



19 June 2023

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Magherafelt and by virtual means Council Offices, Ballyronan Road, Magherafelt, BT45 6EN on Monday, 12 June 2023 at 19:00 to transact the business noted below.

A link to join the meeting through the Council's remote meeting platform will follow.

Yours faithfully

Adrian McCreesh  
Chief Executive

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## AGENDA

### OPEN BUSINESS

1. Notice of Recording  
This meeting will be webcast for live and subsequent broadcast on the Council's You Tube site [Live Broadcast Link](#)
2. Apologies
3. Declarations of Interest  
Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.
4. Chair's Business

### Matters for Decision

#### Development Management Decisions

5. Receive Planning Applications 11 - 740

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2019/0335/F	Six semi detached 2 storey dwellings with private drive and associated site works atLands	APPROVE

		opposite 9 Cabragh Road, Cabragh, Dungannon for Laurence MC Guigan	
5.2.	LA09/2019/0937/F	Amendment to road junction (approved LA09/2015/0881/F) to include new footpath along Anneeter Road and Ardean Close at Junction of Anneeter Road & Battery Road, Cookstown for St Malachy's GAC Moortown	APPROVE
5.3.	LA09/2020/0368/F	Change of use from a barber shop to a gym at 11-13 Rainey Street, Magherafelt for Shane Maguire	APPROVE
5.4.	LA09/2020/0472/F	Winning and working of minerals (sand and gravel) across an area of c.12 ha; construction of a new site access and haul route; erection of processing plant and machinery (washing plant), weighbridge and office with restoration to agriculture (further info - Noise/Dust Report) at lands to the W of Iniscarn Road and N of Crocknamohil Road, Draperstown for Hollow Park Sand and Gravel Ltd	APPROVE
5.5.	LA09/2020/0780/O	Furniture storage/warehouse facility at site 80m W of 37 Charlemont Street, Moy, Dungannon for Moy Furniture Centre Ltd	REFUSE
5.6.	LA09/2020/0966/F	Housing development of 26 two storey dwellings (20 semi-detached dwellings, 5 Townhouses and 1 detached dwelling), site road and associated site works at lands 20m W of 180 Battery Road, Moortown for Loughview Developments	APPROVE
5.7.	LA09/2020/1423/F	1 two bedroom apartment and 2 one bedroom apartments at 28m NE of 30 Augher Road, Clogher, BT76 for RMS Civils	REFUSE
5.8.	LA09/2021/0205/F	Mixed use redevelopment of former convent building & school to include: public, community & interpretive spaces; event space including a restaurant/function	APPROVE

		room; Parish office, archive store & library facility; General office space; Existing chapel to be retained for occasional mass services; Nursery & Creche facility; Ancillary spaces & redevelopment of surrounding curtilage to provide gardens, interpretive space & car parking plus waste water treatment plant (revised description) at Sisters of Mercy Convent, 9 Northland Row, Dungannon, for Drumglass Parish Trust Fund	
5.9.	LA09/2021/1396/O	Site for housing development. at 34 Main Street, Tullyhogue, Cookstown. for Calvert Development Ltd	REFUSE
5.10.	LA09/2021/1559/LBC	Mixed use redevelopment of former convent building & school to include:, public, community & interpretive spaces; event space including a restaurant/function room; Parish office, archive store & library facility; General office space; Existing chapel to be retained for occasional mass services; Nursery & Creche facility; Ancillary spaces & redevelopment of surrounding curtilage to provide gardens, interpretive space & car parking plus waste water treatment plant (revised description) at Sisters of Mercy Convent, 9 Northland Row, Dungannon, for Drumglass Parish Trust Fund	APPROVE
5.11.	LA09/2021/1653/F	Extension of facilities, provision of new workshop, new access to public road to replace existing substandard access, adequate parking, associated site works and landscaping at site Immediately E of 19 Annagh Road, Lungs, Clogher, for Malcolm Keys	REFUSE
5.12.	LA09/2021/1708/F	Access at 276 Mountjoy Road, Stewartstown, Dungannon. for Mr Stephen Hughes	APPROVE

