

Title of Report:	Planning Committee Report – LA01/2024/1064/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th May 2025
For Decision or For Information	For Decision – Major item
To be discussed In Committee YES/NO	No

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

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:

<u>App No:</u>	LA01/2024/1064/F	<u>Ward:</u>	Dervock
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Lands to the South and South East and adjoining 63 Kilraughts Road, Ballymoney		
<u>Proposal:</u>	Proposed change of use of existing farmlands and expansion of established/historic Ballymoney Rugby Club to accommodate 3 no. grass pitches/practice areas with betterment to existing access and all-weather parking area, consolidation of pitches/surfaces and associated site works.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	27.09.2024
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
<u>Agent:</u>	Manor Architects, Stable Buildings, 30A High Street, Moneymore, BT45 7PD		
<u>Applicant:</u>	Ballymoney Rugby Football Club, 63 Kilraughts Road, Ballymoney, BT53 7HL		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Executive Summary

- Planning permission is sought for the proposed change of use of existing farmlands and expansion of established/historic Ballymoney Rugby Club to accommodate 3 no. grass pitches/practice areas with betterment to existing access and all-weather parking area, consolidation of pitches/surfaces and associated site works.
- The site is located outside and adjoining the Ballymoney Settlement Development Limit to the west as designated within the Northern Area Plan 2016. The site is located within a Lignite Resource Area and adjoins a Local Landscape Policy Area to the north and Protected Route and Rural Route Protection to the west.
- There have been no representations received.
- Full consultations have been carried out and all consultees are content to approve.
- Approval is recommended subject to conditions.

Drawings and additional information are available to view on the Planning Portal-

<https://planningregister.planningsystemni.gov.uk/>

1 RECOMMENDATION

- 1.0 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 **GRANT** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at lands to the South and South East and adjoining 63 Kilraughts Road, Ballymoney. The site comprises an existing rugby club with associated pitches. To the north is a 1.5 storey building with single storey projections comprising changing room and ancillary facilities of the Rugby Club. Car parking is located to the north between this building and Kilraughts Road from which the site is accessed. The northern boundary adjoining the car parking area is characterised by a wooden fence with low level planting. Areas of hardstanding extend from the north to the west and along the western boundary. To the south of the building are three existing pitches. The eastern extent of the pitches is bound by a hedgerow. The western boundary of the site is bound by mature trees which separate the site from the A26 which sits at a lower level to the west. To the south of the existing pitches is a woodland area.
- 2.2 The location of the proposed pitches comprises agricultural land and is located to the east of the existing pitches. This location is separated from Kilraughts Road by a field and No. 75A Kilraughts Road. The field extends from the rear of Pitch 2 to adjoin the woodland area to the south of Pitch 3. A laneway is located at the rear of this field which extends east towards a farm holding.
- 2.3 The area to the west of the site across the by-pass is urban in character within the Settlement Development Limit whereas the area to the east of the site is rural in character.

- 2.4 The site is located outside and adjoining the Ballymoney Settlement Development Limit to the west as designated within the Northern Area Plan 2016. The site is located within a Lignite Resource Area and adjoins a Local Landscape Policy Area to the north and Protected Route and Rural Route Protection to the west.

3.0 RELEVANT HISTORY

- 3.1 LA01/2024/0883/DETEIA - Proposed change of use of existing vacant farmlands and expansion of established/ historic Ballymoney Rugby Club to accommodate 3 number grass pitches/ practice areas with betterment to existing access and all-weather parking areas, consolidation of pitches/ surfaces and associated site works – 63 Kilraughts Road, Ballymoney– Environmental Statement Not Required – 06.09.2024

LA01/2024/0513/PAN - Proposed change of use of existing vacant farmlands and expansion of established/ historic Ballymoney Rugby Club to accommodate 3 number grass pitches/ practice areas with betterment to existing access and all-weather parking areas, consolidation of pitches/ surfaces and associated site works - 63 Kilraughts Road, Ballymoney – PAN Acceptable – 28.05.2024

