly residential and as such I do not consider that the proposal will give rise to any impact in this regard. The proposal will be compatible with existing land uses within the local area.

The development is considered to be designed to deter crime and promote personal safety with dwellings either fronting onto or overlooking areas of public open space.

On the basis of the consideration above, I Consider that the proposal satisfies each of the criteria outlined within PPS 7. I would note however, that this application is for outline planning consent only and that the detailed design of the scheme and each of the units therein will be a key consideration in any reserved matters application forthcoming.

**Residential Amenity**

There is ongoing site works to the west of the site a dwelling house facing south on public road located approximately 60m on the east boundary. There are other residential properties adjacent to the proposed site.

The application proposed to demolish the existing residential property at No. 24 and introduce a new access to the site. The proposed access layout included with the outline application shows that the existing extensive vegetation along the site boundary will be retained.

**DCAN 8**

A similar approach is adopted within DCAN 8 which establishes that the following issues should be considered:

- Maintain and where possible enhance environmental quality;
- Respect the privacy and preserve the amenity of existing residents;
- Reinforce the character and qualities which make an area an attractive place to live and visit;
- Ensure good practice principles in the design of buildings and landscaping of surroundings; and
- Aim to provide a safe and secure environment.

The proposed development will not result in damage to the local character or environmental quality of the area. There is no adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

**PPS 12**

PCP 2 (Good Design) advocates that all new housing developments should demonstrate a high quality of design, layout and landscaping. The proposal has been assessed against the requirements of PPS 7 Policy QD1 and is considered to be acceptable at the outline stage. As stated above, I do not consider the local character of Ballinderry will be affected nor would the environmental quality and amenity be significantly eroded. The adjacent housing context will be respected and adequate boundaries are in place to ensure the privacy of existing and future residents are safeguarded. The existing site boundaries should be retained and augmented as necessary.

**Statutory Consultees**

DFI Roads were consulted and responded with no objection subject to standard conditions. The applicant has submitted a Transport Assessment Form.

**Representation**

It is noted one email dated 12/02/2018 was received on this application from a nearby resident of No 26 (see attached to file). The email outlines several objections namely:

1. The proposal would have an adverse impact on their property No 24 Mullan Road by infringing on the residential amenity, create overlooking; loss of privacy and views, create overshadowing and would create noise during the building stage of the proposed development.
2. The objector raised concerns that several large developments recently approved and to approval another housing development would create high density and overdevelopment within the settlement limit,
3. Concerned that Ballinderry has not got the service capacity to cope with any additional housing development;
4. The proposed development would be detrimental to the character of Ballinderry.

In terms of the issues raised by the objectors it is noted that No 26 faces on the Mullan Road and the rear of the property looks north where there is open countryside. There is a significant buffer consisting of shrubbery and mature tree line that separates No 26 and the application site (site's east boundary) which provides adequate screening.

I am content that the proposed development will not impact significantly upon the amenity of No. 26.

In regard to concerns raised on over development in Ballinderry village including not sufficient service capacity within the settlement to meet existing and further development demands.

It is noted that all applications are assessed individual on their merits and that all relevant statutory stakeholders are consulted on the proposals. No such concerns have been flagged up during this application process.

In consideration of that above I am content that the proposed housing development will not cause a significant detrimental impact on the amenity of nearby residential dwelling No. 26 by way of loss of light, dominance or privacy concerns.

#### **Other points of note**

The application was initially advertised in the local press on w/c 22 January 2018 (publication date 25 January 2018). Six (6) neighbouring property was notified 29 January 2018, in accordance with the Development Management Practice Note 14 (April 2015)

#### **Neighbour Notification Checked**

**Yes**

#### **Summary of Recommendation:**

Approval subject to conditions

#### **Conditions**

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council

3. The development hereby permitted shall have a layout which is broadly in keeping with the indicative site layout plan annotated on Drawing No. 02 bearing the date stamp 10/01/2018, but may be subject to modification to address any specific concerns raised following consideration of the detailed submission.

Reason: In the interests of visual and residential amenity and to ensure the development is a high quality residential environment.

4. Plans at Reserved Matters stage shall show the retention of all trees and hedgerows along the boundaries of the site as shown on the site layout plan to accompany this application on drawing No. 02 bearing the stamp date 10/01/2018.

Reason: In the interests of visual amenity and to ensure that the proposed development successfully integrates into its rural setting

5. Prior to commencement of any development hereby approved, the vehicular access including visibility splays of 2.4m x 60.0m and other requirements as outlined on the attached RS1 Form, shall be provided in accordance with a 1:500 scale site plan (minimum) and accurate site survey as submitted and approved at Reserved Matters stage. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above adjoining road and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access, in the interests of road safety and the convenience of road users.

6. No development shall take place until a plan indicating floor levels of the proposed dwellings in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the development successfully integrates into the surrounding landform.

7. During the first available planting season following the occupation of the first dwelling constructed on this development site, a landscaping scheme, as agreed with Mid Ulster District Council at Reserved Matters stage shall be implemented as agreed. The scheme shall include details of those trees to be retained and measures for their protection during the course of development; details of a native species hedge to be planted to the rear of the visibility splays and along all new boundaries. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. Any tree, shrub or other plant identified in the landscaping scheme dying within 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

Reason: To ensure the provision of a high standard of landscape and in the interests of visual amenity.

### **Informatives**

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

4.  
Roads

The applicant is drawn to comments made by DFI

**Signature(s)**

**Date:**

ANNEX	
<b>Date Valid</b>	10th January 2018
<b>Date First Advertised</b>	25th January 2018
<b>Date Last Advertised</b>	25th January 2018
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 19 Mullan Road Coagh Tyrone The Owner/Occupier, 21 Mullan Road Coagh Tyrone The Owner/Occupier, 22a Mullan Road Coagh The Owner/Occupier, 24 Mullan Road Coagh Tyrone The Owner/Occupier, 26 Mullan Road Coagh Tyrone Sinead Bell 26 Mullan Road,Ballinderry,Coagh,BT80 0JE	
<b>Date of Last Neighbour Notification</b>	29 January 2018
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2018/0043/O Proposal: Proposed residential development of 6 dwellings and garages and associated works Address: On Lands adjacent to and to the rear of 24 Mullan Road, Ballinderry, Coagh, Decision: Decision Date:  Ref ID: I/2012/0448/RM Proposal: Proposed housing development, consisting of detached, semi-detached and terraced housing (17 units in total) with temporary bio treatment plant Address: 22a, Mullan Road, Ballinderry, Coagh, Decision: PG Decision Date: 14.03.2014  Ref ID: I/2010/0016/Q Proposal: Residential Development Address: Mullan Road, Derrycrin Decision: Decision Date:	

Ref ID: I/1973/0025  
 Proposal: LV/MV O/H LINE  
 Address: DERRYORIN (EGLISH) COOKSTOWN  
 Decision:  
 Decision Date:

Ref ID: I/2005/0233/O  
 Proposal: 2 storey dwelling and garage  
 Address: 40 metres East of 24 Mullan Road  
 Decision:  
 Decision Date: 01.06.2005

Ref ID: I/2006/0039/O  
 Proposal: 2 storey dwelling & detached garage  
 Address: 40 metres East of 24 Mullan Road, Coagh  
 Decision:  
 Decision Date: 21.06.2006