5.13.	LA09/2022/0047/F	Store & associated parking at 80m N of 74 Kilmascally Road, Ardboe for Gary Campbell	APPROVE
5.14.	LA09/2022/0264/F	Renewal of LA09/2016/0361/F - free range poultry house at approx. 690m NE of 16 Greenhill Road, Ballygawley for Mr Eugene MC Bride	REFUSE
5.15.	LA09/2022/0281/F	Housing development of 13 units (12 two storey semi detached and 1 two storey detached) opposite Cluntoe Park, Ardboe Rd, Cookstown, for Hagan Builders	APPROVE
5.16.	LA09/2022/0424/F	Mixed use scheme comprising the erection of a three storey building, retention and alterations to existing building on Rainey Street and existing rear return to provide 13 apartments (total), retention of 2 retail units, amenity space, car parking and ancillary site works at lands at 39-41 Rainey Street, Magherafelt, for Genmark Developments	APPROVE
5.17.	LA09/2022/0454/F	Dwelling and garage on a farm at land approx. 60m SW of 6 Beaghbeg Road, Dunamore, Kildress for Louise Devlin	REFUSE
5.18.	LA09/2022/0465/F	25m high lattice telecommunications tower on elevated ground with antenna & dishes located within a new compound area to be enclosed with a 1.2m high timber stock proof fence & access track to installation at area of field approx. 750m NE of Ballnagilly Road, Lissan, Cookstown for Cornerstone Telecommunications	APPROVE
5.19.	LA09/2022/0576/O	Dwelling and garage at 35m W of 77 Carraloan Road, The Woods, Magherafelt for Mr John Gribbin	APPROVE
5.20.	LA09/2022/0600/F	Battery energy storage system facility 100MW (BESS) and associated 33KV transformers, including 2 switch houses with control rooms lighting and closed-circuit television (CCTV) columns, new site boundary fencing and landscaping proposals, use of	APPROVE

		existing access and ancillary development works, including underground cabling route linking the site to Tamnamore main substation to the W at lands immediately E of Tamnamore Substation and 260m SW of 167 Ballynakilly Road, Coalisland, Dungannon for Heron Storage Ltd	
5.21.	LA09/2022/0624/F	Section 54 application requesting to remove the requirement of road widening & provision of an additional footpath along the frontage of the development (LA09/2017/0487/F) at O'Rahilly GFC, 93 Washingbay Road, Coalisland, for Clonoe O'Rahilly GFC	REFUSE
5.22.	LA09/2022/0626/F	Two agricultural sheds for housing sheep/feed/machinery and the retention of two existing sheds. at 100m WSW of 43 Tullynagee Road, Moneymore for Paul McCrystal	APPROVE
5.23.	LA09/2022/0630/O	5 no. 2 storey dwellings (1 detached and 4 semi detached) at 73 Main Street, Tobermore, for Mr C Beatty	REFUSE
5.24.	LA09/2022/0657/O	Dwelling and domestic garage at 40m W of 62 Ballynargan Road, Stewartstown, for Nuala McReynolds	REFUSE
5.25.	LA09/2022/1183/O	Site for dwelling on a farm at 250m NE of 19 Derrylattinee Road, Dungannon for Caolan Gildernew	APPROVE
5.26.	LA09/2022/1193/O	Dwelling and domestic garage at 20m NE of 168 Washingbay Road, Coalisland, for Mrs Anne Nugent	APPROVE
5.27.	LA09/2022/1209/F	Dwelling with integrated garage and associated site amenities at 180m NE of 40 Foygh Road, Castlecaulfield, Dungannon for Mr And Mrs McCausland	APPROVE
5.28.	LA09/2022/1420/F	Extension of existing factory to include new assembly/workshop, paint-line, offices to increase production of existing product.	APPROVE