LA01/2023/1297/F - The installation of a new sharable 30m lattice mast which is collocated with an existing compound approximately 270m to the northeast of the site. The development will include a base station, 1.8m high palisade fencing, 6no. operator cabinets, 1 no. meter cabinet, 2no. dishes, 6no. antennas and ancillary development thereto. This is required to facilitate enhanced network coverage for the Mobile Network Operators. This multi-user structure with secure compound and upgraded power supply will enable a consolidation of equipment and in time lead to the removal of unused infrastructure from the wider site and cell area.- Ballymoney Rugby Football Club, B16 Kilraughts Road, Ballymoney – Permission Granted – 23.05.2024

LA01/2022/0984/F - Proposed 1 1/2 Storey extension to provide additional changing rooms and gym facilities – 63 Kilraughts Road, Ballymoney, BT53 7HL – Permission Granted – 04.12.2023

THE APPLICATION

- 4.1 The application seeks the proposed change of use of existing farmlands and expansion of established/historic Ballymoney Rugby Club to accommodate 3 no. grass pitches/practice areas with betterment to existing access and all-weather parking area, consolidation of pitches/surfaces and associated site works.
- 4.2 The proposal falls within Major category of development 9 as the site area is 6.6ha and exceeds the 1ha threshold. As such the Applicant entered into pre application community consultation including the submission of a Proposal of Application Notice (PAN).
- 4.3 A Proposal of Application Notice was submitted in relation to this site under LA01/2024/0513/PAN on 1st May 2024 and was found to be acceptable and meet the legislative requirements on 28th May 2024.
- 4.4 The proposed consultation arrangements agreed under LA01/2024/0513/PAN included the publication in the Coleraine Chronicle on weeks of 23rd and 30th May 2024, a leaflet drop notifying neighbouring properties on 27th May with a radius of 500 metres, the provision of a webpage to view information online and provide comment between 4th June and 12th June 2024 and circulation of the PAN to all Councillors in Causeway DEA.
- 4.5 This planning application was submitted on 20th September 2024 after the expiration of the statutory 12 week pre-consultation period.

Pre-Application Community Consultation

- 4.6 A Pre-Application Community Consultation report has been submitted with the application outlining the consultation carried out.
- 4.9 A public exhibition and drop-in session was held in Ballymoney Rugby Club on Tuesday 4th June 2024 from 5pm to 8pm. Neighbours from within a radius of approximately 500 metres were notified of the event and it was publicised on social media.

A website was provided between 4th June to 12th June with details and ability to comment. Copies of the press advertisement on 23rd and 30th May 2024 and social media post, leaflet drop information, website detail and community consultation exhibition boards were included as an appendices to the Pre-Application Community Consultation report.

- 4.10 Feedback is indicated to have been provided via 10 people through the webpage with 6 people attending the drop in event including a Councillor.
- 4.11 Feedback is indicated to have been supportive of the proposal with the welcoming of the expanded and updated facilities, the role that the club provides for the community, a positive reputation of the club and that neighbours are supportive of the club with an open dialogue provided with residents.
- 4.12 The report does not indicate any changes to the scheme and indicates a general local support for the club and the proposal. It summaries that there is a shared view that the expansion will have a positive impact on the running of the club and creates opportunities for the local community.
- 4.13 The community consultation requirements for the proposal are considered to be satisfied.

Design and Access Statement

- 4.14A Design and Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is a major application.
- 4.15The Supporting Statement provides details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.16This statement demonstrates that the applicant undertook detailed consideration of the proposal in terms of the design principles and concepts and the impact on the character of the immediate context.