Ref ID: I/1977/0045  
 Proposal: EXTENSIONS AND IMPROVEMENTS TO DWELLING  
 Address: 24 MULLAN ROAD, COAGH  
 Decision:  
 Decision Date:

Ref ID: I/2012/0104/O  
 Proposal: Outline planning for proposed housing development  
 Address: 22a Mullan Road, Ballinderry, Coagh,  
 Decision: PG  
 Decision Date: 28.09.2012

### **Summary of Consultee Responses**

### **Drawing Numbers and Title**

Drawing No. 01  
 Type: Site Location Plan  
 Status: Submitted

Drawing No. 02  
 Type: Site Layout or Block Plan  
 Status: Submitted



**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department:



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
 District Council

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA09/2018/0124/F	<b>Target Date:</b>
<b>Proposal:</b> Proposed change of use from ground floor retail to ground floor amusement arcade	<b>Location:</b> 21 Irish Street Dungannon
<b>Referral Route:</b> Objections Received	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Rebekah Bell 7 Rossa Court Dungannon	<b>Agent Name and Address:</b> APS Architects LLP 4 Mid Ulster Business Park Cookstown BT80 9LU
<b>Executive Summary:</b>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received

### Representations:

Letters of Support	None Received
Letters of Objection	2
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

### Summary of Issues

2 representations were made

1 - no.23 Irish street (hospice)

Noise disturbance

parking

accumulation of similar type development.

2 - RESIDENTS GROUP

<p>DCAN 1 Streetscape, form, and function damaged.</p>
<p><b>Characteristics of the Site and Area</b></p> <p>The site comprises a two storey mid terrace building located at number 21 Irish Street, Dungannon. The building is finished in white render with a dark slate roof. On first floor there is a row of white pvc windows and on the ground floor there is a large glazed panel and a glazed double door area set back from the main front wall of the building. The building is located on a downward sloping site with the road falling quite steeply from the NE to the SW.</p> <p>The site is located within the town centre of Dungannon, also within the Area of townscape character and just outside the primary retail core. The area is comprised of a variety of land uses ranging from public houses, bookmakers, retail, commercial and office spaces.</p>
<p><b>Description of Proposal</b></p> <p>The proposal seeks planning permission for a change of use from a retail outlet to an amusement arcade</p>
<p><b>Planning Assessment of Policy and Other Material Considerations</b></p> <p>The main policy consideration for this proposal is contained within:  Regional Development Strategy  Dungannon and South Tyrone Area Plan  Planning Policy Statement 1 - General Principles  Planning Policy Statement 5 - Retailing and Town Centres  Planning Policy Statement 6 - Planning, Archaeology and The Built Heritage  DCAN 1 - Amusement Centres</p> <p>Under the Planning (Use Classes) Order, amusement arcades are considered as a sui generis use. DCAN1 provides specific guidance in regards to amusement centres, and it highlights that the factors which should be considered for an amusement centre application are the effects on the amenity and character of its surroundings, and its effects on road safety and traffic flow.</p> <p>Planning Policy Statement 5</p> <ul style="list-style-type: none"> <li>- There would not be a significant loss of retail floorspace at ground level;</li> <li>- There would not be a clustering of non-retail uses and the overall area is not tending to be dominated by non-retail uses;</li> </ul> <p>PPS5 states that within town centres, but outside the primary retail core, proposals for local services' offices and food uses will be determined on their own merits.</p> <p>It is considered that the proposed development is acceptable in terms of PPS5.</p> <p>The site is within an area of townscape character and an area of archaeological constraint, no other relevant designation exists.</p>

**Impact on the Character of the Area of Townscape Character**

As there are no proposed changes to the external appearance of the building, it is not considered that the proposal will have an adverse impact upon the street scene along Irish Street.

**Impact on Existing Residential Properties**

There are no obvious signs of residential properties in close proximity to the proposal however there is an apartment developments further on down this side of Irish Street. On either side of the ground floor there are no residential properties and I do not consider there to be any greater impact than the existing premises. Environmental Health have been consulted and have not raised any concerns in regards to noise nuisance from the proposal.

The key issues highlighted in DCAN 1 relate to potential impact from noise nuisance, amenity and the impact on the character of the area. The DCAN makes it clear that the morality or the assumptions of illegal activity should not form the basis of an objection.

**Objections**

To date two objections have been received.

One objection was received from the adjoining property which is occupied by the Southern Area Hospice, whom were concerned with noise impact, parking issues and road safety and that this type of development is already in existence in Irish Street.

Another objection was received on behalf of the residents of Irish street and Greer's road. They are concerned that the application is not consistent with the principles of DCAN 1 and also that the proposal would have a negative impact on the streetscape and land use of the street.

With regards to these objections, in the first instance the applicant has proposed sound proofing the premises in order to keep sound levels at a minimum. Also, only a small number of customers drive to the premises and the applicant has stated that they actively encourage customers to park in the nearby carpark by reimbursing ticket costs. There would not be a clustering of non-retail uses and the overall area is not tending to be dominated by non-retail uses, there is a gaming arcade in existence on Irish Street however, the approval of another would not dominate the retail uses. Finally the proposal does not involve any changes to the external appearance of the building, it is not considered that the proposal will have an adverse impact upon the street scene along Irish Street.

**Recommendation**

An approval is recommended.

**Neighbour Notification Checked**

**Yes**

**Conditions**

1.The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The premises shall not open outside the hours of: 09:00hrs and 23:00hrs.

REASON: To safeguard the private amenities in adjoining and nearby properties.

**Informatives**

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3. This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.

4. Signs may require separate approval under the Planning (Control of Advertisements) Regulations (NI) 1992. Their size, construction, content and siting should be approved by the Department BEFORE any such signs are erected.

5. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.

Notwithstanding the terms and conditions of the Councils approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Main Street, Moygashel, Dungannon. A monetary deposit will be required to cover works on the public road.

Provision shall be made to the satisfaction of DFI Roads Service, to ensure that surface water does not flow from the site onto the public road.

6. The applicant shall ensure that any noise generating plant or equipment associated with the development is appropriately specified, selected and located to avoid adverse impact on neighbouring residences.

**Signature(s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	30th January 2018
<b>Date First Advertised</b>	15th February 2018
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 13 Irish Street Dungannon Tyrone The Owner/Occupier, 17 Irish Street Dungannon Tyrone The Owner/Occupier, 20-24 Irish Street Dungannon The Owner/Occupier, 21 Irish Street Dungannon Tyrone The Owner/Occupier, 22 Irish Street Dungannon Tyrone Liz Cuddy 23, Irish Street, Dungannon, Tyrone, Northern Ireland, BT70 1DB The Owner/Occupier, 25 Irish Street Dungannon Tyrone The Owner/Occupier, 26a Irish Street Dungannon The Owner/Occupier, 28a Irish Street Dungannon The Owner/Occupier, 30a-32a Irish Street Dungannon The Owner/Occupier, 30b-32b Irish Street Dungannon The Owner/Occupier, 33a Irish Street Dungannon The Owner/Occupier, 34a Irish Street Dungannon The Owner/Occupier, 9 Irish Street Dungannon Tyrone The Owner/Occupier, Donoghues,19 Irish Street,Dungannon,Tyrone,BT70 1DB, The Owner/Occupier, Dreamland Bed Linen Ltd,29 Irish Street,Dungannon,Tyrone,BT70 1DB, The Owner/Occupier, Escape 11-13 Irish Street The Owner/Occupier, Home James Taxis 31 Irish Street Dungannon The Owner/Occupier, John'S Hairstylist 34 Irish Street Dungannon The Owner/Occupier, Mauras Beauty Clinique 16 Irish Street Dungannon	

