

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2022/1110/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> November 2023</b>
<b>For Decision or For Information</b>	<b>For Decision – Council Interest Item</b>
<b>To be discussed In Committee YES/NO</b>	<b>No</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	Development Management and Enforcement Manager

<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>Legal Considerations</b>	
Input of Legal Services Required	<b>NO</b>
Legal Opinion Obtained	<b>NO</b>

<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:

<b><u>App No:</u></b>	<b>LA01/2022/1110/F</b>	<b><u>Ward:</u></b>	<b>Altahullion</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>St John's Maintained Primary School, 432 Foreglen Rd, Dernaflaw, Dungiven, Derry, BT47 4PN</b>		
<b><u>Proposal:</u></b>	<b>Upgrade of existing grass pitch to 3G pitch, with floodlighting, fencing and separate access path. The new pitch can be used all year round and will also be open to the community outside of school hours.</b>		
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u></b>	<b>19.10.2022</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>	<b><u>Target Date:</u></b>	
<b>Agent:</b>	<b>Doran Consulting, 96 - 102 Great Victoria Street, Belfast, BT2 7BE</b>		
<b>Applicant:</b>	<b>Causeway Coast and Glens Borough Council, 66 Portstewart Road, Coleraine, BT52 1EY</b>		
<b>Objections: 0</b>	<b>Petitions of Objection: 0</b>		
<b>Support: 0</b>	<b>Petitions of Support: 0</b>		

## **Executive Summary**

- Planning permission is sought for a proposed Upgrade of existing grass pitch to 3G pitch, with floodlighting, fencing and separate access path. The new pitch can be used all year round and will also be open to the community outside of school hours.
- The application site is located at the existing St John's Maintained Primary School, which contains an existing grass pitch within the School grounds.
- The application has been assessed against the relevant policies within the NAP, SPPS, PPS2, PPS3, PPS8 and PPS 15
- Consultation was carried out with DFI Roads, Environmental Health, DAERA, Shared Environmental Services, Loughs Agency and NI Water. No objections were raised by any consultee.
- No objections have been received in relation to this application.
- Approval is recommended subject to conditions.

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

## **1 RECOMMENDATION**

- 1.0 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** planning permission subject to the conditions set out in section 10.

## **2.0 SITE LOCATION & DESCRIPTION**

- 2.1 The application site is located at St John's Primary School, Dernaflaw. The main school building is a single storey red brick building with adjacent mobile classrooms. The existing grass pitch is located in the south eastern part of the school grounds. The topography is generally flat with a slight fall along the southern boundary. The southern and eastern boundaries are defined by a 3.5 – 4.5 metre perimeter fence. The northern and western boundaries are undefined within the wider school site. There are no watercourses in proximity to the site, the River Roe and Tributaries is approximately 450 to the east of the site.
- 2.2 The application site is located within the settlement limit of Dernaflaw as shown in the Northern Area Plan 2016. The local area is characterised by residential development to the west, east and south of St John's School.

## **3.0 RELEVANT HISTORY**

- 3.1 B/1995/0179/F - Erection of temporary double resources unit and toilet – St Johns Primary School, Dernaflaw, Dungiven - Permission Granted – 10 August 1995

B/1998/0197/F - Proposal: Erection of single storey extension and alterations to primary school – St Johns Primary School, 425 Foreglen Road, Dernaflaw, Limavady – Permission Granted – 14 August 1998

LA01/2022/0302/F - Traffic Management works to include alterations to access and expansion of existing staff car park –

Permission Granted - St John's Primary School, 432 Foreglen Road, Dungiven – 29 April 2022

LA01/2021/0377/F - Demolition of existing prefabricated building & replacement with new prefabricated modular with mono-pitch roof to include: Lobby 8m<sup>2</sup>, store 5m<sup>2</sup>, multi purpose room 45m<sup>2</sup> & classroom 60m<sup>2</sup>. A new retaining wall is to be constructed to the rear of the proposed extension. Associated foul & storm drainage to be installed & connected to existing - Site is located on the Old School Lane located just off the Foreglen Road St John's Primary School 432 Foreglen Road Dungiven – Permission Granted – 4 August 2022

