

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented to Cookstown Council

Date of Council Meeting 13-Jan-09



	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Mr G Lagan 72 Main Street, Pomeroy, BT70 2QP	I/2007/0025/F	Approval	55 Cavanakeeran Road, Pomeroy, Co.Tyrone	Housing Development of 30 No. Dwellings and Associated Site Works Including Demolition of Existing Offices and Stores
2	Mr D Howard 54 Littlebridge Road, Moneymore, BT45 7NT	I/2007/0037/F	Approval	30m NE of 22 Littlebridge Road, Drumullan	4 No 4 Bed 2 Storey Detached Dwellings and 2 No 3 Bed 2 Storey Semi - Detached Dwellings With Associated Parking, Amenity Space and Private Roadway (Amended Proposal)
3	Mr J Hancock 21 Grange Road, Magherafelt, BT45 5EL	I/2007/0214/F	Approval	No.19 Smith Street Moneymore, Co.Derry	The proposed construction of a 3 storey apartment block to accommodate 13 units with associated parking (and to include holding tank for sewage).
4	Mr P J Kelly 24 Killycanavan Road, Ardboe, BT71 5BP	I/2007/0926/F	Approval	Adjacent to & North of 60 Kilmascally Road, Ardboe	Proposed dwelling and garage

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
5	Mr M Hutchinson 80 Rusky Road, Coagh	I/2007/0932/RM	Refusal	120m South of 4 Ballygillen Road, Coagh, Cookstown	Proposed dwelling and garage
	<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 design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. <input type="checkbox"/></p>				
6	Mr A Brown 10 Union Street, Cookstown, BT80 8NN	I/2008/0053/RM	Refusal	Land 320m west of junction of Knockaleery Road and Glenarney Road, Cookstown	Proposed dwelling and garage
	<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 design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. <input type="checkbox"/></p>				
7	Mr T Maynes 53 Killymuck Road, Ballinderry, Cookstown, BT80 0DF	I/2008/0170/RM	Approval	40m West of 55 Killymuck Road, Ballinderry, Cookstown	Dwelling and garage.
8	Mrs M Hutchinson 80 Ruckey Road, Cookstown, Coagh, BT80 0AH	I/2008/0198/RM	Refusal	200m north of 80 Ruskey Road, Cookstown, Coagh	Proposed dwelling and garage
	<p>The proposal is contrary to Policy CTY 13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design and scale of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. <input type="checkbox"/></p>				
9	Mr S Conway 58 William Street, Cookstown	I/2008/0402/F	Approval	58 William Street, Cookstown	Retention of Canopy to side of brewery lane bar

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
10	Mr B Mc Cord 166 Drum Road, Cookstown	I/2008/0403/F	Approval	166 Drum Road, Cookstown	Proposed Replacement dwelling with garage and carport
11	Mr M Bell C/O Agent	I/2008/0415/F	Approval	Lands 60m north, 4m east of the junction between Ballynagilly Road and Slaght Road, Cookstown CoTyrone	Restrospective planning application for septic tank
12	Mr C Nugent 27 Cavanoneill Road, Cookstown	I/2008/0419/RM	Refusal	90m north of 27 Cavanoneill Road, Cookstown	Proposed dwelling and garage
	<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 scale and design of the rear return is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.</p> <p>□</p>				
13	A&J Contracts 70 Battery Road, Coagh, Cookstown	I/2008/0452/F	Approval	Adjacent to 16 Gort Road, Eglishe	Site for dwelling (under article 28 of planning (NI) order 1991 without compliance with condition 10 to allow for dwelling to have a ground floor area of 120 sq.m excluding garage.
14	Mr T Gilkinson C.o.a	I/2008/0461/RM	Approval	Adjacent to No 1 The Villas, The Rock, Dungannon	3 no townhouses (amended plans)
15	Mr W Mc Connell C/O Agent	I/2008/0471/F	Approval	10A Ivybank Road, Cookstown	Retention of existing pigeon loft