The Owner/Occupier, Mobile Options 12 Irish Street Dungannon The Owner/Occupier, Quinns 15 Irish Street Dungannon The Owner/Occupier, Southern Area Hospice Resource Centre 23 Irish Street Dungannon The Owner/Occupier, T T Coms 18 Irish Street Dungannon The Owner/Occupier, Toals Bookmakers 24 Irish Street Dungannon The Owner/Occupier, Treasure Ireland 33 Irish Street Dungannon The Owner/Occupier, Tt Comms 20 Irish Street Dungannon Maurice Maguire BA (Hons), MIPI, MRTPI Urban & Rural Planning Associates, Friends Provident Building, 58 Howard Street, Belfast, BT1 6PJ	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA09/2018/0124/F Proposal: Proposed change of use from ground floor retail to ground floor amusement arcade Address: 21 Irish Street, Dungannon, Decision: Decision Date:  Ref ID: M/1989/0089 Proposal: Extension to shop Address: 29 IRISH STREET DUNGANNON Decision: Decision Date:  Ref ID: M/1976/0077 Proposal: EXTENSION TO DRAPERY STORE Address: 19 IRISH STREET, DUNGANNON Decision: Decision Date:  Ref ID: M/2001/0917/A Proposal: 3 No Shop Signs Address: 21 Irish Street, Dungannon Decision: Decision Date: 15.10.2001	



Ref ID: M/1981/0379

Proposal: TAKE-AWAY, COFFEE SHOP, LICENCED RESTAURANT AND SUPERMARKET

Address: IRISH STREET, DUNGANNON

Decision:

Decision Date:

Ref ID: M/2000/0398/F

Proposal: Extension and Alterations to existing shop to provide additional retail and storage space.

Address: 21 Irish Street, Dungannon

Decision:

Decision Date: 20.10.2000

Ref ID: M/2004/0293/F

Proposal: change of use of existing commercial retail premises to licensed bar/restaurant and nightclub

Address: 21 Irish Street, Dungannon

Decision:

Decision Date: 18.01.2005

Ref ID: M/1982/0121

Proposal: EXTENSION TO DRAPERY SHOP

Address: 19 IRISH STREET, DUNGANNON

Decision:

Decision Date:

Ref ID: M/1996/0266

Proposal: Replacement of Flat Roof

Address: 29 IRISH STREET DUNGANNON

Decision:

Decision Date:

Ref ID: M/2009/0614/F

Proposal: Environmental improvements including revised road & parking layout, improved public space with market sq & grass terrace seating, new street lighting, tree planting, seating, litter bins & an improved setting for the cenotaph

Address: Market Square (BT70 1AB, BT70 1JD, BT70 1JH) Castle Hill (BT70 1JP) Church Street (BT71 6AB) Irish Street (BT70 1DB), Dungannon Town Centre

Decision:

Decision Date: 18.02.2010

Ref ID: M/1987/0668

Proposal: STORE

Address: REAR OF 19 IRISH STREET, DUNGANNON

Decision:

Decision Date:

Ref ID: M/2007/0613/Q

<p>Proposal: Dungannon Town Centre Health Check Planning Search Address: Dungannon Town Centre Decision: Decision Date:</p> <p>Ref ID: M/1979/0589 Proposal: PROPOSED OFFICE BLOCK Address: UNION PLACE, DUNGANNON Decision: Decision Date:</p>
<p><b>Summary of Consultee Responses</b></p> <p>Env Health have been consulted and have replied with no objections subject to conditions.</p>
<p><b>Drawing Numbers and Title</b></p>
<p>Drawing No. 01 Type: Site Location Plan Status: Submitted</p>
<p><b>Notification to Department (if relevant)</b></p> <p>Date of Notification to Department: Response of Department:</p>





## Deferred Consideration Report

Summary	
<b>Case Officer:</b> Karen Doyle	
<b>Application ID:</b> LA09/2015/0523/F	<b>Target Date:</b>
<b>Proposal:</b> Retrospective permission for retention of car park and pedestrian access via under road tunnel in association with the Jungle NI	<b>Location:</b> Approximately 80m South East of 60 Desertmartin Road, Moneymore
<b>Applicant Name and Address:</b> Mr Robert Carmichael C/o.agent	<b>Agent name and Address:</b> TC Town Planning Town & Country Planning Consultants 84 Ashgrove Park Magherafelt BT45 6DN
<b>Summary of Issues:</b>	
<b>Summary of Consultee Responses:</b>	
<b>Characteristics of the Site and Area:</b> <p>The site is located approximately 3 km north of the village of Moneymore in the open countryside as defined by the Magherafelt Area Plan 2015. The site is adjacent to and connected with an existing farm complex and associated outdoor activity centre, known as 'The Jungle'. The proposed site is located on the eastern side of the Desertmartin Road (A29), a protected route. The site is accessed directly from the Desertmartin Road. A hardstanding has been created on the site and is being used as a car park. To the north of this is a footpath leading to a tunnel under the road providing access to the facility. This tunnel was designed for the use of moving cattle around the farm. There is a small stream located to the north of the car park.</p> <p>Views of the site are achievable when travelling along the A29 in both directions, however the existing roadside vegetation softens the landscape to some extent. The surrounding area is characterised by a mixture of single dwellings and farm complexes. An existing lime quarry is located approximately 600 metres to the east of the site. The surrounding land generally slopes upwards from the main road in a westerly direction, with land to the east of the road flatter.</p>	

## Description of Proposal

The proposal is for 'Retrospective permission for retention of car park and pedestrian access via under road tunnel in association with the Jungle NI'. The proposed car park is laid out differently to what is currently in place, with a more formal layout proposed. The proposal includes 9 coach parking spaces, 4 disabled access spaces and 40 standard spaces.

## Deferred Consideration:

This application was presented before the Planning Committee with a recommendation to refuse on 6 June 2017 where it was agreed by members to have a site meeting so that they could look at the situation for themselves on the ground. The site meeting took place on 15 June 2017.

Following the site meeting we have received a number of reports from the agent in support of the planning application. These have been considered both by myself and by DfI Roads. The applicant wants to be able to use the underpass that links the car park to The Jungle as a permanent means of pedestrian access and has suggested taking control of the underpass from DfI Roads. This underpass was built for the purposes of moving livestock and it has been argued by the applicant that humans also need to use the underpass when moving livestock. This proposition has been put to DfI Roads and in their latest response dated 9 February 2018 they have stated the following:

*"DfI roads has given this matter some thought and have concluded that it would be inappropriate to release this structure into private ownership. The structure is an integral part of the A29, Desertmartin Road, which is part of the strategic road network in Northern Ireland. The A29 carries approximately 5671 vehicles per day and it is important that the Department maintains control over all aspects of the road infrastructure to ensure continuity and remove the risk of disruption to traffic progression and road safety should any part of the network require maintenance. It must also be recognised that the SPPS gives weight to the regional importance of the strategic road network and the protection to be afforded to it therefore DfI Roads opinion remains unchanged in that this planning application should be refused and the refusal reasons...be presented to the planning committee for their consideration".*

In November 2017 the agent submitted an additional supporting statement together with additional information from other consultants. A Traffic and Parking Review makes the following conclusions:

- This new access provides considerable improvements for all road users compared with the existing situation;
- On balance safety has been enhanced for all road users (safety for pedestrians internally within the site, for motorists being able to safely enter the car park, safety for parking vehicles as visitors do not need to park on the A29 at the busiest times);
- PPS 3 and DCAN 15 are not rule books, and their standards are not set in stone. Failure to apply the standards does not automatically lead to danger;
- There are considerable improvements as a result of the new segregated car park for both patrons and traffic movement which is a material consideration.

