

Title of Report:	Planning Committee Report – LA01/2021/0122/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	23rd February 2022
For Decision or For Information	For Decision

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

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:

<u>App No:</u>	LA01/2021/0122/F	<u>Ward:</u>	Dundooan
<u>App Type:</u>	Full Planning		
<u>Address:</u>	115m North of 46b Newmills Road Coleraine		
<u>Proposal:</u>	Single storey support building and shelter for 12 bay golf driving range. Alteration to boundaries & landscape of existing field to convert to driving range and small practice putting green. Parking on existing hardstanding. Alteration to agricultural access to provide access to parking.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	29/01/2021
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
Applicant:	Coleraine Golf Centre. 46a Newmills Road, Coleraine BT52 2JB		
Agent:	Nathan Armstrong Architect. 9 Scroggy Park Limavady BT49 0DE		
Objections: 0	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is located within the open countryside east of Coleraine. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016.
- No third-party representations have been made to the proposal.
- The proposal will not adversely affect the environmental quality, integrity, or character of the countryside.
- The proposal is visually acceptable at this location and will not adversely harm neighbouring residential or visual amenity.
- Noise and light pollution have been considered and are acceptable.
- There are no archaeological concerns.
- There are no objections from a drainage or flood risk perspective.
- The proposed development has satisfactory access and parking.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PSRNI, PPS 15, PPS 8, PPS 6, and PPS 3.
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess>

1.0 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.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located in the open countryside east of Coleraine and is accessed from an existing farmyard at 46b Newmills Road, Coleraine. The site measures approximately 6.46ha and is largely rectangular. It is bound by a small watercourse to the east, an access road to the south and neighbouring lands to the east and north. The boundaries are defined with post and wire fence with additional mature hedgerow in some locations. The site is currently an agricultural field with a berm and section of hedgerow around the midway point. The topography of the site generally rises from the lowest point in the south eastern corner toward the eastern boundary.
- 2.2 There are 3 farm sheds in the southwest corner of the site. A dwelling abuts the southern boundary, 5 dwellings abut the lane proposed for access and another dwelling is located approximately 77m at 46C Newmills Road, from the proposed eastern boundary. A caravan park is also located to the immediate south of the site.
- 2.3 The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016. The immediate context of the site is characterised by open countryside and dispersed residential and agricultural development.

3.0 RELEVANT HISTORY

3.1 LA01/2020/0605/PAN

115m North of 46B Newmills Road, Coleraine Single storey support building and shelter for 12 bay golf driving range. Alteration to boundaries and landscape of existing field to convert to driving range and small practice putting green. Parking for approximately 16 cars on existing hard standing. Alteration to agricultural access to provide access to parking.
PAN Acceptable - 15.07.2020

LA01/2019/1379/PAD

115m NE of 46a Newmills Road, Coleraine Single storey support building and shelter for 12 bay golf driving range. Alteration to boundaries and landscape of existing field to convert to driving range and small practice putting green. Parking for approximately 16 cars on existing hardstanding. Alteration to agricultural access to provide access to parking.
PAD CONCLUDED 17.06.2020

4.0 THE APPLICATION

- 4.1 Single storey support building and shelter for 12 bay golf driving range. Alteration to boundaries & landscape of existing field to convert to driving range and small practice putting green. Parking on existing hardstanding. Alteration to agricultural access to provide access to parking.

Proposal of Application Notice

- 4.2 As this 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 the 24th June 2020 under reference LA01/2020/0605/PAN. As a result of Covid-19 it has not been possible to hold any face to face public events. The Planning (Development Management) (Temporary Modifications) (Coronavirus) Regulations (Northern Ireland) 2020 temporarily suspend the requirement for a Pre-Application Community Consultation public event. The applicant advised

that they intended to undertake the following forms of consultation:

- Newspaper ads in the Coleraine Chronicle and Coleraine Times on 22nd July 2020 and 23rd July 2020, respectively.
- A letter sent on 15th July 2020 to all neighbours within a 300m radius of the site detailing the scheme and directing towards public access where 2D and 3D graphic representations of the scheme can be viewed. The letter also provides the appropriate email address for submitting representations.
- 2D and 3D presentation material posted on website and available for download. Email address for representations included in the presentations. The online location of the information is included in the newspaper advertisements and uploaded on 15th July 2020, before the newspaper adverts are published.
- Copies of the PAN sent to elected members of Causeway Coast and Glens Borough Council.

