

Title of Report:	Planning Committee Report - LA01/2025/0012/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	27th August 2025
For Decision or For Information	For Decision Council Interest
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	Senior Planning Officer

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:

App No: LA01/2025/0012/F

Ward: Dungiven

App Type: Full Planning

Address: Dungiven Sports Centre, 32 Curragh Road, Dungiven.

Proposal: Installation of a security container to provide amenities for sports club.

Con Area: N/A

Valid Date: 18/06/25

Listed Building Grade: N/A

Target Date: 01/10/25

Agent: Adrian Thompson C/O Dungiven Outdoor Bowling Club

Applicant: As above.

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

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

Executive Summary

- Full planning permission is sought for the installation of a security container to provide amenity facilities for an existing outdoor bowling club.
- The site is located within the defined settlement limits of Dungiven as indicated by Map No. 4/03 of the NAP 2016. The site is located on lands identified as a Major Area of Existing Open Space as defined in the Northern Area Plan.
- The application site is located at the existing Sports Centre Complex, which contains a leisure centre, 3G pitch, bowling green and associated floodlighting and car parking.
- No letters of support and no letters of objection have been received in relation to this application.
- This application is recommended for **Approval**, subject to conditions.

Drawings and additional information are available to view on the Planning Portal: <https://planningregister.planningsystemni.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** planning permission subject to the conditions set out in Section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at the existing Dungiven Sports Centre complex which contains a leisure centre with an outdoor 3G pitch, outdoor bowling green, floodlighting and associated car parking. The application site comprises a grassed area within the site to the southern boundary of the bowling green, which is west of the main pavilion. The lands on which the development is proposed slopes down from the Curragh Road to the bowling green area. The site is some 12m to the western boundaries of dwellings at O’Cahan Place with the boundary comprising a mix of timber close boarded fencing, the rear facades of garages and intermittent hedgerow.
- 2.2 The application site is located within the settlement limit of Dungiven and is located on lands identified as a Major Area of Open Space as defined in the Northern Area Plan 2016. The application site is located at the eastern periphery of the settlement along Curragh Road with the overall recreational facility abutting the settlement limit to its north eastern boundary. There are housing developments located to the south and west of the application site at Greenhaven and O’Cahan Place respectively, with St Canice’s Primary School a short distance to the south west.

3 RELEVANT SITE HISTORY

B/2004/0010/F – Erection of sports pavilion and play area with alterations to existing car park – Opposite Greenhaven Junction, Curragh Road, Dungiven – Approved 07.06.2004.

LA01/2015/0354/F – 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 ballstop 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. – Existing Playing Pitches, Curragh Road, Dungiven adjacent to housing development along O'Cahan Place and opposite Greenhaven – Approved 17.12.2015.

LA01/2016/1326/F – Provision of a new external GAA handball court facility consisting of 9mx11m hardstanding with associated line markings, 5m high concrete rebound wall and 3m high metal mesh fencing with associated access gate – Playing Pitches, Curragh Road, Dungiven – Application Withdrawn 27.02.2018.

LA01/2021/1472 – Proposed outdoor bowling green in existing grass area. External dimensions of Bowling Green including perimeter pathways at 45m and 38.6m. Bowling green to become 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). – Approved 06.06.2022.

LA01/2023/0211/F – Section 54 application for the variation of Condition 2 (Hours of use of bowling green and floodlighting) of Planning Approval LA01/2021/1472/F (Proposed Outdoor Bowling Green) – Lands within Dungiven Sports Centre, 32 Curragh Road, Dungiven – Approved 04.05.2023.

4 THE APPLICATION

4.1 The application seeks full planning permission for a proposed security container, positioned south of the bowling green in an existing grassed area. The external dimensions of the structure proposed is 9.8m in length, 3m wide and 2.2 metres in height. The structure contains toilets with sinks and a changing area. The existing retaining wall west of the red line is to be retained. The proposed new retaining wall is to be positioned to the south and west of the container with grading works to accommodate the structure due to the existing sloping ground. This new retaining wall does not meet the existing wall to the west, therefore is positioned in line with the proposed structure.

5 PUBLICITY & CONSULTATIONS

External:

Advertising: The application was advertised on the 19th June 2025.

Neighbours: No neighbours were notified in line with legislation and procedures.

Internal:

5.2 Environmental Health – No objections

NI Water – No objections.

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

- 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 RELEVANT POLICIES & GUIDANCE

[Northern Area Plan 2016.](#)

[Strategic Planning Policy Statement \(SPPS\)](#)

[Planning Policy Statement 8 \(PPS 8\) – Open Space, Sport and Outdoor Recreation](#)

[DES 2 – Planning Strategy for Rural Northern Ireland \(PSRNI\)](#)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main consideration in the determination of this full application is the principle of development and scale, design and visual impact. The main policy consideration is contained in the Strategic Planning Policy Statement, Planning Policy Statement 8 and Policy DES 2 of the Planning Strategy for Rural Northern Ireland.

