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| Title of Report: | Planning Committee Report – LA01/2025/0670/F |
| Committee Report Submitted To: | Planning Committee |
| Date of Meeting: | 28th January 2026 |
| For Decision or For Information | For Decision – Council Interest 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 | N/A |

| 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: LA01/2025/0670/F **Ward:** Ballycastle

App Type: Full

Address: Lands between 13 and 39 Quay Road Ballycastle, Ballycastle

Proposal: Proposed 8m high by 30m long ball stop net to car park end of football pitch.

Con Area: Ballycastle Conservation Area **Valid Date:** 16.07.2025

Listed Building Grade: N/A

Agent: Causeway Coast and Glens Borough Council, Riada House,
Charles Street, Ballymoney, BT53 6DZ

Applicant: Causeway Coast and Glens Borough Council, Riada House,
Charles Street, Ballymoney, BT53 6DZ

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

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

Executive Summary

- The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations.
- The application site falls within Ballycastle Settlement Limit as defined in the Northern Area Plan (NAP).
- The site is also located within a major area of existing open space, an area of archaeological potential, Tow Vally Lower (Bel 01 Local Landscape Policy Area (LLPA), Ballycastle Conservation Area and Antrim Coast and Glens Area of Outstanding Natural beauty (AONB).
- No representations have been received in relation to this application.
- The principle of development is acceptable, and the proposal will not result in unacceptable damage to the character of the surrounding area.
- The proposal complies with all relevant planning policies including the Northern Area Plan 2016, SPPS Edition 2 (2025), PPS 2, PPS 6, PPS8 and PSRNI.
- The application is recommended for **APPROVAL**.

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

1.0 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.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located on lands between 13 and 39 Quay Road in Ballycastle.
- 2.2 The red line boundary is within the Quay Road Playing Fields and is positioned southeast of the existing sports pavilion, northeast of a playing field, and southwest of a carpark. The Quay Road complex is currently under redevelopment and is largely a building site at present.
- 2.3 The application site is located within the Ballycastle Settlement Limit, approximately 120m east of Ballycastle Town centre (NAP MAP 5/01a and 5/01b).
- 2.4 The application site is a major area of existing open space, an area of archaeological potential, Tow Vally Lower (Bel 01 Local Landscape Policy Area (LLPA), Ballycastle Conservation Area, Antrim Coast and Glens Area of Outstanding Natural beauty (AONB), as identified on MAP 5/01a of NAP.

3.0 RELEVANT HISTORY

- 3.1 Application Number: E/1995/0192
Decision: Permission Granted
Decision Date: 02 November 1995
Proposal: Erection of changing pavilion

Application Number: E/2004/0100/F
Decision: Permission Granted
Decision Date: 03 March 2005

Proposal: Proposed new pitches, car parking and coach parking.

Application Number: LA01/2023/0707/PAN

Decision: Proposal of Application Notice is Acceptable

Decision Date: 26 July 2023

Proposal: New Leisure facilities to Quay Road sports grounds to include new Leisure centre with swimming pool, gym, studios and associated accommodation, along with new accessible Play Park, BMX pump track along with alteration to site access and additional car/coach parking and landscape features.

Application Number: LA01/2023/1044/F

Decision: Permission Granted

Decision Date: 06 September 2024

Proposal: New Leisure facilities to Quay Road sports grounds to include new Leisure Centre with swimming pool, gym, studios and associated accommodation, along with new accessible Play Park, BMX Pump Track along with alteration to site access and additional car/coach parking and landscape features.

4.0 THE APPLICATION

- 4.1 Full planning permission is sought for the erection of an 8m high by 30m long ball stop net to be located at carpark end of Ballycastle football pitch.
- 4.2 The ball stop will be made from galvanised and power coated (green RAL 6005) 100mm box section end posts and mid posts with black PVC covered line wire and stainless-steel net clips with 120mm black mesh netting.
- 4.3 The end post and mid posts will be positioned 10m apart and be fixed to the ground by 1.2m concrete foundations.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Advertising: Initially Advertised on 30th July 2025

Neighbours: No neighbours were notified.