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
16	E Quinn 210 Thornhill Road, Pomeroy, Dungannon, BT70 3EA	I/2008/0493/F	Refusal	150m SW of 210 Thornhill Road, Pomeroy, Dungannon BT70 3EA	One 15m wind turbine, 6kw domestic, 150m SW of Thornhill Rd
The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, in that; details of information relating to siting of the wind turbine has not been provided.					
17	Mr M Rea 57 Drum Road, Cookstown	I/2008/0496/F	Refusal	Adjacent to 10 to 16 Westbury Gardens, Cookstown	Proposed 4 No. apartments
The proposed development is contrary to Planning Policy Statement 1 - "General Principles" and Policy QD1 of Planning Policy Statement 7 - "Quality Residential Environments" as it is an unsatisfactory form of development as the proposal will create some form of overshadowing into the rear gardens of nos. 10, 12, 14 and 16 Westbury Gardens.					
18	T & C Mc Guckin 85 Ballinderry Bridge Road, Coagh, Cookstown, BT80 0BT	I/2008/0534/F	Refusal	Adjacent to 35 Killymuck Road, Coagh, Cookstown	Proposed change of house type and garage type from originally approved application reference No I/2006/1126/RM
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 in terms of unacceptable height and scale of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. □□					
19	B Mitchell 50 Tullyodonnell Road, Rock, Tyrone, BT70 3JH	I/2008/0548/O	Refusal	Proposed dwelling at lands approx. 140m south west of 36 Tullyodonnell Road, Rock, Tyrone	Proposed erection of 1 no small family bungalow
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.					

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
20	Mr J Mc Stravock 11 Lomond Hts, Cookstown	I/2008/0558/O	Refusal	To the rear of 11 Lomond Hts, Cookstown	Proposed dwelling and garage
	<p>The proposal is contrary to Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland and QD1 of Planning Policy Statement 7: Quality Residential Environments in that this tandem backland development would, if permitted, harm the living conditions of the residents in 11 Lomond Heights by reason of reduced privacy and result in unsatisfactory access to the new dwelling.</p>				
21	Mrs K Quinn 139 Drumenny Road, Ardboe, Dungannon, BT71 5BD	I/2008/0578/F	Approval	131 Drumenny Road, Ardboe, Dungannon	Retrospective application for a replacement two storey dwelling with an attached garage at 131 Drumenny Road, Ardboe, Dungannon (Amended Information)
22	Mr M Wilson Tyrone House, High Street, Wanborough, Swindon, SN4 0AE	I/2008/0586/RM	Refusal	Land adjacent to 7 Ballynagilly Road, Cookstown	1.5 storey residential dwelling and single storey detached double garage
	<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 design and scale in terms of length, design of the proposed dwelling and proposed garage is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. □□□</p>				
23	Thompson Lennox Ltd The Courtyard, Drumnabreeze House, Magheralin	I/2008/0599/F	Refusal	22 Station Road, Moneymore	Proposed residential development comprising 3No detached dwellings and domestic garages
	<p>The proposed development is contrary to Policy QD1 of Planning Policy Statement 7 "Quality Residential Environments", criteria (a) where it would result in unacceptable damage to the local character of the local area.</p> <p>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.</p>				