Community Consultation Report

- 4.4 The community consultation report was submitted as part of the planning application, received on 25th January 2021, 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 contained details about the community consultation process undertaken and the response. The report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.
- 4.6 The detailed project information was made available online and by post as set out in paragraph 4.3. The report states that there was little public interest shown; one comment was received from a neighbour who queried if there were any changes proposed for the existing access to Newmills Road. The neighbour did not leave a comment in relation to the proposals for the facility.
- 4.7 A number of Councillors confirmed receipt of the proposals and one offered best wishes.
- 4.8 Following community consultation the applicant concluded there was no need for any amendments. The applicant proceeded to

commission information from relevant consultants, as per responses received from statutory consultees who contributed to PAD discussions (including more detail on access), to inform the planning application.

- 4.9 The report notes that no negative feedback was received as a result of the consultation and that other press articles about the proposal were reported to attract much support.

Design & Access Statement

- 4.10 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is a major application.
- 4.11 A design and access statement (Doc 01) received on 25th January 2021 was submitted in support of the application. The statement demonstrates how the proposal is suitable with regards to planning policy, can be integrated effectively with minimal impact to surrounding dwellings and the character of the area, and that it can be adequately accessed by prospective users. The statement details that the proposed buildings have been designed to integrate with, and appear part of, the existing cluster of farm buildings on the site. The report highlights that any adverse environmental impact from the works, such as the removal of the dividing hedgerow, are mitigated by the retention of mature planting to other boundaries and that care has been taken to minimise any impact to nearby residents. The statement argues that any development will be minimal, the lands could easily be returned to agricultural use and that any impacts to nearby dwellings in the form of light or noise generated from the operational phase will not exceed that which could be expected in the countryside associated with an agricultural use.
- 4.12 The applicant has undertaken appropriate consideration of the proposal in terms of the design principles and concepts, the site access and the impact on the character of the immediate context.

Environmental Impact Assessment

- 4.13 Upon review of the application against The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the proposal is not considered to fall within the descriptions of development detailed in Schedule 1 or 2. Accordingly, an EIA determination was not required.

Habitats Regulations Assessment

- 4.14 The application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).
- 4.15 The proposal site is bound by a watercourse adjacent to the western boundary which is hydrologically linked to the River Bann. The watercourse discharges into the River Bann 3km west of the site, 2.2km upstream of the Bann Estuary ASSI/SAC. Therefore, a direct hydrological connection exists between the site and the Bann Estuary ASSI/SAC. There are no other statutory designated sites within the search radius with a hydrological connection to the application site.
- 4.16 A Preliminary Ecological Appraisal Survey Report was submitted on 17th February 2021. A detailed assessment of the proposal in reference to habitat and other environmental regulations is included in the report. The report concludes that no further reports are required and that it is likely that all significant ecological impacts can be avoided. DAERA were consulted in relation to this application and express no objections. Shared Environmental Services were consulted and expressed no objections stating: 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. There are no viable pollution pathways for effects on the Bann Estuary SAC or any other European site.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

No representations or objections have been received in respect of the proposal.

5.2 Internal:

NI Water (No objections)

Environmental Health (No objections)

DFI Rivers (No objections)

DFI Roads (No objections)

NIE objected to the proposal due to the proximity of existing powerlines. The applicant subsequently agreed the relocation of the affected lines and has submitted and signed wayleave to this effect. NIE have now confirmed they are content.

