



<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2022/0175/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> March 2023</b>
<b>For Decision or For Information</b>	<b>For Decision</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

<b>Budgetary Considerations</b>	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:

Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

**No:** LA01/2022/0175/F **Ward:** Garvagh

**App Type:** Full

**Address:** Land opposite & adjacent to Glenullin GAA, 9 Curraghmore Road, Garvagh

**Proposal:** Proposed grass playing field with floodlighting and associated dugouts and fencing. Single storey pavilion providing changing facilities and amenities, car parking and access works.

**Con Area:** N/A **Valid Date:**

**Listed Building Grade:** N/A

**Agent:** McGurk Architects, 33 King Street, Magherafelt

**Applicant:** Glenullin GAA, 9 Curraghmore Road, Garvagh

**Objections:** 0 **Petitions of Objection:** 0

**Support:** 0 **Petitions of Support:** 0

## **EXECUTIVE SUMMARY**

- This is a major application for full planning permission for proposed grass playing field with floodlighting and associated dugouts and fencing. Single storey pavilion providing changing facilities and amenities, car parking and access works.
- Pre-application notification has been carried out and a pre-community consultation report submitted.
- The site is located outside the settlement development limit of Glenullin and in the open countryside.
- No letters of objection or support have been received in relation to the application.
- No concerns have been raised by statutory consultees in relation to this proposal.
- The proposal is visually acceptable at this location and will not adversely harm neighbouring residential amenity.
- There will be no adverse impact on natural heritage interests.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 21, PPS 15, PPS 8, PPS 3 and PPS 2.
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningsystemni.gov.uk>

## 1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** full planning permission subject to the reasons set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on lands opposite and adjacent to Glenullin GAA at 9 Curraghmore Road, Glenullin.
- 2.2 The site comprises an area of agricultural land which is set back from the Curraghmore Road. The site area is relatively flat and contains a mix of grassland and gorse bushes. An open stream lined with vegetation runs through the site from north to south. Ground levels fall towards the stream. The site is bounded by vegetation. The Brockaghboy River encloses the site to the west. There is an existing 3G sports pitch to the west of the site. The GAA Club and a further pitch are located to the west on the opposite side of the Curraghmore Road.
- 2.3 The site is located within the countryside and is outside any defined settlement limit as defined within the Northern Area Plan 2016. It is not within any specific environmental designations.

## 3 RELEVANT HISTORY

C/2008/0829/F – Proposed two new playing fields with associated floodlighting and ball stops. Application withdrawn 27.05.2009.

C/2009/0295/F – Proposed 140x80m playing field and 39x45m 3G playing field including flood lighting and associated works. Permission Granted 14.12.2009.

C/2011/0416/F – Proposed 140x80m grass playing field and 100x75m 3G playing field including flood lighting and associated site works. Permission Granted 19.09.2011.

LA01/2021/1401/PAN – Proposed grass playing field with floodlighting and associated dugouts and fencing. Single storey pavilion providing changing facilities and amenities and car parking and access works. PAN Concluded 07.01.2022.

## **4 THE APPLICATION**

- 4.1 This is a full application for proposed grass playing field with floodlighting and associated dugouts and fencing. Single storey pavilion providing changing facilities and amenities, car parking and access works.

### **Proposal of Application Notice**

- 4.2 As this application is considered a major application it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.
- 4.3 A Proposal of Application Notice was received on 15<sup>th</sup> November 2021 under application LA01/2021/1401/PAN.

### **Community Consultation Report**

- 4.4 The community consultation report was submitted as part of the planning application, received on 10<sup>th</sup> February 2022, which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.
- 4.5 The community consultation report contains details about methodology and timeline; promotion & advertising and community consultation in terms of the process, responses and feedback. The

report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.