The agent states there is an exceptional circumstance to be considered in this case, namely their assertion the existing access onto the protected route will be closed up and relocating an established and acceptable access to the other side of the road. However the existing approved access will not be permanently closed up. There is still a requirement for at least agricultural vehicles to access this site. No details have been provided of goods vehicles using the unauthorised access and car park on the P1 form and it is assumed that goods and other vehicles will access the site through the existing access for the purposes of deliveries etc. The agent also states that access will be required at the approved access point for persons with impaired mobility.

In my opinion it is false and misleading to say that one access will be closed up (save for disability access) and another opened up onto the protected route for the reasons I have outlined.

The agent has submitted a Bill of Quantities that has been prepared for the provision of a right hand turning lane into the unauthorised car park which comes with a total quoted cost of £424,000. A Bill of Quantities has also been submitted for a left bypass lane which comes with a total quoted cost of £198,000. The applicant has previously stated in an office meeting the cost of providing both these would not be economically viable for the business.

The Enforcement team served a notice on the landowner to permanently cease the use of the land as an unauthorised car park and the removal of other ancillary works to service the unauthorised car park and it also sought the reinstatement of the land to its previous condition. The notice was appealed by Robert Carmichael who is the applicant for this planning application. The agent has made a number of assumptions from the Commissioner's report that infer the Commissioner is not convinced the application can be refused. The agent refers to the "*level of experience and library of knowledge*" possessed by the presiding Commissioner. However it is my duty to assess all the information available on this planning application and make my own recommendation to the Planning Committee who will then make a decision based on all relevant Development Plans, Planning Policies and material considerations and to give due weight before making a decision on the application.

I feel the following are the relevant points to consider in this application:

- Contrary to the assertion the applicant is "*willing to forgo*" the established access for the sake of the current application and access off the protected route into the car park, the applicant is in actual fact seeking to retain the use of the existing access (as detailed above). Should the application be approved this will result in the creation of an additional access onto the protected route;
- SW Consultancy has supplied a "Trips Generated" report and states The Jungle office opens Mon-Sat. However this is misleading as the website clearly states the activities operate 7 days per week. The application is for 44 car spaces and 9 bus spaces but the P1 form details an additional 20 cars using the unauthorised car park. The agent in a submission received with the application stated there were 36,000 visitors to The Jungle in 2014 but in an office meeting with the applicant Mr Carmichael confirmed there were 58,000 visitors in 2016 (I have not been able to verify the quoted numbers). The "Trips Generated" report submitted as part of a report by SW Consultancy is based on the outdated figure of 2014. The agent asserts the traffic reports prove there is no need for a right hand turn lane but there is a need for the retention of the existing car park. However this is based on outdated visitor figures with the report completed in October 2017. The volume of traffic is not the only consideration when assessing if a right hand turn lane is required off a priority road.
- DfL Roads consider it would be inappropriate to release the underpass into private ownership (as detailed above). This would then result in visitors to The Jungle having to cross a road that is a protected route. In the information submitted Hoy Dorman provided details of a traffic survey that was carried out in Jun 2016. The average speed was measure at 57.23 mph and the 85<sup>th</sup> percentile speed was measured as 64.6 mph. This would prejudice the safety and convenience of road users as they would have to cross and re-cross the protected route thus increasing accident potential.
- The agent has stated that policy must be applied objectively and not simply be a tick box exercise and to approve the application does not set aside policy but addresses the overall spirit by providing betterment. However DfL Roads are not prepared to release the underpass into private ownership. The Design Manual for Roads and Bridges requires the minimum height for a pedestrian underpass to be 2.3m but the underpass here is 1.8m.

Whilst the agent has put forward an argument as to why planning permission should be granted, I have considered all the available information and given that DfL Roads consider it inappropriate to

release the underpass into private ownership there are serious safety concerns with the car park located on the opposite side of the road and I therefore recommend a refusal of the application.

**Reasons for Refusal:**

1. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2 and AMP3, in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.
2. The proposal is contrary to Planning Policy Statement 21 Annex 1, consequential amendment to Policy AMP 3 of PPS3 Access, Movement and Parking, in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.
3. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of pedestrians attracted to the site since it proposed to utilise a cattle underpass, which is maintained by TNI, to move pedestrians under the protected route. The structure was not designed to transport people and does not meet the minimum design standards, for pedestrians, as set out in The Design Manual for Roads and Bridges.
4. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it would encourage pedestrians to cross and re-cross the protected route thus increasing accident potential.

**Signature(s):**

**Date**







## Deferred Consideration Report

Summary	
<b>Case Officer:</b> Karen Doyle	
<b>Application ID:</b> LA09/2016/0299/O	<b>Target Date:</b>
<b>Proposal:</b> Site for proposed infill dwelling and detached double garage	<b>Location:</b> Between 21 Brackaghlistea Road and 15 Gortahurk Road Draperstown
<b>Applicant Name and Address:</b> G Mallon 11 Brackaghlistea Road Draperstown BT45 7JZ	<b>Agent name and Address:</b> Paul Moran Architect 18B Drumsamney Road Desertmartin Magherafelt BT45 5LA
<b>Summary of Issues:</b>  The proposal is not acceptable as an infill dwelling and therefore the application was recommended to Committee for Refusal in June 2016. During the deferred office meeting the potential for a dwelling on the farm holding was discussed and therefore the application is to be reconsidered under Policy CTY 1 following the provision of additional information.	
<b>Summary of Consultee Responses:</b>	
<b>Characteristics of the Site and Area:</b>  The proposal site is located within a very large flat agricultural field at a cross roads between Gortahurk Road and Brackaghlistea Road, Draperstown. The site is bounded on the southern side by a post and wire fence, on the eastern side by a post and wire fence and thin scrub, on the northern side by a post and wire fence and thin scrub/hedging and on the western side by a post and wire fence and hedging. Agricultural land is immediately adjacent on the northern eastern and southern sides. Located immediately adjacent on the western boundary are two detached single storey bungalows (Nos 21 _ 23 Brackaghlistea Road) and a farm shed. When travelling along the Gortahurk road from a northerly direction towards the proposal site there are two detached single storey dwellings and associated farm buildings however these dwellings are accessed via a long hedge bounded lane and do not have a common frontage onto the Gortahurk Road.	

**Description of Proposal**

The proposal was submitted as an infill site for a dwelling and a detached garage. However, as the site is not considered to be an infill site it has been reconsidered as a site of a farm holding.

