

Title of Report:	Planning Committee Report – LA01/2023/0298/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24th January 2024
For Decision or For Information	For Decision – Council Interest Item
To be discussed In Committee YES/NO	NO

Linkage to Council Strategy (2021-25)	
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

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

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	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: LA01/2023/0298/F **Ward:** DERVOCK

App Type: Full Planning

Address: Dervock MUGA, Knock Road, Dervock, BT53 8BB

Proposal: The proposal involves development of a multi-use games area (MUGA) on land currently used as a grassfield. The proposal comprises an artificial surface and new pedestrian access with floodlighting and fencing.

Con Area: No **Valid Date:** 15.03.2023

Listed Building Grade: No

Agent: Doran Consulting, 96 - 102 Great Victoria Street, Belfast, BT2 7BE

Applicant: Causeway Coast and Glens Borough Council, Cloonavin
66 Portstewart Road, Coleraine, BT52 1EY

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

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

Executive Summary

- Full planning permission is sought for the development of a multi-use games area (MUGA) on land currently used as a grassfield. The proposal comprises an artificial surface and new pedestrian access with floodlighting and fencing.
- The site is located within the Dervock Settlement Development Limit as designated within the Northern Area Plan 2016. Designations on the site include an Area of Archaeological Potential and Local Landscape Policy Area. The site is also indicated to be partially within a Major Area of Existing Open Space.
- No concerns have been raised by any consultee.
- The proposal is considered to comply with the provisions of the Northern Area Plan 2016, SPPS, PPS 2, PPS 3, PPS 6, PPS 8 and PPS 15.
- The application is recommended for approval.

Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningssystemni.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 **GRANT** planning permission subject to the refusal reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at an existing park within the settlement of Dervock. The application site comprises an area of an existing park comprising grassed open space with pathways and a section of multi-use soft surfacing. A section of Knock Road is also included within the site. The site is located to the south of Knock Road and is located within close proximity to a play park and aerobics equipment. Dervock River is located to the east which includes a riverside walk.
- 2.2 The site is located within the Dervock Settlement Development Limit as defined in the Northern Area Plan 2016. The site is located within a Major Area of Existing Open Space, an Area of Archaeological Potential and Local Landscape Policy Area Designation DVL 01: Dervock River.

RELEVANT HISTORY

D/2001/0225/F – Knock Road, Dervock – Riverside Park with new bus shelter and car park – Permission Granted – 27th June 2001

D/2004/0016/F – Park area alongside Dervock River between 209 Greystone Crescent and 9a Carnulla Road, Dervock – Soft landscaping of existing park area, stone clad tower with adjoining information walls, seating, hard standing area and extension of existing footpaths. – Permission Granted – 15th April 2004

D/2012/0215/F – Riverside Park, Dervock – New Multi-Use Games Area, Outdoor Gym & Timber Trail Play Equipment – Permission Granted – 16th November 2022

LA01/2022/1018/F – 75m East of 37 Greystone Crescent, Dervock, Ballymoney to 40m SW of Station Cottages, Dervock, Ballymoney crossing through the townlands of Ballyratahan Upper – Alteration of

11kv distribution network entailing recovery of 472m of existing overhead line and 6 existing wood poles, erection of 23m of proposed overhead line and 2 proposed wood poles, and laying 855m of 11kv underground cable. The purpose of proposed network alteration is to remove high voltage apparatus in the vicinity of the existing children's play area. – Permission Granted – 13th March 2023

3 THE APPLICATION

- 3.1 This is a full application seeking the development of a multi-use games area on land currently used as grassland. The proposal comprises an artificial surface and new pedestrian access with floodlighting and fencing.
- 3.2 The proposal includes the development of a pitch with polymeric surfacing enclosed by a 4 metre high boundary fence and covered with 4 metre high roof netting. The netting is supported by 4.5 metre high posts. Surrounding the pitch are 6 metre high lighting columns. Works also include re-surfacing and additional paths leading to the proposed pitch with the addition of a bike shelter. Road markings are proposed on Knock Road to create a right turning lane.

4 PUBLICITY & CONSULTATIONS

5.1 External:

19 neighbours notified.

One letter of support received. The following matters are raised:

- Resolves the issue of the old bonfire site.
- Centralises the Dervock play areas in one safe location.
- Will increase custom to their business which is closest premises to the site.