- 4.6 The public information event was held online via MS Teams on 9<sup>th</sup> December 2021 from 17.30 to 18.30. This event was held online due to the ongoing coronavirus pandemic and was conducted in accordance with public health and safety guidelines. The event was attended by 10 people from the local community. This event comprised a presentation from members of the design team and Glenullin GAA's Project Team. A copy of the presentation boards has been included in Appendix 5 of the report. In addition to the public event, flyers were distributed to all adjoining neighbours to the site. A copy of the flyer is included in Appendix 4 of the report. Design boards illustrating the development proposals had been on display in the community hall from 18<sup>th</sup> November 2021 for a two-week period with feedback forms available. A special AGM was held in the community hall to discuss the proposal on 5<sup>th</sup> December 2021.
- 4.7 The event was advertised in the Derry Post on Tuesday 23<sup>rd</sup> November 2021. It was also promoted via Facebook and Twitter. Flyers were delivered to all neighbours adjoining the site. Locally elected members were notified of the submission of the PAN via email on 12<sup>th</sup> November 2021.
- 4.8 The report states that feedback from the public consultation event was overwhelmingly positive. Questions were received at the community consultation event, including.
- Green energy requirements and how to ensure the project will be sustainable to run and maintain.
  - Placement of dugouts.
  - Timescales associated with the planning application process.
  - Request for presentation to be forwarded to all those in attendance at the event.
- 4.9 These issues and questions have been addressed in Section 5 of the community consultation report.

- 4.10 The community consultation report demonstrates that adequate community consultation has taken place and the feedback received has been considered prior to submission of the application.

### **Design & Access Statement**

- 4.11 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application.
- 4.12 A Design & Access Statement was submitted with the planning application (DOC 01). This demonstrates how the proposal is suitable with regards to the site and its setting and demonstrates that it can be adequately accessed by its prospective users. The design principles and concepts considered relate to the setting, proposed works, landscaping, carparking, accessibility and access.
- 4.13 The applicant has undertaken detailed consideration of the proposal in terms of the design principles and concepts.

### **Environmental Impact Assessment**

- 4.14 The proposed development falls within Category 10 (b) of Schedule 2 of The Planning (Environmental Impact Assessment) Regulations (NI) 2017 and therefore the Council is obliged under Regulation 12 (1) to make a determination as to whether the application is for EIA development.
- 4.15 The Council determined on 29<sup>th</sup> April 2022 that the proposal is not an EIA development and as such this planning application, did not need to be accompanied by an Environmental Statement.

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

No letters of objection or support have been received in relation to this application.

## 5.2 Internal

Environmental Health: No objections

DFI Roads: No objections

DFI Rivers:

NI Water: No objections

NIE Networks: No objections

DAERA Water Management Unit: No objections

DAERA Inland Fisheries: No objection

DAERA Natural Environment Division: No objections

Shared Environmental Services: No objections

## 6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- The Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.



- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2 (PPS 2) – Natural Heritage

Planning Policy Statement 3 (PPS 3) – Access, Movement and Parking

Planning Policy Statement 8 (PPS 8) – Open Space, Sport and Outdoor Recreation

Planning Policy Statement 15 (PPS 15) – Planning and Flood Risk

Planning Policy Statement 21 (PPS 21) – Sustainable Development in the Countryside

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above. The main considerations in the determination of this application relate to principle of development; integration and rural character; impact on amenity; impact on natural heritage.; access and flood risk.

### **Principle of Development**

- 8.2 Planning Policy Statement 21 (PPS 21) of Policy CTY 1 sets out the types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan.

- 8.3 The proposal is for a sports pitch with associated works. Planning permission will be granted for outdoor sport and recreational uses in accordance with PPS 8.
- 8.4 The principle of outdoor recreation/sports facility is already established in this location. There is an existing established GAA club located approximately 170m to the west of the application site on the opposite side of the Curraghmore Road. Planning permission was granted for a grass playing field and a 3G playing field to the immediate west of the application site under C/2011/0416/F. However, only the 3G pitch has been constructed at this time and this is located approximately 30m from the application site on the same side of the Curraghmore Road.