**Deferred Consideration:**

Deferred Consideration:

This application was presented before the Planning Committee in June 2016 with a recommendation to refuse based on the following reasons:

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not visually integrate into the surrounding landscape.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the (building) would, if permitted create a ribbon of development and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

The application was deferred for an office meeting with the Planning Manager. The meeting took place on 23rd June 2016 and was attended by the applicants' son, the agent, Ms S Curtin (planning consultant) and Councillor McGuigan. At that meeting the following was discussed:-

- The policy requirements for a site to satisfy the criteria of CTY 8 in respect of an infill site.
- Further information on the lands owned by the family in the area and where there may be infill opportunities in the area, the site is not considered to be one of these.
- The history of the field in which the site is located. The applicant's son and the planning consultant stated that while there is no DARD number the site has been grazed and kept for silage.
- The applicant's son advised how his mother came into possession of the field, which was due to his grandfather's ill-health, and that it had been kept in good agricultural condition and referred to photos as evidence of this.
- There was further discussion as to what evidence would be available of the level of farming activity had taken place on this field. The applicant's son was advised to provide all available evidence as to who was farming the land and the intention of the applicant's son to continue farming the land into the future.
- No commitment was given as it was advised this depended very much on what additional information could be provided.

During the deferred office meeting, the applicants' son and the planning consultant advised that the farm business does not have an ID number, so therefore the onus falls on the applicant to satisfactorily demonstrate that the business is active and has been established for at least six years. The applicant has provided a number of photocopied statements and invoices though none have a direct reference to work being done to the fields in an agricultural manner. We have been provided with an historic DARD client ID and farm numbers but since these are not current business ID numbers and no P1c form has been submitted I did not consult DAERA on a formal basis. However, a telephone conversation with DAERA has revealed the following:-

- the farm consists of field 1 and field 3;
- no claims have been made to DAERA since prior to 2005;

- field 3 has been claimed by a neighbouring farmer in connection with his farm business during 2015 and 2016. Field 1 has not been claimed by anyone.

Consequently, in my opinion these invoices do not demonstrate any farming activity by the applicant which would indicate that the farm business is active. They would all appear, at best, to be for services provided with no mention of what the actual land has been used for. DAERA has confirmed that field 3 is being utilised by a neighbouring farmer and this demonstrates the applicant is keeping the land in good agricultural condition.

Following a planning history check of the farm lands included on the farm maps provided, I am satisfied that criteria (b) has been met as no development opportunities have been disposed off this holding since 25th November 2008.

With regards to criteria (c), a new dwelling on the proposed site would be visually linked and sited to cluster with the applicant's father's dwelling and outbuilding which is attached to the dwelling. The PAC has considered similar cases in the past where a dwelling and a garage have been accepted as a group of buildings on the farm and thus the dwelling and outbuilding in this case can be considered as a group of buildings on the farm. While the proposal would be accessed via a new entrance, this is acceptable as there is no existing lane.

The applicant's father, Patrick O'Neill, has signed a letter stating that he will be signing the land over to his grandson, Mark Mallon who is the applicant's son and attended the deferred office meeting.

Having considered Policy CTY 13 a new dwelling at this location will not be immediately integrated into the landscape should planning permission be granted. The land is slightly undulating in nature and quite exposed. The mostly traditional settlement pattern is small single storey dwellings, save for the exception of a two storey dwelling. Given the open nature of the land and the fact there are no fields available elsewhere to the applicant it is my opinion that a small, single storey dwelling could be approved subject to a number of landscaping conditions, which although will take time to mature the landscaping will aid the future integration of a new dwelling at this exposed location.

An approval of this application is recommended subject to the conditions listed below.

#### **Conditions:**

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
  - i. the expiration of 5 years from the date of this permission; or
  - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. The curtilage of the proposed dwelling shall be as indicated in yellow on the approved plan date stamped 3 March 2016.

Reason: To ensure that the amenities incidental to the enjoyment of the dwelling will not adversely affect the countryside.

4. The proposed dwelling shall have a ridge height of less than 5.7 metres above finished floor level.

Reason: To ensure that the development is not prominent in the landscape in accordance with the requirements of Planning Policy Statement 21.

5. No development shall take place until full details of all proposed tree and shrub planting and a programme of works, have been approved by the Council and all tree and shrub planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

**Signature(s):**

**Date**





## Deferred Consideration Report

Summary	
<b>Case Officer:</b> Karen Doyle	
<b>Application ID:</b> LA09/2017/0673/O	<b>Target Date:</b>
<b>Proposal:</b> Proposed new dwelling and garage	<b>Location:</b> 5m South of 38 Craigmore Road, Maghera
<b>Applicant Name and Address:</b> Patrick Mc Williams 50 Five Mile Straight Draperstown Magherafelt	<b>Agent name and Address:</b> CMI Planners Ltd 38 Airfield Road The Creagh Toomebridge BT41 3SG
<b>Summary of Issues:</b> Principle of a new dwelling	
<b>Summary of Consultee Responses:</b> No objections	
<b>Characteristics of the Site and Area:</b>  The site is located approximately 0.5 mile north west of Maghera in the open countryside in accordance with the Magherafelt Area Plan 2015. The site is located just south of No 38 Craigmore Road, a large equestrian centre, known as the Fort Centre. The proposed site is cut portion of a large agricultural field, identified as field No 11 on the submitted farm map. The site is bound by mature vegetation along the northern, eastern and western boundaries of the site, the remaining boundaries are undefined. A new access is proposed along the northern boundary of the site.  The surrounding area is characterised by an undulating landscape. The predominant land use is of an agricultural nature, with single dwellings and associated outbuildings also visible in local area.	
<b>Description of Proposal</b>  The application seeks outline planning permission for a detached dwelling and garage on the farm	

**Deferred Consideration:**

The application was first presented before the Planning Committee in October 2017 with a recommendation to refuse based on the following reasons:

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm nor has it been demonstrated that health and safety reasons exist to justify an alternative site or verifiable plans exist to expand the farm business at the existing group of buildings located at No 50 Five Mile Straight.

2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.

The application was deferred by members for an office meeting with the Planning Manager which took place on 12 October 2017 and, as suggested by the Planning Manager the agent submitted additional information as to how the application relates to the farm business. In his submission the agent has made the following points:

- The applicant intends to retire from farming and pass the farm onto his son who will continue to live at the main holding.
- Land around the main farm complex was discounted because of the inability to obtain a mortgage; the close proximity of storage tanks, grain silos and slurry pits; logistics of livestock handling; and the general dangers with children not familiar with farm surroundings or activities.

In addition it was stated by the agent that alternative sites around this part of the holding were discounted as they failed to give adequate integration due to the open and exposed area of mountainside surrounding the farm.

The agent lists what he considers are the advantages of the chosen site which include a good degree of tree cover; no views from public vantage points; no change to the rural character; no impact on surrounding neighbours; an ability to manage this part of the farm in adverse weather; the ability to properly plan for the eventual split of the farm to his children and the site is considered suitable for mortgage purposes.

In considering the application against planning policy I would comment as follows:

- DAERA have confirmed the farm business is currently active and has been established for at least 6 years;
- No dwellings or development opportunities have been found to be sold off from the farm holding within 10 years of the date of the application;
- The proposed dwelling is proposed to be sited away from the group of farm buildings on the Five Mile Straight and there isn't a group of buildings at the proposed site on Craigmore Road. Rather the applicant is proposing to site a new dwelling next to a third party building, namely the Fort Riding Centre. There is a group of buildings on the farm at the applicant's address on the Five Mile Straight and at this location it is my opinion there are a number of alternative sites that would allow a new dwelling to be visually linked with a group of buildings on the farm that could also satisfy the criteria of CTY 13 and 14, rather than relying on a third party building on an out farm with which to group a new dwelling. It is also my opinion there are alternative options that will not result in a new dwelling being immediately close to the storage tanks, silo pits etc.

