

Laura Crawford

From: Lee Kane
Sent: 26 January 2026 12:32
To: Planning
Subject: FW: LA01/2024/0223/F - GAA Spectator Terrace to Playing Fields East of 55 Garvagh Road
Attachments: 4. Objection 4 - Consultant's rebuttal - 30.07.25.pdf; 3. Objection 3 - NIHE, Capacity, Parking, Safety - 25.04.25.pdf; 2. Objection 2 - Capacity, Parking, Safety - 04.10.24.pdf; 1. Objection 1 - General - 26.03.24.pdf; 7. Letter to Health & Safety Executive.pdf; 6. NIHE Cancel Sale Letter.pdf; 8. Historic Road Service Objection.pdf; 5. Objection 5 - Parking Survey - 06.10.2025.pdf; 10. Planning committee report.pdf; 9. Architects Site Plan Proposal.pdf

From: Raymond Brady
Date: Monday, 26 January 2026 at 11:28
To: Philip Anderson <Philip.Anderson@causewaycoastandglens.gov.uk>, Yvonne Boyle <yvonne.boyle@causewaycoastandglens.org>, Steven Callaghan <Steven.Callaghan@causewaycoastandglens.gov.uk>, Aaron Callan <Aaron.Callan@causewaycoastandglens.gov.uk>, Michael Coyle <Michael.Coyle@causewaycoastandglens.org>, Mark Fielding <Mark.Fielding@causewaycoastandglens.gov.uk>, Richard Holmes <Richard.Holmes@causewaycoastandglens.gov.uk>, Dawn Huggins <Dawn.Huggins@causewaycoastandglens.gov.uk>, Sandra Hunter <Sandra.Hunter@causewaycoastandglens.gov.uk>, Lee Kane <lee.kane@causewaycoastandglens.org>, Bill Kennedy <Bill.Kennedy@causewaycoastandglens.gov.uk>, Michelle.KnightMcQuillan@causewaycoastandglens.gov.uk <Michelle.KnightMcQuillan@causewaycoastandglens.gov.uk>, Allister Kyle <Allister.Kyle@causewaycoastandglens.gov.uk>, Amy Mairs <amy.mairs@causewaycoastandglens.org>, Jonathan McAuley <Jonathan.McAuley@causewaycoastandglens.gov.uk>, John McAuley <John.McAuley@causewaycoastandglens.gov.uk>, Peter McCully <Peter.McCully@causewaycoastandglens.org>, Sharon McKillop <Sharon.McKillop@causewaycoastandglens.gov.uk>, Margaret Anne McKillop <MargaretAnne.McKillop@causewaycoastandglens.org>, Ashleen Schenning <Ashleen.Schenning@causewaycoastandglens.org>, Edgar Scott <Edgar.Scott@causewaycoastandglens.gov.uk>, Richard Stewart <Richard.Stewart@causewaycoastandglens.org>, Tanya Elder <Tanya.Elder@causewaycoastandglens.gov.uk>, Mervyn Storey <Mervyn.Storey@causewaycoastandglens.gov.uk>, Darryl Wilson <Darryl.Wilson@causewaycoastandglens.gov.uk>, John Wisener <John.Wisener@causewaycoastandglens.gov.uk>, Ivor Wallace <Ivor.Wallace@causewaycoastandglens.gov.uk>, Maighréad Watson <Maighread.Watson@causewaycoastandglens.org>, Russell Watton <russell.watton@causewaycoastandglens.gov.uk>, Leanne Peacock <Leanne.Peacock@causewaycoastandglens.org>
Subject: LA01/2024/0223/F - GAA Spectator Terrace to Playing Fields East of 55 Garvagh Road

Dear Sir/Madam

I am contacting you on behalf of the Rannyglass Residents.

Please find attached the residents' objection letters and relevant planning documents in relation to the above-mentioned planning application.

1. Objection 1 - General - 26.03.24
2. Objection 2 - Capacity, Parking, Safety - 04.10.24
3. Objection 3 - NIHE, Capacity, Parking, Safety - 25.04.25
4. Objection 4 - Consultant's rebuttal - 30.07.25
5. Objection 5 - Parking Survey - 06.10.2025
6. NIHE Cancel Sale Letter
7. Letter to Health & Safety Executive
8. Historic Road Service Objection
9. Architects Site Plan Proposal
10. Planning committee report.

I would like to stress that residents are by no means opposed to appropriate development. However, there are serious concerns regarding traffic, parking, and health and safety implications arising from this application. For these reasons, residents do not believe that planning permission should be recommended for approval within the Planning Committee Report.

I would particularly wish to draw your attention to the following matters as set out within the Planning Committee Report:

- 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.
- 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.
- 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.

- 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.

The above statements are wholly misleading when considered against the evidence contained within the residents' objection letters. In particular, the capacity calculations, or lack thereof, fail to adequately account for the site's ability to accommodate up to 598 spectators. Furthermore, the parking survey undertaken in connection with a Gaelic football match held on Monday 15 September 2025 clearly demonstrates the following issues:

- **Indiscriminate Parking** – Vehicles abandoned 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.

I would greatly appreciate your support on this planning application to ensure that planning permission is **not** granted by the Planning Committee. I would also be grateful if you could review the attached documents and contact me at _____ to discuss the matter in further detail.

Kind regards

Raymond Brady

...

[Message clipped] [View entire message](#)

10 attachment • Scanned by Gmail

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From: Raymond Brady
Sent: 26 March 2024 00:13
To: Julie McMath; Martin McErlain; Paul McGowan; Denise Dickson; Planning
Subject: LA01/2024/0223/F
Attachments: ROAD SERVICE RESPONSE B.2013.0050.F.pdf

Dear Sir/Madam

Please find attached the following document.

- Road Service Response B/2013/0050/F

I am a homeowner and a resident of 23 Rannylas which is adjacent to the playing field within the above subject planning application. I hereby wish to submit an objection to application LA01/2024/0223/F for the reasons outlined below.

1. There was a previous planning application, ref B/2013/0050/F, for a spectator's terrace very similar to what is being proposed under the current application. Road Service raised "serious concerns" with this application in relation to parking provision and the ongoing indiscriminate parking on the Garvagh Road. The indiscriminate parking extends to the residential sites of Rannylas, Mountain View Park and Benview Manor. I find it concerning that DFI Roads have not been consulted regarding the current planning application.
2. I note that only two neighbours have been notified under the current application, that being 44 Rannylas and 55 Garvagh Road. On the previous application B/2013/0050/F a total of 39 Neighbours received notifications, that being 8 to 44 Rannylas, 37 Mountain View Park and 55 Garvagh Road. The current application has an impact on the communal amenity space associated with Rannylas and all residents should have been notified.
3. The site outlined in red is on lands which is communal amenity space which forms part of the Rannylas residential housing development. The "Site Address" on the current planning application states "Playing Field" which is incorrect.
4. The "description of proposed development" of "new terrace and associated path for Dungiven GAC" is incorrect. This description should reflect what is actually being proposed, that being a "change of use from residential communal amenity space to new terrace and associated path".
5. The number of existing vehicles on the application is 11 and with no change. The average number of persons attending is 20. How can there be no increase in vehicles when DFI Roads requested 1 space per 3 spectators/players on the previous application.
6. An amended siteplan drawing submitted under the previous application B/2013/0050/F indicated a capacity of 30 spectators on the terrace. The current planning application still has a capacity of 30 spectators even though the size of this appears to be at least double the size of the terrace on the previous application. Note the number of persons attending being 20 on the application form. Furthermore, the path leading to the terrace will also be used as a hard stand by spectators. The number of spectators presented should be accurate and supported by design guidance documents/standards for standing sport terraces.
7. There are mature trees and a hedge row along the length of the communal space boundary which offers an element of privacy to the residents on match days and nights. Why is protection to wildlife not being considered on the removal of these trees?

8. I am aware from the previous application that a NI Water pumped foul sewer line runs along the boundary which will be directly beneath the concrete terrace. The current site plan only indicates the storm line and not the foul line, therefore NI Water should be re-consulted with an accurate site plan.
9. The large number of spectators attracted to this development will generate noise pollution on match days which will have an adverse effect on the existing properties/amenities, causing an unacceptable level of disturbance to the local residents. No acoustic assessment has been provided to support this application.
10. As stated previously, the spectator terrace is located on the established residential amenity open space. The redevelopment and the loss of this area will detract from the quality of the residential environment and will not benefit the local community/residents in anyway. The applicant has not demonstrated that this proposal is being supported by the local community.
11. Please carefully note that a children's play park exists adjacent to this open space, therefore the indiscriminate parking has created major Health & Safety issues for both the residents and the children/parents using the park. The applicant has not demonstrated how the existing road network can safely handle the extra vehicular traffic the proposal will generate. Approval of this application will only increase these traffic management and traffic impact issues.
12. The privacy of the Rannyglass residents will be adversely impacted by this development.