		Extension of car parking & associated works at Emerson, Ballyreagh Industrial Estate, Cookstown for Emerson	
5.29.	LA09/2022/1509/F	Farm Storage Shed at 170m W of 4 Dunmurry Road, Draperstown for Joe McWilliams	REFUSE
5.30.	LA09/2022/1572/O	Site for 2 storey dwelling between 8 and 14 Drumvale Avenue, Cookstown for Mr Fergal Eastwood	APPROVE
5.31.	LA09/2022/1686/O	Dwelling and garage at 61 Ballynakilly Road, Coalisland for Mr Terry McCann	REFUSE
5.32.	LA09/2022/1687/F	Retention of commercial access and extension to storage yard a(pproved LA09/2021/0899/F) at 30 Tullyodonnell Road, Rock, Dungannon, for Mr Paul McGoldrick	APPROVE
5.33.	LA09/2022/1730/O	Dwelling & detached garage (Replacement) at approx 45m SW of 239 Coalisland Road, Dungannon for Mr JP Canavan	APPROVE
5.34.	LA09/2022/1736/O	Dwelling and garage at approx 210m SE of 59 Glengomna Road, Draperstown for Sean Donnelly	REFUSE
5.35.	LA09/2022/1740/O	Site for farm dwelling and garage at 50M East of 18 Drummond Road, Dungannon for Mr Norman Watt	APPROVE
5.36.	LA09/2022/1743/O	Dwelling and garage at approx 30m W of 5 Carrydarragh Road, Moneymore for Mr Randall Crooks	REFUSE
5.37.	LA09/2022/1762/F	Development of the existing playing field to incorporate pedestrian trim trail, formalized car parking area, access link to the existing children's playpark to the north of the site. Provision of a 70sqm service building, new polytunnel and rainwater collection system. at existing playing field and allotment area within Park View, Castledawson for Mr Johnny McNeill	APPROVE
5.38.	LA09/2022/1777/O	2 storey dwelling with detached garage adjacent to and S of 14	REFUSE

		Tullylinton Road, Dungannon for Mr R Hopper	
5.39.	LA09/2023/0034/F	Amended rear pedestrian access to shop & first floor apartment at 108 and 108B Main Street, Fivemiletown, for Mr Gary Coote	APPROVE
5.40.	LA09/2023/0045/O	Dwelling and domestic garage at lands immediately E and adjacent to 103 Old Caulfield Road, Castlecaulfield for Eugene McKenna	APPROVE
5.41.	LA09/2023/0073/O	Dwelling and domestic store on farm at lands 70m N of 158A Washingbay Road, Coalisland for Martin Hughes	APPROVE
5.42.	LA09/2023/0076/O	Infill dwelling and garage at land between 6 and 15 Dungororan Road, Dungannon for Miss Jessica Brown	REFUSE
5.43.	LA09/2023/0141/O	Farm building for sheep handling and sheep feed store at 15m E of 101 Bancran Road, Draperstown for Mr Dermot Brown	REFUSE
5.44.	LA09/2023/0148/O	Site for dwelling and garage at adjacent and S of Killygullib Orange Hall, Tamlaght Road, Kilrea for Mr Terence Birt	APPROVE
5.45.	LA09/2023/0162/F	Change of Use of existing commercial property into 2 residential apartment at 27 Union Place, Dungannon for Mr John Rafferty	APPROVE
5.46.	LA09/2023/0164/F	Redevelopment of existing Integrated College Dungannon to provide a new integrated post primary school to accommodate circa. 700 pupils (as existing). Works to include demolition of existing buildings, phased construction of new two-storey school accommodation and extension to existing sports block. Other works include 2 new grass pitches, 5 new tennis courts, hard play areas, a sensory garden, cycle parking area, fencing, retaining walls, car parking, landscaping and all associated site works. Vehicular and pedestrian access to the main	APPROVE