### **Open Space, Sport and Outdoor Recreation**

- 8.5 The proposal comprises a new grass playing field with floodlighting and associated development including a new single storey sports pavilion, car parking and access works. Policy OS 3 of PPS 8 refers to Outdoor Recreation in the Countryside. The Planning Authority will permit the development of proposals for outdoor recreational use in the countryside where all the following criteria are met;
- (i) *there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;*
- 8.6 The application site extends to 4.4 hectares and contains peatland habitat with small streams surrounded by hedgerows, scrub and trees. The Brockaghboy River runs to the western boundary of the site. A Preliminary Ecological Appraisal and Outline CEMP was requested by NIEA Natural Environment Division. This information was submitted along with a Badger Survey and Otter Survey. NED advised that they are generally content with the mitigation outlined in the CEMP and provided it is implemented, considers potentially significant impacts to the designated sites downstream can be minimised. NED have recommended a condition is implemented requiring the submission of a final CEMP to the planning authority prior to commencement of development.
- 8.7 Floodlighting is proposed as part of the application. NED have recommended a condition requiring the submission of a final Lighting Plan to the planning authority prior to commencement of development.

This is to minimise the impact of the proposal on bats, badgers and other wildlife.

- 8.8 Inland Fisheries initially had concerns with the culverting associated with the application. They advised that the culverting as proposed would be likely to have an individual and accumulative impact and will create a significant barrier to fish passage. Inland Fisheries recommended the design of the crossings to be reconsidered and clear span options employed. An amended block plan was submitted indicating clear span bridges at each of the access points crossing the river. Following re-consultation, Inland Fisheries has advised that they are content with the revised drawing detailing the updated design from culverts to clear span structures to facilitate the crossings of the Brockaghboy River.
- 8.9 The site has a hydrological connection to the Errigle Glen Area of Special Scientific Interest (ASSI) and Site of Local Nature Conservation Importance (SLNCI) which is lowland raised bog priority habitat. Shared Environmental Services was consulted and have advised that there is no conceivable effect on any European Sites.
- 8.10 The site is in proximity to an archaeological site and monument. Historic Environment Division was consulted and have no objections to the proposed development.
- (ii) *there is no permanent loss of the best and most versatile agricultural land and no unacceptable impact on nearby agricultural activities;*
- 8.11 The proposal is for a grass pitch and associated development which is associated with Glenuillin GAA Club. The site is located on an area of agricultural land which is located to the east of the club and existing sports pitches. The proposal will not result in loss of the best or most versatile agricultural land and will not have an unacceptable impact on nearby agricultural activities.

*(iii) there is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography;*

8.12 The site comprises a large area of agricultural land which is set back from the Curraghmore Road by approximately 100m. The immediate area comprises existing sports pitches and residential development. The site is relatively flat. The topography of the surrounding land rises to the south-south-east of the site which provides a backdrop. There is an existing sports pitch surrounded by ball catch nets to the west of the site. There is existing vegetation to site boundaries.

8.13 The surrounding road network comprises the Curraghmore Road to the west of the site and the Glen Road to the north/north-west of the site. Views of the site from Glen Road are limited due to the distance from this road and intervening buildings and vegetation. There will be views of the proposed development travelling south on Curraghmore Road. The existing boundary vegetation and sports pitch will help to screen the site and soften the visual impact of the built development. The existing pitch will also screen the proposed access which will run along the southern boundary of the pitch. The topography of the surrounding land will assist with integration into the landscape. Travelling north on Curraghmore Road, there are existing trees along the roadside which restricts views of the site to a short distance approaching the proposed access point. The existing vegetation to site boundaries provides further screening.

8.14 It is considered that the proposal will not have an adverse impact on visual amenity or the character of the local landscape given that it is visually linked with existing sports facilities and the site avails of screening from existing vegetation and the surrounding topography.

*(iv) there is no unacceptable impact on the amenities of people living nearby;*

8.15 There are residential dwellings in the vicinity of the application site. The closest residential receptor to the proposed grass pitch is No. 20 Glen Road which is located approximately 139m from the proposed pitch. The dwelling at No. 11 Curraghmore Road is located approximately 60m from the proposed access. The agent has advised that the intended hours of operation are 9am-9pm. Floodlighting is

proposed as part of the application. An artificial lighting report was submitted for consideration. The Environmental Health department have provided conditions to protect amenity from light impacts. During the consultation process, Environmental Health raised no concerns regarding potential impact from noise associated with the proposed development.

