



Title of Report:	Planning Committee Report – LA01/2024/0223/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th January 2026
For Decision or For Information	For Decision – Objection 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	Principle Planning Officer

Estimated Timescale for Completion	
Date to be Completed	
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

Executive Summary

- This is a full application seeking a new terrace, associated fence and path for Dungiven GAC
- The site is located within the settlement development limit of Dungiven and is identified as a Major Area of Existing Open Space in the Northern Area Plan 2016.
- There are 14 objections to the proposal from 6 different addresses, all are from properties in the vicinity of the application site at Rannyglas.
- There are 6 related planning approvals. The proposal is to improve the user experience for those attending the existing facility rather than to increase numbers further.
- Following assessment, the development is considered acceptable.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Edition 2 (2025), PPS2, PPS3, PPS 8 and PPS 15
- Consultation was carried out with NIHE, DFI Roads, Environmental Health, DAERA(NIEA), DFI Rivers and NI Water. No objections were raised by any consultee.
- Approval is recommended.

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 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 adjacent St. Canices GAC Playing Pitch on an area of Open space which is laid out in grass and currently incorporates a retaining wall, hedgerow and a line of existing semi-mature trees. The application site is a linear rectangular shaped plot and measures approximately 0.14ha. The site is stepped with the southern area of land a few metres higher than the playing pitch to the north. There is a changing room building to the west of the playing field with an associated carpark with approximately 21 spaces.
- 2.2 The northern boundary is defined by a retaining wall and 2.4m fence. The other boundaries are undefined. There are no watercourses in proximity to the site.
- 2.3 The site is located within the settlement development limit of Dungiven and is identified as a Major Area of existing open space on the Northern Area Plan 2016.
- 2.4 The immediate surrounding area is urban in character and comprises a varied mix of well-established residential properties and a school nursery.

3 RELEVANT HISTORY

B/2008/0096/F - Upgrade existing playing fields to include erection of fences, catch netting, floodlighting & dugouts - Playing field, adjacent/north of 55 Garvagh Road, Dungiven - Permission Granted - 10 October 2008

B/2009/0198/F - Erection of new single storey changing facility - Playing field adjacent/ north of 55 Garvagh Road, Dungiven - Permission Granted - 06 July 2009

B/2013/0050/F - Single storey temporary mobile unit for changing rooms, provision of a spectator terrace, car park (20 cars) and new perimeter fence to pitch - GAA community playing fields adjacent to 55 Garvagh Road, Dungiven - Permission Granted - 24 October 2013

B/2014/0127/F - New changing facilities associated with the playing field, to include two team changing rooms, referee changing room and disabled changing facilities - Playing field adjacent/north of 55 Garvagh Road, Dungiven - Permission Granted - 07 May 2015

LA01/2020/0139/NMC - New changing facilities associated with the playing field. The facilities will include two team changing rooms, referee changing room and disabled changing facilities - Playing field adj/north of 55 Garvagh Road, Dungiven - Withdrawal - 19 June 2020

LA01/2020/0308/F - New Changing facilities associated with the playing field. The facilities will include two team changing rooms, referee changing rooms, disabled changing facilities and basement for storage - Playing/field adjacent/north of 55 Garvagh Road, Dungiven - Permission Granted - 29 July 2020

4 THE APPLICATION

- 4.1 The application is for a proposed New terrace, associated fence and path for Dungiven GAC.

5 PUBLICITY & CONSULTATIONS

5.1 External

5.2 14 letters of objection have been received in relation to the proposal. The objections are from 6 different addresses, all are from properties in the vicinity of the application site at Rannyglas.

The issues raised include the following:

- Traffic
- Road Safety
- Parking
- Description & Address
- Number of spectators
- Natural Heritage
- Privacy
- Noise
- NI Water infrastructure
- Open space
- Lack of community support
- Neighbour notification procedure
- Safety assessment
- Land ownership

5.3 Internal

DFI Roads: No objections

NI Water: Approval

Environmental Health: No objections

NIHE: No objections

DAERA(NIEA): No objections

DFI Rivers: No objections.