Contradictory evidence has been submitted as to who the proposed dwelling is for, with a son mentioned both in the initial supporting statement and by the agent at the office meeting. The supporting statement submitted after the office meeting states the proposed dwelling is for the applicant's daughter. There are no verifiable plans for the expansion of the farm business at the existing building group.

I do not consider the proposal satisfies criteria (c) of CTY 10 and I would recommend a refusal of this planning application for the reasons listed below.

### **Refusal Reasons**

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm nor has it been demonstrated that health and safety reasons exist to justify an alternative site or verifiable plans exist to expand the farm business at the existing group of buildings located at No 50 Five Mile Straight.

2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.

**Signature(s):**

**Date**





**Minutes of Meeting of Planning Committee of Mid Ulster District Council held on Monday 9 April 2018 in Council Offices, Ballyronan Road, Magherafelt**

**Members Present**

Councillor Mallaghan, Chair

Councillors Bateson, Bell, Clarke, Cuthbertson, Gildernew, Glasgow, Kearney, McAleer, McEldowney, McKinney, Mullen, Reid, J Shiels

**Officers in Attendance**

Dr Boomer, Planning Manager  
Mr Bowman, Head of Development Management  
Ms Doyle, Senior Planning Officer  
Mr Marrion, Senior Planning Officer  
Ms McKearney, Senior Planning Officer  
Ms McNally, Council Solicitor  
Miss Thompson, Committee Services Officer

**Others in Attendance**

**Applicant Speakers**

LA09/2016/0847/O  
LA09/2017/0846/F

Mr Ross  
Mr Stephens

The meeting commenced at 7.06 pm

**P050/18 Apologies**

Councillors McPeake and Robinson.

**P051/18 Declarations of Interest**

The Chair reminded members of their responsibility with regard to declarations of interest.

Councillor McKinney declared an interest in planning application LA09/2017/0528/O.

**P052/18 Chair's Business**

Councillor Reid stated he had been contacted in relation to phonebox at Ardtrea Crossroads and requested that Council use it's veto with a view to keeping the said phonebox. Councillor Reid advised that the phonebox is still working and is a landmark for the area.

The Planning Manager noted the Councillor's request and advised that the matter would be investigated and a report brought back to committee.

## **Matters for Decision**

### **P053/18 Planning Applications for Determination**

The Chair drew Members attention to the undernoted planning applications for determination.

#### **LA09/2015/1288/F Regularisation of and amendments to 500kW anaerobic digestion (AD) plant previously approved under H/2011/0436/F adjacent to 1 Gortnaskey Road, Draperstown for Lodge Renewables**

The Head of Development Management presented previously circulated report on planning application LA09/2015/1288/F which was recommended for approval and highlighted addendum circulated to report which suggested some planning conditions to be amended.

Proposed by Councillor McKinney  
Seconded by Councillor Bell and

- Resolved** That planning application LA09/2015/1288/F be approved subject to conditions as per the officer's report and subject to the following amendments as below –
- Conditions 7 and 8 to refer to drawing No 03/2 bearing the date stamp 9 February 2018.
  - Conditions 12 and 13 are not required as NIEA have already approved a method of works statement and construction work has already been carried out.

#### **LA09/2016/0751/F Engineering Workshop and Offices at site NE and Adjacent to 1 Washingbay Road, Springisland Industrial Estate, Coalisland, for McGrath Engineering**

Members considered previously circulated report on planning application LA09/2016/0751/F which was recommended for approval.

Proposed by Councillor Gildernew  
Seconded by Councillor Clarke and

- Resolved** That planning application LA09/2015/0751/F be approved subject to conditions as per the officer's report.

#### **LA09/2016/0847/O Site for new Chalet Dwelling approx 150m SE of 22-24 Hanover Square, Coagh, for Mr Trevor Love**

Mr Marrion (SPO) presented a report on planning application LA09/2016/0847/O advising that it was recommended for refusal. Mr Marrion also highlighted addendum circulated to report which listed an additional reason for refusal in that the proposal is contrary to OS1 of PPS8 as the proposed development is within an area of open

space and it has not been demonstrated that there is an exceptional reason to allow the loss of this area of open space.

The Chair advised the committee that a request to speak on the application had been received and invited Mr Ross to address the committee.

Mr Ross advised that this was an outline application for a modest dwelling within a village setting, he stated that the application site was within the development belt for the village and was an attractive site which would be enclosed by mature vegetation. Mr Ross stated he did not believe that the proposal would mean any trees would have to be removed. Mr Ross advised that the applicant had obtained planning permission for another dwelling along the river some years ago and that this dwelling was now built and occupied.

Mr Ross felt that the LLPA Policy was in a low order of importance and was essentially an extra layer of policy, he advised that the Ecologist report stated there were no issues in relation to bats and that an otter report could be completed if required. Mr Ross stated that, in the wider context of Coagh Village, this was a small development, he advised he had not heard about the additional reason for refusal regarding open space before tonight and asked that the application be deferred.

The Planning Manager reminded Agents that if requesting a deferral it was better to set out the reasons for this prior to the meeting as it saves time.

The Planning Manager stated that LLPA 1 Policy supported minor works however this application was not considered minor works and was not considered an exception owing to the loss of open space.

Councillor Glasgow proposed that the application be deferred for an office meeting.

The Planning Manager stated that the policy was clear and that he could not remedy a solution.

Councillor Bell referred to the comment by Mr Ross in which he stated that no trees would be removed as part of the development and felt that if this was set out as a planning condition there may be some wriggle room.

Councillor Cuthbertson felt the application should be deferred to allow the Agent time to address the additional reason for refusal raised tonight.

Councillor Bateson also felt the Agent should be afforded the opportunity to address the additional reason for refusal.

Councillor Reid seconded Councillor Glasgow's proposal to defer the application.

The Chair reminded the meeting that if changes to Planning Protocol are adopted at April Council meeting then there will be no opportunity to speak for a second time if the application is deferred and returned to Committee for a final decision.

**Resolved** That planning application LA09/2016/0847/O be deferred for an office meeting.

**LA09/2017/0918/O                      Replacement Dwelling, 120m E of 27 Mullaghbane Road, Dungannon for Brian Quinn**

Members considered previously circulated report on planning application LA09/2017/0918/O which was recommended for approval.

Proposed by Councillor Gildernew  
Seconded by Councillor McAleer and

**Resolved** That planning application LA09/2017/0918/O be approved subject to conditions as per the officer's report.

**LA09/2017/1142/O                      Dwelling and garage approx. 5m E of 74 Kinnrush Road, Ardboe, for Ciara Curran**

The Head of Development Management (SPO) presented a report on planning application LA09/2017/1142/O advising that it was recommended for refusal.

Councillors Bell and Gildernew spoke on the application and felt the application would be in keeping with the area and would be sympathetic towards it.

The Planning Manager suggested a site meeting may be useful before making a decision on this application.

Councillor Gildernew proposed deferral of the application for a site meeting.

Councillor Bateson did not feel the application would have any detrimental impact and seconded Councillor Gildernew's proposal to defer for a site meeting.

In response to Councillor Reid's question the Head of Development Management advised that there were no consultee issues, including Roads Service.

**Resolved** That planning application LA09/2017/1142/O be deferred for a site meeting.

**LA09/2017/1206/O                      Dwelling and domestic garage/store approx 70m NE of 111 Bancran Road, Draperstown for Miss Caoimhe McCormack**

Members considered previously circulated report on planning application LA09/2017/1206/O which was recommended for approval.