Regards

Raymond Brady

Rannyglass resident

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**

Laura Crawford

From: Raymond Brady
Sent: 26 March 2024 23:40
To: Paul McGowan; Julie McMath; Martin McErlain; Denise Dickson; Planning;
Subject: Fwd: Further to my objection email dated 26.03.24, please find attached an additional supporting document.
Attachments: NI Water Map.pdf

Dear Sir/Madam

Further to my objection email dated 25.03.24, please find attached an additional supporting document.

- NI Water Infrastructure Map

The NI Water Map indicates that there is a pumped foul sewer line along the boundary between the amenity space and the playing field. This map has been merged with the proposed site plan and it is clearly depicted that the sewer will be directly under the spectator's terrace. NI Water's consultation response dated 07.03.24 states the following.

5b Is a public foul sewer traversing the development site? YES

FT-01 - For the reasons detailed below NI Water recommend that this application for planning approval should be Approved with Condition. NIW public sewer/s traverse the proposed development site. No construction to be made, trees planted or other obstruction permitted over this sewer, or within the permitted wayleave width. Details of which can be found within NIW guidance notes, available at the link below. A diversion may be necessary. No development shall commence until the applicant has demonstrated to the satisfaction of the council, that NIW are content that the proposed development will not affect this sewer, and sufficient drawings have been submitted, which clearly indicate the required wayleaves . The applicant is advised to obtain a records map from NIW and establish the exact location of the infrastructure within the site, and how it may affect the proposal. Further Consultation with NIW Developer Services developerservices@niwater.com is required at an early design stage. Further information, guidance notes and applications can be downloaded from NIW website at

<https://www.niwater.com/services-for-developers/building-over-or-near-to-assets/public-sewer/>.

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

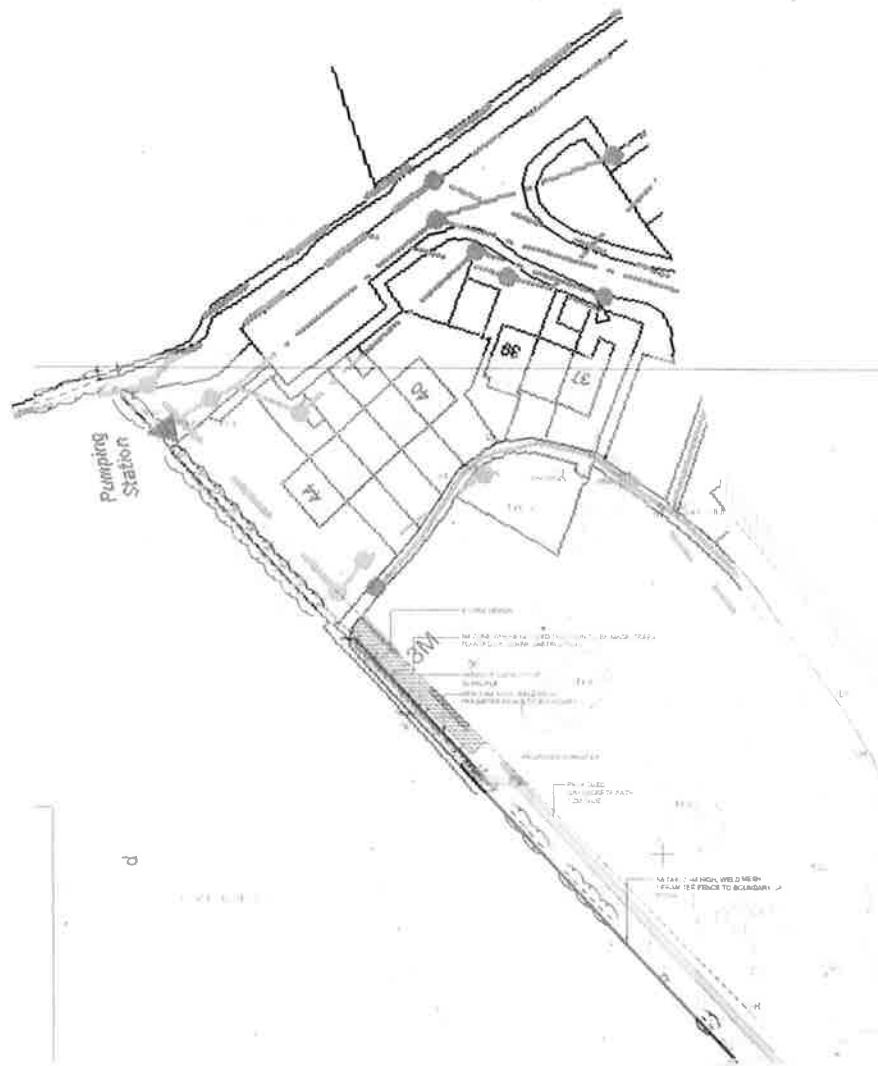
NI Water would make the following site specific additional comments:

There is a 100mm pumped foul sewer traversing the site that is not shown on the drawings provided. No construction, trees planted or other obstruction within 4m of the pumped sewer.

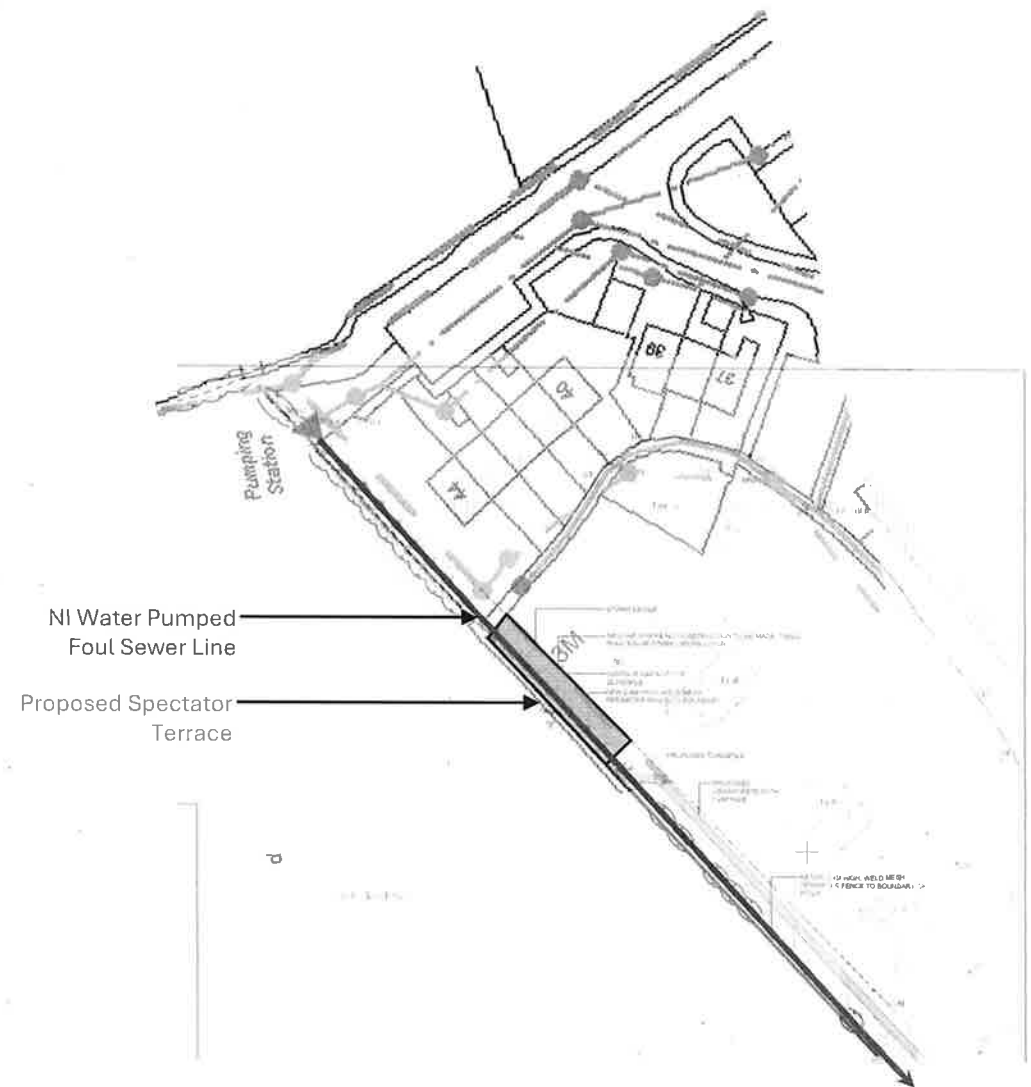
This is a pumped foul sewer line from the pumping station to the rear of 44 Rannyglass and it is not possible to divert this. The 4m permitted wayleave width cannot remain unobstructed by this development. I would request that NI Water are reconsulted on this matter given this additional information provided.

