



Planning Committee Report LA01/2017/0219/F	26thSeptember 2018
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u>	LA01/2017/0219/F	<u>Ward:</u>	MACOSQUIN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Macosquin Playing Fields, Dunderg Road. Coleraine		
<u>Proposal:</u>	Erection of 3no. 6m high timber columns to NE side of Playing Field. Each column to have 2no. 400W HQI Flood Lights (Additional information).		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	23.09.2016
<u>Listed Building Grade:</u>	N/A		
Agent:	N/A.		
Applicant:	Causeway Coast and Glens Borough Council. Environmental Services, Cloonavin, 66 Portstewart Road Coleraine BT52 1EY		
Objections:	2	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.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** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Macosquin Playing Fields, Dunderg Road, Coleraine. On the site is an existing playing field which is encompassed by approximately 2m high metal fencing and 2m high vegetation, consisting of hedges. There is a pedestrian access to the field located on the Dunderg Road. A vehicular access is available south-west of the site. There are several residential dwellings located in close proximity to the site and Macosquin Primary School is located directly adjacent to the site. There are existing ball catching nets at each end of the field and there is an existing flood light located to the north of the site which appears to be in a state of disrepair.
- 2.2 The area is predominately residential and is characterised by two-storey residential dwellings, pockets of commercial activity, educational facilities and areas of recreation space. The site is zoned as a major area of existing open space and falls within an archaeological site and monument under the Northern Area Plan 2016.

3 RELEVANT HISTORY

There is relevant planning history which consists of the following:

C/2003/0575/A- Playing Field Adjacent to Macosquin Primary School, Dunderg Road, Macosquin- Free standing information sign.

Approval 23.11.2004.

C/2008/0918/F- Playing fields, Farrenseer Park, Macosquin-
Changing rooms/showers
Approval 12.03.2009.

LA01/2016/1160/F - Macosquin Playing Fields, Dunderg Road,
Coleraine. Erection of 3no. 6m high timber columns to NE side of
Playing Field. Each column to have 2no. 400W HQI Flood Lights
(Additional information).
Approval 09.02.2017

4 THE APPLICATION

- 4.1 The scheme consists of the erection of 3 No. 8m high galvanized steel columns to NE side of playing fields. Each column to have 2No. 400W HQI flood lights. Also amendment to previously approved application under Ref. No. LA01/2016/1160/F. Application to approved 3 No. 6m high timber columns to 3 No. 8m high galvanized steel columns.

5.0 PUBLICITY & CONSULTATIONS

5.1 External Neighbours and Representation

Two (2) letters of objection were received in relation to this application.

The objection letters raised the following points of concern; out of character in the locality of the area and the new flood lights would cause a nuisance to the surrounding neighbours.

5.2 Internal

Historical Environment Division: Scheduled Monument Consent for the works has been granted, supported with conditions.

Environmental Health: Can considered the Objections and are content with the Outdoor Lighting Report in relation to Light Pollution and have provided conditions to support their decision in relation to the frequency of usage of the playing fields/curfew times.

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 (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 both 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

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation

Planning Strategy for Rural Northern Ireland

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to: the principle of development; impact on residential and public amenity and; archaeology.

Principle of development

8.2 The site is zoned in the Northern Area Plan as a major area of existing open space and falls within a site of archaeological potential and an archaeological site and monument. The site is located within the development limit of Macosquin.

8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above. As such the principle of lighting columns to facilitate the ongoing use of playing fields is acceptable.

Impact on residential and public amenity

8.4 The site is zoned as a major area of existing open space in the Northern Area Plan 2016.

8.5 Policy OS7- The Floodlighting of Sports and Outdoor Recreational Facilities states that the Council 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.

8.6 The main purpose of this application is to extend the hours of operation for the sports pitch. In terms of residential and public amenity the flood lights will be facing towards the sports pitch and not directly towards any residential dwelling. No. 36 Dunderg Road is the closest residential property in relation to the location of the proposed flood lights. The flood lights will be 8m in height and located 24m away from No. 36 Dunderg Road. The boundary treatment along the boundary with No. 36 consists of high trees which are at a higher height than that of the proposed flood lights.