#### **4.0 THE APPLICATION**

- 4.1 The application seeks full planning permission for a proposed upgrade of existing grass pitch to 3G pitch, with floodlighting, fencing and separate access path. The floodlights are 6.5 metres in height and the fencing around the pitch is 6 metres in height. There is a 3 metre high acoustic fence positioned at selected locations around the 3G pitch as required by the noise impact assessment. The new pitch can be used all year round and will also be open to the community outside of school hours.

#### **5.0 PUBLICITY & CONSULTATIONS**

- 5.1 **External:** All neighbours identified for notification within the terms of the legislation were notified on 26<sup>th</sup> October 2022 and 16<sup>th</sup> October 2023. The application was advertised on 2<sup>nd</sup> November 2022 and 25<sup>th</sup> October 2023.

No objections have been received to this application.

#### **5.2 Internal:**

DFI Roads: No objections.

Environmental Health: No objections.

DAERA Natural Environment Division: No objections.

DAERA Water Management Unit: No objections.

Loughs Agency: No objections.

Shared Environmental Services: No objections.

NI Water: No objections.

## **6.0 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:

- Northern Area Plan 2016

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.

## **7.0 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation

Planning Policy Statement 15: Planning and Flood Risk

A Planning Strategy for Rural Northern Ireland

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this full application is the principle of development, natural heritage, access and parking, flooding and Habitat Regulation Assessment.

### **Principle of Development**

- 8.2 Policy OS 1 of PPS8 states that development, will not be permitted that would result in the loss of existing open space or land zoned for the provision of open space. The presumption against the loss of existing open space will apply irrespective of its physical condition and appearance. An exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.
- 8.3 The proposal seeks to utilise and upgrade an existing grass pitch to 3G pitch, with floodlighting, fencing and separate access path. The new pitch can be used all year round and will also be open to the community outside of school hours.
- 8.4 While the proposal may alter the formal use and appearance of the land within the application site boundary, the proposal does not represent a loss of open space, but rather the upgrading/redevelopment of open space to provide high quality sport and leisure facilities. The proposal complies with policy OS 1 of PPS 8.

- 8.5 Policy OS 4 of PPS 8 outlines that the Council will only permit the development of intensive sports facilities where these are located within settlements.
- 8.6 The proposed 3G pitch is located at the existing school replacing a grass pitch, which is an intensive sports facility, and is located within the settlement of Dernaflaw.
- 8.7 In all cases the development of intensive sports facilities will be required to meet all the following criteria:
- 8.8 • ***there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated;***

St John's Primary School is surrounded by residential development to the east at Knock Cullen and to the south and west on Old School Lane and Foreglen Road.

The proposed 3G pitch is an upgrade to the existing grass pitch which is located on the south eastern part of the school grounds and is in close proximity to a number of residential properties at Knock Cullen and Foreglen Road. The proposed perimeter fence is located along the southern and eastern boundaries.

As there are no buildings proposed as part of the development, there will be no impact on adjacent properties as a result of siting or consequential impacts such as loss of privacy, light or overdominance. The proposed ground works required to facilitate a level area for the pitch require only marginal changes in ground level therefore there is minimal change on impact to the closest property at 2 Knock Cullen. The proposed 6 metre fencing is set back behind the existing high perimeter fencing by 6 metres with an internal walking path separating the proposal from the existing perimeter fencing. A 3 metre high acoustic fence is provided to mitigate noise. This is sufficient distance to have no adverse impact on residential amenity. Officials are satisfied there will be no adverse impact on residential privacy from users of the proposed facility.