Regards

Raymond Brady



NI Water Infrastructure Map And
Agents Site Plan Merged



Pump Foul Sewer highlighted under terrace

Laura Crawford

From: Planning
Subject: FW: Objection email LA01/2024/0223/F

From: Sean Maguire <[REDACTED]>
Sent: Friday, October 4, 2024 9:07 PM
To: Paul McGowan [REDACTED]
Subject: Fw: Objection email

Subject: Fw: Objection email

Dear Sir/Madam

I am a homeowner and a resident of 31 Rannyglass which is adjacent to the playing field within the above subject planning application. I hereby wish to submit an objection to application LA01/2024/0223/F for the reasons outlined below.

1. TERRACE CAPACITY ISSUE – LACK OF CALCULATIONS

The Planning Application details for the spectator's terrace has stated that there will be a net increase of 20 persons attending. However, the site plan drawing has stated that the terrace will accommodate 60 spectators. It has not been demonstrated how the capacity of 20 or 60 spectators has been calculated, nor has there been references made to any guidance documents.

The Sports Grounds Safety Authority (SGSA) is the UK Government's advisor on safety at sports grounds and a world leader in safety with a purpose to ensure sports grounds are safe for everyone. The safety of all people within a sports ground, wherever it is located, is an imperative for governments, security services, governing bodies of sport, venue owners and operators. The SGSA have published "The Guide to Safety at Sports Grounds" (Green Guide 6th Edition) which is the definitive guide to sports grounds safety. Section 2.9 within this document provides capacity calculations for standing accommodation with the appropriate density expressed in terms of a number of persons per square metre. See extract below and attached.

(reference - The Guide to Safety at Sports Grounds, Green Guide 6th Edition)
(<https://sgsa.org.uk>)

The subject planning application has not referred to this Safety Guidance document and the capacity of 20 or 60 spectators is completely misleading. The area of the spectator terrace being proposed is 40.5m². The actual calculated capacity for this terrace is as follows.

- Area of terrace at 40.5m² x 4.7 persons per square metre = 190 spectators.

Furthermore, there is nothing preventing the hardstand pathway being used as a spectator terrace which provides an additional area of 87m². The calculated capacity for this hardstand is as follows.

- Area of hardstand at 87m² x 4.7 persons per square metre = 408 spectators.

The terrace and the hardstand pathway can accommodate a total capacity of 598 spectators which is very alarming to the local residents of Rannyglass. DFI Roads should be reconsulted on this matter and provided the proper capacity calculations.

2. PARKING

There was a previous planning application for a spectator's terrace very similar to what is being proposed under the current planning application. Road Service raised serious concerns with this application in relation to parking provisions and the ongoing indiscriminate parking on match days and nights.

Spectators currently park their vehicles on the resident's communal parking bays to full capacity, which leads to further parking on the actual amenity space grass area. The spectators have no issues mounting the kerbs, driving across the amenity space to the boundary fence so that their vehicles park head-on towards the football pitch. The hardstand pathway leading to the terrace is being proposed on the amenity space which will just encourage spectators to utilise this area further and in much greater numbers.

The Planning Service Parking Standards for outdoor stadia including football, soccer, gaelic football, etc is 1 parking space per 3 spectators. The total parking spaces required to serve this development is as follows.

- Terrace capacity is = 190
- Hardstand capacity is = 408
- Total capacity is = 598
- 598 / 3 = 200

There are 200 carparking spaces required to accommodate this development which is just not achievable within the locality of Rannyglass and beyond.

3. HEALTH AND SAFETY

The amenity space is an area that young children use daily. Furthermore, there is a children's play park adjacent to the amenity space. The indiscriminate parking has created major Health & Safety issues for the residents including children when using the amenity space and playpark. The transfer of the lands and the development of the spectator terrace will intensify the traffic within Rannyglass, exposing the children and parents to a much greater risk to that of what already exists. Please note that the residents of Rannyglass will be also contacting the Health and

Safety Executive with our concerns and identifying the risks associated with this development. It will be highlighted that The Sports Grounds Safety Authority (SGSA) guidance document has been completely disregarded and the calculated capacity of spectators attending is [REDACTED]

4. AMENITY SPACE & LANDSCAPING

There are mature trees and a native hedge row along the full length of the boundary between the amenity space and the GAC pitch, which offers an element of privacy to the residents on match days and nights. The trees form an avenue from the top to the bottom of the amenity space which provides a natural directional feature that leads towards the landscape backdrop of Benbradagh mountain. These trees put emphasis on Benbradagh mountain and the integration of these two natural features creates a vista that enhances the landscape quality of this amenity area. The trees and hedgerow will have to be uprooted and removed to accommodate the spectator's terrace which will detract from the quality of the residential environment and will not benefit the local residents in anyway, notwithstanding the impact that this will have on wildlife and biodiversity. Furthermore, the residents of Rannyglass have recently submitted an application to the Council to have all trees within the amenity area protected with a Tree Preservation Order (TPO) under the Planning Act (Northern Ireland) 2011.

5. NI WATER

NI Water's consultation response to the Planners dated 7 March 2024 states that the minimum distance required either side of a pumped sewer is 4m. This is a pumped foul sewer line from the pumping station to the rear of 44 Rannyglass and it is not possible to divert this. The 4m permitted wayleave width cannot be maintained by this development proposal.

6. NIHE CONSULTATION RESPONSE

The NIHE consultation response to the Planners dated 08th April 2024 has stated that they would like to see residential amenity and biodiversity protected and any adverse impacts should be mitigated. Uprooting the trees and hedges is exactly protecting the amenity space and biodiversity.

I would appreciate if the Planning Authority would give due consideration to the above concerns and reconsult with DFI Roads with the correct information.

Regards

Sean Maguire

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From: Raymond Brady [REDACTED]
Sent: 25 April 2025 12:36
To: Julie McMath; Planning; safetyofsportsgrounds@sportni.net; mail@hsemi.gov.uk; dfiroads.northern@infrastructure-ni.gov.uk; Paul McGowan; Denise Dickson
Subject: LA01/2024/0223/F - Playing Field Adjacent/East of 55 Garvagh Road, Dungiven (OBJECTION)
Attachments: NIHE Cancelled_Application_-_55_Garvagh_Road.pdf; LA11.2024.0658.F - SGSA Statement Institute FC.pdf
Importance: High

Dear Mrs McMath

Please find attached the following documents.

- NIHE Letter to St Canice's GAC
- The Sports Grounds Safety Authority (SGSA) "The Guide to Safety at Sports Grounds" (Green Guide 6th Edition) - Section 2.9 extract
- Planning Statement Extract - LA11/2024/0658/F Institute Football Club.

I am the homeowner and a resident of 23 Rannylas and contacting you regarding my previous objections and objections made by other residents of Rannylas on planning application LA01/2024/0223/F. I have concerns that the objections are not being considered and would have expected DFI Roads to be reconsulted regarding the terrace capacity calculations or the lack thereof.

Furthermore, the residents of Rannylas have met with the Northern Ireland Housing Executive and have obtained a commitment from them that the portion of land required for this development will not be available for purchasing by St Canice's GAC. I've attached NIHE's letter to St Canice's GAC confirming the "Land Purchase Request" has been cancelled.

I hereby wish to submit a further objection and reiterate the reasons previously outlined by other residents of Rannylas, as follows.

1. TERRACE CAPACITY ISSUE – LACK OF CALCULATIONS

The Planning Application details for the spectator's terrace has stated that there will be a net increase of 20 persons attending. However, the site plan drawing has stated that the terrace will accommodate 60 spectators. It has not been demonstrated how the capacity of 20 or 60 spectators has been calculated, nor has there been any reference made to any guidance documents.

The Sports Grounds Safety Authority (SGSA) is the UK Government's advisor on safety at sports grounds and a world leader in safety with a purpose to ensure sports grounds are safe for everyone. The safety of all people within a sports ground, wherever it is located, is an imperative for governments, security services, governing bodies of sport, venue owners and operators. The SGSA have published "The Guide to Safety at Sports Grounds" (Green Guide 6th Edition) which is the definitive guide to sports grounds safety. Section 2.9 within this document provides capacity calculations for standing accommodation with the appropriate density expressed in terms of a number of persons per square metre. See extract below and attached.

2.9 Standing accommodation – calculating the appropriate density

Having established the available viewing area in square metres, this must then be used in conjunction with the appropriate density.

