Title of Report:	**Planning Committee Report – LA01/2022/0523/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**24th August 2022**
For Decision or **For Information**	**For Decision – Major Application**

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:

	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

App No: LA01/2022/0523/F **Ward: Feeny**

App Type: Full Planning Permission

Address: Dungiven Sports Pavilion 3 Chapel Road Dungiven

Proposal: Change of Use from Sports Pavilion to provision of education, including the construction of 18m2 single storey extension and additional alterations.

Con Area: N/A **Valid Date: 11.05.2022**

Listed Building Grade: N/A

Applicant: Department of Education, Rathgael House, Balloo Road, Bangor, BT19 7PR

Agent: Juno Planning and Environmental, 409 Lisburn Road, Belfast, BT9 7EW

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

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

EXECUTIVE SUMMARY

- Full planning permission is sought for the Change of Use from Sports Pavilion to provision of education for Gaelcholaiste Dhoire, including the construction of a single storey extension (18sqm) and

additional alterations, at Dungiven Sports Pavilion, 3 Chapel Road Dungiven.

- This a major planning application, which was subject to a PAN under LA01/2022/0041/PAN. A pre-application community consultation report was submitted to accompany this application.
- The site is located within the urban area within the settlement limit of Dungiven.
- The southern boundary of the site abuts the Local Landscape Policy Area (LLPA DGL 03) zoning and the Major Area of Existing Open Space (DGE 0S) zoning to Castle Environmental Park, with a small fraction of the south western corner of the site within these zonings.
- The northern boundary of the site abuts the tennis court, and previous bowling green which now accommodates mobile classrooms, this area is zoned as a Major Area of Existing Open Space (DGEOS).
- The site is within an area of archaeological potential and in proximity of listed buildings namely Dungiven Castle and the Church of Ireland.
- The proposal is considered to not impact on the character or integrity of the LLPA.
- The Loss of open space is considered an exception to PPS 8 OS1.
- The proposal will not adversely impact upon archaeological features or the setting of the listed buildings.
- The proposal is an appropriate use and the scale and design within the urban context is acceptable and there will be no detrimental impacts on amenity.
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal- http://epicpublic.planningni.gov.uk/publicaccess/

1.0 RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** full planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

2.1 The site is located at Dungiven Sports Pavilion, 3 Chapel Road, Dungiven. The sports pavilion is a vacant building within the defined development limit of Dungiven. The medical centre is located to the immediate north west of the building, with the existing car park that serves the medical centre/sports pavilion to the north east portion of the site. An access road runs along the east of the building providing access to the civic amenity/recycling centre to the south of the site. The associated school Gaelcholáiste Dhoire facility is located to the north west of the site.

2.2 The site is also located in an Area of Archaeological Potential/Archaeological Site and Monument. The southern boundary of the site abuts the Local Landscape Policy Area (LLPA DGL 03) zoning and the Major Area of Existing Open Space (DGE 0S) zoning to Castle Environmental Park, with a small fraction of the south western corner of the site within these zonings. The northern boundary of the site abuts the tennis court and previous bowling green, which now accommodates mobile classrooms, this area is zoned as a Major Area of Existing Open Space (DGEOS).

2.3 The surrounding area is characterised by a variety of different uses, with the medical centre/tennis courts to the north, civic amenity/recycling centre to the south, housing further north, east and south and the existing school facility to the north-west.

3.0 RELEVANT HISTORY

3.1 Planning History on the application site includes;

- B/1982/0154 – Permission Granted 30.07.1982 for Erection of health centre and pavilion and change of use of agricultural castle grounds, Main Street, Dungiven.

- B/1993/0023 – Permission Granted 28.04.1993 for Erection of community hall to form extension to Dungiven leisure centre, Chapel road, Dungiven.

- B/1995/0368 – Permission Granted 09.01.1996 for Erection of access ramp and alterations to car park Dungiven health centre, Chapel Road, Dungiven.

- B/2000/0218/F – Permission Granted 11.08.2000 for Proposed Temporary Civic Amenity Site Compound with adjoining relocatable attendants shelter Dungiven Sports Pavilion, 3 Chapel Road, Dungiven, Limavady.

- B/2002/0624/F – Permission Granted 15.12.2003 for Civic Amenity site Bleach Green Lane, Dungiven, Limavady.

- B/2002/0632/O – Permission Granted 17.07.2003 for Site for social, educational and recreational centre Off Bleach Green Lane, Chapel Road, Dungiven.

- B/2005/0824/RM – Permission Granted 01.02.2008 for Erection of two-storey building, containing social, educational, recreational facilities and 2 office units to let, Off Bleach Green Lane, Chapel Road, Dungiven.

