

Laura Crawford

From: Raymond Brady
Sent: 26 January 2026 12:41
To: Laura Crawford
Subject: Fwd: LA01/2024/0223/F - GAA Spectator Terrace to Playing Fields East of 55 Garvagh Road
Attachments: 5. Objection 5 - Parking Survey - 06.10.2025.pdf; 6. NIHE Cancel Sale Letter.pdf; 8. Historic Road Service Objection.pdf

----- Forwarded message -----

[From:](#)

Date: Mon, 26 Jan 2026 at 12:45

Subject: LA01/2024/0223/F - GAA Spectator Terrace to Playing Fields East of 55 Garvagh Road

To:

Dear Laura

I would appreciate if you could circulate the following supporting evidence to the Planning Committee Members prior to the meeting on Wednesday 28th January 2026.

- Parking Survey from recent GAA Gaelic game.
- NIHE Letter confirming sale cancellation.
- Historic Road Service Objection.

Regards

Raymond Brady

From: Raymond Brady [REDACTED] >
Sent: 06 October 2025 11:06
To: Paul McGowan
Cc: Denise Dickson; DfI Roads Northern; mail@hse.gov.uk
Subject: LA01/2024/0223/F - Playing Field Adjacent/East of 55 Garvagh Road, Dungiven (Match Day observations)
Attachments: Match Day Survey.pdf

Dear Mr McGowan

Please find attached a Match Day Survey for a competitive Gaelic football match played on Monday 15th September 2025 at 7:30 pm between Dungiven and Bellaghy at the subject planning application site (Pairc na nOg). This survey provides the following evidence:

1. Confirmation of the match details posted on Dungiven GAC's X (Twitter) account.
2. Confirmation of the match details posted on Dungiven GAC's Facebook account.
3. Survey of match attendees captured in photographs.
4. Details of mature trees and a native hedgerow along the full length of the boundary between the amenity space and the GAC pitch.
5. Observation of the existing car park at full capacity.
6. Evidence relating to road safety concerns.
7. Acknowledgment from DfI Roads dating back to 2013, highlighting serious concerns with similar road safety matters.

Please note the following observations and the risks posed by this event, which would be further exacerbated by the construction of the proposed spectator terrace, capable of accommodating up to 598 people.

- [REDACTED] **Parking** – Vehicles [REDACTED] without consideration, creating blind spots and unpredictable obstructions that endanger all road users.

- •

Blocked Pedestrian Footpaths – Walkways rendered impassable, forcing vulnerable pedestrians—including children, elderly, and wheelchair users—directly into the live carriageway.

- •

Critically Reduced Road Width – The road narrowed below safe two-way operating standards, dramatically increasing the risk of head-on collisions and serious accidents.

- •

Visibility Splays at Junctions Completely Obstructed – Drivers are forced to pull out blindly into oncoming traffic, creating an extreme risk of side-impact and high-speed collisions.

- •

Pedestrian Crossing Points Blocked – Safe crossing areas rendered unusable, forcing pedestrians into unpredictable and hazardous movements across live traffic lanes.

- **Parking Directly Opposite Residential Driveways** – Severely restricts residents' ability to safely enter or exit their properties, forcing dangerous reversing maneuvers into oncoming traffic and dramatically heightening the risk of collision.

Regards

Raymond Brady



MATCH DAY SURVEY



**DUNGIVEN
V
BELLAGHY**

Monday 15th September 2025

← Post



St.Canice's Dungiven

@stcanicesgac

...

@stcanicesgac v @BellaghyGAC tonight in the Senior Reserve Championship at 7.30pm in Páirc na nÓg. Please get out and support the lads.

#UTM ●●●

SENIOR RESERVE CHAMPIONSHIP



**DUNGIVEN
v
BELLAGHY**



**MON 15TH SEP
7.30PM**

Pairc na nOg

3:38 pm · 15 Sep 2025 · 193 Views



St Canice's Dungiven – X (Twitter Account)

Post dated 15th Sep 2025

Note Pairc na nOg is the application site



St Canice's GAC Dungiven

15 September at 15:37 · 🌐

...

