



Title of Report:	Planning Committee Report – LA01/2025/1171/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	26th February 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

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.		
	Screening Completed:	N/A	Date:

Section 75 Screening			
	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: LA01/2025/1171/F **Ward:** Greysteel

App Type: Full

Address: The Vale Centre Clooney Road, Vale Business Park, Londonderry

Proposal: Change of use from an existing open green space to an outdoor dog activity park.

Con Area: N/A **Valid Date:** 5.11.2025

Listed Building Grade: N/A

Agent: AFT Architectural Design, 1 Rosemount Gardens, Londonderry

Applicant: Matthew Brown, 39 Woodland Walk, Limavady, BT49 9EP

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

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

EXECUTIVE SUMMARY

- Full planning sought for a change of use from an existing open green space to an outdoor dog activity park located at The Vale Centre Clooney Road, Vale Business Park, Greysteel.
- The proposal complies with the Northern Area Plan 2016, the SPPS ED 2 Para 6.201 and Policy OS1 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation in that it does not result in the loss of existing open space or land zoned for the provision of open space.
- There are no objections from consultees.
- No letters of representation have been received.
- 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 Greysteel and is zoned as an area of major open space as identified within the Northern Area Plan (NAP) 2016. The site is located within the grounds of the Vale Centre, Vale Business Park, Greysteel.
- 2.2 The site is accessed via the business park that leads to the playing field. The topography is flat and is located below the Vale Centre and the Clooney Road. The western boundary is currently defined by palisade fencing that also bounds hardstanding adjacent. All other boundaries are physically undefined.

3 RELEVANT HISTORY

- 3.1 Number: B/1994/0374
Decision: Permission Granted
Decision Date: 20 June 1995
Proposal: Change of use from farm land to playing fields (Phase 1 of an overall community development to include multi-purpose community hall and sports facilities and industrial units primarily community based start-up units).
- 3.2 Application Number: B/1997/0371
Decision: Permission Granted
Decision Date: 09 April 1998

Proposal: Erection of 10 no craft units, provision of playing0 fields and construction of new access (Phase 1 of overall community development)

- 3.3 Application Number: B/1998/0307
Decision: Permission Granted
Decision Date: 11 November 1998
Proposal: Erection of 11kv overhead electricity line
- 3.4 Application Number: B/2012/0214/F
Decision: Permission Granted
Decision Date: 25 October 2012
Proposal: Upgrading of existing grassed playing field to 3G artificial surfacing with floodlighting, fencing and additional 60no surface car parking spaces.
- 3.5 Application Number: B/2013/0107/F
Decision: Permission Granted
Decision Date: 22 July 2013
Proposal: Phased upgrading of existing grassed playing field to comprise of: Phase 1 - new 3G artificial pitch complete with floodlighting, fencing, ball catch nets and emergency access route; Phase 2 - additional 60no. surface carparking spaces.
- 3.6 Application Number: LA01/2020/1207/F
Decision: Permission Granted
Decision Date: 07 June 2021
Proposal: Proposed erection of sports dome with 3G playing surface, associated car parking, landscaping and all other site works

4 THE APPLICATION

- 4.1 This is an full application for a change of use from an existing open green space to an outdoor dog activity park at the Vale Centre

5 PUBLICITY & CONSULTATIONS

5.1 External

No letters of representation have been received.

5.2 **Internal**

Council Environmental Health: No objection

Department for Infrastructure (Roads): No objection

6 **MATERIAL CONSIDERATIONS**

6.1 Section 45(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.

6.7 **RELEVANT POLICIES & GUIDANCE**

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

Regional Development Strategy 2035.

Strategic Planning Policy Statement Edition 2 (2025)

Northern Area Plan 2016.
PPS 3: Access, Movement and Parking.
PPS 8: Open Space, Sport and Outdoor Recreation

7.0 CONSIDERATIONS & ASSESSMENT

PPS 3: Policy AMP 2 - Access to Public Roads

- 7.2 Planning Policy Statement 3 relates to vehicular and pedestrian access, transport assessment, and the protection of transport routes, and parking. Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:
- a) such access will not prejudice road safety or significantly inconvenience the flow of traffic; and
 - b) the proposal does not conflict with Policy AMP 3 Access to Protected Routes.
- 7.3 The proposal utilises the existing access of the Vale Centre. DFI Roads were consulted on the proposal and have no objections.

PPS 8: Sustainable Development in the Countryside

7.4 Policy OS1

- 7.5 Policy OS 1 does not permit development 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.
- 7.6 Paragraph 5.5 of PPS8 permits an exception to the presumption against loss of open space where development would produce such community benefit that this would decisively outweigh its loss.
- 7.7 The Planning Statement clarifies that the location is within a facility that already accommodates community and recreational uses. The proposal is recreational/community in nature, aligns with the aims of promoting health and recreation, reuses existing facilities, and integrates sustainability. It provides public benefit in animal welfare and community engagement.