Representations: No representations were received.

5.2 Internal:

One consultation was issued in relation to this application.

- HED were consulted on 31st July 2025 and provided a response on 11th August 2025. HED (Historic Monuments) notes that the application site is within the Area of Archaeological Potential for Ballycastle as designated in the Northern Area Plan 2016. HED assessed the application and based on the information provided and the nature and scale of the proposal, were content that the proposal is satisfactory to SPPS Edition 2 (2025) and PPS 6 archaeological policy requirements.

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 (NAP)

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland Edition 2 (2025) (SPPS) is a material consideration. As set out in the SPPS Edition 2 (2025), 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

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

- [Regional Development Strategy 2035](#)
- [The Northern Area Plan 2016](#)
- [The Strategic Planning Policy Statement \(SPPS\) Edition 2 2025](#)
- [Planning Policy Statement \(PPS\) 2: Natural Heritage](#)
- [Planning Policy Statement \(PPS\) 6: Planning, Archaeology and Built Heritage](#)
- [Planning Policy Statement \(PPS\) 8: Open Space, Sport, and Outdoor Recreation.](#)
- [Planning Strategy for Rural Northern Ireland](#)

8.0 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, Local Landscape policy Area, Conservation Area, AONB, natural heritage, archaeology and Habitats Regulations Assessment.

Principle of Development

- 8.1 The proposal seeks the erection of an 8m high by 30m long ball stop net to the carpark end of Ballycastle Football pitch.
- 8.2 The Regional Development Strategy 2035 (RDS) seeks to promote sustainable patterns of development and recognises that the creation of quality-built environments can contribute to the achievement of safe, complete and balanced communities.
- 8.3 The application site is located within the Ballycastle development limit (Map 5/01a). The site is located within a major area of existing open space, an area of archaeological potential, local landscape policy area, Ballycastle Conservation Area, Antrim Coast and Glens AONB.
- 8.4 The application site is located within a major area of existing open space and as such is considered under Policy OS 1 of PPS8. Policy OS1 of PPS8 operates a presumption against the loss of open space. The site has been subject to planning history (see paragraph 3) which includes new leisure facilities currently under construction and the wider site has been operating as playing

pitches for some time. The proposed ball stop is complementary to the existing use and will not result in the loss of open space and therefore complies with Policy OS 1.

- 8.5 The use of the ball stop is ancillary to the established use of the playing pitches therefore, the land use is considered acceptable. The scale, design and finish of the ball stop do not negatively impact townscape and is sensitive to the character of the area. The proposal complies with policy DES2 of the Planning Strategy for Rural Northern Ireland.

Local Landscape Policy Area

- 8.6 The application site is located within the local landscape policy area of Tow Vally Lower (Bel 01). The features that contribute to the environmental quality, integrity or character of this LLPA are the wooded slopes and open recreational grounds of the lower Tow valley as they contribute greatly to the quality of the setting of Ballycastle. In addition, the wooded mound of Dun-a-Mallaght motte is a landmark feature for this area. BEL01 of NAP advises that within the LLPA, no development outside the settlement development limit (SDL) is acceptable and within the SDL any development should be respectful of the landscape features on the site that contribute to the LLPA. The site is located within the SDL, Dun-a-mallaght motte is outside the application site and is located on the other side of Tow River to the application site. The proposal therefore will not impact on this feature of the LLPA. The ball stop is an ancillary feature in direct association with the existing recreation pitches. During the processing of this application, the ball stop net was repositioned to be an acceptable distance away from the crown spread of the retained trees (12, 14, and 16) with confirmation provided that no works are required to trim back any of the trees for clearance. Clarification was also provided that Tree 17 has to be removed due to poor condition as considered previously within the 2023 approval. As such, the proposed ball stop net will have no impact on the protected trees.
- 8.7 The proposed ball stop respects the landscape quality of this area and is in accordance with Policy ENV 1 of NAP. The proposed development does not harm the features of the LLPA as it is in keeping with the use of the open recreational grounds and will protect the double row of trees which are located between the playfield and carpark.