Proposed by Councillor Clarke  
Seconded by Councillor McKinney and

**Resolved** That planning application LA09/2017/1206/O be approved subject to conditions as per the officer's report.

**LA09/2017/1426/F**

**Retention of boundary wall and the alteration of ground levels to provide concrete finish to hardcored yard at 55 Knockanroe Road Cookstown, for Reid Engineering**

The Planning Manager asked that this application be deferred to allow time to investigate issues in relation to drainage flow and to explore whether height of wall can be reduced.

In response to Councillor Bell's comments the Planning Manager advised that the height of the wall on the resident's side was 3.7m. The Planning Manager stated that the objector to the application had raised an issue in relation to drainage which was reasonable to investigate. The Planning Manager also wanted to use the opportunity to defer the application to explore whether the height of the wall can be reduced and to try to broker an agreement to which both parties can live with.

Proposed by Councillor Glasgow  
Seconded by Councillor Kearney and

**Resolved** That planning application LA09/2017/1426/F be deferred for an office meeting.

**LA09/2017/1464/F**

**Dwelling and detached domestic garage (substitution for LA09/2017/0488/F,) at new site location 30m E of 13 Mulnagore Road, Cookstown, for Mr & Mrs Fleming**

Members considered previously circulated report on planning application LA09/2017/1464/F which was recommended for approval.

Proposed by Councillor Reid  
Seconded by Councillor Glasgow and

**Resolved** That planning application LA09/2017/1464/F be approved subject to conditions as per the officer's report.

**LA09/2017/1490/F**

**Widening of existing laneway (amended description) adjacent to 50 Cookstown Road, Moneymore, for Mr Mark Hamilton**

The Planning Manager asked that this application be withdrawn from the schedule as amended plans had been received which show the as built scheme. Further consultation will now be required however if this is found to be acceptable it was proposed to deal with the application under the Scheme of Delegation.

Proposed by Councillor Glasgow  
Seconded by Councillor Cuthbertson and

**Resolved** That planning application LA09/2017/1490/F be withdrawn from schedule, if amended plans are found to be acceptable by consultees then application will be dealt with under Scheme of Delegation.

**LA09/2017/1582/F**                      **Remove/vary conditions 7 and 8 of LA09/2016/1165/F at lands opposite 270 Killyman Road, Killyman, Dungannon, for Boa Island Properties Ltd**

**LA09/2017/1583/F**                      **Remove/vary conditions 7 and 8 of LA09/2016/1617/F at lands opposite 274 Killyman Road, 4.12Killyman, Dungannon, for Boa Island Properties Ltd**

**LA09/2017/1584/F**                      **Remove/vary conditions 6 and 7 of LA09/2016/1166/F at lands W of 281 Killyman Road, Killyman, Dungannon, Boa Island Properties Ltd**

Mr Marrion (SPO) presented previously circulated reports on planning applications LA09/2017/1582/F, LA09/2017/1583/F and LA09/2017/1584/F which were recommended for approval.

Councillor Cuthbertson declared an interest in these items.

Proposed by Councillor Gildernew  
Seconded by Councillor Reid and

**Resolved** That planning applications LA09/2017/1582/F, LA09/2017/1583/F and LA09/2017/1584/F be approved subject to conditions as per the officer's report.

**LA09/2017/1659/O**                      **Dwelling, 120m NW of 83 Granville Road, Dungannon, for Peter O'Rourke**

Members considered previously circulated report on planning application LA09/2017/1659/O which was recommended for approval.

Proposed by Councillor Bell  
Seconded by Councillor Reid and

**Resolved** That planning application LA09/2017/1659/O be approved subject to conditions as per the officer's report.

**LA09/2017/1805/F**                      **Extension of public car park at 2 Moore Street, Aughnacloy (adjacent to Tramline Way Aughnacloy), for Mr Leo Daly**

Members considered previously circulated report on planning application LA09/2017/1805/F which was recommended for approval.

Proposed by Councillor McAleer  
Seconded by Councillor Gildernew and

**Resolved** That planning application LA09/2017/1805/F be approved subject to conditions as per the officer's report.

**LA09/2017/0528/O**                      **Site for dwelling and detached double garage adjacent to 41 Drumsamney Road, Desertmartin, for Andrew Moore**

Members considered previously circulated report on planning application LA09/2017/0528/O which was recommended for approval.

Proposed by Councillor Bell  
Seconded by Councillor Clarke and

**Resolved** That planning application LA09/2017/0528/O be approved subject to conditions as per the officer's report.

*Councillor McKinney left the meeting at 7.45 pm.*

**LA09/2017/0846/F**                      **Cattle welfare unit including storage and proposed yard area for storage at 175m SE of 66A Kilnacart Road, Dungannon for Niall McCann**

Mr Marrion (SPO) presented a report on planning application LA09/2017/0846/F advising that it was recommended for refusal.

The Chair advised the committee that a request to speak on the application had been received and invited Mr Stephens to address the committee.

Mr Stephens stated that whilst the application is located away from the main farm group Policy CTY12 allows for exceptions to apply. Mr Stephens stated that it had been accepted that the topography of the area is 'undulating' and felt that with additional vegetation there would be no critical viewpoints and that the proposal would integrate.

Mr Stephens stated that the farm was active and established and that the proposal would be of benefit to the farm as current buildings are 60 years old with restricted access and that modern facilities were required. Mr Stephens advised that there were no suitable buildings at the proposed location and that in the rural context the proposal is small.

*Councillor McKinney rejoined the meeting at 7.48 pm during the above presentation.*

The Planning Manager referred to the point made that the farm was active and established and asked if this was correct.

Mr Marrion clarified that there is an established farm under Mr Hughes' name however the applicant is someone who has just been given a Category 3 Business ID which is for a hobby farm. Mr Marrion stated that the proposal is for a building larger than the needs of a hobby farm.



Councillor Gildernew stated that the farm is currently jointly owned but that the applicant wants a farm in his own name. The Councillor expressed some concern over the height and integration of the proposal.

The Planning Manager advised that the reasons for refusal relate to integration and felt that the size of the yard area was excessive. The Planning Manager asked if the applicant met the test to get a farm building.

Mr Marrion advised that the applicant did not meet the test on his own and was relying on someone else's Business ID. Mr Marrion stated it was unclear what the relationship was between the two and the number of animals being kept.

Councillor McKinney referred to the need for a business number to start farming and that this usually starts with a hobby farm and is then upgraded to a full number over time. In relation to concern over the size of the yard, Councillor McKinney felt that as tractors and machinery have got bigger over the years most farm yards were now too small and a bigger yard would be more practical nowadays.

The Chair, Councillor Mallaghan explained to Councillor McKinney that he was taking his contribution on the application as exercise of speaking rights because under Standing Orders he was unable to debate or vote on the matter as he had not been present for part of the presentation.

Mr Stephens advised that the applicant would reconsider the size of the yard and amended drawings could be provided.

Councillor Reid stated that in order to apply for a herd number a farm has to have adequate facilities in place (crush, pens etc).

The Planning Manager felt that the policy in relation to farm buildings was unduly strict however Members needed to be careful when setting policy aside. The Planning Manager stated that the application does not meet the policy test at this point in time but given that that applicant has worked previously with other farmers and now wanted to start out on his own he would be content for the Agent to submit further drawings in relation to the yard area.

