



09 April 2024

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon at Mid Ulster District Council, Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 09 April 2024 at 17:00 to transact the business noted below.

Yours faithfully

Adrian McCreesh  
Chief Executive

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## AGENDA

### OPEN BUSINESS

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

### Matters for Decision

#### Development Management Decisions

5. Receive Planning Applications 7 - 366

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/0099/F	2 storey dwelling and garage with attached car port at 10m N of No 1 The Brambles, Station Road, Magherafelt for Mr Mark Quinn	REFUSE

5.2.	LA09/2020/1319/F	Mixed-use development comprising 80 units (56 dwellings & 24 apartments) & 8 industrial units (light industrial & storage) at immediately N of 31 Ballygawley Road, Dungannon, bounded by Cloneen & Ballysaggart Park to the S & W for Orchard County Contracts	APPROVE
5.3.	LA09/2021/1293/F	Extension to bar and restaurant including extension of off sales area within existing shop and temporary marquee at 221 Orritor Road, Cookstown for Mrs Iris Thom	APPROVE
5.4.	LA09/2022/1135/F	Development of business park PARK to include up to 16 business units (use class B1/B2/B3 & B4), access arrangements from Sandholes Road, landscaping, car parking, servicing and ancillary site works (Amended description) at 14 Sandholes Road, Cookstown, for Sperrin Trading Services Ltd	APPROVE
5.5.	LA09/2022/1459/F	Renewal of Planning approval LA09/2017/0168/F - New Robotic Dairy Unit at 110 M SW of 10 Ballynagarve Road, Magherafelt for Mr William Watterson and Sons	REFUSE
5.6.	LA09/2023/0421/F	Amendment of housing development layout as approved under LA09/2021/0191/F from 42 houses to 20 No. semi-detached houses & 4 No. detached houses at 8 Killyneill Road, Dungannon, for Mr and Mrs John Quinn	APPROVE
5.7.	LA09/2023/0724/F	Battery Energy Storage System (BESS) facility including electrical substation building, CCTV/lighting columns, security fencing, new access and ancillary site works at lands approx 80m to the N and E of 122a Moneymore Road and approx 40m to the W and S of Magherafelt Substation, Magherafelt, for Magherafelt BES Ltd.	APPROVE

5.8.	LA09/2023/0782/F	Residential development comprising of 12 dwellings (mix of detached dwellings and chalet bungalows), private amenity space, landscaping, new site access, and all associated ancillary works. at lands approx 16m to SW of 21 Moneysharvan Road, Swatragh, for Millriver Investments	REFUSE
5.9.	LA09/2023/0872/O	Dwelling and domestic garage in a gap site at land between 19 and 21 Killyneill Road, Dungannon for Caran Ltd	APPROVE
5.10.	LA09/2023/0922/F	Retention of cattle shed and hard standing yard area at lands approx 100m SW of 17 Annaghnaboe Road, Coalisland for Edward Dorman	REFUSE
5.11.	LA09/2023/1034/O	Off-site replacement dwelling, garage and associated site works at lands adjacent to and NE of 43 Annaghone Rd, Stewartstown, Dungannon for Mr Matthew Leonard	APPROVE
5.12.	LA09/2023/1075/F	Conversion and reuse of a redundant farm building to provide a new single living unit immediately to the rear of 25 Ballynahaye Road, Cabragh, Dungannon for Brian Mulgrew	APPROVE
5.13.	LA09/2023/1119/F	Replacement dwelling at 40m SW of 38 Lisnamuck Road, Tobermore for Mr Andrew Hopper	REFUSE
5.14.	LA09/2023/1215/O	Site for two dwellings and detached garages at lands between 21 and 23 Halfgayne Road, Maghera for Mr Francis Bradley	REFUSE
5.15.	LA09/2023/1279/F	Extension to curtilage to provide garden space and domestic storage shed at 96 Mullan Road, Coagh for Mr Terence Maynes	REFUSE
5.16.	LA09/2023/1300/F	Alterations and 2 storey rear extension to existing dwelling at 28 Moneymore Road , Cookstown, for Mr Michael Young	APPROVE
5.17.	LA09/2023/1311/F	Dwelling and domestic garage (change of house type and garage from I/2006/0008/RM	REFUSE

		including relocation of garage within extended curtilage) at site opposite 64 Feegarron Road, Cookstown for Mr & Mrs Alan & Claire Boyle	
5.18.	LA09/2023/1374/F	Farm shed for feeding & shelter area, storage area & underground slurry tanks at 76m SE of 200 Annagher Road , Dungannon for Mr James McGrath	REFUSE
5.19.	LA09/2023/1381/O	Dwelling and garage (infill) at 35m SE of 37 Ballynacross Road, Knockloghrim for T Elliott Esq	REFUSE
5.20.	LA09/2023/1385/O	Dwelling and garage (infill) at 85m SE of 37 Ballynacross Road, Knockloghrim for T Elliott Esq	REFUSE
5.21.	LA09/2023/1402/LDP	Completion of detached dwelling (site 31) as per H/2005/0601/F at lands 45m NE of 34 Moneyneany Road, Moneyneany, Draperstown for Mr Brendan Doyle	REFUSE
5.22.	LA09/2024/0035/O	Dwelling & garage at 300m N of 74 Moneyhaw Road, Drummullan, Moneymore for Mr Fergus Bell	APPROVE
5.23.	LA09/2024/0097/F	Change of use from residential to office (retrospective) at 14 King Street Magherafelt for Les Ross Planning	APPROVE
5.24.	LA09/2024/0138/RM	Dwelling and garage at land E of 91 Creagh Road, Castledawson, for Ciaran and Emer Devlin	APPROVE

## 6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2021/0268/F	Replacement of existing turbine (approved I/2014/0394/F) with an EWT DW54 250KW turbine comprising of a 40m hub height and blade span of 27m (overall tip height of 67m) (Revised Noise and Visual Information) at approx 210 SE of 40 Gortagammon Road, Cookstown for Arena Capital Partners	APPROVE
6.2.	LA09/2021/1396/O	Site for housing development. at 34 Main Street, Tullyhogue,	APPROVE

		Cookstown. for Calvert Development Ltd	
6.3.	LA09/2022/1359/O	Site for a dwelling and domestic garage at approx 105m NW of 25 Brackagh Road, Desertmartin for Mr Seamus Diamond	APPROVE
6.4.	LA09/2022/1736/O	Dwelling and garage at approx 210m SE of 59 Glengomna Road, Draperstown, for Sean Donnelly	APPROVE
6.5.	LA09/2023/0005/F	Dwelling and detached domestic garage at approx 55m NE of 72 Finulagh Road, Dungannon, for Michael Doran	APPROVE
6.6.	LA09/2023/1070/O	Dwelling and garage adjacent to 59 and 24m SE of 55 Killary Lane, Killary, Stewartstown, Dungannon for Mr Brian Corr.	APPROVED

7. Receive Report on Tirquin Killyclogher Afforestation 457 - 466
8. Receive Report on Afforestation Drumconready Draperstown 467 - 472

Matters for Information

9. Minutes of Planning Committee held on 5 March 2024 473 - 504

**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

10. Receive Report on BT Notification
11. Receive Report on Local Development Plan
12. Receive Enforcement Report

Matters for Information

13. Confidential Minutes of Planning Committee held on 5 March 2024
14. Enforcement Cases Opened
15. Enforcement Cases Closed