The appropriate density is expressed in terms of a number of persons per square metre.

For the purposes of calculating the capacity of standing areas at sports grounds, the maximum density that can be applied is 4.7 persons per square metre, the equivalent of 1 person per 0.21m², or 21 persons per 10 square metres, or 0.21m² per person.

(reference - The Guide to Safety at Sports Grounds, Green Guide 6th Edition)
(<https://sgsa.org.uk>)

The subject planning application has not adopted or referred to this Safety Guidance document and the capacity of 20 or 60 spectators is completely misleading. The area of the spectator terrace being proposed is 40.5m². The actual calculated capacity for this terrace is as follows.

- Area of terrace at 40.5m² x 4.7 persons per square metre = 190 spectators.

Furthermore, there is nothing preventing the hardstand pathway being used as a spectator terrace which provides an additional area of 87m². The calculated capacity for this hardstand is as follows.

- Area of hardstand at 87m² x 4.7 persons per square metre = 408 spectators.

The terrace and the hardstand pathway can accommodate a capacity of 598 spectators which is very alarming to the local residents of Rannnyglas. DFI Roads should be reconsulted on this matter and provided with the proper capacity calculations.

2. PARKING

There was a previous planning application for a spectator's terrace very similar to what is being proposed under the current planning application. Road Service raised serious concerns with this application in relation to parking provisions and the ongoing indiscriminate parking on match days and nights.

Spectators currently park their vehicles on the resident's communal parking bays to full capacity, which leads to further parking on the actual amenity space grass area. The spectators have no issues mounting the kerbs, driving across the amenity space to the boundary fence so that their vehicles park head-on towards the football pitch. The hardstand pathway leading to the terrace is being proposed on the amenity space which will just encourage spectators to utilise this area further and in much greater numbers.

The Planning Service Parking Standards for outdoor stadia including football, soccer, gaelic football, etc is 1 parking space per 3 spectators. The total parking spaces required to serve this development is as follows.

- Terrace capacity is = 190
- Hardstand capacity is = 408
- Total capacity is = 598
- 598 / 3 = 200

There are 200 carparking spaces required to accommodate this development which is just not achievable within the locality of Rannylas and beyond.

3. HEALTH AND SAFETY

The amenity space is an area that young children use daily. Furthermore, there is a children's play park adjacent to the amenity space. The indiscriminate parking has created major Health & Safety issues for the residents including children when using the amenity space and playpark. The transfer of the lands and the development of the spectator terrace will intensify the traffic within Rannylas, exposing the children and parents to a much greater risk to that of what already exists.

The residents of Rannylas are actively seeking advice from the Health and Safety Executive and Sport NI on the risks associated with this development. To date The Sports Grounds Safety Authority (SGSA) guidance document has been completely disregarded and the calculated capacity of spectators attending is misleading.

Furthermore, the attached document "Planning Statement Extract - LA11/2024/0658/F Institute Football Club" adopts the guidance within The Sports Grounds Safety Authority (SGSA) document specifically in terms of calculating safe entry capacity and exit capacity or emergency egress. Why has this guidance not been adopted for application LA01/2024/0223/F.

4. AMENITY SPACE & LANDSCAPING

There are mature trees and a native hedge row along the full length of the boundary between the amenity space and the GAC pitch, which offers an element of privacy to the residents on match days and nights. The trees form an avenue from the top to the bottom of the amenity space which provides a natural directional feature that leads towards the landscape backdrop of Benbradagh mountain. These trees put emphasis on Benbradagh mountain and the integration of these two natural features creates a vista that enhances the landscape quality of this amenity area. The trees and hedgerow will have to be uprooted and removed to accommodate the spectator's terrace which will detract from the quality of the residential environment and will not benefit the local residents in anyway, notwithstanding the impact that this will have on wildlife and biodiversity. Furthermore, the residents of Rannylas have recently submitted an application to the Council to have all trees within the amenity area protected with a Tree Preservation Order (TPO) under the Planning Act (Northern Ireland) 2011.

5. NIHE CONSULTATION RESPONSE

The NIHE consultation response to the Planners dated 08th April 2024 has stated that they would like to see residential amenity and biodiversity protected and any adverse impacts should be mitigated. Uprooting the trees and hedges isn't exactly protecting the amenity space and biodiversity.

I would appreciate if the Planning Authority would give due consideration to the above concerns and reconsult with DFI Roads with the correct capacity calculations and carparking requirements.

Regards

Raymond Brady
raymondbrady@gmail.com

2.9 Standing accommodation – calculating the

Having established the available viewing area in square metres in conjunction with the appropriate density.

The appropriate density is expressed in terms of a number of

For the purposes of calculating the capacity of standing *maximum* density that can be applied is 4.7 persons per 10 square metres, or 0.21m² per person.

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

Considerations:

During the pre-planning phase of the development, the design team has engaged with the following parties.

- Derry City & Strabane District Council
- DfI Roads
- HED
- NED
- SES
- NIE
- NIEA
- Environmental Health
- NI Water
- Loughs Agency
- City of Derry Airport
- Local community and community groups

The design team have consulted the public, particularly the neighbouring residents such as the residents along Clooney Park West and Limavady Road were consulted to offer their feedback during the PAN process as referenced under LA11/2023/2145/PAN, and a public information was held to present the proposal and offer the public the chance to comment.

The stadium has been designed in accordance with the guidance set out in the Sports Ground Safety Authority (SGSA) Green Guide, specifically in terms of calculating the safe entry capacities and exit capacities or emergency egress. The proposal seeks approval for new facilities with a capacity of 2200 spectators, including teams, match officials and the press/ media. In addition, the proposed site or development can offer the possibility to hold significantly more than this number but will require approval for new facilities.

The consultations have taken place to ensure as many stakeholders as possible have had their feedback and/or suggestions in the design and be able to integrate into its setting to provide a facility that is accessible and create a pleasant environment for staff members, users, and visitors of the site. The site proposal aims not only to cater for existing support and players but also to attract new members to avail of the excellent standard of sporting facilities to offer. Most importantly, the proposal aims to act as a focal point of sporting excellence for the local community and wider community.

The site proposals would not only cater for existing support and players but attract new members to avail of the excellent standard of sporting facilities on offer. And importantly act as a centre of sporting excellence for the local and wider community.

Consultation:

- A Proposal of Application Notice (PAN) – LA11/2023/2145/PAN was submitted on the 10th of November 2023.
- Public consultation was held on the 12th of December 2023 by way of a private meeting and presentation which was held in the Custom House, Derry.


31 Rannnyglas

Dungiven

BT47 4NE

30th July 2025

Mr Paul McGowan
Causeway Coast & Glens Borough Council
Cloonavin, 66 Portstewart Road
Coleraine
BT52 1EY

Dear Mr McGowan

Re: Planning Application LA01/2024/0223/F – Spectator Terrace at St Canice's GAC Pitch - OBJECTION

This objection is submitted in direct response to the Planning Statement prepared by Lee Kennedy Planning, in support of the above-referenced application. As a directly impacted resident and homeowner within Rannnyglas, I wish to formally rebut a number of claims and assumptions presented in that document, which I believe misrepresent both the scale and potential impact of the proposed development.

1. Mischaracterisation of Site as a "Training Facility"

The Planning Statement repeatedly describes the pitch as a "training facility used primarily by youth teams". This is factually incorrect and misleading.

- The pitch is used regularly for competitive Gaelic football matches, including fixtures that draw significant crowds, both during the week and at weekends.
- These are not casual training sessions, but organised, structured matches involving spectators, club officials, and visiting teams, consistent with a functioning match venue, not a passive training ground.
- The presence of dugouts, team changing facilities, and now a proposed permanent terrace confirms that this pitch is used for active, matchday purposes, not incidental training.

To downplay the intensity of use is a clear attempt to deflect scrutiny from the planning and safety implications of this application. The use description presented by Lee Kennedy Planning does not reflect the reality experienced by residents, and should not be accepted at face value without further validation by the planning authority.

2. Mischaracterisation of Terrace Capacity and Use

The Planning Statement describes the terrace as a "modest" enhancement and claims it will not increase attendance. However:

- The site plan shows a formal, permanent terrace structure adjacent to the pitch, not a casual viewing area.
- The stated area of 40.5m² coupled with an adjacent 87m² hardstand equates to a total potential standing capacity of 598 spectators, based on the SGSA Green Guide (6th Edition) capacity standard of 4.7 persons/m².

- This is a realistic potential for match days, not a speculative number, particularly when the pitch already hosts competitive fixtures.

The Planning Statement dismisses this as “unrealistic,” yet provides no capacity calculation or alternative assessment to justify that claim.