Environmental Impact Assessment

- 4.17 The proposal was subject to an Environmental Impact Assessment screening under Regulation 8(1) of The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 via separate application LA01/2024/0883/DETEIA.
- 4.18 The application considered the proposal under Schedule 2: Category 10(B) of the Regulations- The carrying out of development to provide for urban development projects, including the construction of shopping centres and car parks. The threshold within this category is when the development exceeds 0.5ha. The area exceeded this threshold and was 6.6 hectares.
- 4.19 Having considered the Regulations and the guidance set out in Development Management Practice Note 9B, the development proposal was determined on 24th October 2024 to not have any likely impacts of such a significance to require an environmental statement.

5.1 PUBLICITY & CONSULTATIONS

- 5.1 **External:** All neighbours that have been identified for notification within the terms of the legislation have been notified on 10th October 2024. The application was advertised on 16th October 2024.

No representations have been received for this application

5.2 Internal:

Environmental Health: No objection to the proposal.
Northern Ireland Water: No objections to the proposal.
DFI Roads: No objection to the proposal.
DFI Rivers: No objection to the proposal
DFE Geological Survey - No objection.
NIEA - No objection.
NIE Ballymena – No objection.

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
- 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)

Planning Policy Statement 2 (PPS 2): Natural Heritage

Planning Policy Statement 3 (PPS 3): Access, Movement and Parking

Planning Policy Statement 8 (PPS 8) Open Space, Sport and Outdoor Recreation

Planning Policy Statement 15 (PPS 15) Planning and Flood Risk

Planning Policy Statement 21 (PPS 21) Sustainable Development in the Countryside

A Planning Strategy for Rural Northern Ireland

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The proposed development must be considered having regard to the Area Plan, SPPS and PPS documents specified above.
- 8.2 The site is located outside and adjoining the Ballymoney Settlement Development Limit to the west as designated within the Northern Area Plan 2016. The site is located within a Lignite Resource Area and adjoins a Local Landscape Policy Area to the north and Protected Route and Rural Route Protection to the west.
- 8.3 As a proposed outdoor recreation use, the proposal falls to be considered under Policy OS 3 of Planning Policy Statement 8. The principle of development is reflected through the Development Plan and Policy OS 3 requirements under the following headings.

Lignite

- 8.4 The application site is located within Designation COU 5 Lignite Resource Area. Lignite is protected within the Northern Area Plan 2016 and planning policy due to its recognition as an important and valuable mineral resource.
- 8.5 Mineral policies are outlined under A Planning Strategy for Rural Northern Ireland. Policy MIN 5 outlines that surface development that would prejudice the exploitation of mineral reserves with value to the economy will not be permitted.

- 8.6 GSNI were consulted and advised that the purpose of the Lignite Policy area is to ensure that the lignite resource is not sterilized by surface development. In general, where a proposal is within or close to existing development and where it will not act as a seed point for additional future development, there is no issue.
- 8.7 GSNI advise that in this case as the proposal location is adjacent to a major road junction and bounded to the west and east by existing and established surface development. For this reason there is no issue of concern with the proposal in relation to the existing Lignite Planning Policy Area.
- 8.8 Having regard to the response from GSNI and as the proposal involves limited ground works, the exploitation of the lignite resource is not considered to be prejudiced. The proposal is compliant with the requirements of NAP 16 and Policy MIN 5 in this respect.

Design and Landscaping

- 8.9 Policy OS 3 requires that there is no permanent loss of the best and most versatile agricultural land and no unacceptable impact on nearby agricultural activities.
- 8.10 The proposal extends an existing rugby club with the development of new pitches and associated ancillary development. This use is already operating next to agricultural land and the proposal is not considered to result in any unacceptable impact on nearby agricultural activities.
- 8.11 The site comprises a club house to the north of the site with three existing pitches and car parking areas to the south. The existing clubhouse has an extension indicated on the proposed plans which was approved under planning application LA01/2022/0984/F and is currently extant and unimplemented.
- 8.12 The three proposed pitches are located to the east of pitches 2 and 3 within an existing field. The car parking areas are to be formalised and the site enhanced with landscaping.
- 8.13 An unimplemented and extant planning permission was granted under LA01/2023/1297/F for a 30 metre telecommunications

mast which is located within Parking Area 4.

