

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented to Cookstown Council

Date of Council Meeting 10-Feb-09



	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	C Carlin 17a Sherigrim Road, Stewartstown, BT71 5PP	I/2008/0190/F	<b>Approval</b>	17a Sherigrim road, Stewartstown	Proposed retention of existing window from previously approved application (I/2001/0739) and retention of access with visibility splays of 2.4m back and 80m west and 50m east.( New P1 Form.)
2	Mr S Sean 63 Mullan Road, Coagh, Cookstown, BT80 OJE	I/2008/0206/F	<b>Approval</b>	60M East of 63 Mullan Road, Balinderry, Cookstown	Proposed Amended access to dwelling previously approved under application I/2004/1124/RM. (Amended Planning Application Certificate (P2) and amended plans)
3	Mr Ferguson 54 Mullanahoe Road, Arboe, Dungannon	I/2008/0284/RM	<b>Refusal</b>	Approx 120m south of 31 Killycanauan Road, Arboe, Dungannon	Proposed new 1 1/2 storey dwelling
	<b>The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, in that an amended plan showing tangential splay east has not been provided.</b>				
4	M Calderwood 24 Ballydawley Road, Cookstown, BT45 7NU	I/2008/0304/RM	<b>Approval</b>	100m south of 17 Ballydawley Road, Money more	Proposed dwelling and garage

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5	Mrs M Calderwood 24 Ballydawley Road, Cookstown, BT45 7NU	I/2008/0305/RM	<b>Approval</b>	17 Ballydawley Road, Moneymore	Proposed dwelling and garage
<p><b>The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, in that an amended plan showing amended access details have not been provided.</b></p>					
6	Mr Nugent 2 Cavanoneill Road, Kildress, Cookstown	I/2008/0309/RM	<b>Approval</b>	140m South of 17 Cavanoneill Road, Cookstown	Proposed dwelling house & domestic garage
7	Mr R Collins 54 Grange Road, Cookstown	I/2008/0327/F	<b>Approval</b>	Site 1: 60m Southwest of 66 Grange Road, Cookstown, Co Tyrone (Amended site location plan) □ Site 2: 30m south of 70 Grange Road, Cookstown, Co. Tyrone	Proposed 2No. Dwellings & Garages
8	Mr & Mrs Elkin 2 Old Rectory Park, Cookstown, BT80 9XR	I/2008/0332/F	<b>Approval</b>	130m west of 9 Ballynafeagh Road, Stewartstown	Full planning application for proposed new dwelling & detached double garage with loft storage for domestic purposes, to supercede outline planning permssion with reference I/2005/1217/O
9	Sandholes Presbyterian Church C/O Agent	I/2008/0385/F	<b>Approval</b>	10 Kiltyclogher Road, Sandholes Cookstown BT80 9AU	Proposed extensions & alterations to provide new kitchen, tiolets, Sunday School rooms & improvements to existing hall (amended block plan)

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<b>10</b>	Ja Hegarty 'The Nook', 1 Cookstown Road, Moneymore, BT45 7QF	I/2008/0409/O	<b>Approval</b>	Lands to rear of 22 + 23 Cloneen Drive, Moneymore. BT45 7UW	Detached two storey dwelling (amended site address and proposal).
<b>11</b>	Ms A Quinn 122 Battery Road, Moortown	I/2008/0476/F	<b>Refusal</b>	At lands at 122a Battery Road, Moortown, Tyrone	Proposed replacement dwelling and garage
	<p><b>The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that the proposed replacement dwelling would have a visual impact significantly greater in terms of size and design than the existing dwelling and the overall size of the new dwelling does not allow it to integrate into the surrounding landscape. □</b></p> <p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and the design of the proposed dwelling is inappropriate for the site and therefore would not integrate into this area of the countryside. □</b></p>				
<b>12</b>	Tamlaght Estates C.o.a	I/2008/0499/O	<b>Refusal</b>	Lands at 28-30 Castle Road, Cookstown. BT80 8RA	Proposed 50 bed nursing home and eight retirement dwellings
	<p><b>The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, in that an amended plans in relation to the junction layout and road widening and footpath provision on Castle Road have not been provided. Technical information has not been provided for Environmental Health in relation to the potential of late noise disturbance to the occupants of nos. 30-44 Castle Villas, Cookstown resulting from plant, equipment and vehicular traffic.</b></p>				
<b>13</b>	Mcaleer & Rushe Ltd 17-19 Dungannon Rd, Cookstown	I/2008/0525/A	<b>Approval</b>	Unit 1, Molesworth Place, Molesworth St, Cookstown. BT80 8NX	Shop sign