While the SGSA Green Guide applies most strictly to regulated stadiums, it is also widely adopted as best practice at non-league and amateur venues, especially when new infrastructure is being introduced. In fact, the applicant themselves references this guidance in the Institute FC planning application (LA11/2024/0658/F) to support safety calculations.

To disregard that same guidance in this case simply because it reveals a higher spectator potential is inconsistent and undermines the integrity of the planning justification.

3. Dismissal of Intensification and Parking Impact

Despite claims that the development won't lead to greater intensification, the reality is:

- Match days already result in severe over-parking in Rannnyglas, including:
 1. Vehicles parking on residential bays
 2. Mounting kerbs and blocking access routes
 3. Parking on communal green amenity areas, including directly adjacent to the proposed terrace
- The addition of a formal terrace will further legitimise and enable higher attendance, whether or not the applicant formally advertises increased use.

Even without formally advertised events, the presence of a defined terrace will serve as a magnet for increased informal attendance.

According to Planning Service Parking Standards, 1 space per 3 spectators is required for outdoor stadia:

- Terrace + hardstand potential capacity = 598
- Parking requirement = $598 \div 3 = \sim 200$ spaces

Currently, there are no designated on-site spaces to serve this development. The Planning Statement contains no evidence, analysis, or mitigation proposal to address this clear deficiency.

To accept that this will have “no effect” on traffic and amenity is completely out of touch with the lived experience of Rannnyglas residents.

4. Health & Safety Oversight

The Planning Statement downplays the safety risks by stating the SGSA guidance is not applicable. This interpretation is legally and ethically flawed.

Even if the venue is not regulated under the SGSA framework, the Health and Safety at Work Act 1974 and the Occupiers' Liability Act impose clear responsibilities for ensuring the safety of anyone attending a premises.

- A fixed standing terrace creates concentrated foot traffic and standing areas.
- There is no mention of barrier compliance, capacity controls, evacuation routes, or first aid provision.
- The adjacent play park and amenity green, used daily by children, increases the duty of care required.

Failure to address these basic risk factors in a planning context is not just an oversight, it raises genuine concerns about negligence if this is allowed to proceed unmitigated.

Regardless of whether SGSA guidance is legally required, the presence of (1) defined terrace structure (2) Crowd-facing infrastructure and (3) Adjacent children's play space demands a basic safety assessment under common law and statutory duty of care.

The proposal should include:

- An evacuation plan
- Stewarding arrangements
- Barrier specification
- Reference to spectator ingress/egress or crush points

These omissions are unacceptable for any public-facing facility and further highlight the planning statement's attempt to downplay risk through selective framing.

5. Amenity and Environmental Impact

The Planning Statement attempts to minimise the environmental impact by referring to "minimal vegetation removal." However:

- The terrace would require removal of a **mature treeline and native hedgerow**, which:
 1. Serves as a natural visual buffer between homes and the pitch
 2. Forms part of a natural corridor leading to the Benbradagh mountain vista
 3. Supports local biodiversity
- These trees are part of the character of the Rannylas community space and should be protected, not removed for infrastructure of no benefit to residents.
- Residents have submitted a Tree Preservation Order (TPO) application under the Planning Act (NI) 2011.

This impact contradicts the NIHE's own consultation response (8 April 2024), which advises that residential amenity and biodiversity should be protected.

6. Land Ownership and Procedural Prematurity

While the Planning Statement asserts that land ownership is not a material planning issue, in this case it absolutely is:

- The applicant does not own the land required for construction.
- The Northern Ireland Housing Executive (NIHE) has formally confirmed in writing that the land transfer request has been cancelled.
- The proposal is therefore dependent on land that is not available, and approval would result in a permission that cannot legally be implemented.

Granting permission under these circumstances is not only premature, it potentially undermines the integrity of the planning process.

7. Internal Contradictions and Misapplication of Guidance

The Planning Statement criticises the objectors' use of SGSA guidance, yet in a separate application, Lee Kennedy Planning references the same guidance in detail when it supports the applicant's case (Planning Statement – LA11/2024/0658/F, Institute Football Club).

This inconsistency highlights the selective use of evidence and undermines the claim that the SGSA Green Guide is "irrelevant." Either the guidance is a valid planning tool for safety and capacity assessment or it is not. It cannot be both. The attempt to dismiss the same guidance here, simply because it highlights safety risks and crowd implications, is a clear contradiction and reveals a selective use of planning standards to suit the applicant's narrative.

Conclusion

This proposal, and the Planning Statement supporting it, have understated the impact of the terrace in terms of:

- Public safety
- Parking
- Residential amenity
- Ecological harm
- Legal feasibility



We, the residents of Rannýglas, do not oppose community sport. We oppose poorly planned, inadequately assessed, and inappropriately located infrastructure that will have lasting impacts on a tightly knit residential area. We therefore respectfully request that the application be refused in its current form.

Yours Faithfully



Rannýglas Resident

cc:

- Denise Dickson, Planning - 
- Ian Reilly, DfI Roads (Development Control) - 
- Local Elected Representatives

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

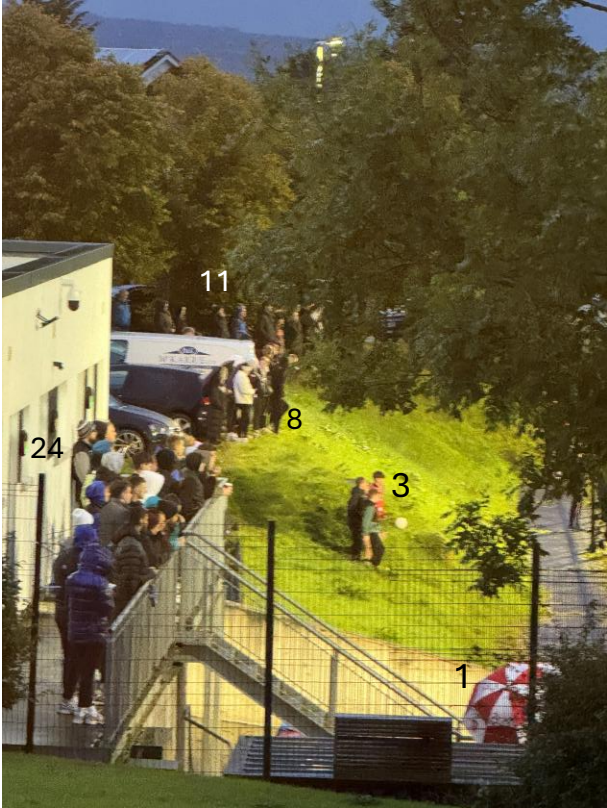
Post dated 15th Sep 2025

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

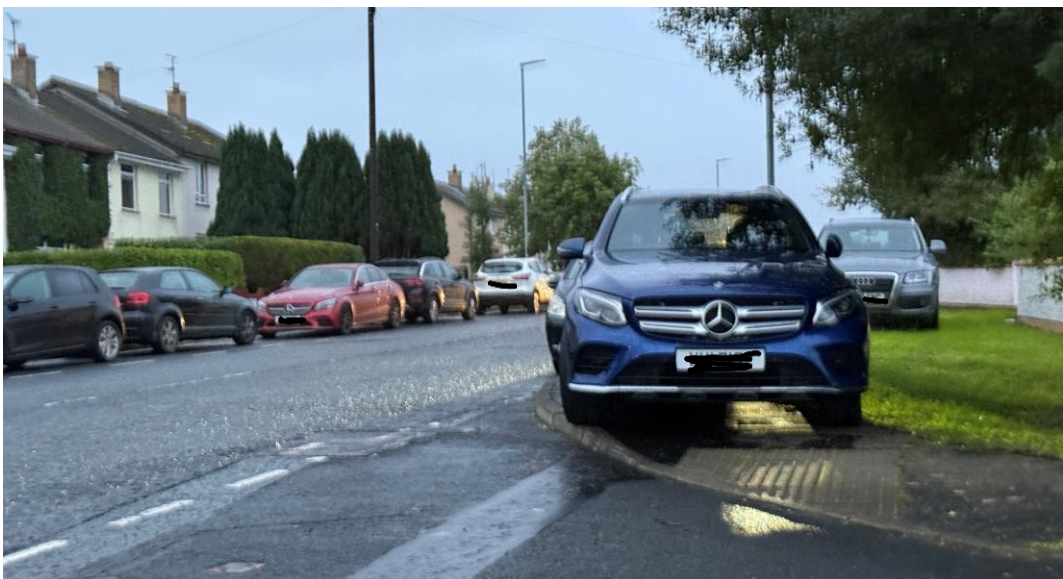
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- **Critically Reduced Road Width** – The road narrowed below safe two-way operating standards, dramatically increasing the risk of head-on collisions and serious accidents.