Information submitted with the application outlines that the intended use of the 3G pitch would be every day up to but no later than 10pm, which will require the use of floodlighting at certain times of the year. Given the nature of the proposal it is anticipated that the 3G pitch is not likely to generate a significant amount of noise when in use. Two acoustic reports and a lighting assessment have been submitted. Environmental Health have been consulted on the content of the relevant reports and have not raised any concerns in respect of noise generation and lighting and its potential impact on residential amenity.

Details have been provided to demonstrate that the level of illumination from the floodlighting will not have a detrimental impact on the residential amenity of the adjacent properties. Given that the use of floodlighting can inadvertently increase the potential for other impacts, such as noise, consideration of the operating times of the floodlighting can be conditioned to ensure that their use does not result in associated impacts. In order to ensure the consistent and appropriate use of the facility, officials are minded to limit the use of floodlighting at the 3G pitch to operate no later than 10pm.

The potential impact of floodlighting on residential properties is assessed in detail below at paragraph 8.16.

Given the scale and nature of the proposal, officials are satisfied that there will be no adverse impact on the amenity of surrounding residential properties. The first criteria is met.

**8.9 • there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;**

There are no features of archaeological or built heritage importance within close proximity of the application site which would be adversely impacted by the development.

The River Roe and Tributaries ASSI and SAC are located approximately 450m from the application site with a hydrological link being a field drain 38 metres south of the site. The proposal is connecting surface water drainage to mains which NI Water have confirmed is acceptable. Therefore, there is no viable connection from the site to the European site.

As a competent authority the Council carried out a Habitats Regulations Assessment to assess the impact of the development on the designated Special Area of Conservation (SAC) which concluded that 'the proposal will not have a significant effect on the European sites due to the separation distance and no discernible ecological linkage to River Roe and Tributaries SAC.'

Shared Environmental Services were consulted on the proposal and responded with no objections, advising that SES consider there to be no viable pathways to the European Site. Council has fulfilled its obligations under the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

DAERA Natural Environment Division were also consulted on the proposal and have no objections subject to conditions and informatives which includes the use of bat boxes, the use of a sensitive lighting scheme and the timing of any mature vegetation removal.

The application site relates to an area of grass pitch, which is of low ecological value, with some mature trees present at the periphery of the site to the west. The applicant submitted a bat survey and NED did not raise any concerns with regards to natural heritage interests subject to conditions. The second criteria is met.

**8.10 • buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;**

There are no buildings proposed as part of the proposed development however there will be a number of structures associated with the provision of the 3G pitch including fencing and floodlighting.

The proposed floodlighting columns and fencing are visually prominent features associated with the development. The columns extend to a height of 6.5 metres and are set back from Old School Lane by at least 6.5 metres. The floodlighting

columns are slender in form, and from beyond the site many of the columns will be concealed by the surrounding pitch perimeter fence which is 6 metres and the existing boundary fence which is 3.5 – 4.5 metres in height. The pitch perimeter fence is set back behind the existing boundary fence which will mitigate any impact. Critical views of the floodlighting columns and fence will be mainly limited to close proximity/passing the site frontage along Old School Lane.

Officials are satisfied that the proposed floodlighting will not cause significant detrimental impact on visual amenity or character of the area. The third criteria is met.

**8.11 • the proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and**

The existing school has provision for disabled access via the provision of level access and level walking path around the pitch. The application site is located at the existing school which is accessible to the local community via a range of methods including buses, walking and cycling. The fourth criteria is met.

**8.12 • the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal**

Access to the proposal is via the existing access to the school. The required visibility splays and road infrastructure are already in place and the additional traffic does not merit any alterations or upgrading. Within the site there is formalised car parking provision. DFI Roads have been consulted on the application and have no objections.