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<b>14</b>	Mr M Barry 65 James Street, Cookstown	I/2008/0559/F	<b>Refusal</b>	65 & 67 James Street, Cookstown	Proposed demolition of No 65 James Street, Cookstown to allow for extension and alterations to licensed premises to include restaurant, bed & breakfast accommodation with 14 No bedrooms
	<p><b>The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations</b> 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.</p> <p><b>The proposed development would, if permitted, prejudice the safety and convenience of road users</b> since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the premises.</p> <p><b>The proposal is contrary to Policy ATC 1: demolition Control in an Area of Townscape Character of the Addendum to Planning Policy Statement 6: Areas of Townscape Character</b> as the buildings on site make a positive contribution to the character of the Area of Townscape Character and there is presumption in favour of retaining such a building.</p> <p><b>the proposed development is contrary to Policy BH 11 - Development affecting the setting of a Listed Building of Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage</b> in that the development would, if permitted, adversely affect the setting of the building listed under Article 42 of the Planning(NI) Order 1991 by reason of its detailed design which is out of keeping with the setting of the listed First Presbyterian Church HB (Ref:09/14/010) in terms of scale, form, massing and proportions.</p> <p><b>The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, in that; a plan of the proposed development in relation to the existing streetscape has not been provided.</b> <input type="checkbox"/></p> <p><b>The applicant has failed to demonstrate why the proposed Bed &amp; Breakfast is necessary in Cookstown as per Policy TOU 3 - Tourist Accommodation of A Planning Strategy for Rural Northern Ireland.</b> <input type="checkbox"/></p>				
<b>15</b>	Mr M Barry 65 James Street, Cookstown	I/2008/0560/A	<b>Refusal</b>	65 & 67 James Street, Cookstown	3 No shop signs
	<p><b>The proposal is contrary to AD 1 of Planning Policy Statement 17 - Control of Outdoor Advertisements and Addendum to Planning Policy Statement 6 - Areas of Townscape Character</b> in that the proposal does not respect the character and would, if permitted, have an adverse impact on the surrounding area.</p> <p><b>The proposal is contrary to Planning Policy Statement 1 - General Principles</b> in that the scheme to which the advertisement is associated with does not have planning permission.</p>				

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<b>16</b>	Mr & Mrs B Bell 70 Claggan Road, Cookstown, BT80 9UD	I/2008/0566/F	<b>Refusal</b>	70 Claggan Road, Cookstown. BT80 9UD	Proposed 3no ground floor extensions including roofspace conversion and internal alterations to dwelling
	<b>The proposal is contrary to Policy EXT 1 of Addendum to Planning Policy Statement 7 Residential Extensions and Alterations in that the pitched projection does not respect the character and design of the simple existing dwelling.</b>				
<b>17</b>	B M Motors 8 Mullan Road, Derrycrin, Coagh, Cookstown, Co Tyrone	I/2008/0575/F	<b>Refusal</b>	8 Mullan Road, Derrycrin, Coagh, Cookstown, Co Tyrone	Retention of car sales compound, workshop for servicing & preparation of vehicles for sale and portacabin for general office administration (amended plans)
	<b>The proposal is contrary to DES 2 of the Departments Planning Strategy for Rural Northern Ireland in that the introduction of this car sales compound and workshop in a residential area will detrimentally alter the character and amenity of the area, by reason of adverse impact on residential and visual amenity of the surrounding area.</b>				
	<b>The proposed development is contrary to PPS 3 - Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.</b>				
<b>18</b>	Mr W Turkington 41 Knockaleary Road, Cookstown, BT80 9EG	I/2008/0594/RM	<b>Approval</b>	180m west of No.41 Knockaleary Road, Cookstown BT80 9EG	Proposed private dwelling and septic tank
<b>19</b>	Mr M Kelly 29 Derrmore Way, Cookstown, BT80 8PZ	I/2008/0600/F	<b>Approval</b>	Lands 180m north west of 26 Ballynagilly Road, Craignayarrow	Proposed replacement dwelling with domestic garage