GARVAGH ROAD

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GARVAGH ROAD/MOUNTAIN VIEW PARK JUNCTION

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

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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

_____Rannnyglas
Dungiven
BT47 4NE

30th July 2025

Health and Safety Executive for Northern Ireland (HSENI)

83 Ladas Drive

Belfast

BT6 9FR

(Also sent by email to: mail@hse ni.gov.uk)

Dear Sir/Madam,

**RE: Public Safety Risks Arising from Planning Application LA01/2024/0223/F
Spectator Terrace at St Canice's GAC Pitch, Dungiven**

I am writing to express serious concerns regarding the above planning application for a permanent spectator terrace adjacent to St Canice's GAC pitch in Dungiven. As a resident of the neighbouring Rannnyglas estate, I believe the proposal raises clear and foreseeable public safety risks, primarily due to the lack of any parking provision and unmanaged crowd capacity, in a location directly beside residential homes and a children's play park.

1. Parking Hazards: Risk to Residents and Children

The pitch is currently used for regular competitive matches that attract significant crowds, and already causes chronic parking congestion in the Rannnyglas estate. This includes:

- Vehicles obstructing footpaths and residential bays
- Parking across amenity greens and kerbsides
- Compromised access for emergency services
- Children having to walk on roads or between parked cars to access the adjacent play park

The proposed terrace will intensify use of the site and yet no additional parking spaces are proposed.

The Department for Infrastructure (DfI) Roads has failed to properly address this, recently classifying parking and traffic issues as mere "amenity" matters. This fails to reflect the very real danger to public safety that such uncontrolled and unregulated parking presents. The local estate roads are not designed for this level of traffic and have no capacity to absorb it safely.

2. Green Guide Spectator Capacity Confirms the Risk

The proposed development includes:

- A fixed terrace area of 40.5m²
- An adjacent concrete hardstanding of 87m²

Under the Sports Grounds Safety Authority (SGSA) Green Guide (6th Edition), widely recognised as best practice even for non-regulated venues, safe standing capacity is calculated at 4.7 persons per square metre.

Using this guidance:

$(40.5 + 87) \times 4.7 = 598$ potential spectators

This is not speculative. It is a realistic projection of crowd density on match days and should be the basis for any planning or safety assessment.

Under Planning Service Parking Standards, outdoor stadia require 1 parking space per 3 spectators. Therefore, a realistic attendance of 598 spectators would generate a need for approximately 200 parking spaces.

Currently, the planning application proposes zero parking.

There is no traffic management plan, no stewarding, and no analysis of overspill impact. Instead, the existing residential roads, already under pressure, are expected to absorb this unplanned demand, putting residents, children, and pedestrians at risk.

3. Inconsistency in DfI Roads Position and Its Impact on Public Safety

It is particularly concerning that DfI Roads previously expressed serious concerns in a near-identical planning application (Ref: B/2013/0050/F), where they explicitly highlighted the lack of parking provision and ongoing traffic management complaints raised by local residents. At that time, DfI Roads rightly recognised the serious implications that unmanaged parking and traffic congestion posed to both residential amenity and public safety.

In stark contrast, the current consultation responses regarding Application LA01/2024/0223/F now downplay or dismiss these exact same issues, categorising them merely as “amenity concerns” and deflecting responsibility to the Planning Authority, despite their statutory role as the highway authority.

Even more troubling is DfI Roads' dismissal of internationally recognised safety standards, specifically the Sports Grounds Safety Authority (SGSA) Green Guide (6th Edition), which is widely regarded as best practice in assessing crowd safety, circulation space, and associated infrastructure demands even at non-regulated venues.

The Green Guide clearly outlines a safe standing capacity of 4.7 persons per square metre, which, when applied to the proposed terrace and adjacent hardstanding, indicates a realistic potential crowd of up to 598 spectators. This capacity accepted as a benchmark across the UK is entirely ignored in DfI Roads' response. Instead, they provide no capacity analysis, parking projection, or safety risk assessment in their consultation advice.

This represents a serious failure to apply basic due diligence in evaluating the traffic and safety impact of this development. The decision to disregard standard capacity methodology while also reversing their previous concerns not only reflects an inconsistent regulatory approach but places residents, pedestrians, and especially children at greater risk.

Further, under the Health and Safety at Work (Northern Ireland) Order 1978, DfI Roads has a statutory duty of care to ensure, so far as reasonably practicable, the health, safety, and welfare of the public in relation to road and traffic safety. Additionally, the Occupiers' Liability Act imposes responsibilities to ensure the safety of lawful visitors on or near the highway and surrounding areas.

By failing to adequately address parking, pedestrian safety, and traffic management, DfI Roads risks breaching these statutory duties, exposing local residents, particularly vulnerable groups such as children to significant and avoidable risks.

If DfI Roads considered the parking and traffic risks unacceptable in 2013 for a comparable proposal, their refusal to do so now despite larger crowds and the introduction of formal spectator infrastructure is untenable and demands urgent reconsideration.

3. Lack of Basic Spectator Safety Measures

In addition to the parking and access risks, the application does not include:

- A crowd management plan
- Evacuation or emergency egress arrangements
- Barrier specifications or spectator flow controls
- First aid provision or stewarding

The applicant argues that SGSA guidance does not apply because the venue is unregulated. However, the presence of permanent crowd infrastructure, and the associated risks, demands basic compliance with duty of care under the Health and Safety at Work (NI) Order 1978 and Occupiers' Liability Act.

The omission of even the most basic crowd safety measures further reinforces the overall lack of responsible planning and risk assessment in this case.

4. Request for HSENI Involvement

Given the scale of the unmanaged risk, we respectfully ask HSENI to:

- Review the proposed development's impact on public safety, particularly in relation to pedestrian risk, unregulated parking, and crowd behaviour
- Consider the application of the SGSA Green Guide in estimating spectator density and capacity-related risk
- Recommend that planning permission be withheld or conditioned pending a full assessment of parking provision, crowd safety, and mitigation measures

This is not about opposing local sport. It is about ensuring basic public safety for residents who are directly impacted by the consequences of unchecked development.

We trust HSENI will give this matter its urgent attention.

Yours faithfully,

Rannynghlas Resident

cc:

- Paul McGowan, Planning - Denise.Dickson@causewaycoastandglens.gov.uk
- Ian Reilly, DfI Roads (Development Control) - dfiroads.northern@infrastructure-ni.gov.uk
- Local Elected Representatives