		school site will be maintained off Gortmerron Link Road and an additional access point is proposed through to Stevenson Park Rugby grounds, to facilitate the southern pitches. at Integrated College Dungannon, , 21 Gortmerron Link Road, Former Pitches to The South East and Portion of Dungannon Rugby, Club (Stevenson Pk) at 36 Moy Road, Dungannon for Board of Governors of Integrated College, Dungannon	
5.47.	LA09/2023/0175/F	Change of house type to M/2009/0967/RM, extension of dwelling curtilage and erection of domestic garage at 103D Ballagh Road, Fivemiletown for Mr Cormac Mc Gale	APPROVE
5.48.	LA09/2023/0211/F	2 infill dwellings adjacent to and immediately SE of 26 Whitetown Road, Newmills, Dungannon for Sydney Brown	APPROVE
5.49.	LA09/2023/0219/F	Off-site replacement dwelling and garage (substitution of M/2007/0028/RM) at lands approx 75m NE of 83 Clonavaddy Road, Galbally, Dungannon for Mr Tiarnan McKenna	REFUSE
5.50.	LA09/2023/0232/O	Infill site for dwelling between 139 and 143 Drumagarner Road, Kilrea for Mr Brian Mc Closkey	REFUSE
5.51.	LA09/2023/0280/F	Single storey extension to the rear of 21 Loran Vale, Cookstown for Ryan McKenna	APPROVE
5.52.	LA09/2023/0281/F	Single storey extension and alterations at 58 Station Road, Maghera, for Mr & Mrs Leslie & Sharon Smith & Lynd-Smith	APPROVE
5.53.	LA09/2023/0284/F	Single storey dwelling and access lane at lands approx. 20m NW of 10 Colliers Lane, Coalisland for Mr Brian Carron	REFUSE
5.54.	LA09/2023/0317/F	Infill dwelling and garage at 15m NW of 259 Hillhead Road, Knockcloghrim for Albert Speer	REFUSE
5.55.	LA09/2023/0318/O	Dwelling in an existing cluster at 50m SE and adjacent to 166	APPROVE



		Washingbay Road, Coalisland for Michelle O'Hagan	
5.56.	LA09/2023/0328/F	Renewal of LA09/2017/1700/F - extension to rear and side of dwelling to accommodate at 5 Coolmount Drive, Cookstown for Emma McAleer	APPROVE
5.57.	LA09/2023/0407/O	Infill site for dwelling with garage, driveways and septic tank lands between 112 and 116 Lismoye Road, Swatragh for Mr Paul Tohill	APPROVE
5.58.	LA09/2023/0408/O	Infill dwelling and garage at lands between 112 and 116 Lismoye Road, Swatragh, for Mr Bosco Tohill	APPROVE
5.59.	LA09/2023/0423/F	Infill dwelling and outbuildings at lands between 7 and 11 Roughan Road, Stewartstown for Mr Martin Armour	APPROVE

6. Receive Deferred Applications

741 - 870

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/0093/O	Dwelling and garage on a farm at 60m E of 43 Carnaman Road, Gulladuff for Mr James McErlean	APPROVE
6.2.	LA09/2021/0352/F	Stable and store at lands approx. 55m W of 303 Battleford Road, Dungannon, for Mr Patrick McKenna	REFUSE
6.3.	LA09/2021/0739/F	Dwelling & garage/store. at 150m NE of 230 Coalisland Road, Gortin, Dungannon, for Mr Cathal Keogh	APPROVE
6.4.	LA09/2021/1286/O	Dwelling and garage under CTY 10 at 30m SW of 30 Cloane Road, Draperstown for Sean Gallagher	APPROVE
6.5.	LA09/2021/1366/F	5 glamping pods and associated external works at 170m SE of 52 Derrycourtney Road, Caledon for Mr Jim Moore	APPROVE
6.6.	LA09/2022/0490/O	Dwelling and garage on a farm at 194m SW of 8 Killybearn Lane, Cookstown for Martyn Devlin	APPROVE
6.7.	LA09/2022/0654/O	Dwelling and Garage at lands 40m SW of 50 Battery Road, Coagh for Joanne Devlin	APPROVE

6.8.	LA09/2022/0732/O	Dwelling and garage at 110m NE of 26 Broagh Road, Knockcloghrim, Magherafelt, for Martin McErlean	APPROVE
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7. Receive Report on Increased Charges for Property Certificates 871 - 878
8. Receive Report on DFIs Consultation on Revised Regional Strategic Planning Policy 879 - 902

Matters for Information

- 9 Minutes of Planning Committee held on 4 April 2023 903 - 922
- 10 Receive Planning Department Service Plan 2023- 24 923 - 940

**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

11. Receive Report on Staffing Restructure
12. Receive Report on Advanced Notice of Listing - Fivemiletown
13. Receive Report on Advanced Notice of Listing - Maghera
14. Receive Enforcement Report

Matters for Information

15. Confidential Minutes of Planning Committee held on 4 April 2023
16. Enforcement Cases Opened
17. Enforcement Cases Closed
18. Enforcement Live Case List