*(v) public safety is not prejudiced, and the development is compatible with other countryside uses in terms of the nature, scale and frequency or timing of the recreational activities proposed;*

8.16 The proposal is for a grass pitch and associated development which is associated with Glenullin GAA Club. There is existing development associated with the GAA club in the vicinity of the application site. The agent has confirmed that the intended hours of operation are 9am-9pm. The proposal will not prejudice public safety. Given the relationship with existing similar development in the area, it is considered to be compatible with other countryside uses in terms of the nature, scale and frequency or timing of the recreational activities proposed.

*(vi) any ancillary buildings or structures are designed to a high standard, are of a scale appropriate to the local area and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;*

8.17 The proposal includes a single storey sports pavilion. The building has a total floor area of 440m and measures 5.8m in height to the highest point. Proposed finishes include smooth render painted walls with sandstone/cream brick, dark grey trocal standing seam single ply roof membrane, solid timber doors and dark grey rainwater goods. The building is located adjacent to the playing field. It is considered that the scale and finishes of the proposed building are appropriate to the local area.

8.18 The proposed pitch is surrounded by 1.2m high panel mesh pitch fencing with 30m x 15m ball stop nets behind the goals. Details of all proposed fencing, ball stop nets and dugouts have been submitted with the application. These are similar to the existing pitches in the vicinity of the site. Details of proposed floodlighting has been submitted.

*(vii) the proposed facility takes into account the needs of people with disabilities and is, so far as possible, accessible by means of transport other than the private car;*

8.19 The site block plan indicates a number of disabled parking spaces adjacent the proposed sports pavilion. There are disabled WCs within the sports pavilion. The proposal comprises a new vehicular and pedestrian access and pedestrian walkways and crossings within the site. There are parking spaces for car and buses/coaches as well as cycle storage. It is considered that the proposed facility takes into account the needs of people with disabilities and is accessible by means of transport other than the private car.

*(viii) the road network can safely handle the extra vehicular access, parking, drainage and waste disposal;*

8.20 The proposal involves the construction of a new access to the public road. The P1 form indicates that there will be an expected increase of 20 vehicles to the site daily. Following receipt of a Transport Assessment Form, DfI Roads have no objections to the proposal subject to conditions.

8.21 Policy OS 7 – The Floodlighting of Sports and Outdoor Recreational Facilities will only permit the development of floodlighting associated with sports and outdoor recreational facilities where the following criteria are met;

- (i) there is no unacceptable impact on the amenities of people living nearby;
- (ii) there is no adverse impact on the visual amenity or character of the locality; and
- (iii) public safety is not prejudiced.

8.22 The proposal seeks to provide 4 floodlighting columns to each corner of the grass pitch. Each column measures 18.3m in height and includes 7 pole top light fittings. There are residential dwellings in proximity to the application site. An artificial lighting report was submitted. Following a review of the assessment, the Environmental Health department has recommended conditions to protect residential amenity from artificial light impacts. The proposed grass pitch is set back from the public road. There are existing grass pitches with

floodlighting in close proximity to the site. It is considered that the proposal is acceptable under Policy OS 7.

### **Integration & Impact on Rural Character**

- 8.23 The proposal comprises a grass playing field and associated development including a single storey sports pavilion, new access and parking area. The proposed pitch measures approximately 94m x 147m. The main buildings/structures which will be viewed are the sports pavilion building, floodlights and ball catch nets. Views of the site from Glen Road are limited due to the distance from this road and intervening buildings and vegetation. There will be views of the proposed development travelling south on Curraghmore Road. The existing boundary vegetation and sports pitch will help to screen the site and soften the visual impact of the built development. The existing pitch will also screen the proposed access which will run along the southern boundary of the pitch. The topography of the surrounding land will assist with integration into the landscape. Travelling north on Curraghmore Road, there are existing trees along the roadside which restricts views of the site to a short distance approaching the proposed access point. The existing vegetation to site boundaries provides further screening. The proposal is considered acceptable under Policy CTY 13.
- 8.24 The proposal is considered to integrate satisfactorily in this location. Given the nature of the proposal and its relationship with existing development in this area, it is not considered that the proposed development would cause a detrimental change to the rural character of this area. The proposal is acceptable under Policy CTY 14.