Dungiven v Baile Eachaidh tonight in the Senior Reserve Championship at 7.30pm in Páirc na nÓg. Please get out and support the lads.

#UTM ● ○

SENIOR RESERVE CHAMPIONSHIP



DUNGIVEN
v
BELLAGHY



MON 15TH SEP
7.30PM

Pairc na nOg



4

1 share

St Canice's Dungiven – Facebook Account

Post dated 15th Sep 2025

Note Pairc na nOg is the application site



MATCH ATTENDEES

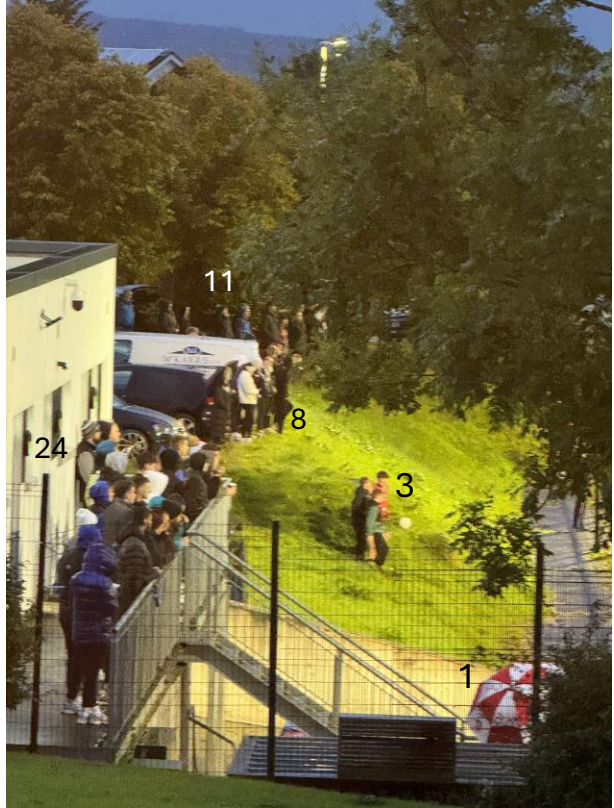
Spectators: 50 (excludes anyone not captured in photos)

Players: 30 (15 each team)

Match officials: 6

Team staff: 8 (4 each club)

Total: 94 (this is before the spectator terrace is built)





RESIDENTIAL AMENITY

A continuous line of mature trees, supplemented by a native hedgerow, has been established along the full length of the boundary separating the amenity space from the adjoining GAC pitch. This structural planting forms an effective landscape buffer, while reinforcing the established green edge. Importantly, the mature vegetation offers screening and a degree of separation which serves to safeguard the privacy and general residential amenity of occupants, particularly during periods of activity on the pitch in both daytime and evening hours.

In addition to its amenity function, the native species enhances local biodiversity and contributes positively to the natural heritage value of the site in accordance with PPS 2 (Natural Heritage).

Replacing the existing trees with a spectator terrace would be contrary to the principles of the SPPS and PPS 7 (Quality Residential Environments), as it would remove the protection afforded to residential amenity and diminish the positive contribution of the landscaping to the overall character of the site. The current arrangement, however, maintains an appropriate relationship with the adjoining GAC pitch in accordance with PPS 8 (Open Space, Sport and Outdoor Recreation), with the established planting providing an effective buffer between recreational and residential uses, ensuring compatibility and safeguarding the living environment of nearby residents.



EXISTING CARPARK AT FULL CAPACITY

The existing car park was operating at full capacity resulting in the following safety issues.

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

These will only be exacerbated if the proposed spectator terrace, accommodating up to 598 people, is constructed.