Conservation Area

- 8.8 The application site is within the Ballycastle Conservation Area (CA) and as such it was assessed under Policy BH 12, NAP and the Design Guide. The application complies with Policy BH 12 as the ball stop will not impact the character, appearance or important views of the CA, and is of an acceptable form considering its surrounding context of the Quay Road Playing Fields complex. The ball stop will protect the double row of trees which are located between the playfield and carpark.
- 8.9 CCGBC Conservation Section have advised that the proposal is satisfactory to Policy BH 12 of PPS 6 stating *“it will not impact on the character, setting or appearance of the Conservation Area”*. All trees within Conservation Areas are protected under section 127 of the Planning Act (Northern Ireland) 2011. A tree protection plan which was submitted as part of this application was read in conjunction with an existing Tree Survey held by the Conservation Section and Development Management. From these, it is clear the ball stop net will have no impact on the protected trees. Clarification was also provided that no works are required to trim back any of the retained trees (T12, T14, T16) and that T17 has to be removed due to poor condition as agreed during the 2023 application. As such, the proposed ball stop net will have no impact on the protected trees.

Area of Outstanding Natural Beauty

- 8.10 The application site is within the Antrim Coast and Glens AONB and as such it was assessed under Policy NH 6. The application complies with Policy NH 6 as the siting and scale of the ball stop fence will not detrimentally impact the special character of the AONB in general nor its particular locality. It does not impact any features of importance to the character, appearance or heritage of the landscape and respects existing vegetation.

Natural Heritage

- 8.11 A Preliminary Ecological Assessment (PEA) was submitted as part of this application. The location of the proposed ball stop will be positioned between an existing pavilion, scattered trees and amenity grassland. As the proposed works do not require the

removal of any trees, scrubs or hedges or have direct works on the pavilion there will be limited impact on protected species. The proposal complies with PPS2.

Area of Archaeological Potential

- 8.12 PPS 6 sets out planning policies for the protection and conservation of archaeological remains. The application site is located within an area of archaeological potential for the historic settlement of Ballycastle. As such HED were consulted. The end post and mid posts will be fixed to the ground by 1.2m concrete foundations. Due to the depth of the foundations and existing context of the application site, there is low implications for an area of archaeological potential. HED have advised that on the basis of the information provided that they are content that the proposal is satisfactory to PPS 6 archaeological policy requirements.

Habitats Regulations Checklist

- 8.13 The Tow River is located to the southeast of the application site which has a hydrological link to the Margy River. The Margy River has a hydrological link to the sea at Ballycastle Bay. There was no SAC, SPA or Ramsar sites within a minimum of 5.5km of the application site. 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 at this location having regard to the Northern Area Plan 2016, SPPS Edition 2 (2025) and other material considerations. The proposal will not result in unacceptable damage to the character or landscape of the surrounding area. The proposal is considered acceptable in terms of location, layout, scale and use. Therefore, this application is recommended for APPROVAL.