8.14 The agent in their supporting statement advises that the land is unused.

8.15 The proposal seeks the change of use from agricultural fields to grass pitches. The fields are flat and bounded by hedgerows with access from a laneway serving an existing farm holding. However, the nature of the use sought is for grass pitches and it is considered that the former agricultural use could be easily reinstated. The proposal will not result in the permanent loss of the best and most versatile agricultural land in this respect.

8.16 There are ancillary structures proposed in the form of proposed team shelters and the stands for cycle parking. No ancillary buildings are proposed. The shelters have a lean-to roof in a cuboidal form and are constructed with a reinforced aluminium frame and incorporate shatterproof Perspex screens. They have a width of 5 metres and height of 2.284 metres. The shelters are located across the application site between the pitches. The cycle stands are 0.75 metres high and 0.7 metres wide and are constructed from mild steel. The cycle stands are located to the eastern side of the clubhouse building. The team shelters and cycle stands will not result in an adverse impact on visual amenity or the character of the local landscape given their scale and design and siting within the development.

8.17 There are no concerns in relation to impact on the Local Landscape Policy Area to the north due to the separation distances involved from the proposed development and the nature of the proposal.

8.18 The nature of the use has been established through the existing rugby club function. The development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed.

8.19 Pitch 4 is the closest proposed pitch to the public road with views over 170 metres away from Kilraughts Road. The site benefits from existing planting to the west with the extensive mature tree belt and hedgerows between most of the fields. There are already existing areas of hardstanding on the site. These permeable parking surface areas are to be enhanced with

tree and grass planting. The proposed additional car parking areas are located to the rear of the site. Landscaping is proposed in the form of hedgerow planting at the locations of the proposed pitches to enhance the existing planting, filling in gaps and ensuring enclosure of the site. A biodiversity area to the south of the site is also indicated to be enhanced with woodland ground-flora species. Views of the pitches are available travelling in both directions along Kilraughts Road but are over a short distance and most prevalent travelling towards the site from the east. Views of the car parking areas from Kilraughts Road are more limited due to the distances involved. These views are more likely from users of the footpath running along the northern edge of the road linking Dunaghy to Ballymoney. Views of the site are limited from the A26/Frosses Road given the extensive tree buffer separating the site and the considerably lower level of the road looking up towards the site. The separation distances involved, the views in context of the existing rugby club and the existing landscaping result in limited visual impact. The proposed landscaping will further enhance the integration of the proposal.

8.20 The proposal does not result in an adverse impact on visual amenity, integrates appropriately and does not impact on rural character and that of the local landscape.

8.21 Conditions should be applied for the implementation of the landscaping arrangements proposed.

Built and Natural Heritage

8.22 There are no features of archaeology or built heritage located on or in close proximity to the site so as to be affected by the proposal.

8.23 Due to the re-use of agricultural land there is the potential for impact on features of nature conservation.

8.24 A landscaping plan and Biodiversity Checklist with Ecological Statement and Bat Roost Potential Survey were submitted in support of the proposal.

8.25 NIEA Natural Environment Division were consulted on the proposal and have advised that they have no concerns subject

to recommendations and informatives.

- 8.26 No concerns have been raised in relation to impact on designated sites.
- 8.27 The proposal is outlined to be unlikely to have a significant impact on protected and/or priority habitats and species subject to conditions and informatives.
- 8.28 The proposed conditions relate to protection of existing vegetation and checks by an ecologist for nesting birds prior to vegetation removal. These conditions should be applied in the case of any approval.
- 8.29 Informatives have been provided in relation to bats, badgers, birds and other animals.
- 8.30 Having regard to the site conditions and response from NIEA, the proposal will not result in an adverse impact on features of importance to nature conservation, archaeology or built heritage.