5.2 Internal:

DFI Roads: No objections

Environmental Health: No objections.

Historic Environment Division: No objections

Shared Environmental Services: No objections

DAERA Natural Environment Division: No objections

DAERA Water Management Unit: No objections

DFI Rivers: 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:
- 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.

7.0 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 6: Planning, Archaeology and the Built Heritage

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

Planning Policy Statement 15: Planning and Flood Risk

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: principle of development, environmental and amenity considerations, access and parking, built and natural heritage, drainage and flood risk.

Principle of Development

Policy OS 1

- 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 part of the existing grassed open space area in order to provide the MUGA pitch. The application site is located at Riverside Park and also includes a playground, multi-use games area and aerobics equipment adjacent to the proposed MUGA. This park is identified as an a Major Area of Existing Open Space within the Northern Area Plan.
- 8.4 While the proposal may alter the formal use and appearance of the land, the proposal does not represent a loss of open space, but rather the redevelopment and formalisation of Open Space to provide high quality recreational facilities. The proposal complies with policy OS 1 of PPS 8.

Policy OS 4

- 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. Paragraph 5.37 of PPS8 set out a range of types of facilities which would be regarded as being intensive sports facilities. While the proposed development may not be of a similar nature to those listed there is the potential for an intensification in use which could impact upon neighbouring lands and receptors.
- 8.6 ***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;***

The existing park is located to the south of Knock Road where residential and commercial properties are located on the north side of the road and to the east of Greystone Crescent where a row of residential properties are located. Residential and commercial properties are located further to the northeast across Dervock River on Carncullagh Road.

The proposed MUGA pitch is located in the eastern portion of the existing open space and is separated from both areas of housing by the play park to the west and car park to the north.

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 site is flat and the proposed MUGA sits at the same level as the nearby dwellings. The height of the fencing and netting sits lower than these properties which are two storey. The exception being No.216 Knock Road which is single storey but set back from the road to the north. There are direct views from the site towards the front of nearby dwellings but not into their most private amenity areas. These views are in context of areas of the park which are closer. There will be no adverse impact on residential privacy from users of the proposed facility.

Following clarifications sought by Environmental Health it was advised by the agent that the opening hours will be 9am to 10pm with the flood lighting proposed operating from dusk to 10pm. A lighting report and plan was also submitted in support of the proposal which indicates the extent of illuminance. A noise impact assessment

was also submitted to assess the level of noise generation.

Environmental Health have been consulted in relation to the proposed development and on the supporting information received.

To protect the amenity of residents a condition has been requested by Environmental Health to restrict vertical lux levels from the floodlighting at nearby receptors to Environmental Zone E2 levels as outlined in Institute of Lighting Professionals guidance on reduction of obtrusive light.

Environmental Health advise in relation to the noise that the submitted report notes that traffic noise dominates the noise around the site. They advise that the report models the MUGA pitch as the same as a Artificial Grass Pitch in terms of noise levels. The results of the modelling indicate the proposal does not exceed World Health Organisation's 'Guidelines for Community Noise'.

Environmental Health advise that the report noted that the calculated noise levels at the closest receptor was also lower than the measured background level and therefore concluded that the noise impact potential for the development is considered to be low and recommended no further noise mitigation measures.

Environmental Health also note that the noise impact assessment highlights that the construction of artificial pitches usually requires topographical grading and ground works, often requiring the use of vibration plates and rollers. Therefore, it is recommended that prior to commencing any construction works, the developer should prepare a Construction Noise Management Plan (inclusive of vibration) for submission to the local Environmental Health department for review. The CNMP should include details for the construction methods to be employed at the site, and should also include any noise and vibration monitoring programs required during construction works, should these be necessary."

Conditions have been requested by Environmental Health on noise to restrict the hours of operation, require the submission of a Construction Noise Management Plan and process for reasonable noise complaints.

The potential impact of floodlighting on residential properties is assessed in detail below under Policy OS 7.

Given the scale, siting and nature of the proposal and the responses from Environmental Health on the submitted supporting information, officials are satisfied that there will be no unacceptable adverse impact on the amenity of surrounding residential properties. The first criteria is met.