5.4 In response to these concerns Officials note the following;

- The address has been amended to the current address which is considered to be accurate. The description is considered to be an accurate reflection of the proposal. The applicant does not own all of the land to which the proposal relates, the applicant has filled in Certificate C for the Ownership part of the application form. 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.
- The proposed terrace is 27 metres in length and is 1.6 metres wide and involves 2 steps. The applicant has indicated this space is to accommodate approximately 60 spectators. Representations indicates that 190 spectators for this area could be accommodated. A representation shows an example of attendees at a recent match and the associated traffic issues. This level of attendance has occurred without the current proposed terrace. It is envisaged that the proposed terrace would not generate more attendees rather it will provide an appropriate space for current attendees to have a safe standing space.
- Concerns regarding above issues are addressed in paragraphs 8.1 – 8.17

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 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) Edition 2 2025 is a material consideration. As set out in the SPPS Ed 2, 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.

7 RELEVANT POLICIES & GUIDANCE

[Regional Development Strategy \(RDS\) 2035](#)

[The Northern Area Plan 2016](#)

[Strategic Planning Policy Statement \(SPPS\) Edition 2](#)

[Planning Policy Statement 2: Natural Heritage](#)

[Planning Policy Statement 3: Access, Movement and Parking](#)

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

[A Planning Strategy for Rural Northern Ireland](#)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application

relate to the Principle of Development, Townscape, Natural Heritage, Access, Movement and Parking, Safeguarding residential and work environs, Habit Regulation Assessment.

Planning Policy

- 8.2 The site is located within the settlement development limit of Dungiven and is identified as a Major Area of existing open space on the Northern Area Plan 2016.
- 8.3 There are no other specific zonings or designations relating to this land set out in the Northern Area Plan 2016.
- 8.4 The proposal must be considered having regard to the SPPS Ed 2, PPS policy documents and supplementary planning guidance specified above.

Principle of Development

- 8.5 Policy OS 1 of PPS8 states that development, will not be permitted 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. An exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.
- 8.6 The planning history is a material consideration such as Planning Approval B/2013/0050/F which included a terrace for 30 people at a similar position to that proposed which was not constructed. B/2013/0050/F included a carpark that was constructed, this permission has commenced and is a fall back position for the applicant. There are other permissions dating back to 1977, the latest planning permission LA01/2020/0308/F provided for a new changing room building. The proposal proposes a New terrace, associated fence and path for Dungiven GAC. The standing space for spectators is currently limited around the pitch therefore the proposal seeks to establish a safe standing space for spectators. The existing open space zoning is split between the playing field to the north

and a grassed area to the south used as community open space. The grassed area to the south will still be able to be used as community open space as the loss of the linear strip of land for the terrace will not curtail the use of the land to the south for residential amenity purposes.

- 8.7 While the proposal may alter the formal use and appearance of the land within the application site boundary the proposal does not represent a loss of open space, but rather the redevelopment of Open Space to provide ancillary spectator standing space. The proposal complies with policy OS 1 of PPS 8, the principle of development is considered acceptable.

Townscape

- 8.8 Policy DES 2 – Townscape, contained within A Planning Strategy for Rural Northern Ireland, requires development proposals in towns and villages to make a positive contribution to the 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.
- 8.9 The nature of the proposed development has limited visual impact with only modest visual elements being the terrace, path and fence. Given that terrace replaces a retaining wall and fence which has similar proportions, the proposal would not have a detrimental impact on the streetscape of Dungiven. The scale and design is in keeping with the surrounding character, and there is no adverse impact on surrounding amenity.

Natural Heritage

- 8.10 The applicant has submitted a biodiversity checklist that has been carried out by an ecologist. DAERA(NIEA) have been consulted and have no objections to the proposal. Officials are satisfied that the proposal will not adversely impact upon any designated sites or protected/priority species or habitats, and

therefore complies with the nature conservation policies outlined within the SPPS and PPS2.

Access, Movement and Parking

- 8.11 Policy AMP 2 of PPS 3 Access, Movement and Parking applies and states 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.
- 8.12 No new access is proposed. DFI Roads have been consulted and they have confirmed that they had no objections. Policy AMP 3 of PPS 3 is not relevant in this instance as no new access is being created. As DFI Roads are content the proposal complies with Policy AMP 2 of PPS 3 – Access, Movement and Parking.
- 8.13 Policy AMP 7 Car Parking and Servicing Arrangements applies and states development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the Department's published standards or any reduction provided for in an area of parking restraint designated in a development plan. Proposals should not prejudice road safety or significantly inconvenience the flow of traffic. In assessing car parking provision the Department will require that a proportion of the spaces to be provided are reserved for people with disabilities in accordance with best practice. Where a reduced level of car parking provision is applied or accepted, this will not normally apply to the number of reserved spaces to be provided.
- 8.14 The proposal as presented is to provide standing space for existing spectators. The applicant states 'the steps/terrace will

cater for the viewers that already attend the facility and there will be no increase to numbers attending'. The playing pitch, changing room building and current carpark is existing and it is not envisaged that spectator numbers will increase to such an extent that extra carparking would be required. It is a material consideration that 6 planning permissions have been granted, the latest being LA01/2020/0308/F and that it was considered that parking arrangements are satisfactory during the processing of the latest approval. DFI Roads have been consulted and have confirmed that they have no objections. The planning history including B/2013/0050/F is a material consideration and it included a terrace and key policies have not changed from that time and it could still be constructed. No extra parking was requested during the latest application LA01/2020/0308/F as it was considered that the existing 21 spaces was sufficient. The applicant has stated there will be no increase in numbers attending matches, the proposal is to cater for those that currently attend. On this basis the current parking arrangements are satisfactory. The proposal complies with Policy AMP 7 of PPS 3 – Access, Movement and Parking.

Safeguarding residential and work environs

- 8.15 Paragraph 4.12 of the SPPS Ed 2 relates to safeguarding residential and work environs. Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, the above mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.
- 8.16 Some representations have been received relating to noise and loss of privacy. No 16 Rannyglas has a 70 metres separation distance with 5 intervening dwellings between the proposal and the occupants address; No 22 Rannyglas has a separation

distance of 38 metres with 2 intervening houses; No 23 Rannyglas has a separation distance of 32 metres with 1 intervening house; No 31 Rannyglas has a separation distance of 42 metres; No 33 Rannyglas has a separation distance of 45 metres; No 38 Rannyglas has a separation distance of 31 metres. Loss of privacy has been raised for residents of Rannyglas, the separation distances ranging from 31 metres to 45 metres is considered sufficient that privacy will not be adversely affected. Environmental Health have no concerns relating to noise impact and it is considered that there would be no significant increase in noise levels from existing levels given the current playing of sports on the playing field.

- 8.17 NI Water public foul and storm sewers traverse the proposed development site. It shall be conditioned that no development shall commence until the applicant has demonstrated to the satisfaction of the Council, that NI Water are content that the proposed development will not affect the sewers this is to prevent disturbance / damage to existing sewers and in the interest of public safety. The proposal complies with paragraph 4.12 of the SPPS Ed 2.

Habitats Regulations Assessment

- 8.18 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). There are no rivers in proximity to the proposal. 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 In conclusion, taking all relevant planning policy and material considerations into account, it is considered that the proposal is acceptable in terms of the nature of the proposed development has limited visual impact with only modest visual elements being the terrace, path and fence. Given that the terrace replaces a retaining wall and fence which has similar proportions, the proposal would not have a detrimental impact on the streetscape of Dungiven. The scale and design is in keeping with the surrounding character, and there is no adverse impact on surrounding amenity. The grassed area to the south will still be able to be used as community open space as the loss of the linear strip of land for the terrace and path will not curtail the use of the land to the south for residential amenity purposes. The proposal complies with the Northern Area Plan and all other relevant planning policies. All representations have been fully considered. Approval is recommended.

10 Proposed 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 62 of the Planning Act (Northern Ireland) 2011.

2. All planting, landscaping and boundary treatments comprised in the drawing No. 02 REV 04 shall be carried out within the first planting season following the commencement of development and any trees/shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

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

3. NI Water public sewers traverse the proposed development site. No development shall commence until the applicant has demonstrated to the satisfaction of the Council, that NI Water are content that the proposed development will not affect the sewers.

Reason: To prevent disturbance / damage to existing sewers and in the interest of public safety.

4. If, during the proposed development, any ground contamination is encountered then all works on the site shall cease. Causeway Coast & Glens Borough Council shall be informed and sufficient information to assess potential risks arising from the former use of the land shall be submitted. Any necessary mitigation / remediation measures shall be clearly specified. The above work shall be undertaken by a suitably competent person/s and in accordance with current government guidance.

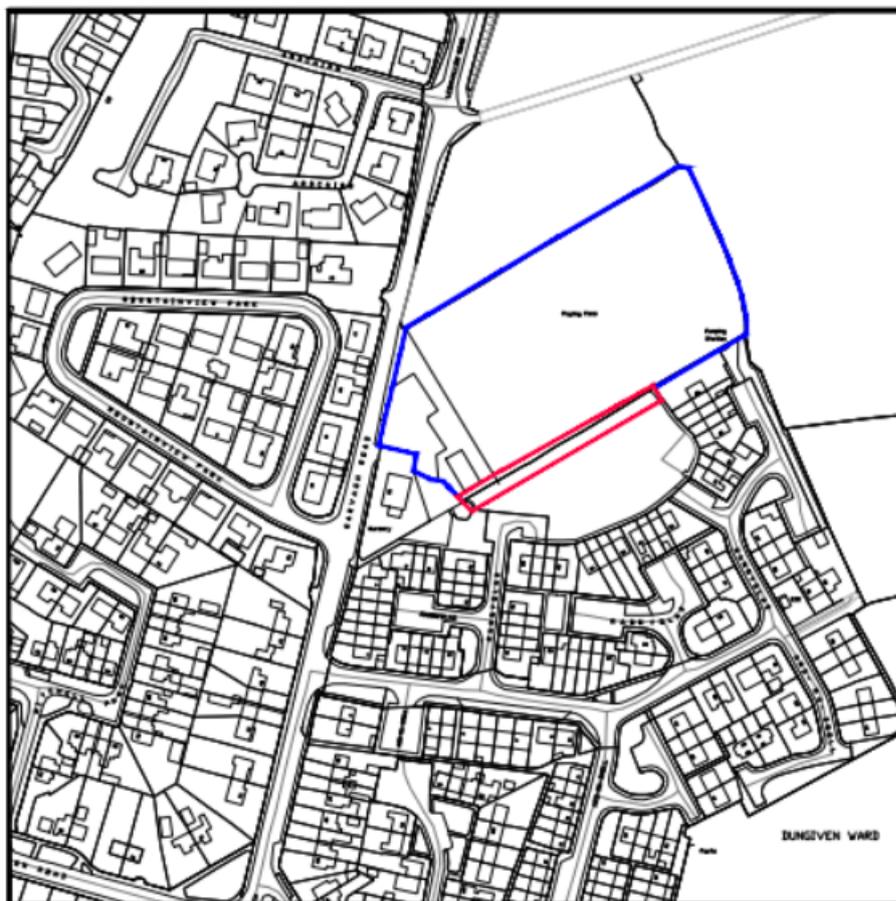
Reason: In the interest of public health.

Informatives

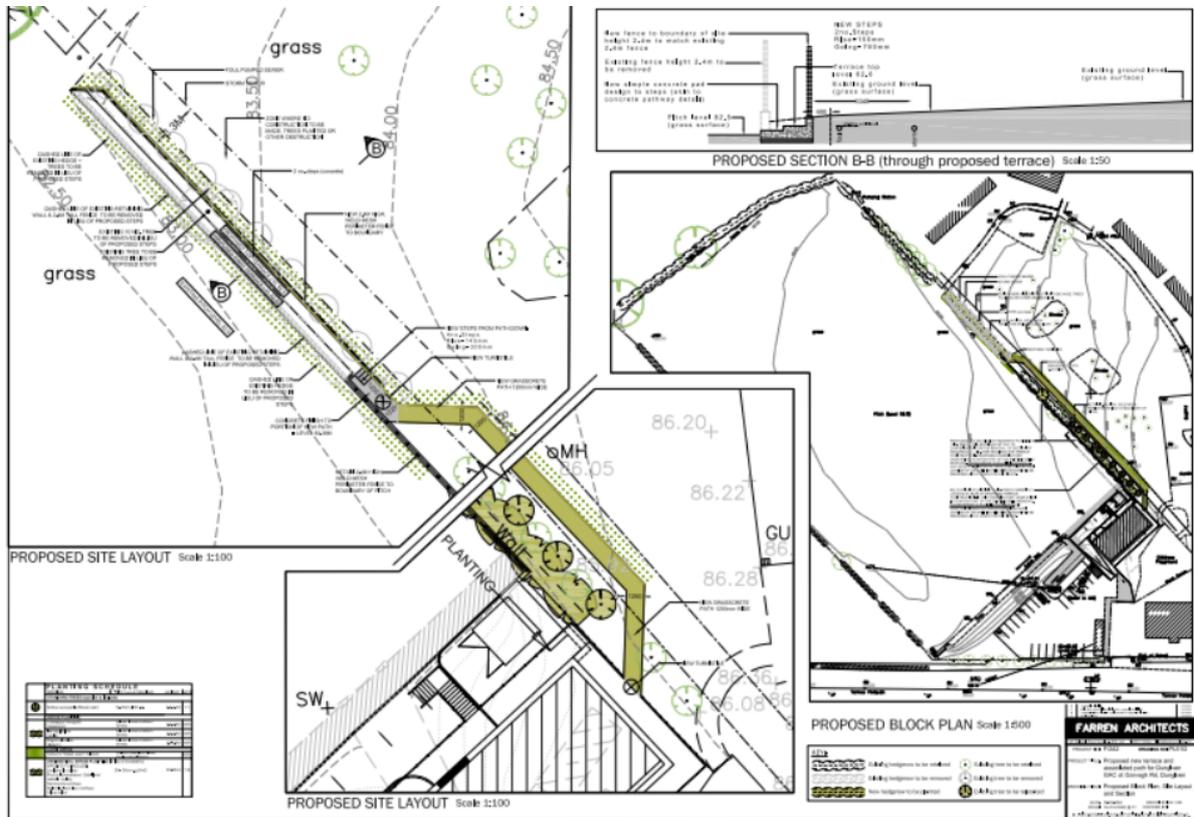
1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to 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 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 <https://planningregister.planningsystemni.gov.uk/simple-search>

