

Addendum

LA01/2024/0737/F

1.0 Update

- 1.1 The existing main playing pitch and clubhouse is located within the settlement development limit of Drumsurn as defined by the Northern Area Plan 2016. Given this, both Policy OS 3 of PPS 8 Open Space, Sport and Outdoor Recreation and Policies CTY 13 and 14 of PPS 21 Sustainable Development in the Countryside do not apply to these elements. This is because these policies refer to development in the countryside, rather than development within defined settlement development limits.
- 1.2 The applicable policy for the elements of the proposal within the settlement development limit is Policy DES 2 “Townscape” of A Planning Strategy for Rural Northern Ireland. This requires proposals to be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials. The character of the area surrounding the site is not typically urban. Rather, it has a rural character. The proposal is sensitive to this character by reason of being largely screened from public view from Drumsurn Road by the roadside vegetation. Within the site, the covered and open stands are acceptable by being a functional structure directly associated with the existing main playing pitch. The clubhouse extension is modest in scale and its design reflects the existing building. The proposal complies with Policy DES 2.
- 1.3 Paragraph 8.17 within the Committee Report states that, at the time of assessment, SES had not yet responded to their consultation. SES since responded advising that the proposal would not adversely affect the integrity of any European site, either alone or in combination with other plans or projects, subject to mitigation measures conditioned as follows:

9. *Prior to the commencement of any construction works and for the duration of the construction phase a silt fence shall be installed and maintained along the entire length of the watercourse along the southern boundary of the site, between it and the development area.*

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

10. *Prior to the commencement of any construction works, the applicant must obtain Schedule 46 consent from Loughs Agency for the installation of the headwalls and culverting of the Mill Race.*

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve planning permission subject to the conditions set out in Section 10 of the Planning Committee Report in addition to those set out at Paragraph 1.3 above.