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

The application site is located within an Area of Archaeological Potential as designated within the Northern Area Plan 2016. The McCartney Memorial is a Grade B structure located at the northern edge of the park with Knock Road.

Historic Environment Division were consulted on the proposal. Historic Monuments advised that they were content the proposal was satisfactory to SPPS and PPS 6 archaeological requirements due to the scale and nature of the development. Historic Buildings advised they are content the proposal satisfies the policy requirements of Paragraph 6.12 of the SPPS and Policy BH 11 of PPS 16. Consequently, archaeological or built heritage importance within close proximity of the application site would not be adversely impacted by the development.

As discussed below under 'Natural Heritage', Shared Environmental Services and DAERA Natural Environment Division were consulted on the proposal and did not raise any concerns with regards to natural heritage interests. The second criteria is met.

8.8 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. The proposed MUGA comprises a polymeric surfaced pitch (22m X 14m). The pitch will be bounded by a 4 metre high metal fencing and a roof net attached to 4.5 metre high posts. The pitch will be accessed by paths leading to access gates on its west and north sides. The proposal includes the erection of 4no. 6 metre high floodlight columns.

The existing park is generally open with some vegetation located across the site though most prevalent along the northern boundary with Knock Road. There will be views of the MUGA pitch and associated infrastructure from Knock Road travelling both directions. Views will be especially prevalent when passing the vehicular access. However, the views are set back from the road given the siting of the pitch 25 metres from this road. Similarly there will be direct views from Greystone Crescent directly towards the MUGA pitch. The views from both Knock Road and Greystone Crescent are in context of other features in the park including walls, existing play park, aerobics/sports equipment, trees and lighting columns and the backdrop of vegetation located along the river corridor.

The proposed floodlighting columns are the most visually prominent features associated with the development. The columns extend to a height of 6m and are set back from Knock Road by 24 metres and Greystone Crescent by 49 metres at their closest points. The floodlighting columns are slender in form which will assist in reducing some of their visual impact.

Having regard to the flat topography of the site, nature of the proposal which is typical for a park location and the views of the proposal in context of existing infrastructure and facilities within the park that the proposal would be appropriate to the local area and sympathetic to the surrounding landscape.

Materials and finishes have not been specified for the proposed fencing surrounding the pitch. This fencing should be finished in green painted metal to assist in integration.

The proposed paths are located in context of that existing and the proposed works seeks to improve and repair existing pathways. There will be limited visual impact from these works given their context within the site.

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

8.9 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 application site is located at the existing park which is accessible to the local community via a range of methods including walking and cycling. The park where the proposal is located is located centrally within the village. An existing car park is located within the park to the north for which the site is accessible by the paths within the park. The site is flat and will link to the existing pathways within the site to afford access to those with disabilities. Bus stops are available at Miller Avenue to the northwest of the site and Dervock Bridge which are both in close walking distance to the site. The fourth criteria is met.

8.10 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 from the pathways to the north and west. New pathways are proposed which will allow access directly to the pitch and works are proposed to resurface and improve existing pathways. As discussed under 'Access and Parking' it is anticipated from the TRICS calculations that the proposal result in 27 vehicle trips per day and therefore a limited impact on the road network. DFI Roads have been consulted on the application and requested a TAF, the visibility splays to the existing car park to be indicated with the spaces denoted and the formation of a right turning pocket on the carriageway. Following these submissions and review, DFI Roads advised they have no objections with conditions.

The proposed drainage systems indicated on the application form related to a sustainable drainage system. As discussed below under 'Drainage and Flooding', there are further drainage matters to be resolved which can be addressed through negative condition. The agent has advised that a headwall is required to be constructed to connect to the NI Water infrastructure.

The development will not result in the production of waste.