The proposed drainage systems for the 3G Pitch will connect into the existing surface water drainage network within the site. The development will not result in the production of waste. Existing educational services are available within the school building. Officials are satisfied that the proposal complies with Policy OS4

8.13 Policy OS 5 of PPS 8 outlines that the Planning Authority will only permit the development of sport or outdoor recreational activities that generate high levels of noise where all the following criteria are met:

- (i) there is no unacceptable level of disturbance to people living nearby or conflict with other noise sensitive uses;
- (ii) there is no unacceptable level of disturbance to farm livestock and wildlife; and
- (iii) there is no conflict with the enjoyment of environmentally sensitive features and locations or areas valued for their silence and solitude.

8.14 Paragraph 5.41 of PPS 8 outlines a number of examples of activities which could be considered as being noise generating activities. These examples include motorsports, shooting, water-skiing and paintball adventure games. By its nature it is considered that football / rugby / hockey or hurling would be a significant noise generating activity when considered against the examples cited above. Two acoustic reports have been submitted and the impact of the proposal on people living nearby has been assessed above at paragraphs 8.8. Environmental Health have been consulted on the proposal and the submitted acoustic reports and have not raised any concerns in regard to noise.

8.15 With its location within the settlement of Dernaflaw, and its setting in respect of the surrounding built form it is considered that the proposal would not result in an unacceptable impact on farm livestock and wildlife. Additionally, the application site is not located within proximity to environmentally sensitive features and locations or areas valued for their silence and solitude. The proposal complies with policy OS 5 of PPS 8.

8.16 Policy OS 7 of PPS8 outlines that the Planning Authority will only permit the development of floodlighting associated with sports and outdoor recreational facilities where all 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.

- 8.17 The proposal seeks the erection of 4no. 6.5m high floodlighting columns, each containing 1 floodlight, to be sited to the western (x2) and eastern (x2) sides of the 3G pitch. The closest floodlighting columns are sited approximately 4.5m to the boundary of No. 2 Knock Cullen.
- 8.18 Upon initial consultation Environmental Health requested that to ensure that there is no disamenity to sensitive receptors, the applicant should submit further information in order to demonstrate that the levels of light will not adversely impact on amenity.
- 8.19 A lighting assessment was received by the Council, which assessed the impact of the proposed floodlighting on the adjacent residential properties. The report outlines that the proposed lighting calculations are based on a Challenger 1, 500 W LED Floodlight. In line with the 'Institute of Lighting Professionals Guidance: GN (01/21), Reduction of Obtrusive Light' the surrounding area has been classified as falling within Environmental Zone E3 (suburban) which allows for levels of up to 10 Lux pre curfew (23:00 hours).
- 8.20 The report outlines that the intended use of the 3G pitch will be all year round, Monday to Sunday inclusive and may operate to no later than 10pm (22:00 hours). The report calculates that the levels of vertical illuminance will not exceed the maximum values of vertical illuminance within Environmental Zone 3 as detailed within Lighting Professionals Guidance: GN (01/21), Reduction of Obtrusive Light Table 3.
- 8.21 Environmental Health were re-consulted on the additional information and have no objections subject to conditions which require the lighting scheme to be installed in accordance with submitted Lighting Strategy, and that the vertical Lux levels at receptors shall not exceed those submitted.
- 8.22 Given the content of the submitted lighting information and the comments from Environmental Health, the Planning Department are satisfied that there will be no unacceptable adverse impact on the amenity of neighbouring properties. In terms of the consistent use of the facility the officials are

minded to restrict the hours of operation of the 3G Pitch and associated floodlighting to (08:00 – 22:00), to ensure adequate residential amenity is afforded to the adjacent properties both in terms of lighting and noise.