### **Access and Car Parking**

- 8.25 The proposed development involves the construction of a new access onto the public road. A Transport Assessment Form was submitted with the application for consideration. DfI Roads was consulted and have no objections to the proposal subject to conditions. The proposal complies with the policy requirements of Policy AMP 2 of PPS 3 in that it will not prejudice road safety or significantly inconvenience the flow of traffic.

8.26 The proposed block plan indicates proposed parking provision for the development. A total of 213 parking spaces will be provided, including 200 spaces for cars, 4 for coach parking and 9 disabled parking spaces. This is in line with the current published Parking Standards.

### **Impact on Natural Heritage**

8.27 The application site contains peatland habitat with small streams surrounded by hedgerows, scrub and trees. The Brockaghboy River runs to the western boundary of the site. A Preliminary Ecological Appraisal and Outline CEMP was requested by NIEA Natural Environment Division. NED advised that they are generally content with the mitigation outlined in the CEMP and provided it is implemented, considers potentially significant impacts to the designated sites downstream can be minimised. NED have recommended a condition is implemented requiring the submission of a final CEMP to the planning authority prior to commencement of development.

8.28 A Badger Survey and Otter Survey was submitted for consideration. NED advise that, provided the appropriate mitigation to avoid disturbance to the watercourse environment is implemented, any potential impacts to otters and their commuting and foraging routes can be minimised. NED is content that all potential badger setts have been appropriately investigated and no further surveys are required. NED also acknowledge the content of an email from the agent regarding smooth newt and is content that no further surveys or mitigation is required. NED have included a condition requiring that no development is commenced until a final CEMP is submitted to and approved in writing by the Planning Authority. They have also included a condition requiring that there shall be no external lighting on the site until a final Lighting Plan has been submitted to and approved in writing by the Planning Authority. This is to minimise impacts on wildlife and to protect priority habitats and species.

8.29 The site has a hydrological connection to the Errigle Glen Area of Special Scientific Interest (ASSI) and Site of Local Nature Conservation Importance (SLNCI) which is lowland raised bog priority habitat. Shared Environmental Services was consulted and have advised that there is no conceivable effect on any European Sites.



## **Flood Risk**

- 8.30 The Strategic Flood Map (NI) indicates that the site is partially within the 1 in 100-year fluvial flood plain. DfI Rivers advised that in accordance with Revised PPS 15, Policy FLD 1, development will only be suitable to that part of the site which is found to be outside the determined flood plain. Any development intended to be within the 1 in 100-year fluvial flood plain will require the Planning Authority to deem the application to be an exception or overriding regional importance before DfI Rivers will appraise the Flood Risk Assessment. The part of the site located in the floodplain comprises a strip of land running through the centre of the site from north-south along the Brockaghboy River. The proposal is for outdoor sport and recreation and therefore is considered to be an exception under Policy FLD 1. A Flood Risk Assessment was submitted. DfI Rivers has reviewed the FRA and advises that while not being responsible for the preparation of the assessment, accepts its logic and has no reason to disagree with its conclusions.
- 8.31 Given the size and nature of the proposed development, a Drainage Assessment is required under Policy FLD 3 of PPS 15. DfI Rivers has reviewed the submitted Drainage Assessment and advise that, while not being responsible for the preparation of the assessment, accepts its logic and has no reason to disagree with its conclusions.
- 8.32 The proposed block plan initially indicated 3 vehicular/pedestrian crossings to the site involving culverting of the watercourse. Under Policy FLD 4 of PPS 15, the artificial modification of a watercourse will only be permitted where the culverting of a short length of the watercourse is necessary to provide access to a development site or part thereof; or where it can be demonstrated that a specific length of watercourse needs to be culverted for engineering reasons and there is no practicable alternative courses of action. The agent was advised that the extent of culverting proposed was unacceptable. Amended plans were received indicating the provision of a clear span option to allow access to the site without the need for culverting. This issue is considered to be addressed.