Officials are satisfied that the proposal complies with Policy OS4

Policy OS 7

- 8.11 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.
- 8.12 The proposal seeks the erection of 4no. 6m high floodlighting columns. The floodlighting scheme proposes one column sited in a central position at each corner of the MUGA pitch. The closest properties to the northern floodlights are 41 metres to the north on Knock Road. The closest properties to the southern properties are 55 metres to the west on Greystone Crescent. There are further properties on Carncullagh Road to the northeast across the river.
- 8.13 Following clarifications sought by Environmental Health it was advised by the agent that the opening hours will be 9am to 10pm with the flood lighting proposed operating from dusk to 10pm. A lighting report and plan was also submitted in support of the proposal which indicates the extent of illuminance.
- 8.14 To protect the amenity of residents a condition has been requested by Environmental Health to restrict vertical lux levels from the floodlighting at nearby receptors to Environmental Zone E2 levels as outlined in Institute of Lighting Professionals guidance on reduction of obtrusive light.
- 8.15 With adherence to this condition there should be no unacceptable of the amenities of people living nearby.
- 8.16 There will be an impact on visual amenity given the 6 metre height of the floodlighting. Views will be possible of the poles from Knock Road and Greystone Crescent. However, given the flat topography of the site, nature of the proposal which is typical for a park location and the views of the proposal in context of existing infrastructure and facilities within the park that the proposal would not have an adverse impact on visual amenity or the character of the locality.
- 8.17 No objection has been raised by any consultee in relation to light pollution or glare including Environmental Health and DFI Roads.

Public safety is not considered to be prejudiced in this respect.

8.18 The proposal complies with policy OS 7 of PPS 8.

Built Heritage

8.19 The application site is located within an Area of Archaeological Potential as designated within the Northern Area Plan 2016. The McCartney Memorial is a Grade B structure located at the northern edge of the park with Knock Road.

8.20 Historic Environment Division were consulted on the proposal. Historic Monuments advised that they were content the proposal was satisfactory to SPPS and PPS 6 archaeological requirements due to the scale and nature of the development. Historic Buildings advised they are content the proposal satisfies the policy requirements of Paragraph 6.12 of the SPPS and Policy BH 11 of PPS 16. Consequently, archaeological or built heritage importance within close proximity of the application site would not be adversely impacted by the development.

Natural Heritage

8.21 The location of the proposed MUGA pitch is on an existing area of grass. The site is located in close proximity to Dervock River, a designated watercourse which has a hydrological connection to Skerries and Causeway SAC.

8.22 A Preliminary Ecological Appraisal was submitted in support of the application. This report outlines that unmitigated impacts include loss of amenity grassland, potential for disturbance/injury/death effects on badgers and otters and potential for degradation/pollution of freshwater impacts. It advises that with appropriate mitigation measures including compensatory planting, avoidance of habitat illumination, pollution prevention measures that all significant ecological impacts can be avoided. The report advises that a 10 metre buffer is unlikely to be possible and a Construction Environmental Management Plan should be developed and silt fences installed prior to works commencing.

8.23 DAERA Natural Environment Division were consulted on this report and advised that on the basis of the information provide that they

have no concerns subject to recommendations.

- 8.24 NED advise that they are content that the proposal is unlikely to significantly impact protected or priority species or habitats. They advise they note the development is adjacent to the river and are content that a 10 metre buffer is achievable. A condition to restrict development activity within 10 metres of the river is proposed. NED note that some vegetation may require removal and advise that it may support breeding birds. NED advise that any removal of buildings/structures and vegetation should be undertaken outside the bird breeding season.
- 8.25 Shared Environmental Services were consulted on the proposal given the location in close proximity to the Dervock River. SES advise that due to the scale/nature of the proposal and significant distance to the SAC approximately 11km downstream that it is not considered that the proposal will have a likely significant effect on the conservation objectives of the European site.
- 8.26 Having regard to the responses from DAERA NED and SES, it is considered that the proposal will not harm natural heritage interests and is compliant Paragraphs 6.180, 6.181 and 6.192 of the SPPS and Policies NH1, NH2 and NH5 of PPS2.

Local Landscape Policy Area

- 8.27 The site is located within Local Landscape Policy Area Designation DVL 01 – Dervock River LLPA. The features or combination of features that contribute to the environmental quality, integrity or character of this area are:
1. This LLPA covers the centre of Dervock and lands defining the village setting to the north and the south along the Dervock River corridor.
 2. This LLPA includes visually significant tree groups.
- 8.28 Policy ENV 1 of the Northern Area Plan 2016 outlines that planning permission will not be granted for development proposals liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA. Where development is permitted, it is required to comply with requirements set out for individual LLPAs. Where riverbanks are included within the LLPA's access may be required to river corridor as part of the development proposals and any access

should not have an unacceptable adverse impact on the flora and fauna of the river corridor.