Residential Amenity

- 8.31 The closest residential receptors are located to the north of the site, accessed off Kilraughts Road (No's 42 to 77A), to the southeast in a farm holding (No. 77) and to the west across the A26 Frosses Road on Kilraughts Road, Carnany Avenue, Carnany Park and Carnany Drive.
- 8.32 The proposal does not include any floodlighting and there should consequently be no change to lighting conditions such as to impact on any residential receptors. Environmental Health advised that they would need to be re-consulted in this instance.
- 8.33 In relation to noise generation, Environmental Health advise that the site is well established with existing pitches used by the club, the site is adjacent to the A26 Frosses Road, which is a primary route between Coleraine and the M2 and is heavily trafficked. Given this, background levels would be dominated by road traffic noise and would be elevated. It is noted that the proposed parking abuts the Frosses Road and is at a greater distance from the nearest receptor than the existing pitches.

8.34 Having regard to the response from Environmental Health, there will be no unacceptable impact on the amenities of receptors to the west of the site beyond the A26.

8.35 As highlighted by Environmental Health, the site is established as a rugby club and the location of the proposed pitches are set further away from the properties off Kilraughts Road than the existing pitches. The closest property to the proposed pitches is a bungalow at No. 75A Kilraughts Road which is located 105 metres from the northern boundary at Pitch 4. In their supporting statement the agent advises that there will be no change to the scale of current recreational activities on site.

8.36 Having regard to the response from Environmental Health, the location of the existing and proposed pitches and the scale of operations it is considered that the proposal will not result in an unacceptable impact on the amenities of people living nearby.

Access and Parking

8.37 The access arrangements comprise usage of the existing vehicular access onto Kilraughts Road. The proposal is described as betterment of the existing access and all-weather parking area which relates to the improvement of the landscaping arrangements.

8.38 The submitted plans indicate three existing areas of car parking to the north of the clubhouse and areas defined for coach parking and as Parking 2 and Parking 3 to the west of the site. Parking 3 is to be expanded with Parking 4 created to the south of existing Pitch 3. All parking areas are to be formalised and enhanced through this application with landscaping.

8.39 The western extent of the parking areas are elevated higher than the A26/Frosses Road located to the west and are separated from this road by a belt of landscaping comprising mature trees.

8.40 The A26/Frosses Road is a protected route and is identified within the Northern Area Plan 2016 under an area for Rural Route Protection under Proposal TRA 1 which outlines the A26 Ballymoney Bypass (long-term dualling along the line of the existing bypass). This rural road scheme is identified during the

plan period to provide safety improvements and overtaking opportunities on the Regional Strategic Transport Network.

- 8.41 A Transport Assessment Form was submitted with the proposal that indicates that on a Saturday, the busiest day, 100 journeys are to be made by car at alternative times during the day with five journeys each by walking and cycling. The number of journeys on other days are indicated to be a maximum of 30 vehicles at any one time.
- 8.42 The operations of the proposal indicate that the club does not operate on a full time basis with regular use through the week and main activities on Saturday with youth section use in the morning and adult matches in the afternoon. Training is indicated to take place primarily in evening times from 6pm – 9pm. The proposed application for additional pitches/practice areas are indicated to not increase the amount of traffic to the site.
- 8.43 In relation to taking account of the needs of people with disabilities and accessibility by other means of transport than private car, the Supporting Statement submitted indicates the club ambition is to create an accessible and inclusive sports facility which is functionally accessible and meets needs of diverse communities. The plans are indicated to have considered the entrance and approach, drop-off and collection points, accessible parking areas and access routes with provision also of bicycle parking.
- 8.44 DFI Roads was consulted on the proposal. No issues were raised in relation to Proposal TRA 1. DFI Roads advised that they required a Road Restraint Risk Assessment Process or similar risk assessment for the carpark at the top of the embankment above the A26 protected route. This was to ensure that vehicles do not roll from the site down the western belt of landscaping onto the A26 below.
- 8.45 Additional information in the form of amended plans and cross-sections were submitted to detail levels, landscaping and proposed kerbing.