10.0 CONDITIONS

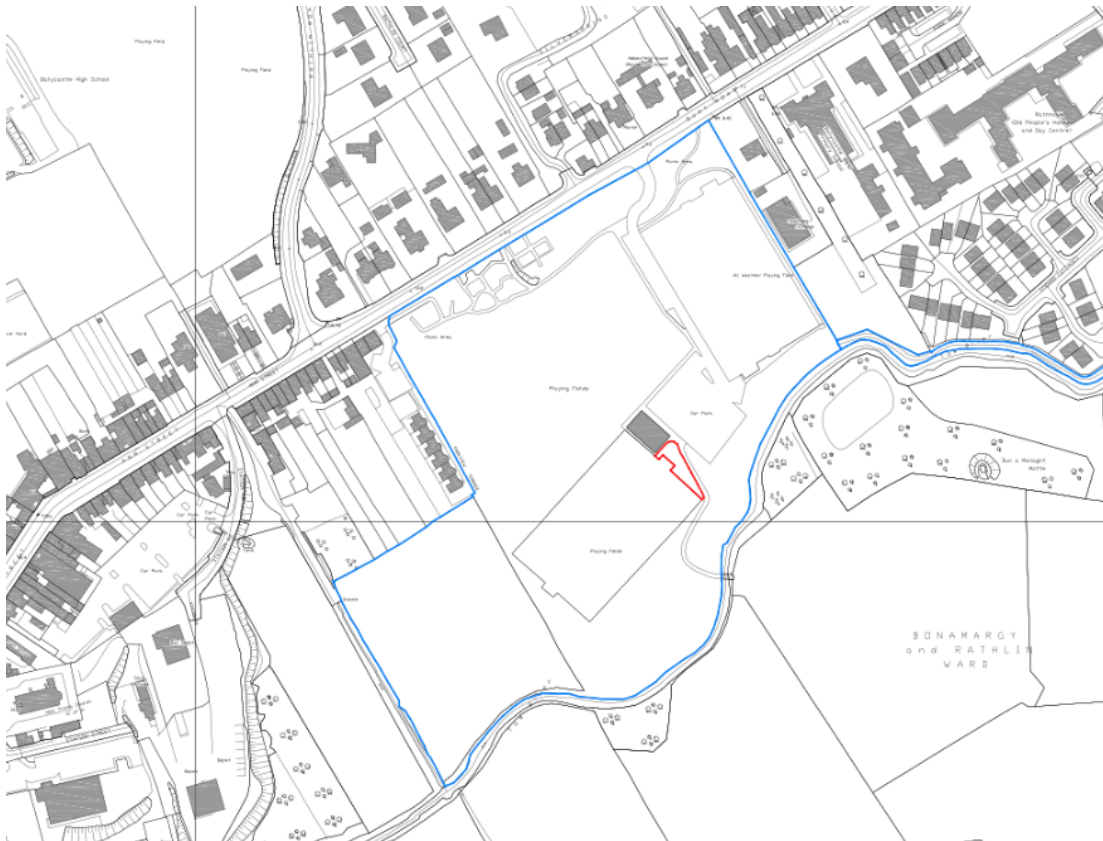
1. As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