- 8.29 The proposal is located on an existing grassed area associated with Riverside Park and the nature of the proposal is a sports and recreation use typically associated with a park. The proposal enhances the pathways within the site which are partially associated with the river walk. The road works involve painting road markings. The proposal is not considered to detrimentally impact on the village setting or the river corridor.
- 8.30 The location of MUGA pitch, floodlighting, paths and bike shelter will not impact on any visually significant tree groups as they are not located in close proximity to the proposal. The road works involve painting road markings and will not impact on any trees.
- 8.31 Designation DVL 01 does include the river corridor of Dervock River. However, the proposal is set back from the river and its banks. DAERA NED have indicated no concerns and requested a condition in relation to setback of development works. With adherence to this condition and other standing advice provided, flora and fauna should be adversely impacted.
- 8.32 Policy ENV 1 of the Northern Area Plan 2016 is considered to be satisfied.

Drainage and Flooding

- 8.33 The proposal is located to the west of Dervock River. DFI Rivers Flood Maps indicates the application site to lie within the fluvial floodplain.
- 8.34 A Flood Risk Assessment was submitted in support of the application and DFI Rivers were consulted. DFI Rivers advised that the 1 in 100 year fluvial floodplain was modelled and has a level between 36.656mOD and 36.213mOD. DFI Rivers advise that Drawing 002 within Appendix A shows all development is out of the 1 in 100 year fluvial floodplain. They advise that they accept the logic of the report, have no reason to disagree with its conclusions and consequently cannot sustain a reason to object to the proposal from a flood risk perspective. They advise that the accuracy, acceptance of the flood risk assessment implementation of the proposed flood risk measures

rests with the developer and their professional advisors.

- 8.35 As the proposal is located outside the 1 in 100 year fluvial floodplain, there is no requirement for justification under the exception tests of Policy FLD 1. Consequently, the requirements of Policy FLD 1 are satisfied having regard to the response from DFI Rivers.
- 8.36 DFI Rivers advise that a five metre maintenance strip has been retained and protected from impediments as detailed on Drawing 004 in Appendix A of the FRA. Consequently, Policy FLD 2 requiring protection of flood defence and drainage infrastructure is satisfied.
- 8.37 A Drainage Assessment is required if the development comprises additional hardstanding exceeding 1000sqm. The footprint of the development comprising the pitch, paths, bike shelter and associated infrastructure does not exceed 1000sqm and Policy FLD 3 is consequently satisfied.
- 8.38 Comments under Policy FLD 4 indicate that no information has been provided indicating culverting but should proposals involve works to a watercourse that it will apply. Policy FLD 5 is outlined as not being applicable.
- 8.39 The application form indicates surface water is to be disposed of by a sustainable drainage system.
- 8.40 Water Management Unit advised on the basis of the information provided they are content subject to conditions, any required statutory permissions being obtained and the applicant referring and adhering to DAERA Standing Advice. They advise that with regard to artificial pitch/grass areas that the use of sustainable drainage systems is recommended and where practicable these drainage systems should discharge into the ground. Where a drainage system option discharges to a waterway then permission should be sought from Rivers Agency.
- 8.41 Further to the responses from DAERA Water Management Unit and DFI Rivers the agent advised that through development of the proposal that a new headwall is required to be provided on the river to facilitate drainage from the pitch with associated infrastructure to be provided. A new headwall will require planning permission and further consultation will be required on the drainage arrangements. These matters remain unresolved under this application and a further

planning application to resolve these matters is required prior to development so as to ensure appropriate drainage from the pitch.

Access and Parking

- 8.42 The proposal utilises an existing access from Knock Road serving an existing car park. Access is available via pathways from Knock Road and Greystone Crescent. The proposal seeks to improve existing pathways and includes new pathways to connect to the proposed MUGA pitch.
- 8.43 DFI Roads were consulted on the proposal and requested a Transport Assessment Form, details on car parking, indication of and clearance of visibility splays and the development of a right hand turning pocket on Knock Road into the existing car park.
- 8.44 The Transport Assessment Form includes a TRICS analysis indicating a total of 27 vehicle trips a day to the proposal. This can be catered throughout the day by the existing car park which includes 11 car parking spaces and along Greystone Crescent where on street car parking is available if this car park is full.
- 8.45 A turning pocket is indicated on Knock Road which involves the painting of the associated road markings.
- 8.46 DFI Roads have advised that they have no objection with conditions.
- 8.47 There are no concerns with the parking layout and access arrangements proposed. The proposal is considered to be compliant with the requirements of PPS 3.