Historic Environment Division: Archaeology and Built Heritage
(No objections)

DAERA: Water Management Unit and Inland Fisheries (No objections)

DAERA: Natural Environment Division (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 (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)

The Planning Strategy for Rural Northern Ireland

PPS 2 – Natural Heritage

PPS 3 - Access, Movement and Parking

PPS 6 – Planning, Archaeology & the Built Heritage

PPS 8 – Open Space, Sport and Outdoor Recreation

PPS 15 – Planning and Flood Risk

PPS 21 – Sustainable Development in the Countryside

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located within the open countryside east of Coleraine. The site is within a consultation zone of an Archaeological site or Monument, is bound by a watercourse adjacent to the western boundary which is hydrologically linked to the Bann Estuary ASSI/SAC and is designated under the Drainage (NI) Order 1973. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016. Policy CTY1 of PPS21 states that planning permission will be granted for non-residential development in the countryside for outdoor sport and recreational uses in accordance with PPS8.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to potential impact to surrounding amenity and the ability of the local landscape to readily absorb the proposed development.

Open Space, Sport and Outdoor Recreation

- 8.3 The proposal: the erection of a single storey support building and shelter for a 12 bay golf driving range, the alteration to boundaries and landscape of existing field to convert to driving range and small practice putting green, the provision of parking and alteration to existing agricultural access to provide access to the development.
- 8.4 The parking area, shelter, support building and putting green are to be located in the southwest corner of the site, adjacent to existing farm buildings. The parking area will provide parking for 18 vehicles and the existing agricultural access will be altered to provide access to the parking and wider facility.

- 8.5 The proposed buildings will accommodate 12 driving range bays and a retail/reception area and other ancillary functions such as toilets, a store, and an office/ staff area.
- 8.6 The support building and shelter are attached in a general T shape with the shelter, forming the top of the T angled toward the centre of the site. The support building features a rounded barn type roof and the shelter a mono pitch roof. The northern elevation of the shelter will be open to facilitate its use for driving range bays. The buildings will be finished externally with vertical charred larch cladding (shelter and support building) and sand cement render (link block) to walls, dark grey profiled metal roofing to roofs, dark grey windows and doors and stainless-steel balustrade with glass infill panels to the ramp providing level access to the support building from the carpark. Submitted sections demonstrate that the proposed buildings will marginally exceed the height of the existing adjacent agricultural buildings.
- 8.7 LED range lights are to feature on the driving range shelter and support building roofs to provide illumination to the driving range and putting green respectively.
- 8.8 The shelter will be flanked by lengths of close board fencing to mitigate the breakout of stray balls to either side. The putting green will also be enclosed with the same fencing. A berm, hedging and wire fences are to be removed from the centre of the site to facilitate the proposal with the ground then levelled and meadow grass sown.
- 8.9 Policy OS 3 of PPS 8 states that proposals for outdoor recreational use in the countryside will be permitted where all the following criteria are met:
- there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;*
- 8.10 The site is bound by a watercourse, adjacent to the eastern boundary, which has a direct hydrological link to the Bann Estuary ASSI/SAC. The site is within a consultation zone for an Archaeological site and Monument. There are no features of built heritage in the vicinity of the proposed development.

- 8.11 The application was accompanied with a Preliminary Ecological Appraisal. A detailed assessment of the proposal in reference to habitat and other environmental regulations is included in the report. The appraisal concludes that no further reports are required and that it is likely that all significant ecological impacts can be avoided. DAERA NIEA were consulted in relation to this application and express no objections. The proposed development will not result in an adverse impact upon designated sites.
- 8.12 The application is also accompanied with an Archaeological Impact Report. HED (Historic Monuments) has reviewed the Archaeological Impact Assessment and agrees with Section 10 Methodology and Recommendations. HED (Historic Monuments) is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. It is considered therefore that there will be no adverse impact on features of archaeological significance which may be within the site as a result of the proposed works.

there is no permanent loss of the best and most versatile agricultural land and no unacceptable impact on nearby agricultural activities;

- 8.13 Due to the limited scale of operational development proposed, the subject lands could be readily returned to their current agricultural use should the use proposed cease. Therefore, there will be no permanent loss of agricultural land as a result of the proposal.
- 8.14 The works will not impede access to the farm to the east of the site and the farm, of which the site forms part, will remain operational. There is therefore no perceived unacceptable impact on nearby agricultural activities.