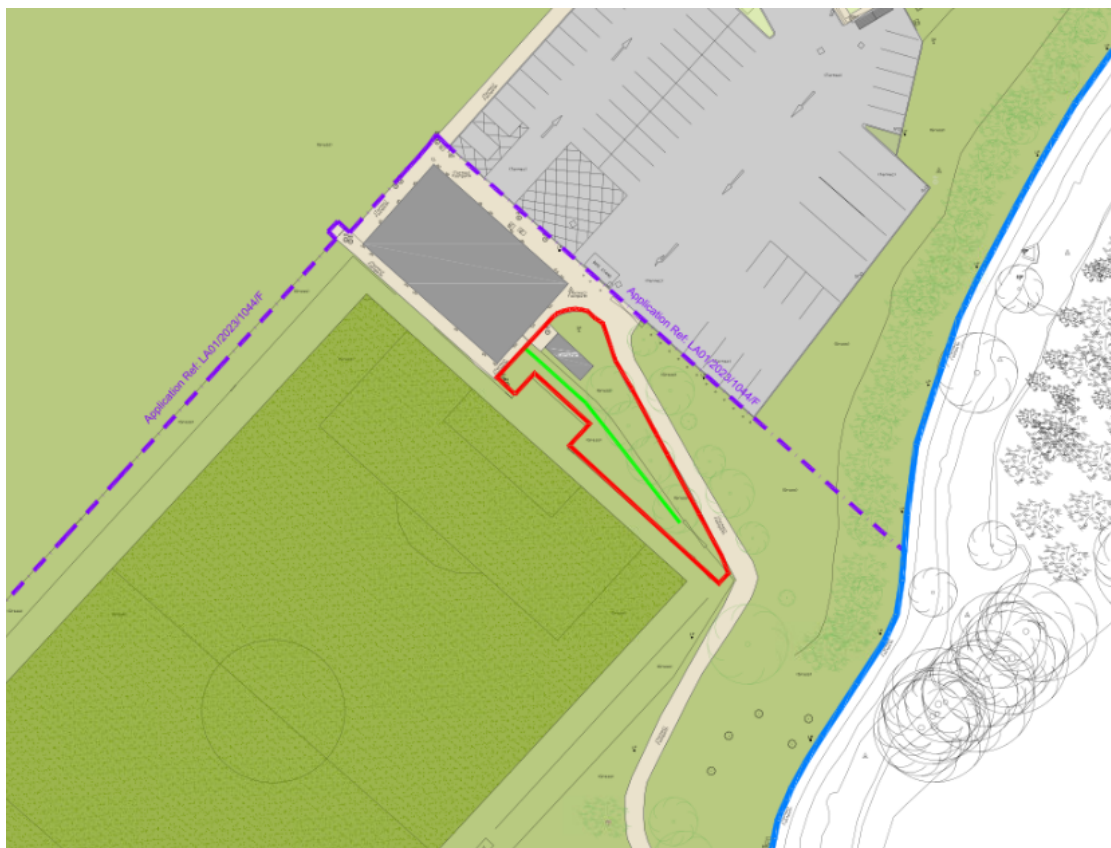
INFORMATIVES

1. This 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.
2. 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.
3. 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.
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>

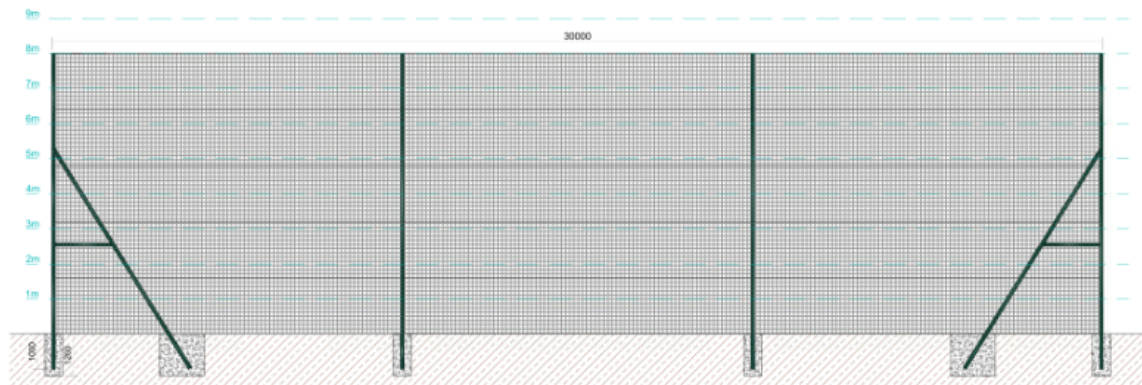
Site Location Map



Site Block Plan



Proposed Elevation



Example of proposed installation

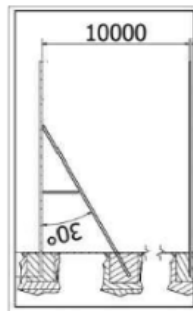


Fig. End post with support

Proposed Design

Ball stop net dimensions 8m high x 30m long, with mid post every 10m

End posts and mid posts made from 100mm box section, galvanised and power coated green RAL 6005

Black PVC covered line wire and stainless steel net clips

Black netting 120mm mesh

Foundations shall be designed and detailed to accommodate all fixing details required by the manufacturer of the equipment

Concrete grade minimum C28/35, posts installed minimum 1.2m into ground

All to be installed and tested in accordance with manufacturers guidance

Proposed Plan