- 8.46 DFI Roads were consulted on the additional information and have advised of no objection subject to conditions.
- 8.47 Departmental Parking Standards indicate the requirement of 1 car parking spaces per 3 players, 1 coach space per 3 pitches and a minimum of 2 cycle parking stands per pitch.
- 8.48 The proposal indicates the provision of 178 car parking spaces and three coach spaces with turning.
- 8.49 The site plan drawing indicates 180 players on 6 pitches. A total of 12 Sheffield bicycle standards are indicated to be provided within a bicycle parking area near the site entrance. Details of the stand design have been provided on the site plan provided.
- 8.50 A total of 60 car parking spaces, 1.5 spaces and 12 bicycle spaces are required and are considered to be achievable on the basis of the layout provided.
- 8.51 The topography of the facility and its design and layout are considered to take into account the needs of people with disabilities. The site has pedestrian links by the footpath running along the front of the site which provides connections to Ballymoney and Dunaghy by walking. Cycling is also possible on the existing road network with cycle parking provided. The site is accessible by means of transport other than private car.
- 8.52 The proposal is considered to be able to safely handle any vehicular traffic the proposal will generate with satisfactory arrangements for access and parking.
- 8.53 Conditions should be applied on an approval to ensure the car parking layout is provided as indicated, the vehicular containment kerb is implemented and 12 cycle parking spaces are provided in the bicycle parking area.

Drainage

- 8.54 As the site is in excess of 1ha, a Drainage Assessment is required for submission under Policy FLD 3 of PPS 15 in addition to the satisfactory arrangements required for drainage as outlined by Policy OS 3 of PPS 8.

- 8.55 The site comprises grass pitches with all weather car parking.
- 8.56 A Drainage Assessment was submitted with the application with DFI Rivers seeking clarifications on the viability of the drainage proposal.
- 8.57 Further to submission of these clarifications, DFI Rivers advised that the Drainage Assessment has provided a detailed drainage design that demonstrates that the issue of out of sewer flooding will be managed by attenuating the 1 in 100 year event including a 20% allowance for climate change within the proposed drainage network and safely disposed of at limited rate of 33.7l/s supported by relevant correspondence from Rivers Directorate. If this was achieved it would satisfy the requirement under PPS 15, FLD 3 to provide adequate measures to mitigate the flood risk from the development to elsewhere.
- 8.58 DFI Rivers Rivers Directorate advises the Planning Authority that the Applicant will be responsible for the design, construction and maintenance of the drainage network, and managing the flood risk associated with this network and that there will be no further input by a statutory authority.
- 8.59 DFI Rivers recommends that compliance with the drainage assessment is included in any planning decision.
- 8.60 Having regard to the response from DFI Rivers, the proposal will comply with Policy FLD 3 of PPS 15 with adherence to the Drainage Assessment. This should be applied as a condition in the event of approval.
- 8.61 The other policy requirements of PPS 15 are not applicable to this proposal.

Water and Waste Disposal

- 8.62 The application form indicates no means of water supply or foul sewage from the proposal.
- 8.63 Given the increased number of pitches, the capacity of the site has the potential to increase resulting in more intensive usage of water and sewerage infrastructure.

8.64 NI Water was consulted on the proposal and advised that they were content with no new connections required.

8.65 Satisfactory arrangements are provided for water and waste disposal from the site in accordance with the requirements of Policy OS 3 of PPS 8.

Public Safety

8.66 Policy OS 3 requires that public safety is not prejudiced.

8.67 The proposal relates to the extension of an existing rugby club with the provision of new pitches. There are power lines crossing the location of where the north-most agricultural pitch is proposed.