## **Other Matters**

- 8.33 There is an existing overhead cable traversing the site. Following discussions with the applicant, NIE Networks have confirmed that they have no objection to the planning application on the basis that the applicant, prior to construction stage, has agreed to apply for the alteration of the overhead line in order to maintain the safety clearances required to these lines.

## **Habitats Regulation Assessment**

- 8.34 The potential impact this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the Features, conservation objectives or status of any of these sites.

## **9 CONCLUSION**

- 9.1 The proposal is considered to be acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS, PPS 21, PPS 15, PPS 8, PPS 3 and PPS 2. The proposal meets the requirement of planning policies for this type of development. The proposal is visually acceptable in this location and will not have an adverse impact on residential amenity. There are no objections from a drainage or flood risk perspective. The proposal is acceptable in terms of natural heritage. The access and parking is considered to be satisfactory. Approval is recommended.

## **10 Conditions**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The existing natural screenings of the site shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Planning Authority in writing.

Reason: To ensure the proposed development integrates into the landscape.

3. During the first available planting season following the date of this notice, all landscaping and planting shall be carried out in accordance with Drawing No 07 received 12<sup>th</sup> January 2023, and any trees or hedgerows which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape and to ensure the maintenance of screening to the site.

4. No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Planning Authority. The CEMP shall include the following:

- a. Construction methodology and timings of works, including details of culvert bridges, their installation and all associated measures to protect the water environment;
- b. Pollution Prevention Plan; including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site;
- c. Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
- d. Spoil Management Plan; including identification of spoil storage areas, management and handling of spoil and details of the

- reinstatement of excavated soil;
- e. Water Quality Monitoring Plan;
- f. Environmental Emergency Plan;
- g. All mitigation to protect protected species and priority habitat, as detailed in the outline CEMP, dated December 2022, and including recommendations within the otter and badger surveys, dated June 2022, the PEA date stamped 15/06/2022 and NED consultation responses.
- h. Details of the appointment of an Ecological Clerk of Works (ECoW) and their roles and responsibilities.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Preliminary Ecological Appraisal date stamped 15/06/2022 and to prevent likely significant effects on the Errigle Glen Area of Special Scientific Interest (ASSI)

5. The hours of operation of the development hereby permitted shall be 09:00 hours - 21:00 hours.

Reason: To protect residential amenity

6. There shall be no external lighting on the site until a final Lighting Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority. The Plan shall include the following:
  - a. Specifications of lighting to be used across the site, including model of luminaires, location and height;
  - b. All measures to mitigate for the impacts of artificial lighting on bats and other wildlife, e.g. timing of lighting, use of low level lighting, screens, hoods, cowls etc.
  - c. A horizontal illuminance contour plan (isolux drawing) showing predicted light spillage across the site;
  - d. Predicted illuminance on wildlife corridors, trees, hedgerows and the watercourses present to be less than 1 lux.

Reason: To minimise the impact of the proposal on bats, otters and other wildlife.

7. The lighting scheme for the development hereby approved shall be designed, installed, operated and maintained in accordance with the submitted Lighting Report (Document 03, date stamped June 2022). Light pollution shall be obviated by ensuring adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01: 2021.

Reason: To protect residential amenity

8. Vertical Lux levels at nearest receptors shall not exceed, Table 3 Maximum values of vertical illuminance on premises applicable to Environmental Zone E2.

Reason: To protect residential amenity

9. The floodlighting hereby permitted shall only be operational when the associated pitch is in use and shall not be in use outside the hours of 07:00 to 22:00 hours.