- 8.23 The site is located within the settlement limit of Dernaflaw and outside any landscape designation. The floodlighting columns are slender in form, and from beyond the site many of the columns will be concealed by the surrounding built development with the school to the west and dwellings to the east. Critical views of the floodlighting columns will be mainly limited to close proximity/passing the site frontage along Old School Road. The flood lights will have no greater impact than street lights along Old School Lane. Officials are satisfied that the proposed floodlighting will not cause significant detrimental impact on visual amenity or character of the area.
- 8.24 The Lighting Assessment submitted to assess the impact of floodlighting on surrounding properties outlines how the floodlighting proposal has been designed to concentrate light spill upon the 3G pitch and away from surrounding properties and the public road. Therefore, there should be no detrimental impact on road users which could cause a risk to public safety. DFI Roads have been consulted in relation to the proposal and have not raised any objections. The proposal complies with policy OS 7 of PPS 8.
- 8.25 Policy DES 2 – Townscape, contained within A Planning Strategy for Rural Northern Ireland, requires development proposals in towns and villages to make a positive contribution to the townscape and be sensitive to the character of the area. The policy requires that proposals should be of an appropriate use for the area, that the scale and design is in keeping with the surrounding character and ensure that there is no adverse impact on surrounding amenity. As outlined above within the assessment of the planning policies contained within PPS8 the proposed use, scale and design are acceptable for the location and will not give rise to unacceptable impact on the amenity of surrounding residential properties.

## **Natural Heritage**

- 8.26 The River Roe and Tributaries ASSI and SAC are located approximately 450m from the application site hydrologically linked by a field drain 38m south of the site. The proposal uses mains for surface water drainage.
- 8.27 The Council, as applicant and a competent authority, carried out a Habitats Regulations Assessment to assess the impact of the development on the designated Special Area of Conservation (SAC) which concluded that 'Having considered the nature, scale, timing, duration and location of the project it is concluded that it is eliminated from further assessment because it could not have any conceivable effect on a European site'.
- 8.28 Shared Environmental Services and DAERA Natural Environment Division were consulted on the proposal and responded with no objections, concluding that there will be no likely significant impact on the designated sites. The application site relates to an area of grass pitch, which is of low ecological value, with some mature trees present at the periphery of the site to the west. The applicant submitted a bat survey and NED did not raise any concerns with regards to natural heritage interests subject to conditions.
- 8.29 Officials are satisfied that the proposal will not adversely impact upon any designated sites or protected/priority species or habitats, and therefore complies with the nature conservation policies outlined within the SPPS and PPS2.

## **Access and Parking**

- 8.30 As outlined above at Paragraph 8.12, access to the 3G pitch will be via the existing vehicular access onto Old School Lane. There is existing car parking provision within the school grounds and on street parking is available. DFI Roads have been consulted on the application and have no objections to the proposed access arrangements and have not requested the provision of any additional parking within the site. The application satisfies policies AMP2 and AMP7 of PPS3.

## **Flooding**

- 8.31 The application site is not located within a fluvial or coastal floodplain. A Drainage Assessment is not required for this application as the threshold for new hard surfacing of 1000 square metres has not been reached. Although a Drainage Assessment is not required by the policy, a Drainage Layout has been provided indicating the method and location of surface water drainage within the site and NI Water are content that surface water will be disposed of via mains. The application meets with the requirements of the SPPS and PPS15 in respect of site drainage / flooding.

## **Habitats Regulations Assessment**

- 8.32 The potential impact of 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.

## **9.0 CONCLUSION**

- 9.1 The proposal provides for a new 3G pitch at the existing St John's Primary School which will provide for additional quality recreational facilities at this location. The proposal will not have an adverse visual impact on the surrounding landscape and will not have an unacceptable impact on the residential amenity on the surrounding residential properties at Knock Cullen, Foreglen Road or Old School Lane. The proposal will not adversely impact upon the natural or built heritage environment and adequate access and parking arrangements are in situ. The proposal complies with the Northern Area Plan and all other relevant planning policies. Approval is recommended.



## 10.0 Conditions and Informatives

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 3G pitch and associated floodlighting shall only be used between the hours of 08:00 and 22:00.