8.68 NIE were consulted on the proposal and advised that they have no objection to make to the planning application based on the planning application and associated documentation that has been submitted. NIE advise that they note the applicant's intention to relocate the existing high voltage infrastructure as stated on plan "Proposed Site Plan A1". Guidance has also been provided.

8.69 No details have been submitted to where the existing high voltage infrastructure is to be relocated at this stage and this would be subject to agreement with NIE.

8.70 Given that the overhead lines cross the site there is potential for safety issues if users of the pitch struck the overhead line or associated infrastructure. A condition should be applied to require demonstration to the Council that the equipment is suitably relocated so as to not result in any danger to users of the pitch.

8.71 The parking arrangements and potential for accidents associated with the slope and road to the west of the site were previously addressed in this report under paragraphs 8.33 – 8.40. With adherence to conditions in relation to the implementation of the vehicular containment kerb, the proposal would not prejudice public safety in relation to this matter.

Habitat Regulation Assessment

8.72 The Drainage Assessment outlines that the site discharges to an undesignated drain to the north of the site which connects downstream to designated watercourse Kilraughts Road Drain then further downstream to Ballymoney Water then the River Bann. The River Bann connects to Bann Estuary SAC. The existing foul drainage from the clubhouse is indicated to discharge to NIW sewer network. Given the substantial distances involved to any European designated sites consultation with SES is not deemed necessary. Consequently, there are no concerns on impact on the conservation objectives or selection features of European designated sites.

8.73 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 of any European designated sites.

9.0 CONCLUSION

9.1 The proposal seeks to develop 3 no. grass pitches/practice areas with betterment to existing access and all-weather parking area, consolidation of pitches/surfaces. The proposal is principally an extension to the existing rugby club facilities which is acceptable in this location and without detriment to the surrounding area. The proposal is acceptable regarding residential amenity, natural heritage and drainage. The proposed ancillary works will upgrade the existing facility with additional and improved parking and landscaping. The proposal is considered acceptable at this location having regard to the Northern Area Plan and other material considerations, including PPS 8 as the lead policy. Approval is recommended subject to conditions.

10.0 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 commence until all existing trees and hedgerow indicated as being retained as indicated on Drawing numbers 04E and 05E are protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No retained tree or hedgerow shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority.

Reason: To protect the biodiversity value of the site, including priority habitat.

3. No vegetation clearance shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nest immediately before works commence and provided written confirmation that no nests are present/birds will be harmed. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.

Reason: To protect breeding birds.

4. During the first available planting season after the commencement of development or as otherwise agreed in writing with the Council, all proposed soft landscaping shall be carried out in accordance with Drawing No's 04E and 05E. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: In the interest of visual and residential amenity.

5. Pitch 4 as indicated on Drawing No. 05E hereby approved shall not become operational until it has been demonstrated in writing to the Council that the overhead power cables have been altered so as to not result in any danger to users of the pitch.

Reason: In the interest of personal safety.

6. The design, construction and maintenance of the drainage network shall be in accordance with Drainage Assessment Revision 02 hereby approved.

Reason: To ensure the provision of adequate measures to mitigate the flood risk from the development to elsewhere.

7. The development hereby approved shall not be operated until six Sheffield bicycle stands have been provided in accordance with the details and location indicated on Drawing No's 04E and 05E. The bicycle stands shall be retained at all times.

Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel.

8. The development hereby approved shall not be operated until the parking and turning areas have been provided in accordance with Drawing No's 04E and 05E. Such areas shall not be used for any purpose other than parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site.

9. The development hereby approved shall not be operated until the vehicular containment kerb is provided in accordance with Drawing No's 04E, 05E and 06.