Reason: To protect residential amenity

10. No development shall commence until the visibility splays and any forward sight distance are provided in accordance with Drawing No.03 Rev 1 received 15th June 2022. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

11. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

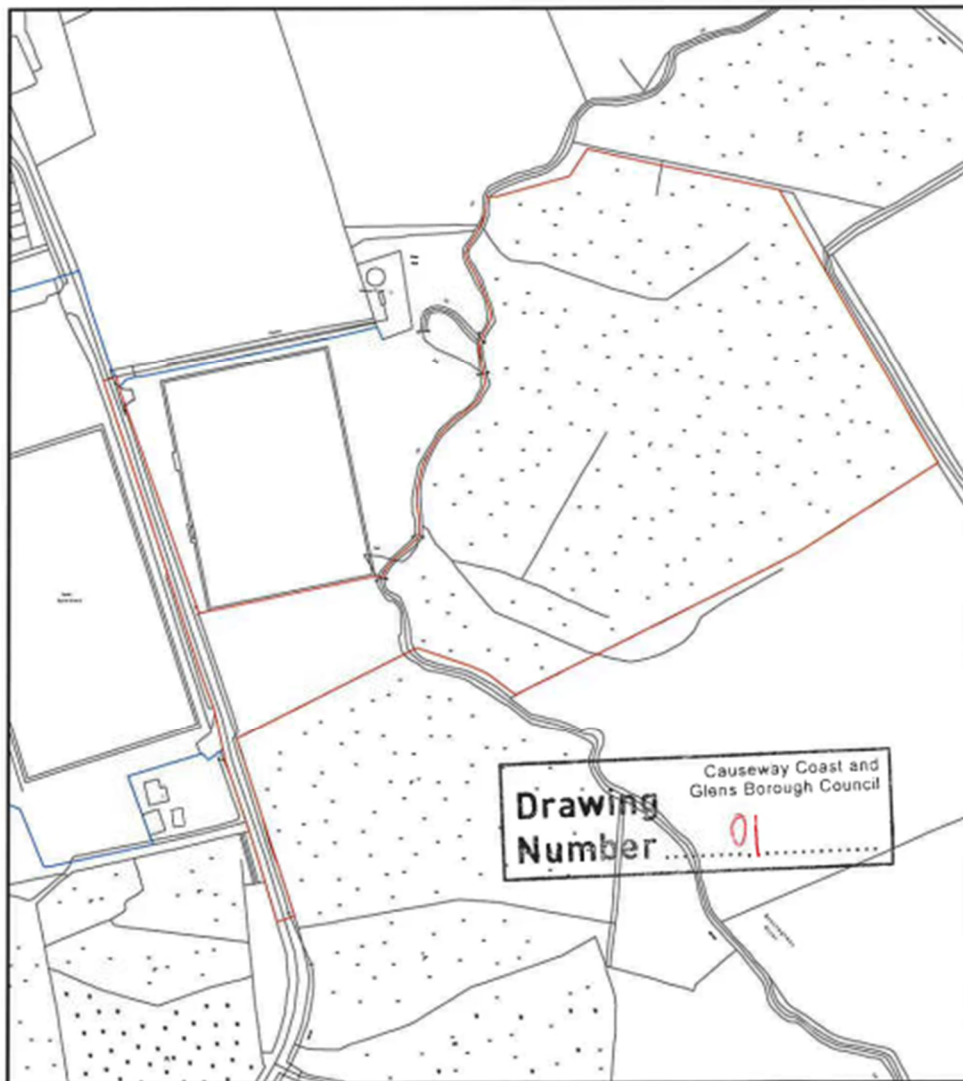
12. A Construction Environmental Management Plan should be submitted to NIEA Water Management Unit at least 8 weeks prior to commencement of development of construction.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

13. No development shall commence until full design details of the proposed bridges have been submitted to and approved in writing by the Planning Authority.

Reason: To ensure no adverse impact on the watercourse or species/habitats within the watercourse

## Site Location Map



# Site Block Plan