Principle of Development

- 8.2 Policy OS 1 of PPS 8 states that development, will not be permitted that would result in the loss of existing open space. The presumption against the loss of existing open space will apply irrespective of its physical condition and appearance. Various exceptions apply including where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.
- 8.3 The proposal seeks to utilise a small portion of an existing grassed area within the ground of the sports centre complex for the provision of a security container for amenity facilities for the outdoor bowling club. This grassed area currently has no specific or formal use.
- 8.4 While the proposal may alter the formal use and appearance of the small area of land within the application site boundary, the proposal does not represent a loss of open space, but rather the provision of ancillary facilities in direct association with and to meet the needs of the members of the bowling club which operates outside the opening hours of the pavilion and sports centre. The proposal does not offend Policy OS 1 of PPS 8.
- 8.5 Policy OS 4 of PPS 8 outlines that the Council will only permit the development of intensive sports facilities where these are located within settlements.
- 8.6 Although the proposed structure is located at the existing sports centre, which is an intensive sports facility, and is located within the settlement of Dungiven, the introduction of a security container for the amenity use of the members of the bowling green is not in itself an intensive sports facility
- 8.7 Dungiven Sports Centre is surrounded by residential development to the north and west at O’Cahan Place and to the south by Greenhaven.

- 8.8 The proposed structure is located at the southern boundary of the existing bowling green. There will be no impact on adjacent properties as a result of the siting or consequential impacts such as loss of privacy, light or overdominance. The grading works to site the proposed structure will be at a greatly reduced ground level compared to the residential properties within O’Cahan Place. The established boundary along the rear of the dwellings at O’Cahan Place comprises a mix of close boarded fencing, built development and hedgerow. Additional planting is proposed to the rear of the proposed structure to tie into the planting that was part of an earlier permission (LA01/2021/1472/F – see history) where permission was given for the bowling green and associated flood lighting and ground works.
- 8.9 There are no features or archaeological or built heritage importance within close proximity of the application site which would be adversely impacted by the development. The application site relates to an area of amenity grass, which is considered to be of low ecological value, with no mature vegetation present which would be of habitat value. The proposal complies with PPS8.

Scale, design and visual impact

- 8.10 The proposed structure is 9.8m in length and 3m wide with a height of some 2.2m. The proposed finishes are metal cladding (non-profiled) with a door opening and openings for windows. The proposed structure is to be positioned on the southern boundary of the existing bowling green and is to provide toilets and changing facilities, when the main pavilion is closed to the public. From the information provided, it is proposed to colour the unit dark grey, to tone in with the existing pavilion.
- 8.11 The existing topography of the general area rises from the bowling green to the Curragh Road, over a distance of some 53metres. It is proposed to cut out a section and grade the land to lower the structure to the level of the bowling green. It is proposed to remove 1m in depth, providing a level platform, to accommodate the proposed container. On the cross section provided it is shown that at its highest point, 1.2m of the structure will be visible on the eastern side, to a mere 400mm on

the western end of the structure, due to the fall of the land from a western to eastern direction. The visual impact of the proposal is to be further addressed by planting a hedge to the rear of the proposed structure, further integrating the proposal into the site and reducing its impact from viewing points along the Curragh Road.

8.12 It is considered that the proposed structure is of an appropriate scale and design with appropriate measures undertaken to ensure that its visual impact is reduced from critical viewing points along the Curragh Road being extremely localised.

8.13 Policy DES2 of PSRNI requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area. The policy requires that proposals should be of an appropriate use for the area, that the scale and design is in keeping with the surrounding character and ensure that there is no adverse impact on surrounding amenity. As outlined above within the assessment of the planning policies contained within PPS 8, the proposed use, scale and design are considered to be acceptable for the location and will not give rise to unacceptable impact on the amenity of surrounding residential properties.

9 Conclusion

In conclusion, taking all relevant planning policy and material considerations into account, it is considered that the proposal is acceptable in terms of its siting, scale and design. The proposed development can successfully integrate into the site functionally and visually and does not negatively impact the local area or environment. Therefore, the proposal is acceptable and complies with the aforementioned policies. Therefore, the application is recommended for **Approval**.

10 Approval Conditions

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.

2. The scheme of planting as approved shall be carried out during the first planting season after the commencement of development. Trees or shrubs dying, removed or becoming seriously damaged within 5 years of being planted shall be replaced in the next planting season with other of a similar size and species unless the Planning Authority gives written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape in the interests of visual amenity.

3. The bowling green and associated amenity facility shall only be used between the hours of 08:00 and 22:30.

Reason: In the interests of residential amenity.

4. Prior to the development hereby permitted becoming operational the retaining wall shall be designed, constructed and certified by a suitably competent person.

Reason: To ensure the stability of the retaining wall.

Informatives:

1. 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.
2. 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.
3. 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.
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 Planning Authority 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 Plan



Block Plan

