

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented to Cookstown Council

Date of Council Meeting 11-Nov-08



| | Applicant Address | Application Ref | DOE Opinion | Location | Proposal |
|---|--|-----------------|-----------------|--|--|
| 1 | Mr H Moffett Otter Lodge, 26 Dungannon Road, Cookstown | I/2006/1182/O | Refusal | Otter lodge 26 Dungannon Road Cookstown Co Tyrone. | Bedroom and Ancillary Accommodation (amended concept plans and landscaping detail) to include Manager's Dwelling (Amended Plans - Levels and Flood level details). |
| | The proposal is contrary to Policy No LLPA 1 in the Cookstown Area Plan in that the site is located in a Local Landscape Policy Area and would, if permitted, harm or change the character of the countryside by reason of removal and loss of trees and vegetation. | | | | |
| 2 | Allied Metal Products Ltd Unit 1, Derryloran Ind Estate | I/2007/0900/F | Refusal | Ballyreagh Industrial Estate, Cookstown | Proposed Manufacturing Unit |
| | 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 access road details as per planning application I/2007/0428. □ | | | | |
| 3 | Northstone (Ni) Ltd 99 Kingsway, Dunmurry, Belfast, BT17 9NU | I/2007/0905/F | Approval | Gregg's Pit, Land East of Ballybriest Road, Cookstown. | Processing Plant for Screening and Washing of Sand and Gravel and Construction of Wheel Washing Facility. |
| 4 | Mr M Mallon 22 Blackrock Road, Cookstown | I/2007/0943/RM | Refusal | 50m West of 25 Blackrock Road, Cookstown | Proposed dwelling |
| | The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, 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. □ | | | | |

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| 5 Mr K Warwick 14 Fair Hill Road, Cookstown, BT80 8AG | I/2007/0986/A | Refusal | 14 Fair Hill Road, Cookstown, Co Tyrone | Shop Sign |
| <p>The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, as the proposal includes development that requires full planning permission (a new shopfront) and this has not been provided. □</p> | | | | |
| 6 Mr E Scullion 104 Drumenny Road, Coagh, Cookstown, BT80 0HN | I/2008/0039/F | Approval | Lands 40.0m north of No 4 Carnagh, Cookstown BT80 0BQ | Housing development consisting of 6 no semi-detached two storey dwellings and associated siteworks |
| 7 Mr E Cush 92 Lurganeden Road, Pomeroy | I/2008/0180/F | Refusal | 280m SE of 35 Turnabaron Road, Pomeroy | Replacement dwelling house. |
| <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, 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.</p> | | | | |
| 8 Mr Flack 28 Rockdale Road, Sandholes, Cookstown, BT80 9BA | I/2008/0188/RM | Approval | Approx. 50metres north east of 28 Rockdale Road, Cookstown. | Proposed erection of bungalow/cottage. |
| 9 Mr B Mc Aleece 33 Ballymoyle Road, Coagh, Cookstown | I/2008/0222/RM | Refusal | 120M North West of junction of Ballymoyle Ardagh Roads, Coagh, Cookstown | Proposed new dwelling |
| <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and the Rural Design Guide for Northern Ireland 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. □□</p> | | | | |

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| 10 | Claggan Presbyterian Church C/O Agent | I/2008/0224/F | Approval | 60/62 Claggan Road, Cookstown, Co Tyrone | Proposed new church hall complex including minor hall, kitchen & stores |
| 11 | Mr D Convery 94 Blacklower Road, Stewartstown, Dungannon | I/2008/0262/F | Refusal | 94 Blacklower Road, Stewartstown Dungannon | Replacement of existing dwelling at 94 Blacklower Road, Stewartstown, Dungannon |
| | | | | <p>The proposal is contrary to Policy CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that the scale and massing of the proposal would result in a dominant building significantly greater than the existing dwelling.□</p> <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the scale, form, massing and architectural design is unacceptable and would result in a dominant and incongruous scheme.</p> | |
| 12 | M Costelloe 3 Holly Hill Road, Cookstown, BT80 9QP | I/2008/0283/RM | Refusal | Land 375m sw of 24 Ballynakilly Road, Cookstown Townland: Ballynakilly BT80 9BX | New dwelling |
| | | | | <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, 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.</p> | |
| 13 | Mr & Mrs Boyd 12 Station Road, Pomeroy, BT70 3DP | I/2008/0296/RM | Refusal | 84 Lurganden Road, Killey, Pomeroy, Co Tyrone | Proposed replacement dwelling and domestic garage |
| | | | | <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, 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.</p> | |