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20	Mr & Mrs D Scott 55 Killygarvin Road, Cookstown	I/2008/0616/RM	<b>Refusal</b>	53 Killygarvan Road, Cookstown	Proposed replacement dwelling
	<p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design of the proposed dwelling is not considered simple and 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 provide screening for the proposed private amenity space for the proposed residents.</b></p>				
21	Ms B Mccracken 29 Gortalowry Park, Cookstown	I/2008/0640/F	<b>Refusal</b>	5 Morgans Close, Cookstown, Co Tyrone	Single storey extension & alteration to garage to allow extra bedroom & living accommodation plus new garage
	<p><b>The proposal is contrary to Ext 1 of PPS 7 in that the proposal constitutes a separate unit of accomodation and does not appear to be ancillary to the main residential property and therefore could be used as a seperate unit.</b></p>				
22	Mr M Loughran 14 Mininea Road, Cookstown, BT80 9NY	I/2008/0657/F	<b>Approval</b>	18 Mininea Road, Cookstown	Proposed replacement dwelling
23	Mr E Loughran C/O Agent	I/2008/0676/F	<b>Refusal</b>	39 Ballymulligan Road, Magherafelt	Proposed single storey replacement dwelling
	<p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.</b></p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>				
24	Ms I Reilly 48 Green Lane, Coleshill, Birmingham, B46 3NE	I/2008/0677/F	<b>Approval</b>	Approx 180m South of 56 Ballynafreagh Road, Stewartstown, Dungannon BT71 5NT	Site for dwelling and domestic garage (under Article 28 of Planning NI Order 1991) without compliance with Condition 4, siting restrictions of I/2006/0426/O

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<b>25</b>	Mrs E Donnelly 520 Ardagh Road, Cookstown, BT80 0AU	I/2008/0683/RM	<b>Refusal</b>	60 Meters south of 20 Ardagh Road, Coagh, Cookstown.	Construct a dwelling (proposed two storey dwelling and detached domestic garage)
<p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed dwelling is a prominent feature in the landscape and the design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.</b> □□□</p>					
<b>26</b>	J Mc Elduff 73 Sluggan Road, Pomeroy, Dungannon	I/2008/0701/RM	<b>Approval</b>	30 Beaghbeg Road, Dunamore, Cookstown	Replacement of existing semi detached dwelling with new detached dwelling and domestic garage as per conditions set out in previously granted outline planning permission ref no I/2005/1017/0 (amended plans)
<b>27</b>	Dale Farm C/O Rodney Stewart, Dunman Factory, 139 Moneymore Road, Cookstown, BT80 944	I/2008/0703/F	<b>Approval</b>	139 Moneymore Road, Cookstown, Co Tyrone	Installation of 5 no milk storage tanks, clad in profiled grey metal sheeting
<b>28</b>	Mr P Kelso Kelso Car Sales, 135 Dungannon Road,, Cookstown, BT80 9BD	I/2008/0704/F	<b>Refusal</b>	Proposed new dwelling at 50m North East of 38 Wellbrook Road, Cookstown	Change of house tyoe to previously approved planning approval reference I/2007/0581 to include single storey dwelling with bedrooms in the roof space
<p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the orientation of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.</b> □□□</p>					