Reason: To ensure the safety of road users.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent properties for the removal of or building on the party wall 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

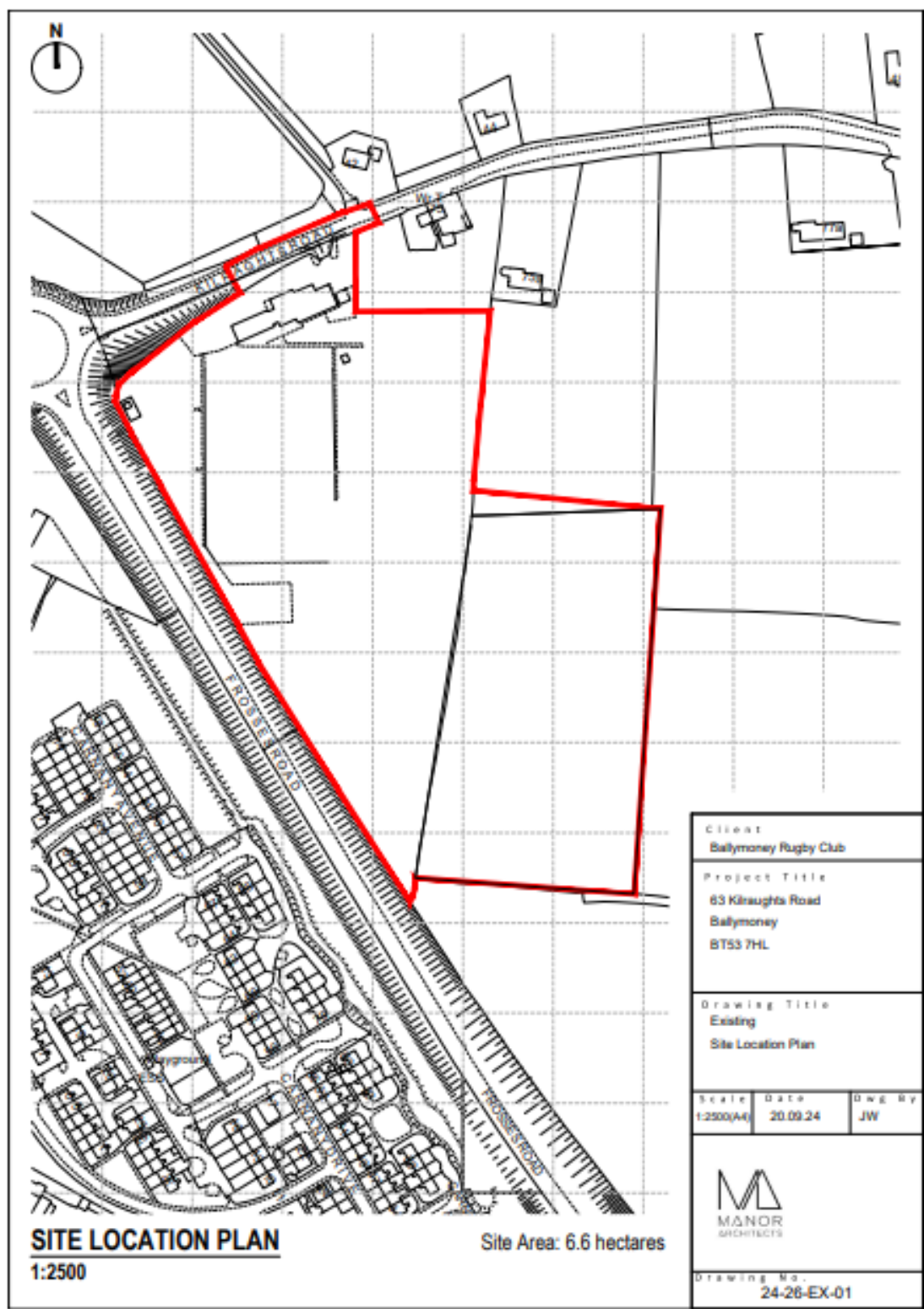
pertaining to these lands.

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/simple-search>

Site Location



Site Layout