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| 14 | Mr Neeson 73 Loughfea Road, Cookstown, BT80 9SR | I/2008/0306/F | Approval | 30m East of No. 73 Loughfea Road, Cookstown | Proposed Change of House Type to include a new sun lounge and domestic garage. |
| 15 | Mr Turkington 18 Sweep Road, Cookstown, BT80 8JW | I/2008/0325/F | Refusal | 18 Sweep Road, Cookstown, Co Tyrone | Amendment to condition no. 3, 'The Private Streets (NI) Order 1980', on planning permission Ref. I/2000/0489/F-Amendment to design of Right Turn Lane |
| | 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 the proposed right turning lane has not been provided. | | | | |
| 16 | Mr Armstrong 36 Coagh Road, Stewartstown | I/2008/0341/F | Approval | 36 Coagh Road | Retention of existing pre-fabricated office building |
| 17 | Mr Chambers 50 Cookstown Road, Moneymore | I/2008/0347/RM | Refusal | Coltrim Lane, Moneymore (approximately 220m from junction with Cookstown Road) | New dwelling + garage |
| | The proposal is contrary to Policy CTY 10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design of the proposed dwelling is inappropriate for the site in that the proposed basement and site works required will appear contrived and unnatural and will result in a dominant and incongruous scheme. | | | | |
| 18 | Coyle/Rocks 18 Ardean Close, Ardboe Road, Cookstown, BT80 OJN | I/2008/0353/F | Approval | 89 Ardboe Road, Kinrush, Ardboe | Extension to dwelling |

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| 19 | N.I.C.E Aldersgate House, 13-19 University Road, Belfast, BT7 1NA | I/2008/0363/F | Approval | Phoenix integrated school, 80 Fountain Road, Cookstown, County Tyrone | Temporary additional classroom and associated facilities, extended dining room. Extended Site and hard play area |
| 20 | H Farr 23 Ballymaguire Rd, Stewartstown, BT71 5NG | I/2008/0365/RM | Approval | 140m east of 10 Lisboy Road, Stewartstown | Proposed dwelling and garage |
| 21 | Mr M Mc Nally 39 Old Rectory Park, Cookstown | I/2008/0367/F | Approval | 39 Old Rectory Park, Cookstown | Proposed new garage extension to existing store, change of use from existing garage to living room, relocation of existing access and proposed new access. |
| 22 | Cookstown District Council Council Offices, Burn Road, Cookstown, BT80 8DT | I/2008/0372/F | Refusal | 25m south east of 17 Riverside, Dunman, Cookstown | Proposed play area |
| | | | | The proposed development is contrary to AMP 2 of 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. | |
| 23 | Mr J Mc Gucken Killycolp House, 21 Killycolp Road, Cookstown, BT80 8UL | I/2008/0373/O | Refusal | Site 100m south east of killycolp House, 21 Killycolp Road, Cookstown {NB Cookstown District Council Area} | Proposed retirement farming dwelling and garage |
| | | | | The proposal is contrary to Policies CTY1 and CTY3 of Draft PPS 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement and does not merit being considered as an exceptional case as the stated need for this farm retirement dwelling does not justify a relaxation of the strict planning controls in the countryside. □ | |

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| 24 | G Doyle 313 Drum Road, Cookstown | I/2008/0377/F | Approval | 313 Drum Road, Cookstown | Proposed double garage |
| 25 | Mr D Kempton 28 Ardagh Road, Coagh, Cookstown, BT80 0AU | I/2008/0399/F | Refusal | 28 Ardagh Road, Coagh, Cookstown BT80 0AU | Side extension to create new living room side extension to create dressing/wardrobe & ensembles rear extension to create utility room |
| | | | | The proposal is contrary to EXT 1 (a) of Addendum to PPS 7 (Residential Extensions and Alterations) in that scale and design of the proposal does not reflect the character of the existing dwelling and would result in an incongruous scheme. | |
| 26 | R Croucher 87 Back Lower Road, Stewartstown | I/2008/0401/F | Approval | 87 Back Lower Road, Stewartstown | Removal of existing utility rm & store and replace with kitchen, study, utility rm, shower rm & stores |
| 27 | D Howard 54 Littlebridge Road, Moneymore, BT45 7WT | I/2008/0406/F | Refusal | Rear of 90 Church Street, Cookstown | Retention of change of use from store to gym |
| | | | | The proposed development would if permitted be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would 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 premises. | |
| | | | | The proposed development would if permitted be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would prejudice the safety and convenience of road users since the restricted width of the existing access renders it unsatisfactory for increased use. | |
| 28 | Mr R Robinson No 160 Tanderagee Road, Pomeroy | I/2008/0421/RM | Approval | Approx 300m north west of No 150 Tanderagee Road, Pomeroy | Proposed dwelling (ridge height 5.5m) + domestic garage |