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

- 8.15 The proposed buildings will mostly be screened from public view by the existing adjacent farm buildings. Views of the proposal will

be limited and the design and materials proposed will give the buildings an outward appearance typical of buildings used for agriculture, when viewed from a distance. Aside from the hedgerow to be removed in the middle of the site existing vegetation to boundaries will be retained and augmented with fencing. Sections indicate that a significant proportion of the proposal will be screened from view to the north of the site by the rising landform. The proposal involves repurposing existing agricultural lands with minimal operational development. It is therefore considered that the proposal can integrate without adverse impact to visual amenity of the character of the countryside.

there is no unacceptable impact on the amenities of people living nearby;

- 8.16 Care has been taken to minimise potential impact to the amenity of nearby residents 77m away from the site at 46cNewmills Road. Proposed lighting will be directed away from nearby dwellings which could be affected, the lighting is minimal with no lights on poles or berms and close board fencing will mitigate disturbance from headlights or engine noise resulting from patrons using the carpark. It is considered that the operation of the facility should not result in noise levels exceeding that which could be expected from an agricultural unit due to the nature of the activity proposed. Consultation occurred with Environmental Health who offer no objection to the proposal in this regard. It is therefore considered that there will not be an unacceptable impact upon the amenities of nearby residents as a result of the proposed facility.

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

- 8.17 It is unlikely that stray balls will break out from the site due to the direction of the range, distance to third party lands/ dwellings and the proposed close board fencing which flank the shelter building. As previously detailed, the proposal will not impede the function of the existing farm in which it is located or access to the farm to the east. Operational development is limited and the lands could be easily reverted to their current agricultural use should the proposed

use cease. It is considered therefore that the proposal will not prejudice public safety or adversely affect other countryside uses.

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

- 8.18 The proposed buildings are designed to a high standard and due to their design, siting and proposed materials they will appear similar to those which can be typically found associated with agricultural use. The buildings are located so that they will be screened to an extent by the landform to the north and the existing adjacent agricultural buildings. The buildings will appear integrated with, and as part of, the existing farm grouping.

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

- 8.19 Due to the location of the proposal, the private car will be the most likely form of transport used by those visiting the facility. A ramp is proposed from the carpark to the support building which will provide level access. It is considered that, as far as possible, the needs of people with disabilities have been taken into account in the design of the proposal.

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

- 8.20 DFI Roads were consulted on the proposal and are content in terms of access and parking and the capacity of the existing road network to absorb the facility subject to conditions.

- 8.21 NI Water were consulted and indicate that there is capacity for connection to the public water supply and foul sewer, subject to approval to connect. Surface water will be dealt with via soakaway.

- 8.22 DfI Rivers were consulted and note the adjacent watercourse is designated under the Drainage (NI) Order 1973. They propose a condition to retain access to a working strip to ensure maintenance

of the watercourse is not impeded. DfI Rivers also note that the site is subject to the provisions of Policy FLD3 of PPS15 due to its size, but as most of the site is remaining as a green field a drainage assessment is not required, subject to the increase in hardstanding not exceeding 1000m². As the area of proposed hardstanding does not exceed 1000m², a Drainage Assessment is not required.

- 8.23 It is considered that the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for access, parking, drainage and waste disposal.
- 8.24 It is considered that the proposal complies with the criteria of PPS8 OS3.

Archaeology & the Built Heritage

- 8.25 The site is located within a consultation zone for an Archaeological site and Monument, so consultation occurred with HED: Historic Monuments who advise, informed by the Archaeological Impact Assessment accompanying the application, they are content that they proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.

Flooding

- 8.26 Due to the adjacent watercourse, the site is subject to consideration under Policy FLD2, Protection of Flood Defence and Drainage Infrastructure, of PPS15. The watercourse is designated under the Drainage (Northern Ireland) Order 1973 and known to DfI Rivers as the Lodge Burn.
- 8.27 DfI Rivers were consulted on the proposal and recommend that a working strip, with a minimum width of 5m from the top of the bank is retained, protected from impediments including tree planting, hedges, permanent fencing, sheds, land raising, permitted development rights or future unapproved development is maintained by way of a planning condition.

8.28 As the site exceeds 1 hectare it must be considered under Policy FLD3, Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains, of PPS15. Rivers Agency note that a drainage assessment is not required in this instance as the proposed hardstanding does not exceed 1000m² and most of the site is remaining as a green field. The proposal complies with Policies FLD 2 & FLD 3 of PPS 15.