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<b>29</b>	Messrs D & Z Mc Connell 27 Knickaleary Road, Cookstown, Co Tyrone, BT80 9EG	I/2008/0718/RM	<b>Refusal</b>	Adjacent to 8 Terrywinny Lane Cookstown BT80 9EF	Dwelling and double garage (domestic)
	<p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. □</b></p> <p><b>The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, in that an amended plan showing Forward Site Distance and the requested cross-section details.</b></p>				
<b>30</b>	Mr M Fox 69 Claggan Road, Cookstown, BT80 9UF	I/2008/0720/F	<b>Refusal</b>	Land 130m South of 65 Claggan Road Cookstown	Proposed change of house type from previously approved reference no I/2007/0930
	<p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and DES 4 of A Planning Strategy for Rural Northern Ireland in that the scale, form and massing of the proposed dwelling is considered dominant and incongruous to the site which is located within an AONB and therefore would not integrate into this area of the countryside. □</b></p>				
<b>31</b>	Cookstown District Council Burn Road, Cookstown, BT80 8DT	I/2008/0723/F	<b>Approval</b>	Streetscape between 1 Burn Road BT80 8DT and 49 Burn Road BT80 8DR Cookstown	Improvements to footpath paving and road surface, feature lighting columns, replacement brackets/lanterns to existing street lighting, street furniture, tree planting (amended plans)
<b>32</b>	Mr P Glackin 48 Parkanour Road, Castlecaulfield, Dungannon	I/2008/0726/RM	<b>Approval</b>	123 Sherrigrim Road, Lisnane Cookstown	Proposed dwelling with carport to rear

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<b>33</b>	Mr G Simpson 181 Ballyronan Road, Magherafelt	I/2008/0744/O	<b>Refusal</b>	181 Ballyronan Road, Magherafelt	Proposed small housing scheme
	<p>The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7 "Quality Residential Environments", criteria (a) and (c) in that the proposal would constitute overdevelopment of a restricted site where it would result in unacceptable damage to the local character and residential amenity for future neighbouring properties along Ballyronan Road.</p>				
<b>34</b>	Mr & Mrs S Hughes 46 Hillhead, Stewartstown, BT71 5HY	I/2008/0749/F	<b>Approval</b>	120m East of 95 Ballygittle Road, Stewartstown BT71 5JT	Re-position of dwelling and garage as previously approved under planning application I/2006/0669/RM
<b>35</b>	Mr P Donaghy 17 Lissadell Drive, Magherafelt, BT45 5AR	I/2008/0759/O	<b>Refusal</b>	50m South of 42 Tullagh Road, Cookstown	Proposed day care centre for the physically disabled including 8 bedspaces for respite care
	<p>The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.</p> <p>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement 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 the access will not integrate with their surroundings and therefore would not integrate into this area of the countryside. □</p> <p>The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the building would, if permitted not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside. □</p> <p>The proposal is contrary to FLD 1 - Development in Floodplains of Planning Policy Statement 15: Planning and Flood Risk as the site is located within a floodplain, it has not been previously developed and does not fall within any of the categories set out under Policy FLD 1.</p> <p>The proposed development if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Tullagh Road.</p>				

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<b>36</b>	Mrs C Mc Cann 22 Molesworth Road, Cookstown	I/2008/0763/F	<b>Refusal</b>	22 Molesworth Road, Cookstown	Retrospective application for existing porch & proposed extension to rear of creche
	<b>The proposal is contrary to Policies SP18 and DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the porch to the front would, if permitted, be detrimental to the character of the surrounding area by reason of its siting, design and materials which are out of character of the area.</b>				
<b>37</b>	Mr P Quinn 35A Corvanaghan Road, Cookstown	I/2008/0764/F	<b>Refusal</b>	Lands opposite 33 Corvanaghan Road Cookstown	Retention of existing shed for agricultural purposes only
	<b>The proposed development is contrary to CTY 12 - Agricultural and Forestry Development of Draft Planning Policy Statement 21 - Sustainable Development in the Countryside as the applicant has failed to demonstrate that the agricultural shed is necessary for the efficient use of the agricultural holding.</b>				
<b>38</b>	Mr T Mc Guckin C/O No 30 Dirnan Road, Lissan, Cookstown, BT80 9XL	I/2008/0766/F	<b>Approval</b>	Approx 200m South East of no 30 Dirnan Road Lissan Cookstown	Proposed change of House Type from that previously approved under I/2007/0378/F
<b>39</b>	Mr C Murray 20 Woodhouse Road, Dungannon, BT71 5HH	I/2008/0771/F	<b>Approval</b>	30m North West of 20 Woodhouse Road, Dungannon	Change of house type and double garage from previously Ref I/2007/0103/RM
<b>40</b>	Mr P J Kane 9 New Line Road, Cookstown, County Tyrone	I/2008/0775/RM	<b>Approval</b>	120 M North East of 7 New Line Road, Cookstown	Proposed Dwelling (6 M Ridge Height) with front and rear returns with detached domestic garage