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| 29 | Ms S Mcauley 18 Maloon Manor, Cookstown, Co Tyrone, BT80 8WR | I/2008/0435/RM | Approval | 120meters South of No 40 Tullyreavy Road, Cookstown | Proposed new two storey dwelling |
| 30 | Moy Investments Lp Rhone Hill, Grange, Co Tyrone, BT71 6RX | I/2008/0439/F | Approval | Approx 120 metres east of 24 Muntober Road, Cookstown BT80 9LW | Proposed erection of single private dwelling & garage (amended plans) |
| 31 | Mr A Abernethy 67 Lisclare Road, Stewartstown, BT71 5HQ | I/2008/0442/RM | Approval | Approx 105m south of 37 Lisclare Road, Stewartstown BT71 5QH | Two storey domestic dwelling with domestic twin garage and first floor loft storage area over garage |
| 32 | S Badger Sherrigrim Road, Dungannon | I/2008/0447/F | Refusal | Opposite Parkmount, Newmills Road, Dungannon | Proposed dwelling & attached granny flat |
| | <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the scale of the rear return of the proposed dwelling is inappropriate for the site and would result in a dominant and incongruous scheme and therefore would not integrate into this area of the countryside. □</p> <p>The scale of the proposed granny flat accommodation is not ancillary to the proposed welling and could be operated as separate unit.</p> | | | | |
| 33 | Mr R Harkness 31a Moneymore Road, Cookstown | I/2008/0458/F | Approval | Site 60m NW of 48 Drumearn Road, Cookstown | Proposed single storey dwelling with front projection + 2no rear projections + domestic garages |

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| 34 | Mr D Quinn 181 Ardboe Road, Coagh, Cookstown | I/2008/0463/RM | Approval | 150 Kilmascally Road, Ardboe, Coagh | Proposed replacement dwelling 1&3/4 storey with single storey sun room to gable + detached domestic garage |
| 35 | Mcgurk Chartered Architects Unit 4 Kilcronagh Business Park, Sandholes Road, Cookstown, BT80 9HG | I/2008/0485/F | Refusal | 46 Cashel lane, Keenaghan Road, Cookstown, BT80 9ER | Alteration and single storey extension to rear of existing dwelling to allow for additional living space |
| | The proposal is contrary to EXT 1 (a) 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. | | | | |
| 36 | Mr D Reid 41 Chapel St, Cookstown | I/2008/0489/RM | Approval | Site @ 150m SE of 37 Tullyreavy Road, Rock, Dungannon | Erection of private dwelling and garage |
| 37 | A Reid 41 Knockinroe Road, Cookstown Road | I/2008/0494/F | Refusal | 41 Knockinroe Road, Cookstown | Proposed two storey extension to side of dwelling incorporating carport at ground floor level |
| | The proposal is contrary to EXT 1 (a) of Addendum to PPS 7 (Residential Extensions and Alterations) in that the design and external materials of the proposal will appear suburban and in congruous and will not reflect the character of existing dwelling.□□ □□ | | | | |
| 38 | Mr S Hopper No 274 Drum Road, Cookstown | I/2008/0508/O | Approval | No 274 Drum Road, Cookstown | Proposed replacement of existing 2 storey dwelling with new 2 storey dwelling |

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| 39 | N Henry 116 Newmills Road, Donaghey, Dungannon, BT71 4DG | I/2008/0515/RM | Approval | Adjacent to 116 Newmills Road, Donaghey, Dungannon. BT71 4D | New storey and half dwelling and detached garage |
| 40 | Mr M Mccrory 17 Davagh Road, Omagh, Tyrone, BT79 8JQ | I/2008/0522/RM | Approval | Approx 140m SE of 71 Corvanaghan Road, Evishbrack, Cookstown, Tyrone. BT80 9TW | Proposed single storey dwelling |
| 41 | Mr S Mccartney 89 Mullinhoe Road, Coagh, Tyrone | I/2008/0526/O | Approval | 136 Ardboe Road, Coagh | Demolish existing dwelling and construct new replacement two storey dwelling on land of 136 Ardboe rd |
| 42 | Cookstown Enterprise Centre Derryloran Ind Estate, Sandholes Road, Cookstown | I/2008/0528/F | Refusal | 39 Union Street, Cookstown | Change of use from dwelling to office accommodation |
| | The proposed development is contrary to AMP 2 of 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 premises. | | | | |
| 43 | N Mc Ginn 65 Turnaface Road, Churchtown, Cookstown, BT80 9XF | I/2008/0532/F | Approval | 65 Turnaface Road, Churchtown, Cookstown, BT80 9XF | Single storey extension to rear of dwelling |

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| 44 | Mr T Reid 31 Whitetown Road, Newmills, Dungannon, BT71 4ET | I/2008/0535/RM | Approval | Adjacent to 23 Blacktown Road, Newmills, Dungannon | Proposed dwelling and garage |
| 45 | Mr A Hutchinson 55 Cloverhill Road, Loup, Magherafelt, BT45 7TF | I/2008/0542/RM | Approval | 100m east of 4 Maghadone Road, Moneymore | Proposed dwelling and garage |
| 46 | Mr A Devlin 52 Forthglen, Cookstown, BT80 8TT | I/2008/0550/F | Approval | No 52 Forthglen, Cookstown | Proposed single storey rear extensions to dwelling - consisting of disabled bedroom & en-suite & sunroom |
| 47 | Mr J Mcstravock 11 Lomond Heights, Cookstown | I/2008/0554/F | Approval | 11 Lomond Heights, Cookstown | Single storey extension to rear of dwelling |
| 48 | Mr & Mrs E Mc Donald 6 Killeenan Road, Cookstown | I/2008/0562/RM | Approval | adjacent & se of No.6 Killeenan Road, Cookstown | Proposed dwelling and detached garage (amended block plan) |
| 49 | Mr K McAleer 304 Drum Road, Cookstown, BT80 9PT | I/2008/0574/F | Approval | 304 Drum Road, Cookstown | 1 and a half storey side and rear extensions to existing dwelling to include family room/sun room. 2 no bedrooms and utility |

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| 50 | Miss D Mccullagh 249 Camlough Road, Pomeroy | I/2008/0583/F | Refusal | Approximately 80m sw of 249 Camlough Road, Pomeroy | Proposed replacement dwelling |
| | | | | <p>The proposal is contrary to Policies CTY1 and CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that it has not been demonstrated that the property is, or was last lawfully used as a dwelling.</p> <p>The proposal is contrary to Policies CTY 5 and CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the proposed off site location 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 integrate into this area of the countryside.</p> | |
| 51 | Mr H Taylor C/O Agent | I/2008/0584/RM | Approval | 350m ESE of Pomeroy Road/Glassmullagh Road Junction, Rock, Cookstown | Two storey dwelling |
| 52 | Mr B Mcalynn C/O Agent | I/2008/0589/F | Refusal | 8a Rogully Road, Loup, Magherafelt BT45 5DA | 1 & a half storey granny flat extension to garage gable end; comprising of kitchen, living and utility downstairs, 2 bedrooms & bathroom upstairs |
| | | | | <p>The proposal is contrary to EXT 1 (a) 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 in particular the proposed gable elevation is out of proportion.</p> <p>The proposal is contrary to EXT 1 (f) of Addendum to PPS 7 (Residential Extensions and Alterations) in that the extension does not appear ancillary to the use of the main dwelling or partially self contained and could operate on its own as a separate unit.□□ □□</p> | |
| 53 | Mr W Armstrong Prospect House, Coagh Road, Stewartstown | I/2008/0592/LB | Approval | 20 High Street, Moneymore | Change of use of ground floor retail unit to office accommodation |

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| 54 | Mr W Armstrong Prospect House, Coagh Road, Stewartstown | I/2008/0596/F | Approval | 20 High Street, Moneymore | Change of use of ground floor retail unit to office accommodation |
| 55 | Mr G Park Castlefarm, 25 Castlefarm Road, Stewartstown, BT71 5LD | I/2008/0602/F | Approval | Castlefarm, 25 Castlefarm Road, Stewartstown, Dungannon, Tyrone | Proposed agricultural underground slated slurry storage tank |
| 56 | Messrs S Hammond 69 Knockinroe Road, Stewartstown, Co Tyrone, BT71 5LX | I/2008/0608/RM | Approval | 40 metres (approx) South of 67 Knockinroe Road, Stewartstown BT71 5LX | Proposed dwelling and domestic garage (domestic) |
| 57 | Mrs C Spratt 47 Millburn Park, Cookstown | I/2008/0612/F | Approval | 47 Millburn Park, Cookstown | Proposed two storey extension to side of dwelling & single storey porch to front of dwelling |
| 58 | Mrs C Donnelly 1 Tullagh View, Cookstown | I/2008/0629/F | Approval | 1 Tullagh View, Cookstown | Single storey extension to rear of dwelling for bedroom and s.room |
| 59 | G Loughran 52 Killucan Road, Cookstown, Co Tyrone | I/2008/0635/F | Approval | 52 Killucan Road Cookstown Co Tyrone | Proposed single storey extension to front of existing dwelling to provide family room and provision of ramped access for N.I.H.E grant works. |

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| 60 | P Corey 121 Westland Road South, Cookstown | I/2008/0642/F | Refusal | 121 Westland Road South, Cookstown | Proposed single storey rear extension and loft conversion to dwelling and replacement garage |
| | The proposal is contrary to EXT 1 (a) of PPS 7 (Residential Extensions and Alterations) in that the scale, massing and design of the proposal is not sympathetic with the built form and appearance of the existing dwelling.□□(b) the proposal would affect the privacy and amenity of neighbouring residents by reason of overlooking due to the 1st floor gable windows proposed. | | | | |
| 61 | Mr M Mcgarvey No 8 Dirnan Road, Lissan, Cookstown | I/2008/0649/RM | Approval | Approx 120m South East of No 18 Dirnan Road, Lissan, Cookstown | Proposed domestic dwelling |
| 62 | Mr J Attwood 18 Burnbank, Cookstown | I/2008/0652/F | Approval | 67 Orritor Road, Cookstown | Proposed 2 storey extension, new fire escape and covered area to rear of guest house |
| 63 | Mr J Mccann No 34 Knockadoo Road, Moneymore | I/2008/0653/F | Approval | No 6 Derrygennard Lane, Knockadoo Road, Moneymore | Proposed replacement dwelling and domestic garage |
| 64 | Mr R Robinson 160 Tanderagee Road, Pomeroy | I/2008/0654/F | Approval | Farm Shop and Stores at 160 Tanderagee Road, Pomeroy | Retention of change of use from farm stores to farm shop, Prep area & stores in association with farm diversification |
| 65 | Nie Carn Industrial Estate, Portadown, BT63 5QJ | I/2008/0655/F | Approval | 4 Crosspatrick Road, Drummullan, Moneymore BT45 7XT | Overhead single phase line on wooden poles (07/21706) |

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| 66 | Mr & Mrs E Young 3 The Dales, East Circular Road, Cookstown, BT80 8TF | I/2008/0656/F | Approval | | Single storey sun room extension to rear of existing two storey dwelling |
| 67 | Mr N Carmichael 39 The Dales, Cookstown, Co. Tyrone, BT80 8TF | I/2008/0659/F | Approval | 39 The Dales, Cookstown | Proposed extensions to front & rear of dwelling |
| 68 | Southbank, Great Wilson Street, Leeds, LS11 5AD | I/2008/0660/F | Approval | ASDA, Sweep Road, Cookstown | Edge guard protection to roof area & staircase (external) to rear of store for health and safety purposes |
| 69 | Mr M Draper 76 Dundela Park, Sandycove, Dunlaoghaire, Dublin | I/2008/0663/O | Approval | 91 Newmills Road, Dungannon | Proposed replacement 1.5 storey dwelling & garage |
| 70 | Mr B Lavery No 55 Bellagherty Road, Ballyronan, Magherafelt | I/2008/0665/F | Approval | No 55 Bellagherty Road, Ballyronan, Magherafelt | Proposed single storey (disabled bathroom) side extension to dwelling |