9.0 CONCLUSION

- 9.1 The proposal relates to the development of a multi-use games area (MUGA) on land currently used as a grassfield. The proposal comprises an artificial surface and new pedestrian access with floodlighting and fencing. Visual impact is considered to be located to the immediate vicinity of the park and would not cause unacceptable harm to the character of the area or the LLPA designation. The impact on surrounding amenity is considered to be limited. The proposal is considered to be appropriate within this park location. The proposal is considered to be acceptable having regard to the Northern Area Plan

2016, SPPS, PPS 2, PPS 3, PPS 6, PPS 8 and PPS 15 and is recommended for approval.

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. No development shall be commenced until the vehicular access, including visibility splays and any forward sight distance, are provided in accordance with Block Plan Drawing No. 09B. 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.

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

4. The hours of operation of the development as approved shall be restricted as follows: 09:00 to 22:00 hours.

Reason: In the interests of the amenity of surrounding residential receptors.

5. No development shall commence until a construction noise management plan shall be submitted to and approved in writing by the Planning Authority. The plan shall have regard to relevant British Standard 5228: 2009, Parts 1 and 2 and must detail the method to ensure the achievement of best practicable means to reduce the effect of noise and vibration. The plan shall include:

- A demolition and construction detailed method statement which is applicable to each phase of the proposed development, which shall stipulate the hours of working proposed and relevant conformance criteria (noise and vibration limits).
- Procedures to ensure and demonstration of good public relations, prior notification processes, complaint management and resolution
- Arrangement for notification and liaison with Causeway Coast and Glens Borough Council, Health and Built Environment Department with regard to employment of best practicable means, the applicant shall ensure due regard to BS 5228:2009.
- Details of pre-demolition, construction noise and vibration monitoring surveys.
- Reporting mechanism for all noise and vibration monitoring surveys during the course of works and in the event of any reported complaints. Details of surveys and monitoring results shall be made available to the Planning Authority upon request.

Reason: In the interests of the amenity of surrounding residential receptors.

6. Within 4 weeks of the Council being notified of a reasonable noise complaint, from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the permitted development operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise survey in order to assess the level of noise immissions from the permitted development. The duration of such monitoring shall be sufficient to provide comprehensive information on noise levels with the development operating at the maximum capacity.

- Details of the noise monitoring survey shall be submitted to Causeway Coast and Glens Borough Council for written approval prior to any monitoring commencing.
- 2 weeks prior notification of the date of commencement of the survey shall be provided.

The noise survey information shall include detail of:

- Any noise limit/s breaches
- Recommendation of acoustic mitigation required
- Confirmation of implementation of mitigation measures and evidence of noise limit/s conformance.

The noise survey information shall be provided within 4 weeks

(unless extended with Causeway Coast and Glens Borough Council) further to a written request from the Council.

Reason: In the interests of the amenity of surrounding residential receptors.

7. "Vertical Lux levels at nearest receptors shall not exceed, Table 3: Maximum values of vertical illuminance on premises, applicable to Environmental Zone E2". As laid out within the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light, GN 01: 2021

Reason: In the interests of the amenity of surrounding residential receptors.

8. The proposed 4 metre high boundary fencing shall be finished in green in accordance with Drawing No's 05A and 06A.

Reason: In the interests of the visual amenity of the area.

9. No development activity, including vegetation clearance, infilling, disturbance by machinery, dumping or storage of materials, shall take place within 10 metres of the Dervock River.

Reason: In the interests of the preservation of natural heritage interests.

10. No works, hereby approved, shall commence until a planning application has been submitted and approved by Council to address the drainage arrangements to serve the proposal.

Reason: To ensure an appropriate means of drainage for the proposal.

11 **INFORMATIVES**

1. 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.

2. 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.
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 at <https://planningregister.planningssystemni.gov.uk/simple-search>

Site Location Plan:



