

Title of Report:	Planning Committee Report – LA01/2023/0138/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	30th April 2025
For Decision or For Information	For Decision – Council Interest

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

Estimated Timescale for Completion	
Date to be Completed	

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: LA01/2023/0138/F **Ward:** Dungiven

App Type: Full

Address: Dungiven Sports Centre, 32 Curragh Road, Dungiven, BT47 4SE

Proposal: Alteration to 2 sides of perimeter fencing to 3G pitch only - Height increase from 3m to 6m

Con Area: N/A

Valid Date: 15.02.2023

Listed Building Grade: N/A

Agent: Hall Black Douglas, 152 Albertbridge Road, Belfast, BT5 4GS

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

Objections: 5

Petitions of Objection: 0

Support: 0

Petitions of Support: 0

EXECUTIVE SUMMARY

- Full planning permission is sought for the alteration of the height of the perimeter fencing on the North and West sides of the 3G pitch at Dungiven Sports Centre, 32 Curragh Road, Dungiven. The proposed Height will increase from 3m to 6m.
- The proposal complies with Paragraph 6.201 of the SPPS and Policy OS4 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation in that it will not be detrimental to the amenity of neighbouring residents, or to the visual amenity of the area, in line with Policy DES2 of PSRNI.
- Five objections had been received from neighbouring residents. Following the receipt of amended plans proposing a reduced scheme, no further objections were raised following neighbour notification.
- Approval is recommended.

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

1 RECOMMENDATION

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

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located within the settlement of Dungiven as identified within the Northern Area Plan 2016 (NAP). The application site is within the Dungiven Sports Centre grounds, which shares its eastern boundary with the settlement development limit of Dungiven. The site is adjacent to O'Cahan Place and is accessed from Curragh Road, Dungiven.
- 2.2 The site as outlined in red, incorporates the sports centre, the football pitch to the north of the sports pavilion, and the bowling green to the west. Currently, proposals only relate to the northern and eastern boundaries of the football pitch with previous proposals for additional fencing around the football pitch and bowling green now removed from the scheme and no longer under consideration.

3 RELEVANT HISTORY

- 3.1 Application Number: LA01/2015/0354/F
Decision: Permission Granted
Decision Date: 21st December 2015
Proposal: Redevelopment of existing sport and leisure facilities to provide improved formal car parking and vehicular access, 1 new 3G synthetic 55x90m soccer pitch with 3m security fencing/6m ball stop

fencing/15m pitch floodlighting and a new build sports centre providing changing facilities, 4 court indoor sports hall, fitness suite, community meeting rooms and ancillary accommodation. The existing children's play park is to be retained.

3.2 Application Number: LA01/2021/1472/F

Decision: Permission Granted

Decision Date: 7th June 2022

Proposal: Proposed Outdoor Bowling Green in existing grass area.

External dimensions of Bowling Green including perimeter pathways at 45m and 38.6m. Bowling green to come complete with floodlighting, digital scoreboard, pedestrian fencing, team shelters and seating. A new retaining wall is proposed along western side of the Bowling Green, with other grading works proposed outside the bowling green perimeter on the other sides due to the existing ground topography (Sloping ground)

4 THE APPLICATION

4.1 This is a full application for the alteration of the height of the perimeter fencing on the North and West sides of the 3G pitch at Dungiven Sports Centre, 32 Curragh Road, Dungiven. The proposed height will increase from 3m to 6m.

4.2 The proposed fencing is to be black double wire rigid mesh sports fencing to match existing, running 68m along the western pitch boundary, and 96m along the northern pitch boundary. Originally submitted plans included 6m fencing around the entirety of the pitch with 8m fencing at the goal ends, as well as 6m fencing around the bowling green. The original proposal was considered inappropriate in the context of the nearby residents and amendments were requested. The latest plans received on 15th April 2025 form the consideration and recommendation and include the two portions of 6m high fencing around the 3G pitch only.

5 PUBLICITY & CONSULTATIONS

5.1 External

Four (4) neighbours notified and five (5) objections received.

5.2 Internal

No consultation required

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 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

- 7.1 The application has been assessed against the following planning policy and guidance:

Regional Development Strategy 2035.

Northern Area Plan 2016.

Strategic Planning Policy Statement.

PPS 8: Open Space, Sport and Outdoor Recreation

The Planning Strategy for Rural Northern Ireland

8.0 CONSIDERATIONS & ASSESSMENT

Strategic Planning Policy Statement

- 8.1 Paragraph 6.201 of the SPPS encourages high standards of siting, design and landscaping for all new open space areas and sporting facilities. While the proposal relates to an existing sporting facility, the principles of the policy guidance should still be applied to achieve a high standard of siting, design and landscaping.

PPS 8: Policy OS4 – Intensive Sports Facilities

- 8.2 The application site forms part of the approved intensive sports facility and therefore consideration falls under Policy OS4 as the proposed works are ancillary to the function of the sports centre. Criteria (i) to (iv) relate to the principle of an intensive sports facility which has already been established, and the requirements which follow in OS4 are relevant to the proposal.
- 8.3 Approval LA01/2015/0354/F included 3m fencing around the entire pitch, and 6m high catch nets at both goal ends, which appear to have been constructed. The proposed fencing is functional in that it would

stop balls from being kicked beyond the boundaries of the sports centre and into neighbouring land. The fencing is located between 16m and 26m from surrounding dwellings in O’Cahan Place and given the open mesh material, the fencing will not appear dominant in relation to the surrounding dwellings. It is not considered that their introduction would increase the existing frequency or timing of sporting activities than would take place without this fencing.

- 8.4 While the site is not within the Sperrin AONB, it will be visible against the backdrop of the mountains to the east of the site to a small number of dwellings with direct views. Fencing of 6m in height is not uncommon at sports facilities, and the materials proposed ensure that the fencing will not obstruct views. In addition, the increase in height is to existing fencing and is not excessive in scale. There is an existing portion of 6m ball catch fencing which will not be exceeded.
- 8.5 There is a watercourse bounding the east of the site, Given the nature of the works it was not necessary to consult with NIEA or DfI Rivers in relation to the watercourse, The proposed fencing will not detrimentally impact the AONB, or any other nature conservation, archaeology or built heritage.
- 8.6 The proposal does not include any additional buildings or facilities which would require additional consideration of accessibility, nor is it expected that the fencing would result in increased activity which the road network could not safely handle.
- 8.7 The use of the land has been established in the approval and implementation of LA01/2015/0354/F. In relation to amenity, the fencing is compatible with neighbouring developments, and will not have a negative impact on the adjacent dwellings. The scale and design of the proposed fencing is synonymous with sports facilities, and is merely a partial extension of what is at the site currently. The proposal complies with all relevant considerations of Policies DES2 and OS4.

Other Matters

- 8.8 Five letters of objection were received between April and May 2023 in relation to the fencing proposed around the bowling green. No objections were raised relating to the original fencing proposed around the 3G pitch to the north. Concerns raised included impact on value of property, impacts on views currently available, unnecessary scale of fencing, impact on amenity space, visual impact.
- 8.9 Following the receipt of amended plans which removed the bowling green fencing, all neighbours were re-notified and no further comments received. Concerns relating to value of property is not a planning matter, and all other concerns are alleviated with the removal of the bowling green element of the fencing.
- 8.10 One objection which was not received from a notified neighbour raised the fact that they nor a number of other dwellings within a 90m radius of the proposal site were not notified and had been 'bypassed/side-lined by the Council.' Article 8(2) of the GDPO advises that the Council is required to serve notice to any identified occupier on neighbouring land. While the dwellings identified by the objector may be identified occupiers (within a 90m radius of the boundary) they are not on neighbouring land, in that they do not abut the application site, and therefore do not qualify for notification in this instance. The appropriate notification as statutorily required has been carried out.

Habitat Regulations Assessment

- 8.11 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 is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including Planning Policy Statement 8 – Open Space, Policy OS4 Intensive Sports Facilities, and DES2 of PSRNI in that there will be no unacceptable impact on the amenities of people living nearby, and there will be no adverse impact on features of importance to nature conservation, archaeology or built heritage.

10.0 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.

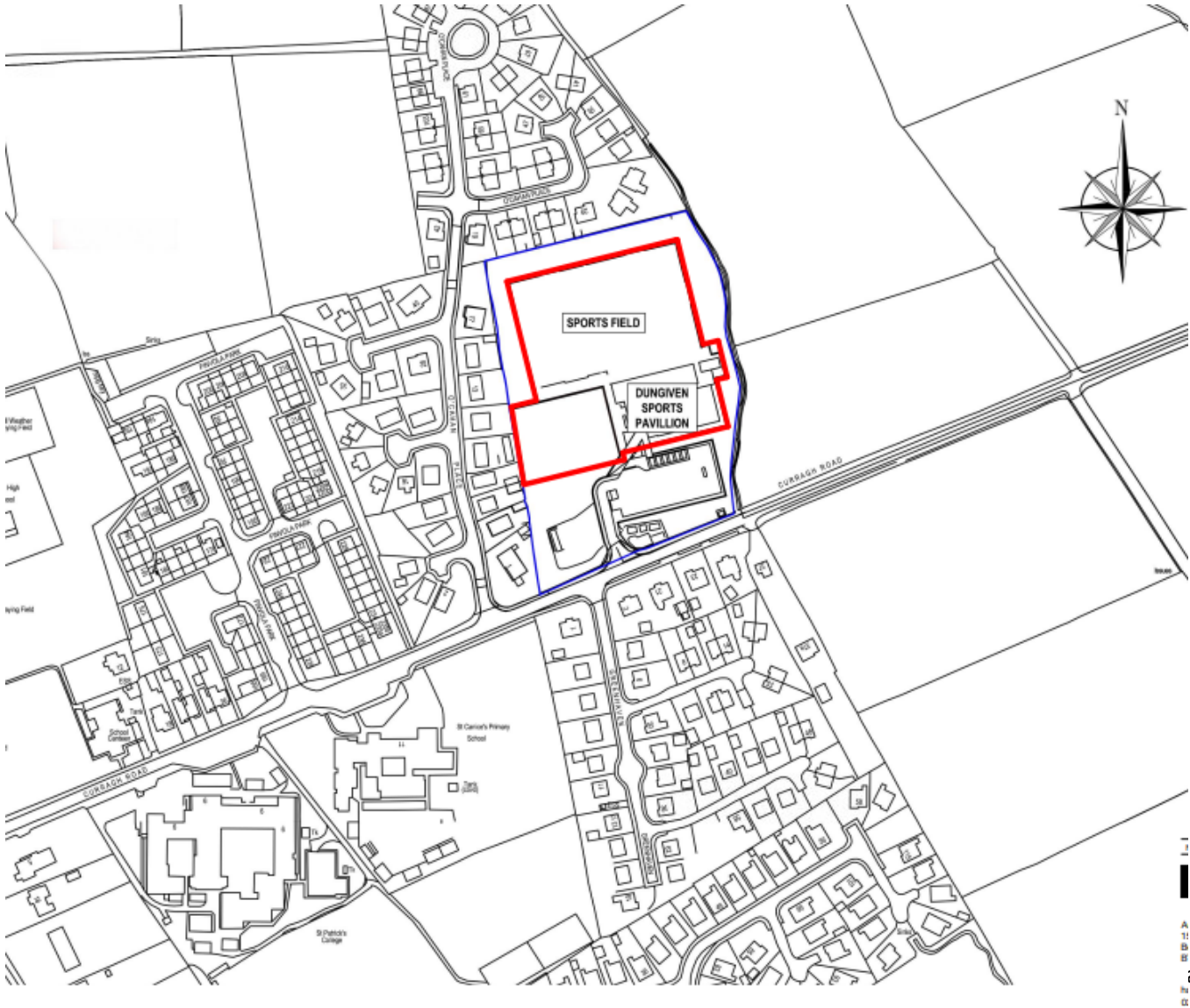
Reason: Time Limit.

Informatives

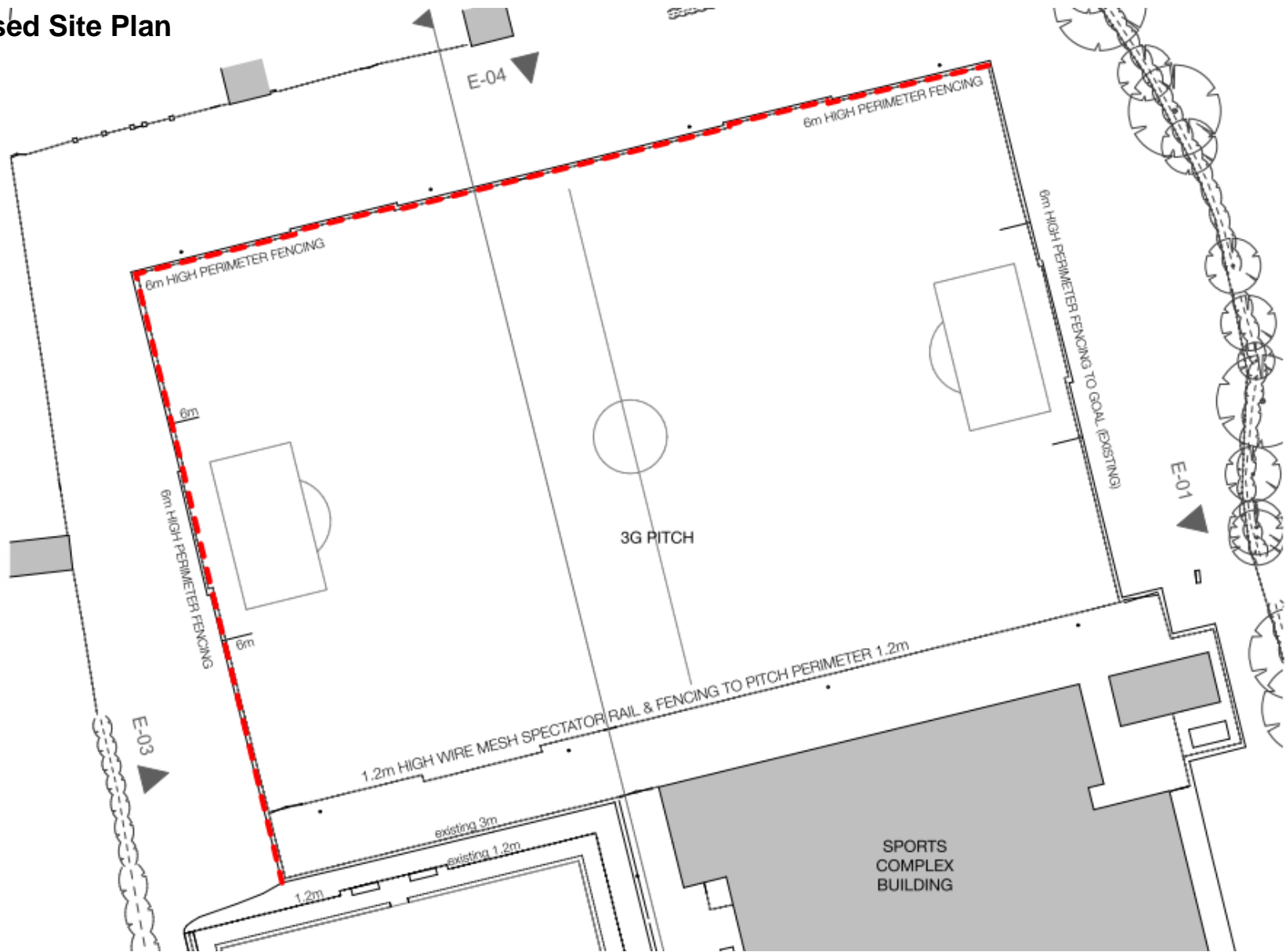
1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This 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.
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.planningsystemni.gov.uk>

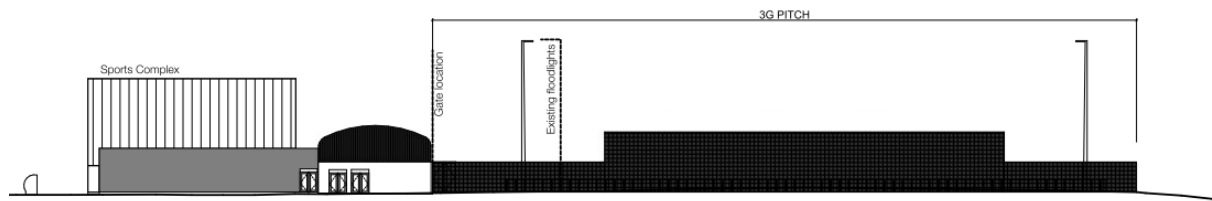
Site location Map



Proposed Site Plan

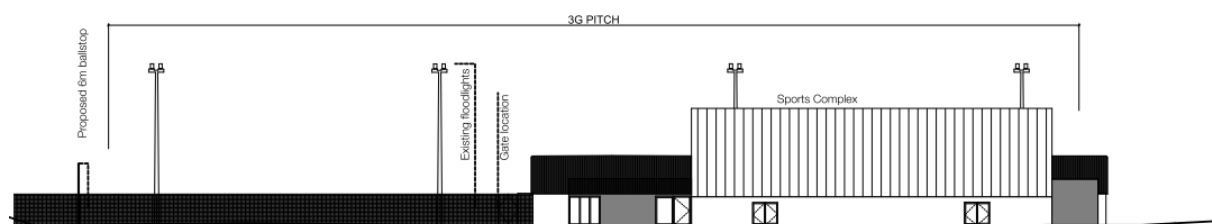


Proposed Elevations



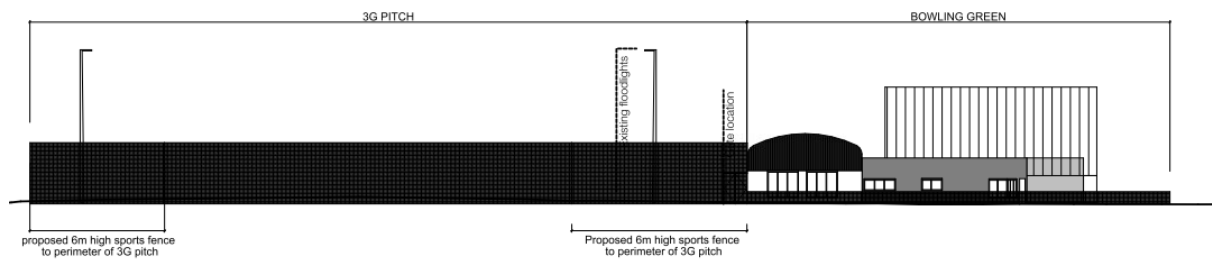
PROPOSED ELEVATION 01

Eastern Boundary – Section of 6m fencing existing



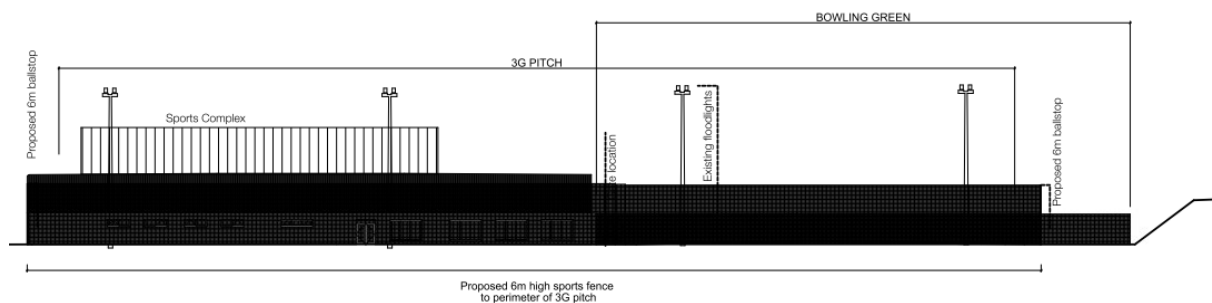
PROPOSED ELEVATION 02

Southern Boundary



PROPOSED ELEVATION 03

Western Boundary (Adjacent to 13, 15 and 17 O'Cahan Place)



PROPOSED ELEVATION 04

Northern Boundary (Adjacent to 21, 23, 25, 27, 29, 31 O'Cahan Place)