- 7.8 The Planning Statement further clarifies the facility is designed to provide a controlled, safe, and managed environment for dog exercise, socialisation, and behavioural training. The scheme integrates visitor amenities, sustainable energy measures, and robust management protocols to limit impacts on local amenity, environment, and public health.
- 7.9 The scheme involves two sections, enclosed with a 2metre chainlink fence with access via gates then an enclosed 'transition area'. Within the sections there will be activity equipment. There will be a shipping container to be used for an office, which measures 6.1metres in length by 2.4metres, and height of 2.6metres above ground level.
- 7.10 It is considered that the principle of development has been established as the use complies with OS1 in that it has been demonstrated the proposal will bring community benefits.

Renewable energy

- 7.11 The proposal has included solar panels to be installed on the shipping container. Paragraph 9.3.1 of the Best Practice Guidance to Planning Policy Statement 18 'Renewable Energy' states planning has an important role to play in encouraging the greater application of Passive Solar Design principles, particularly amongst house builders, and in the design of public buildings such as schools and some commercial buildings.
- 7.12 It is considered that proposed solar would not have an impact on the character of this area and would contribute to the use of the dog park.

7.13 Habitat Regulations Assessment

- 7.14 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.

8.0 CONCLUSION

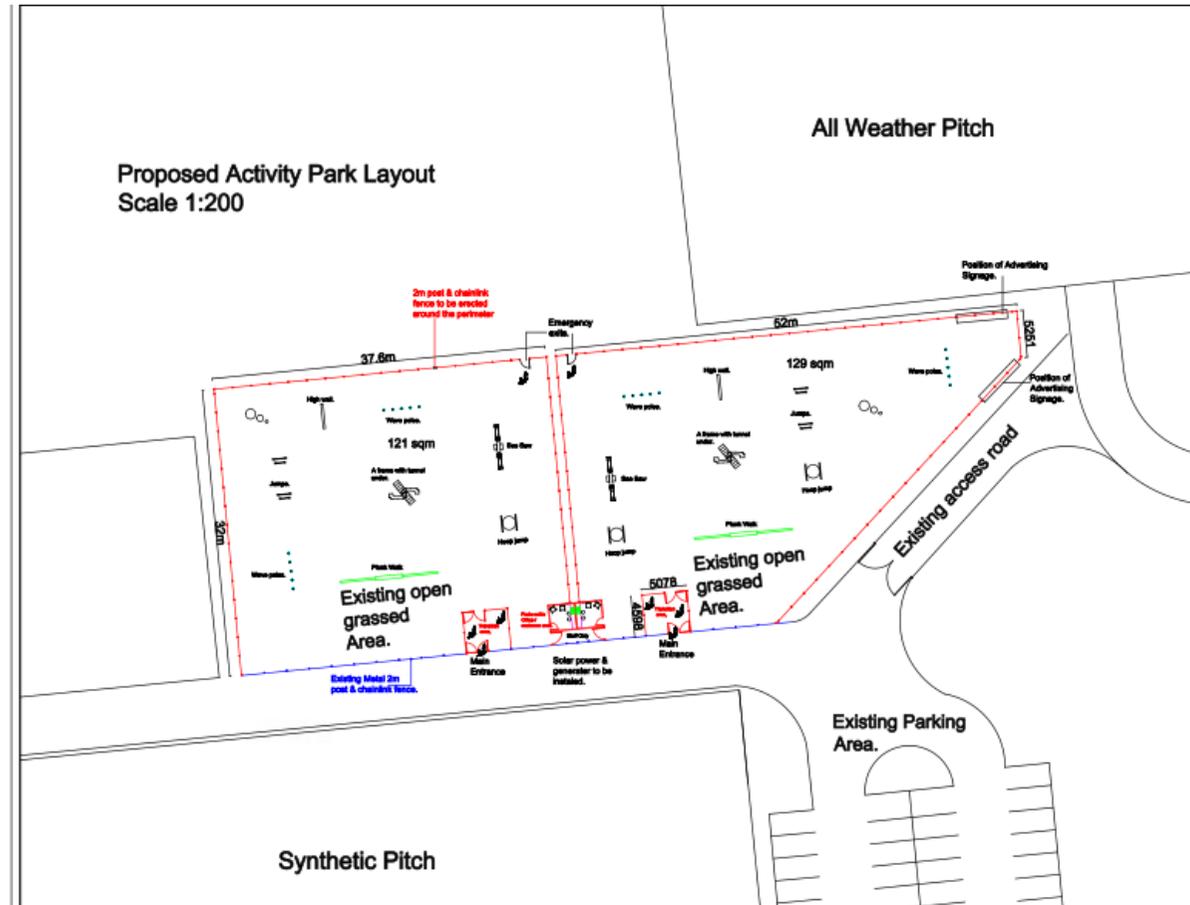
8.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation in that it has been demonstrated the proposal will bring community benefits.

9.0 Conditions

9.1 As required by Section 61 of 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.

Site Layout Plan



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