Proposed by Councillor Gildernew  
Seconded by Councillor Bell and

**Resolved** That planning application LA09/2017/0846/F be deferred to allow for further drawings in relation to the yard area to be submitted.

In response to Councillor McKinney's comments the Planning Manager advised that criteria for Single Farm Payments had changed over the years and that other considerations were required to be taken into account.

Councillor Bateson felt there was no doubt that there was a genuine agricultural need for the proposal.

Councillor McEldowney stated that the reason the applicant made the proposal was because he had bought his own land and wanted to have his own farm business.

Councillor Bell felt that the large turning area was a good idea.

The Chair, Councillor Mallaghan again reminded the meeting of proposed changes to Planning Protocol which, if adopted, would mean there would be no further opportunity to speak on this application.

#### **P054/18      Receive Revocation Report**

The Head of Development Management presented previously circulated report which sought approval to proceed with formal Revocation proceedings of previous planning permissions.

Proposed by Councillor Clarke  
Seconded by Councillor Reid and

**Resolved**      That it be recommended to Council to proceed with formal Revocation procedures for applications I/2005/0118/O and I/2008/0310/RM.

#### **P055/18      Receive Planning Department Service Plan 2018-19**

The Planning Manager presented previously circulated report which provided the Planning Department's Service Improvement Plan for 2018-2019.

In response to Councillor Mallaghan's comments in relation to the budget detailed within the Service Plan the Planning Manager stated the figures showed the reliance on planning fees being received. The Planning Manager stated that the £192,383 detailed was the amount required to be put in by Council on top of planning fees received.

Councillor Glasgow referred to budgeted consultancy fees and asked what this amount will be used for.

The Planning Manager advised that the planning department have not used consultants to date but going forward it is proposed to utilise consultants for specialised areas of work such as a retail study. The Planning Manager also felt that consultants could help in verifying work as a critical friend.

Councillor Reid referred to pilot scheme in relation to processing of Roads consultations and asked how the planning department can handle this extra workload whenever it is already struggling in relation to staff complement. The Councillor also felt the department were taking on the work of another Government department. Councillor Reid asked what planning appeals cost Council.

The Planning Manager advised that Mid Ulster probably have the least number of planning appeals and to date Council has not paid anything in relation to planning appeals. In relation to Roads consultations the Planning Manager advised that this will entail 10-15 minutes work on site. In addition the Planning Manager advised that

it has been requested that a dedicated Roads Service engineer be located within Mid Ulster area.

Councillor Reid felt that Council should be seeking costs from Roads Service with regard to work being done on their behalf.

The Planning Manager felt that the proposed pilot would provide a better service to the public, he continued that he would like to see Council functions grow and that this was a starting point.

Councillor Reid stated he would agree with the Planning Manager's sentiments as long as appropriate finance was coming with the additional responsibility.

Councillor Clarke referred to the income from central funds and that this Council gets the same amount as other Councils who are only handling half the number of applications. Councillor Clarke felt that if the income from central funds was proportionate then this Council would not be looking at having to top up the planning budget.

The Chair, Councillor Mallaghan felt more information in respect of this would be useful.

Councillor Kearney stated it was good to see the proposed pilot being brought forward and request to site a roads engineer within the District as it was what had been promised at the beginning of transition.

Proposed by Councillor Bateson  
Seconded by Councillor Clarke and

**Resolved** That it be recommended to Council to agree the Service Plan for Planning Department for 2018/19.

#### **P056/18 Planning Programme for Elected Members**

The Planning Manager presented previously circulated report which sought nominees to engage in the NILGA Local Planning Programme for Elected Members.

The Chair, Councillor Mallaghan proposed Councillor McPeake to participate in the Programme.

Councillor Reid proposed Councillor Glasgow to participate in the Programme.

Councillor Glasgow advised there would be a meeting of NILGA on Friday in which it could be ascertained the number of spaces left on the Programme and that this item be brought back.

The Chair, Councillor Mallaghan stated that as there was no agreement between parties as to nominations he proposed the further nominee be taken as per D'Hondt and advised that Sinn Féin would provide the name of the second nominee.

Councillor Bell seconded Councillor Mallaghan's proposals.

It was agreed that Councillors Glasgow, Kearney and Robinson names be forwarded to NILGA to be included on the reserve list for the Programme.

- Resolved** That it be recommended to Council that –
- (I) Councillor McPeake and an additional nominee from Sinn Féin be nominated to engage in the NILGA Local Planning Programme.
  - (II) Other interested nominees (Councillors Glasgow, Kearney and Robinson) be forwarded to NILGA to be included on the reserve list for the programme.

### **Matters for Information**

#### **P057/18 Minutes of Planning Committee held on 6 March 2018**

Members noted minutes of Planning Committee held on 6 March 2018.

#### **P058/18 Receive Appeal Decision**

The Head of Development Management presented previously circulated report which advised on a recent Planning Appeal decision.

Members noted the content of the report.

The Chair, Councillor Mallaghan asked if the planning appeal decision made any specific comment on the Dark Skies Project at Davagh Forest.

The Head of Development Management advised that the appeal decision did refer to Davagh Forest and tourism but did not specifically mention the Dark Skies Project.

The Planning Manager stated that the planning appeal decision made clear that an application should be decided on its own merits. The Planning Manager stated that the appeal decision gave weight to the AONB and the height of the turbine and also gave weight to neighbouring amenity.

### **Local Government (NI) Act 2014 – Confidential Business**

Proposed by Councillor Clarke  
Seconded by Councillor McAleer and

- Resolved** In accordance with Section 42, Part 1 of Schedule 6 of the Local Government Act (NI) 2014 that Members of the public be asked to withdraw from the meeting whilst Members consider items P059/18 to P063/18.

**Matters for Decision**

P059/18      Receive Enforcement Reports

**Matters for Information**

P060/18      Confidential Minutes of Planning Committee held on 6  
March 2018

P061/18      Enforcement Case Liveload

P062/18      Enforcement Cases Opened

P063/18      Enforcement Cases Closed

**P064/18      Duration of Meeting**

The meeting was called for 7.00 pm and ended at 9.13 pm.

Chair \_\_\_\_\_

Date \_\_\_\_\_

## ADDENDUM TO PLANNING COMMITTEE AGENDA

### FOR PLANNING COMMITTEE MEETING ON: 9 April 2018

**Additional information has been received on the following items since the agenda was issued.**

ITEM	INFORMATION RECEIVED	ACTION REQUIRED
4.1	<p>Suggested Planning Conditions to be amended as follows: Conditions 7 and 8 to refer to drawing No 03/2 bearing the date stamp 9<sup>th</sup> Feb 2018</p> <p>Conditions 12 and 13 are not required as NIEA have already approved a method of works statement and construction work has already been carried out.</p>	Members to Note
4.3	<p>Additional reason for refusal to be added: The proposal is contrary to Policy OS1 of PPS8 as the proposed development is within an area of open space and it has not been demonstrated that there is an exceptional reason to allow the loss of this area of open space.</p>	Members to note
4.7	<p>An additional condition to be added: Prior to the yard being concreted, the drainage proposals, as indicated on drawing No 02/1 bearing the stamp dated 22 FEB 2018, shall be fully installed and permanently retained in an operational condition. Reason: To prevent any risk of surface water flooding.</p>	Members to note
4.9	<p>Amended plans have been received showing the as built scheme.</p>	Remove from schedule, if this is acceptable it will be dealt with under the scheme of delegation