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41	N.I.E Patricia Mc Kenna, Carn Industrial Estate, Portadown, BT63 5QJ	I/2008/0776/F	<b>Approval</b>	9 Mill Road Cookstown	Overhead single phase line on wooden poles, 11kv. (08/05232)
42	Mr W Mc Collum 13 Ballygonny Road West, Moneymore, Magherafelt, BT45 7NS	I/2008/0777/F	<b>Approval</b>	3 Ballygonny Road West, Moneymore, Magherafelt, BT45 7NS	Single storey rear extension to dwelling and new domestic detached garage
43	Mr R Mc Partland C/O 82 Windsor Crescent, Cookstown, BT80 8EZ	I/2008/0780/O	<b>Approval</b>	20 Ballymaguire Road, Stewartstown, Co Tyrone , BT71 5NG	Replacement dwelling
44	Mr K Mc Vey 55 Ballymoyle Road, Cookstown, BT80 0AP	I/2008/0781/RM	<b>Approval</b>	No 55 Ballymoyle Road Cookstown ( as above)	Proposed replacement dwelling
45	Miss G Abbott 35 Tullywiggan Road, Cookstown	I/2008/0782/F	<b>Approval</b>	35 Tullywiggan Road, Cooktown	Proposed replacement dwelling with car port
46	M Mallon 13 Derrychrin Park, Coagh, Cookstown	I/2008/0784/F	<b>Approval</b>	13 Derrychrin Park, Coagh, Cookstown	Rear single storey extension for disabled facility bathroom and bedroom

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<b>47</b>	Mr R Crossett 21 Coltrim Lane, Moneymore, BT45 7QH	I/2008/0785/F	<b>Approval</b>	21 Coltrim Lane, Moneymore, BT45 7QH	Proposed replacement domestic garage attached to gable side of existing dwelling
<b>48</b>	Mr & Mrs V Cunningham C/O Ross Planning	I/2008/0786/F	<b>Refusal</b>	16 Downs Road, Tullyhogue	Retention of domestic outbuilding to the rear of 16 Downs Road
	<p><b>The proposal is contrary to EXT 1 (a) and (f) of Addendum to PPS 7 (Residential Extensions and Alterations) in that the scale and design of the proposal is not sympathetic with the built form and appearance of the existing property and the extension does not appear ancillary to the use of the main dwelling and could operate on its own as a separate unit. □ □ □ □</b></p>				
<b>49</b>	Mr J Mc Gurk 10 Gortreagh Road, Cookstown	I/2008/0787/F	<b>Refusal</b>	180M North West of 4A Flo Road, Cookstown	Proposed dwelling with attached garage
	<p><b>The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.</b></p>				
<b>50</b>	Mr J O Neill 20 Rathbeg, Cookstown, Co Tyrone, BT80 8HR	I/2008/0788/F	<b>Approval</b>	20 Rathbeg Cookstown BT80 8HR	Proposed extension to rear of existing dwelling for disabled grant consisting of shower room and utility
<b>51</b>	Ms K Mc Nicholl 7 Drumvale Avenue, Cookstown, BT80 8QZ	I/2008/0791/F	<b>Approval</b>	No 7 Drumvale Avenue Cookstown, BT80 8QZ	Proposed first floor extension to side of existing dwelling

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<b>52</b>	Mr C Glendinning 7 Drumlea Park, Cookstown	I/2008/0793/F	<b>Approval</b>	7 Drumlea Park, Cookstown	Proposed alterations and extension to rear of dwelling.
<b>53</b>	J J Quinn 100 Blackrock Road, Broughderg, Mountfield, Omagh, BT79 8JG	I/2009/0013/F	<b>Approval</b>	100 Blackrock Road, Broughderg Mountfield, Omagh, BT79 8JG	N.I.H.E Scheme to include alterations and extension for G.F bedroom and shower room to the side of dwelling