Planning Application Consultation Response

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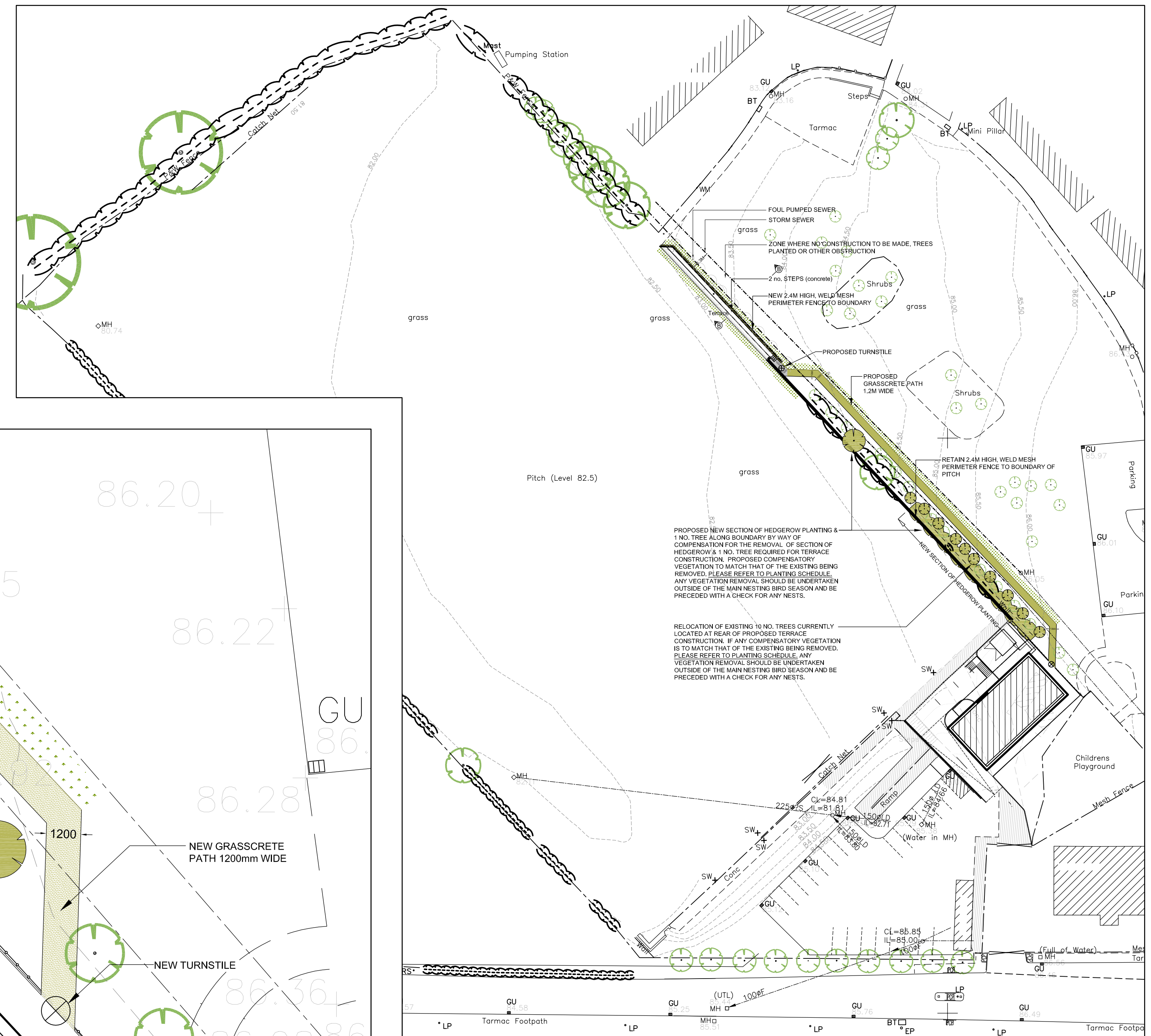
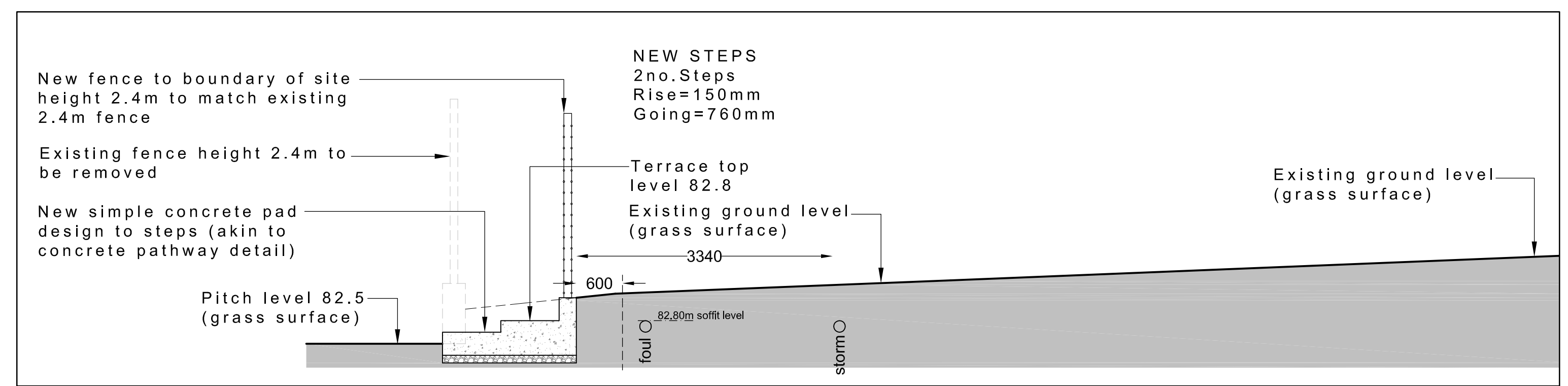
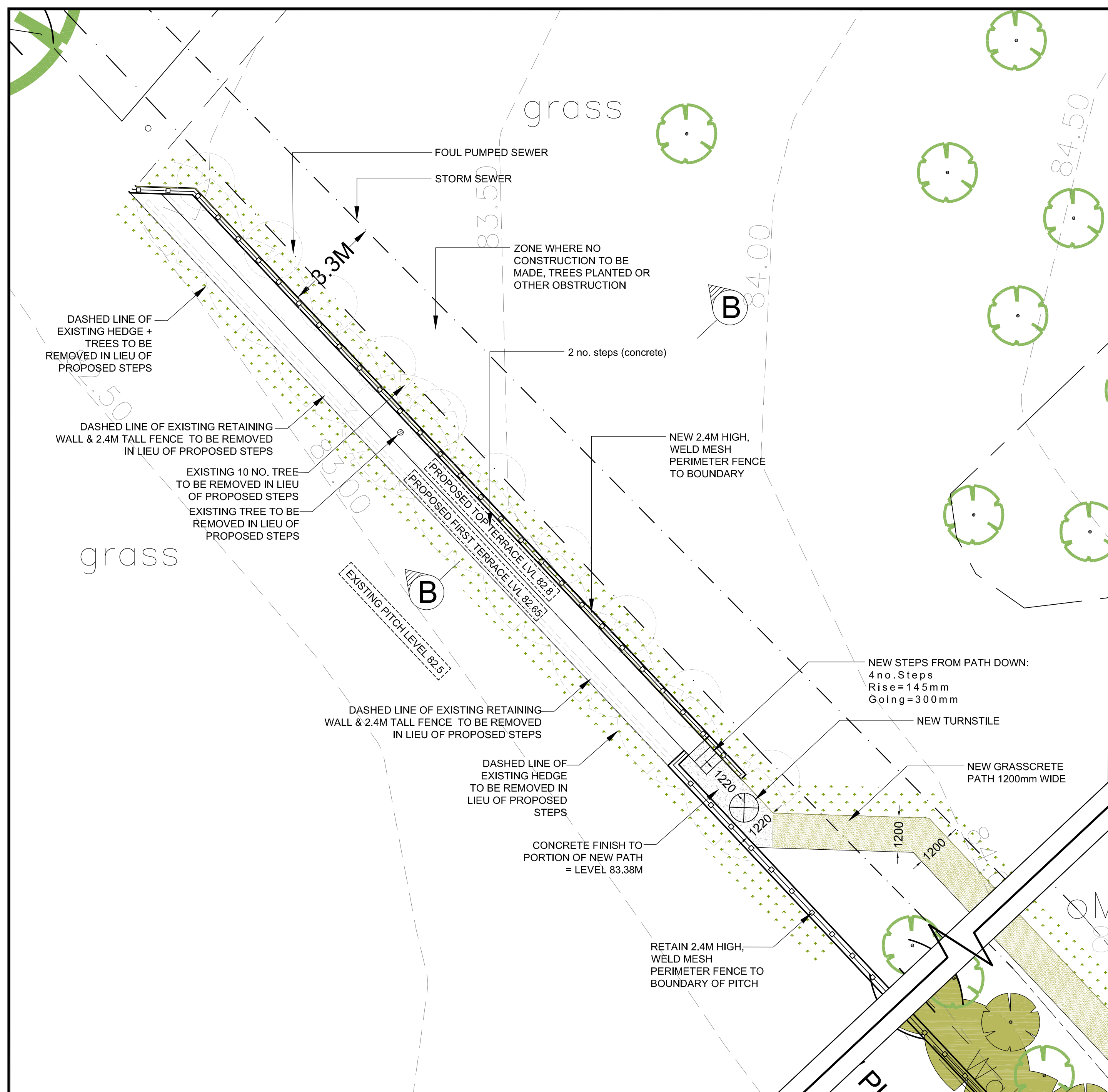
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Case Officer: V. Sinclair

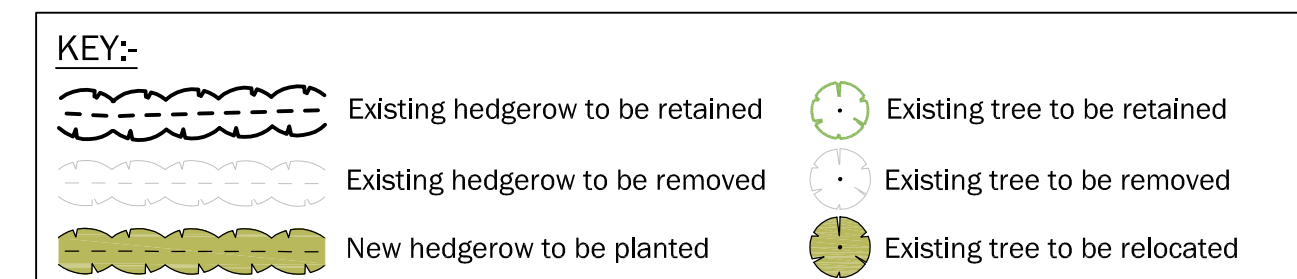
Signed: Adam Quigley, SPTO
Dev. Control Engineer