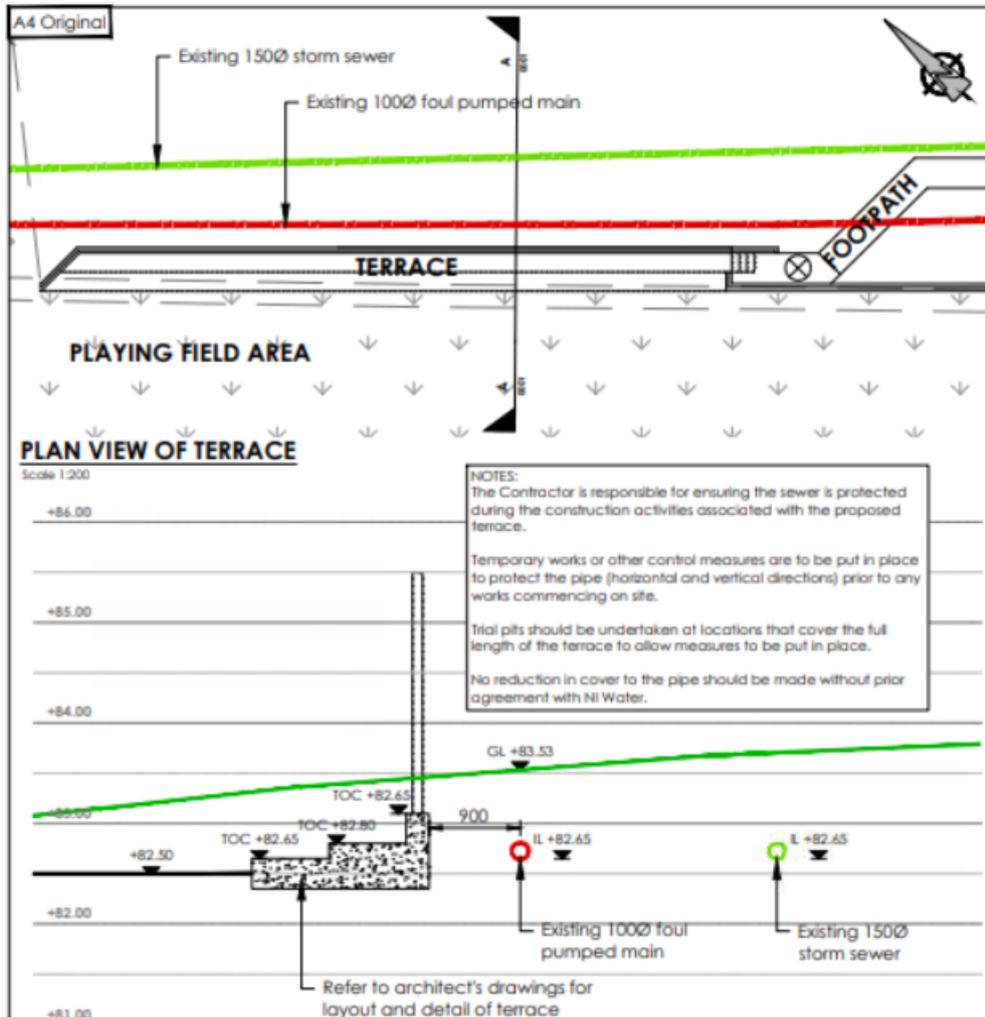
Site Location Plan



Site Layout



Terrace detail drawing



Addendum

LA01/2024/0223F

1.0 Update

- 1.1 Prior to the January 2026 Planning Committee, 2 further objections were received. These were circulated and a verbal update was provided at the January Committee. The emails also attached objections previously received during the processing of the application that have been considered in the Planning Committee Report (PCR).
- 1.2 The objections advise they have serious concerns relating to traffic, parking and health and safety implications, arising from the application. The email refers to paragraphs 8.11 to 8.14 of the PCR relating to PPS 3 Access, Movement and Parking. The objector states that this assessment is misleading and has not taken account of the capacity of the site to accommodate 598 spectators.

The email refers to a Gaelic match held on Monday 15th September 2025 that demonstrated the:

- Indiscriminate Parking
- Blocked Pedestrian Footpaths
- Critically Reduced Road Width
- Visibility Splays at Junctions Completely Obstructed
- Pedestrian Crossing Points Blocked
- Parking Directly Opposite Residential Driveways

Photos cars parked on roads and pavements in the surrounding streets were also circulated.

- 1.3 In response to capacity the agent has advised that the Club confirmed that there will be no increase to numbers. The agent submitted further supporting info 10.7.2025. It advises that the pitch has been used as a training facility for many years. The subject pitch is used for youth development, training sessions and occasional small-scale youth and senior games. The main pitch is a short distance to the west on Garvagh Road, near the junction with Main Street.

- 1.4 The proposed terrace does not seek to change or intensify this use. It offers a safe, improved viewing area for those who already attend the area. They rebut the use of the SGSA Green guide for density and that the suggestion the terrace could accommodate nearly 600 spectators is a misapplication of the green guide which is intended for large, regulated sports grounds / stadia.
- 2.0 **Assessment**
- 2.1 The information provided by the objectors and the agent has been assessed. The grasscrete path is discounted as a viewing area, it is to the rear of existing trees, hedging and a fence and this area is also to be augmented with additional trees and vegetation reducing any potential views of the pitch.
- 2.2 The proposed terrace is an increase to the previously approved terrace and is to provide an appropriate space for current attendees to have a safe standing space.
- 2.3 The published Parking Standards for pitches require no parking for spectators. Only 1 space per 3 players is required which can be provided within the current car park. It is only stadia where spectator parking is required. The dictionary definition for stadia is defined as large scale venues with tiered seating.
- 2.4 The provision of the 2 step tier is to provide a safe standing area for those attending the pitch. The existing standing area around the pitch is extremely limited with current views from the car park, steep slope and the side line of the pitch. The agent has advised that there will be no additional spectators and it is to provide a safe place for spectators and players. As stated above additional car parking is not required as set out in the Parking Standards. The images submitted by the objectors of the cars parked on pavements and roads is a matter for the PSNI regarding illegal parking and traffic management within the Club.
- 2.5 In reference to the letter from NIHE, dated 30/9/24, to St Canice's GAC advising that they have cancelled the application to purchase land at playing field adjacent to 55 Garvagh Road. NIHE have advised in their consultation response that planning permission does not confer title and it is the responsibility of the developer to ensure they control all the lands to carry out the development.
- 2.6 Attached to the emails from the objector is an initial roads consultation to a previous application, B/2013/0050/F, that was subsequently approved by DFI Roads following amendments which included a reduction in the spectator stand and car parking.

3.0 Recommendation

- 3.1 It is recommended that the Committee note the contents of this Addendum and agree to Approve planning permission as per the reasons for Approval set out in section 10 of the Planning Committee.