Sewerage

8.29 NI Water was consulted in relation to this application and expressed no objections. The applicant proposes to discharge foul sewage to the main foul sewer, which has capacity, subject to approval from NI Water.

8.30 DAERA: Water Management Unit (WMU) was consulted and advise that they are content subject to the necessary permissions being granted by NI Water and subject to a Construction Method Statement being submitted to them prior to the commencement of works.

Access and Parking

8.31 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. The scheme proposes to alter an existing access to a public road, create a car park and alter an existing access lane currently used for residential and agricultural purposes. DFI Roads was consulted in relation to this application and are content subject to conditions.

8.32 It is considered that the proposed access and parking arrangements are adequate and comply with Policies AMP 2, 7 and 9 of PPS3.

Natural Heritage

- 8.33 DAERA: Water Management Unit and Inland Fisheries was consulted in relation to the application. WMU state that they are content with the proposal subject to the applicant referring and adhering to standing advice and statutory permission being obtained. Their recommendation is subject to conditions and a Construction Method Statement being submitted prior to the commencement of works.
- 8.34 DAERA: Natural Environment Division (NED) was consulted in relation to this application. The site is bound by a watercourse which is hydrologically linked to Bann Estuary ASSI/SAC. NED considered the impact on designated sites and other natural heritage interests and have no concerns. They note the Preliminary Ecological Report. They advise that given the distance from the watercourse to the ASSI/SAC impacts can be adequately minimised with the implementation of standard pollution control measures. They note the hedgerow to be removed in the middle of the site is in poor condition. They also note that the surrounding landscape is of low bat roost potential (BRP) and that existing buildings are to be retained. They recommend that any lighting should be bat friendly.
- 8.35 Following assessment, the proposal is acceptable in terms of natural heritage interests and is considered to meet the requirements of Policies NH 1, 2, 3 & 5 of PPS 2.

Ancillary Retail Use

- 8.36 Retailing in the countryside is normally contrary to the town centre approach advocated by the SPPS and set out in Para 6.273 of the SPPS. However, as a general exception to the overall policy approach some retail facilities are permitted in countryside locations where they serve recreational facilities, as set out in the SPPS para 6.279. The retail element in this application is considered acceptable given its scale and its ancillary function to the wider development.

9.0 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposal meets the requirements of planning policies for this type of development. The proposal will not adversely affect the environmental quality, integrity or character of the countryside. The proposal is visually acceptable at this location as it has been sympathetically designed to integrate with neighbouring agricultural buildings and will not adversely harm neighbouring residential amenity. The proposal is acceptable in terms of noise and light pollution. There are no archaeological concerns. There are no objections to this proposed development from a drainage or flood risk perspective. The proposal is acceptable in terms of natural heritage interests. The proposed development has satisfactory access and parking. 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. No development shall be commenced until the vehicular access, including visibility splays of 2x4x160 in both directions and any forward sight distance, are provided in accordance with Drawing No.01&02 received 5th February 2021. 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 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.

4. A 5m maintenance strip along the watercourse on the western boundary as shown on Drawing No 02 shall be maintained and protected from impediments including tree planting, hedges, permanent fencing. Access to and from the maintenance strip should be available at all times.

Reason: To allow for the maintenance of the watercourse.

5. A full Construction Method Statement (CMS) shall be submitted to the Planning Authority for agreement with NIEA Water Management Unit, at least 8 weeks prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment.

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

6. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Planning Authority in consultation with Historic Environment Division, Department for Communities.

The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

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

7. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 6.

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

8. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 6. These measures shall be implemented and a final archaeological report shall be submitted to the Planning Authority within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Planning Authority.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

9. Prior to the commencement of works on the site the applicant shall contact NIE Networks Connections Department and agree mitigating measures to alter the NIE Networks Overhead lines that over sail the site hereby approved. Details of the mitigating measures agreed shall be forwarded to the Council.

Reason: In the interest of the safety of users of the site.

10. The retail unit as shown on Drawing No 03, date stamped 5th February 2021, shall operate as ancillary to the approved recreational use only. The goods for sale shall be limited

Reason: To protect the function and role of the town centre.

Site Location