GARVAGH ROAD

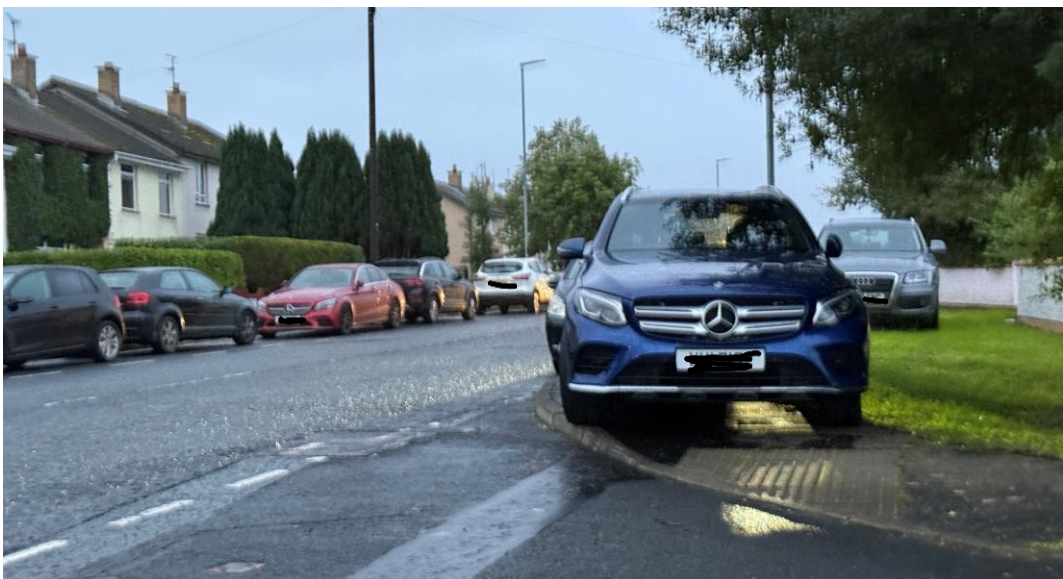
- **Indiscriminate Parking** – Vehicles abandoned without consideration, creating blind spots and unpredictable obstructions that endanger all road users.
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GARVAGH ROAD/MOUNTAIN VIEW PARK JUNCTION

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BENVIEW MANOR

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Planning Application Consultation Response

Application Ref:	B/2013/0050/F
Proposal	Proposed single storey temporary mobile unit for changing rooms and provision of a spectator terrace.
Location	GAA community playing fields adjacent to 55 Garvagh Road, Dungiven
Date of Consultation	19th March 2013
Date of Response	19th March 2013

Comments - Location Plan and Layout Plan received, dated 5th March 2013, refer.

- Roads Service has serious concerns over this proposal.
- The application includes a spectator terrace and no spectator/player parking provision has been provided.
- Roads Service has received complaints in the past from local residents relating to traffic management issues in the locality; caused by indiscriminate parking on Garvagh Road when this pitch is in use.
- The Dept's requirement of parking provision for this type of facility is 1 space / 3 spectators/players.

Note to Planning Service:

Roads Service awaits your advice.

Case Officer: V. Sinclair

Signed: Adam Quigley, SPTO
Dev. Control Engineer

Signed: Cathal Brown, PPTO
(acting) Network Planning Manager

**Issued on behalf of Development Control Section
Roads Service - Northern Division, Co. Hall, Coleraine**

St. Canice's GAC
13 GARVAGH ROAD
DUNGIVEN
BT47 4LT

Date: 30/09/2024

Your Ref:

Our Ref: 82609

CANCELLED APPLICATION

Dear St. Canice's GAC,

Re: Land Purchase Request

Thank you for your Land Sales Application received 02/08/2024 regarding land at Playing field adjacent to 55 Garvagh Road, Dungiven, BT47 4LU.

I am sorry to inform you that the Housing Executive has cancelled your application at this time as:

There is significant objection within the community to the sale of this area of land.

I regret that I cannot be of more help but if you wish to discuss the matter further please contact [REDACTED]
[REDACTED]

Please quote the above reference numbers at all times when contacting the office.

Yours sincerely

Hannah Mackenzie
North Land & Regeneration Services

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