Reason: In the interest of residential amenity

3. The lighting scheme for the development hereby approved shall be designed, installed, operated and maintained in accordance with the criteria specified in DOC 04 REV 01 Light Impact Assessment received 15<sup>th</sup> August 2023 along with drawing Nos 04 REV 02 and 05 REV 02 Proposed Elevations Sheet 1 & 2 received 7<sup>th</sup> July 2023. Light pollution shall be obviated by ensuring adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light – GN 01: 2021.

Reason: In the interest of Residential Amenity

4. Vertical Lux levels at nearest receptors shall not exceed those values stipulated in DOC 04 REV 01 Light Impact Assessment received 15<sup>th</sup> August 2023 Table 3: Maximum Values of Vertical Illuminance on Premises applicable to Environmental Zone E3 in accordance with the Institute of Lighting Professionals Guidance Note for the Reduction of Obtrusive Light – GN 01:2021.

Reason: In the interest of Residential Amenity

5. The development hereby permitted shall not become operational until the proposed 3m high acoustic fence has been erected as indicated on drawings Nos 03 REV 03 Proposed Layout received 7<sup>th</sup> November 2023, 04 REV 02 and 05 REV 02 received 7<sup>th</sup> July 2023 entitled Proposed Elevations Sheet 1 & 2 and as detailed

within DOC 08 Noise Monitoring Report received 15<sup>th</sup> August 2023 and DOC 05 Noise Impact Assessment received 11<sup>th</sup> May 2023. The barrier shall be constructed of timber panelling (Close lapped with no gaps) and shall have a minimum self weight of 25 Kg/m<sup>2</sup>.

Reason: In the interest of Residential Amenity

6. Noise levels at the façade of each noise sensitive receptor shall not exceed the levels presented within Table 6 of DOC 05 Noise Impact Assessment received 11<sup>th</sup> May 2023 as follows:

Dwelling	Receiver ID	Floor	Mitigated Noise Level LAEQ, T dB(A)
2 Knock Cullen	NSR1	Ground First	47 50
4 Knock Cullen	NSR2	Ground First	49 49
6 Knock Cullen	NSR3	Ground First	49 49
419A Foreglen Road	NSR4	Ground First	50 50
1 The Old School Lane	NSR5	Ground First	50 51
421 Foreglen Road	NSR6	Ground First	49 49
423 Foreglen Road	NSR7	Ground First	49 49

Reason: In the interest of Residential Amenity

7. All storm water from the development site shall not be discharged to nearby watercourses unless first passed through pollution interception and flow attenuation measures.

Reason: To prevent pollution of surface waters which is detrimental to fisheries.

8. No development shall commence until a detailed earthworks management plan has been provided to the Council, this shall

include methods of control of run-off from working areas, and mitigating measures to prevent pollution of watercourses.

Reason: To prevent pollution of surface waters which is detrimental to fisheries.

9. Prior to the 3G pitch becoming operational, information shall be submitted to the Council identifying the location of 2 proposed bat boxes. The 2 bat boxes shall be erected at the approved locations within 4 weeks of approval by the Council and retained at the locations in perpetuity.

Reason: In the interest of the protection of bats.

10. Sustainable Urban Drainage Systems (SUDS) shall be used to prevent microplastics from entering the aquatic environment. The infill particle size shall be too large to pass into the under pitch drainage system. Any potential wash off during heavy rainfall shall be captured in surface water drains around the artificial pitch which then enter into the main collector drain. Prior to discharge, the surface water shall pass through a granulate trap which is designed to retain particulate, such as French drains. The trap shall be designed to ensure that any infill cannot exit the trap. Cleaning of the granulate trap shall take place regularly to remove microplastics.

Reason: To prevent adverse impacts on qualifying features of designated sites.

### Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the

removal of or building on the party wall or boundary whether or not defined.

4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal <https://planningregister.planningsystemni.gov.uk/simple-search>

# Site Location



# Site Layout