- 8.7 There were two objections received concerned for the impact on the locality of the area as a result of the floodlights.
- 8.8 The floodlights were previously approved under reference no. LA01/2016/1160/F, which was for the erection of 3no. 6m high timber columns to NE side of Playing Field. Each column to have 2no. 400W HQI Flood Lights.
- 8.9 The previous application was granted approval and was considered acceptable in terms of design and in terms of visual amenity. The lights were to provide better facilities at the playing pitch for members of the public who may use it. The lights will not affect public safety and will be located approximately 15m away from the main road. The proposed development complied with Policy OS7 and represents an acceptable form of development at this location.
- 8.10 In relation to the points which the objector raised there is currently one existing flood light to the north-east in close proximity to the neighbour at No. 36 Dunderg Road.
- 8.11 There would appear not to be adequate lighting on the site. The proposed lights will provide better training facilities for Coleraine Football Club who wish to use the site for training purposes.
- 8.12 This current application seeks approval for the erection of 6 no. 8 metre high galvanised steel columns for floodlighting the existing sports pitch, at the training area positioned on the north east end of the site.
- 8.13 The application proposes the new floodlighting in the same position as the approved floodlighting, LA01/2016/1160/F, however the only differences will be in the 2 metre high increase in each individual lighting and the construction material consisting of steel columns.
- 8.14 The application will not cause an unacceptable impact on the amenity of surrounding residential properties and will not cause an adverse impact on the visual amenity of Macosquin Village in this locality.

Archaeology

8.15 The application site is located within the probable site of the plantation village of Macosquin, a site of regional importance which is scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. PPS 6 Policy BH1 applies. Historic Environment Division: Historic Monuments (HED: HM) has considered the impacts of the proposal and notes that Scheduled Monument Consent (SMC) has been obtained by the Council. HED: HM is content that the proposal satisfies PPS 6 policy requirements subject to condition.

9 CONCLUSION

9.1 The proposal is considered acceptable in this location having regard to the Area Plan and other material planning considerations. The proposal relates to an area of existing open space and is for the erection of flood lighting columns which are of an appropriate scale for their location. It is considered that the proposal should not have any adverse impact on the surrounding residential amenity due to the distance from the nearest property, the intervening vegetation and conditions of use. The proposal is considered acceptable having regard to the policy guidance set out in PPS 8. Approval is recommended.

10 Conditions

1. As required by Section 61 the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme of works should be in line with the SMC methodology already submitted by the applicant in order to satisfy planning conditions. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

3. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

4. The proposed floodlights shall have a restricted use of 2 evenings per week only, shall not operate between 22:00hrs and 08:00hrs and shall comply with the Institute of Lighting Professionals, Obtrusive Light Limitations for Exterior Lighting Installations including sky glow, light trespass and source intensity.

Reason: In the interests of residential and public amenity.

Informatives;

1. The works to which this consent relates shall be carried out to the satisfaction of the Department's Historic Environment Division (HED).

2. It is the responsibility of the applicant to ensure that staff, contractors, or staff from other organizations working on the site during this project, are provided with a copy of this consent, and that they fully understand and adhere to the conditions contained within it. A copy of the consent shall be kept on site by the contractor at all stages of the work.

3. Historic Environment Division (HED) Archaeologist, Kara Ward, must be furnished with at least 2 weeks notice (email kara.ward@communities-ni.gov.uk) tel. 028 90823119) before commencement of work to permit inspection of works.

4. The work shall be carried out as detailed in the SMC application and amended methodology and specs for columns and counterbalance units

received on 06/06/18. Any changes to the details outlined in these documents must be discussed and agreed in advance with HED.

5. All work shall be carried out with due care and attention paid to the scheduled monument.

6. The scheduled area shall not be used at any time for the storage of machinery, equipment or materials.

7. All excavation works detailed shall be carried out under direction and supervision of an archaeologist and licensed under Article 41 of the Historic Monuments and Archaeological Objects (NI) Order 1995 (HMAOO 1995).

8. A copy of the excavation report shall be forwarded to the HED Scheduling team.

9. The foundation holes for the columns will be de-sodded and excavated by hand. The dimensions of the holes shall be no greater than 350mm in diameter and 1200mm deep unless agreed in advance/on site with HED Scheduling team.

10. The machine used to excavate the cable tracks must be of the smallest size necessary. It must be fitted with a toothless bucket and it must have rubber wheels or tracks, or make use of track mats when crossing the scheduled area. Any deviation from this condition must be agreed in advance with HED Scheduling team.

11. The HED Scheduling team archaeologist must be informed immediately on the discovery of archaeological deposits and appraised of their significance and extent. Treatment of such deposits shall be agreed with the HED archaeologist in advance, prior to any further excavation and it may be necessary to relocate the columns/cable tracks.

12. There will be no site huts, containers or other plant, machinery or welfare facilities within the scheduled area other than the small machine for excavating the cable trench and a loader for delivery of the columns and column carrier for placement.

13. Any rubbish created during the course of these works shall be disposed of off-site, not buried or burnt in situ.

14. Any changes to the works proposed in this application, or any additional works, shall be discussed in advance and approved by HED and may require additional Consents.

Site Location