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
24	Mr E Booth 7 River Brook Drive, Moneymore, BT45 7GA	I/2008/0610/F	Refusal	130metres South West of 48 Ruskey Road Coagh	Proposed temporary site for mobile home
	<p>The proposal is contrary to Policies CTY1, CTY 9 CTY 6 of Draft PPS <input type="checkbox"/>21, 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 temporary mobile home does not justify a relaxation of the strict planning controls in the countryside. <input type="checkbox"/></p>				
25	Shetland Properties Ltd 4 Loy Street, Cookstown, BT80 8PE	I/2008/0686/F	Approval	Kilcronagh Business Park @ Sandholes Road, Kilcronagh Road & Fairy Burn River, site approx 300m North of 9 Kilcronagh Road, Cookstown	Proposed 2 no light industrial units to be sub-divided (units C3-C14) with ancillary offices and ancillary works including landscaping and carparking. (amended plans)
26	E Mc Kernan 25 Dirnan Road, Cookstown	I/2008/0690/F	Refusal	25 Dirnan Road Cookstown	Proposed domestic store
	<p>The proposal is contrary to EXT 1 (a) of Addendum to PPS 7 (Residential Extensions and Alterations) in that the extension is not considered domestic in scale and is not located within the curtilage of the existing dwelling. <input type="checkbox"/><input type="checkbox"/><input type="checkbox"/></p> <p>The proposal is contrary to Policy CTY 13- Draft PPS21 (a) a new building will be unacceptable where: it is a prominent feature in the landscape. And therefore will not integrate into the countryside.</p>				
27	Mc Elroy Fish Exports 57a Killycanavan Road, Ardboe, Dungannon, BT71 5BP	I/2008/0699/F	Refusal	57A Killycanavan Road, Ardboe, Dungannon.	Proposed extension to existing fish processing plant to provide additional storage
	<p>The proposed development is contrary to Planning Policy Statement 4 - Industrial Development and Planning Policy Statement 4 (Draft) - Industry, Business and Distribution as the proposed development would result in a significant increase in the site area of the enterprise and the extension is not considered small in scale or subsidiary to the existing development.</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 extension to the is a prominent feature in the landscape due to it s roadside location and therefore would not integrate into this area of the countryside. <input type="checkbox"/></p>				

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
28	Mr J Lagan 17 Killucan Road, Cookstown, BT80 9PP	I/2008/0708/F	Approval	15 Lower Kildress Road, Cookstown	Change of house type from that approved under I/2006/0803/RM to increase footprint to 200sqm and ridge height to 6.050m and attached domestic garage
29	Mr J Haggan Gallery One, Brewery Lane, Cookstown	I/2008/0709/F	Refusal	47-49 Union Street, Cookstown, Co Tyrone	Demolition of nos 47 & 49 Union Street, Cookstown (within an area of townscape character) and replacement with 2 no commercial units on ground & first floor and 1 no apartment on second floor
	<p>The proposal is contrary to ATC 1 of PPS 6 (Addendum) in that No.s 47 -49 Union Street make a positive contribution to the distinct character of the Area of Townscape Character and demolition of No.s 47-49 Union Street would be detrimental to the distinctive character of the area, where the proposals for the redevelopment of the site would not maintain or enhance the distinctive character of the area.</p> <p>The proposal is contrary to ATC 2 of PPS 6 (Addendum) - Areas of Townscape Character where the proposed development does not maintain or enhance the overall character of the area and does not respect the built form of the area.</p> <p>The proposal fails to demonstrate a quality residential environment contrary to Policy QD1 of Planning Policy Statement 7 "Quality Residential Environments," criteria (a) and (c), Policy SETT 1 of the Cookstown Area Plan 2010 and Creating Places in that the proposal would constitute an unsatisfactory form of development, where development would result in inadequate private amenity provision and would result in unacceptable damage to local character of the Area of Townscape Character.□</p> <p>The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7 "Quality Residential Environments", and policy HS 1 of PPS 12 - "Housing in Settlements" as a suitable living environment and adequate refuse storage space (large enough to allow for separation of recyclable waste) has not been demonstrated, and therefore the proposal would result in inadequate amenity space provision.</p> <p>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.</p>				
30	M Quinn 190 Ballymaguire Road, Stewartstown, BT71 5NN	I/2008/0715/F	Approval	200m NW of 10 Raladoogh Lane, Kildress	Proposed change of house type from previously approved ref I/2006/1261/RM to include carport & first floor plan

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
31	Miss P.G Loughrey 29 Westland Road, Cookstown	I/2008/0722/F	Refusal	29 Westland Road, Cookstown	Proposed part change of use and extension from existing garage to proposed granny flat
	<p>The proposal is contrary to QD1 of PPS 7 and EXT 1 of PPS 7 (Addendum) in that the proposal will create a separate building with self contained accommodation which has inadequate amenity space and would have a detrimental impact on the character of the area and amenity of the adjacent dwelling No. 29 Westland Road.</p> <p>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.</p>				
32	Mr M Mc Gurk 68 Dunamore Road, Cookstown	I/2008/0727/F	Refusal	340m west of No 111 Dunamore Road Cookstown	Proposed change of condition (under article 28) siting condition of approved reserved matters - I/2006/0637/RM approved 20th June 07
	<p>The proposal is contrary to CTY 13 - Integration and Design of Buildings in the Countryside of Draft Planning Policy Statement 21 - Sustainable Development in Countryside in that a dwelling sited on any other part of the application site other than the area conditioned under I/2002/0064/O and I/2006/0637/RM would not integrate into the landscape and will result in undue prominence.</p>				
33	J A Construction 72 Kinturk Road, Coagh, Cookstown	I/2008/0735/F	Refusal	47 Coagh Street, Cookstown, Co Tyrone, BT80 8NG	Demolition of existing retail unit/flats and provide 7 no apartments with associated site works
	<p>The proposal is contrary to Policy OS03 of the Cookstown Area Plan 2010 in that the proposal involves the demolition of No. 47 Coagh Street, where policy seeks to retain this property and its removal would be detrimental to the character of the local area, where the proposal would not be in keeping with the distinct character of the area and would result in overdevelopment of the site with inadequate parking.</p> <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 an unsatisfactory form of development, where development would result in inadequate private amenity provision and would result in unacceptable damage to the local character of the area.</p> <p>The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7 "Quality Residential Environments", and policy HS 1 of PPS 12 - "Housing in Settlements" as a suitable living environment and adequate refuse storage space (large enough to allow for separation of recyclable waste) has not been demonstrated, and therefore the proposal would result in inadequate amenity space provision.</p> <p>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.</p>				

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
34	R Leron C/O Agent	I/2008/0736/F	Refusal	Land adjacent to and NW of 298 Drum Road Cookstown	Retention of commercial car wash facility including storage shed
	<p><input type="checkbox"/> The proposal is contrary to the provisions of Paragraphs 29 and 30 of the Department's Planning Policy Statement 4 Industrial Development (March 1997) and to Policy IBD 1 of the Department's draft Planning Policy Statement 4 Industry, Business and Distribution (January 2003) because: -<input type="checkbox"/><input type="checkbox"/>The scale and design of the building is inappropriate in this locality as it is detrimental to the visual amenity of the area.<input type="checkbox"/><input type="checkbox"/>Proposals for boundary treatment and means of enclosing the site boundaries are inadequate.<input type="checkbox"/><input type="checkbox"/>Proposals for tree and hedgerow retention and supplementary landscaping are inadequate.<input type="checkbox"/><input type="checkbox"/>Proposal for access to the site, vehicle parking within the site and manoeuvring areas within the site are inadequate.<input type="checkbox"/></p> <p>The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the (creation of a new vehicular access/intensification of use of an existing access) onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.</p>				
35	S Conway 228 Camlough Road, Pomeroy	I/2008/0737/F	Approval	228 Camlough Road, Pomeroy, Co Tyrone	Proposed replacement dwelling
36	M Mc Kee 18 Kinturk Road, Anneeter Beg, Coagh, Cookstown, BT80 0JD	I/2008/0741/F	Approval	18 Kinturk Road, Coagh, Cookstown, Co Tyrone	Proposed disabled shower room and bedroom of existing ground floor bedroom with associated minor works
37	Mr & Mrs J Cunningham 29 Drum Road, Cookstown, Co Tyrone, BT80 8JG	I/2008/0742/F	Refusal	29 Drum Road Cookstown Co Tyrone, BT80 8JG	Demolition of no 31 and partial demolition of no 29 to allow for two storey side extension to dwelling to replace kitchen/utility room on ground floor and provide new sunroom and replace 1 no bedroom on first floor and provide additional bedroom, also erection of new double garage
	<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.<input type="checkbox"/></p>				

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
38	Mr A Bates 40 Oaklea Road, Ballyronan	I/2008/0753/F	Approval	40 Oaklea Road, Ballyronan	Proposed single storey extension to side of dwelling
39	Ms G Irwin 9a Burn Road, Cookstown, BT80 8DJ	I/2008/0772/A	Approval	9a Burn Road, Cookstown, Co Tyrone BT80 8DJ	Retention of shop sign