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

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



PLANTING SCHEDULE				
	SPECIES	SIZE (cm) & SPACING	HEIGHT	NO.
STANDARD TREES (species to include)				
	Sortus aucuparia (Rowan ash)	14-16cm girth b. r.	2.5-3.0m	11
HEDGE PLANTING				
	Crataegus monogyna (Hawthorn)	(planted in rows at 400mm centres)	0.6-0.8m	100
	Ilex aquifolium (Holly)	(planted in rows at 400mm centres)	0.6-0.8m	100
	Fagus sylvatica (Beech)	(planted in rows at 400mm centres)	0.6-0.8m	100
LAWN AREAS				
	Common "Green Lawn" mix	Columba Greenleaf Mix Sowing rate 35-50g/m ²		100
ORNAMENTAL SHRUB PLANTING (in lieu of snowberry)				
SPECIES TO INCLUDE:				
	Lonicera in variety	20 - 30cm c x 5mm d	60-80cm	118
	Prunus laurocerasus 'Zabeliana'			
	Hebe in variety			
	Sarcococca confusa			
	Skimmia japonica x confusa			
	Vincia minor			



D	Vegetation clarified	27/02/25
C	Build near approval items included + vegetation clarified	10/12/24
B	Vegetation items clarified, replacement of vegetation clarified	02/10/24
A	Drainage items	27/08/24

FARREN ARCHITECTS

PROJECT TITLE: Proposed new terrace and associated path for Dungiven GAC at Garvagh Rd, Dungiven

DRAWING TITLE: Proposed Block Plan, Site Layout and Section

DATE: 09.02.2024 DRAWN BY: EF / KD
SCALE: As Annotated @ A1 CHECKED BY:

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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

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>No:</u> LA01/2024/0223/F	<u>Ward:</u> Dungiven
<u>App Type:</u> Full	
<u>Address:</u> Playing field / public open space area adjacent/east of 55 Garvagh Road, Dungiven	
<u>Proposal:</u> New terrace, associated fence and path for Dungiven GAC	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 27.02.2024
<u>Listed Building Grade:</u> n/a	
Agent: Farren Architects, 447 Ballyquin Road, Dungiven	
Applicant: St. Canices Dungiven GAC, 2 Garvagh Road, Dungiven	
Objections: 14	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

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 Rannnyglas.
- 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 (2015), 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 Edition 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 Ed2, 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 Rannylas has a 70 metres separation

distance with 5 intervening dwellings between the proposal and the occupants address; No 22 Rannnyglas has a separation distance of 38 metres with 2 intervening houses; No 23 Rannnyglas has a separation distance of 32 metres with 1 intervening house; No 31 Rannnyglas has a separation distance of 42 metres; No 33 Rannnyglas has a separation distance of 45 metres; No 38 Rannnyglas has a separation distance of 31 metres. Loss of privacy has been raised for residents of Rannnyglas, 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.

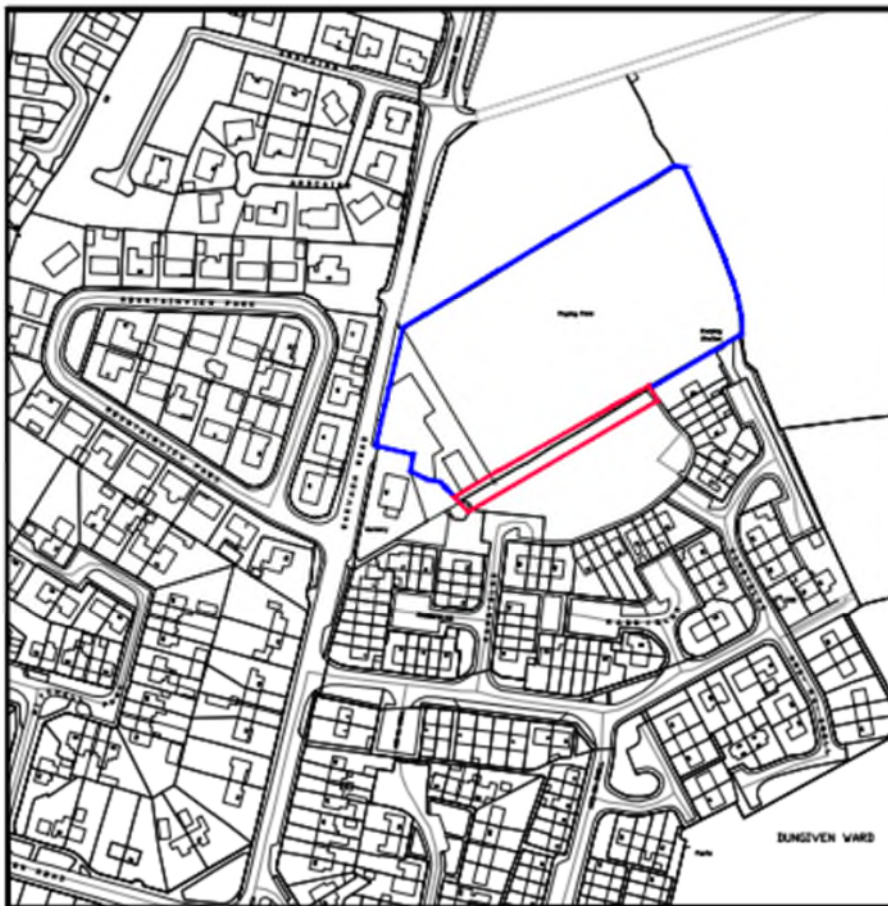
Reason: In the interest of public health.

Informatives

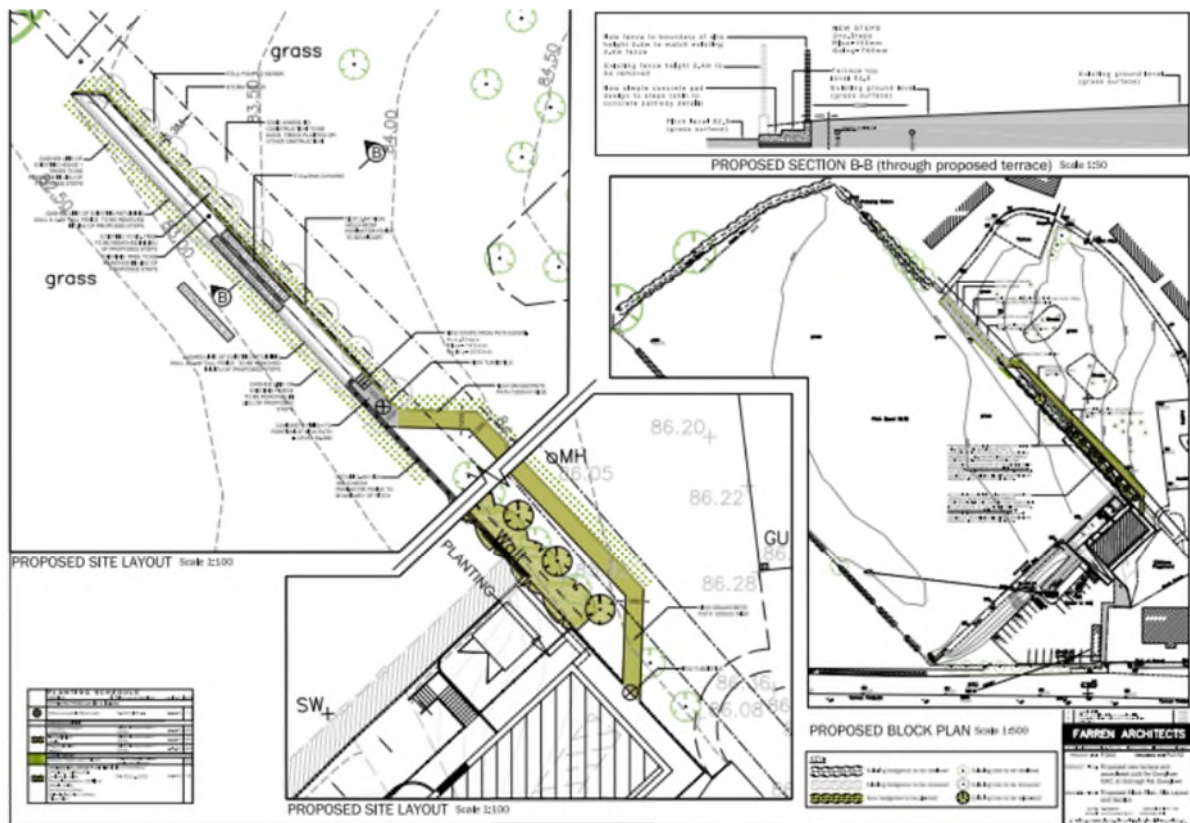
1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to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

Site Location Plan



Site Layout



Terrace detail drawing