- B/2009/0069/F – Permission Granted 02.02.2011 for Household Recycling Centre, 10 metres to the rear of Dungiven Sports Centre, Chapel Road, Dungiven. Access via existing entrance to Dungiven Sports Centre/ Pavilion.

- B/2011/0251/F – Relocation of existing 1st floor steel fire escape stairs from side to front elevation Dungiven Sports Pavillion, 3 Chapel Road, Dungiven, Co Derry. Approved 03.02.2012.

- LA01/2022/0041/PAN – Proposal of Application notice for Change of use from Sports Pavillion to provision of Education, including the construction of a 18m2 single storey extension and additional external alterations. Dungiven Sports Pavillion, 3 Chapel Road, Dungiven PAN Acceptable 28.01.2022

- LA01/2022/0195/PAD - Change of use from Sports Pavillion to provision of Education, including the construction of a 18m2 single storey extension and additional external alterations Dungiven Sports Pavillion, 3 Chapel Road, Dungiven.

Relevant planning history in the vicinity of the site for the school facility includes;

- LA01/2020/0722/F – Permission granted 30.04.2021 for Proposed new school building to include 12 no general classrooms, technology Lands 110m S of Dungiven Castle 145 Main Street Dungiven

- LA01/2020/0918/F – Proposed temporary double mobile classroom with associated siteworks at Lands to the rear of The Castle 145 Main Street Dungiven. Approved 25.02.2021

- LA01/2019/0915/F – Proposed temporary mobile classrooms with associated site works to include the erection of security fencing around the site at 46m SE from Dungiven Castle, 145 Main Street, Dungiven. Approved 03/12/2020

- LA01/2019/0287/LBC – Retention of Irish Medium Post Primary School. The works consisted of extra electrical and data sockets surfaced mounted to walls, wall repainted, and new proposed fencing and gates to secure the school, Caislean Dhun Geimhin 145 Main Street Dungiven. Approved 02/09/2019

- LA01/2019/0288/F - Retention of Irish Medium Post Primary School. The works consists of extra electrical and data sockets surfaced mounted to walls, walls repainted and new proposed fencing and gates to secure the school grounds, Caislean Dhun Geimhin 145 Main Street Dungiven. Approved 02/09/2019

- LA01/2019/0286/LBC - Retention of modular building and proposed extension to provide additional accommodation. The accommodation will provide general classrooms, science rooms, home economics room and supporting ancillary accommodation. Site works will include drainage, new pathways, fencing and gates to secure the school grounds, 20m South East of Dungiven Castle, 145 Main Street, Dungiven. Approved 02/09/2019

- LA01/2019/0285/F - Retention of modular building and proposed extension to provide additional accommodation. The accommodation will provide general classrooms, science rooms, home economics room and supporting ancillary accommodation. Site works will include drainage, new pathways, fencing and gates to secure the school grounds 20m South East of Dungiven Castle, 145 Main Street, Dungiven. Approved 02/09/2019

- LA01/2017/0289/F - Proposed single storey modular building providing additional accommodation for Gaelcholaiste Dhoire. The accommodation will provide general classrooms, science room, home economics room and supporting ancillary accommodation. Site works will include drainage, new pathways, fencing and gates to secure the school lands, 20m South East of Dungiven Castle, 145 Main Street, Dungiven Approved 08/09/2017

- LA01/2017/0902/LBC - Proposed utility/services connections from existing services at Dungiven Castle to adjoining modular accommodation Dungiven Castle, 145 Main Street, Dungiven. Consent Granted 08/09/2017

- LA01/2015/0302/F - Proposed change of use from a guest hotel to new Irish Medium Post Primary School. The extent of the works will consist of extra electrical and data sockets mounted to the walls, some walls to be repainted, Dungiven Castle, 145 Main Street, Dungiven. Approved 01/10/2015

- LA01/2015/0319/LBC - Change of Use from a Guest House to a New Irish Medium Post Primary School, Dungiven Castle, 145 Main Street, Dungiven. Consent Granted 01/10/2015

4.0 THE APPLICATION

4.1 Full Planning Permission is sought for the change of use of the Sports Pavilion to provision for education. The external works include relocation/addition of doors/windows, repainting of external walls, with the construction of a small single storey extension (18 sqm) to the north/front of the building. A new paladin fence is proposed to the rear of the building to prevent pupil access to the car park/health centre to the north, with access only available through the existing school grounds to the south-west. The agent has advised a ramp access with be subject to a separate application linking the two sites together. Internal alterations include reconfiguration of the internal layout and refurbishment. At ground floor there will be a sports hall, with associated stores rooms/changing facilities/toilets, and three classrooms. At first floor there will be 1 classroom and 2 stores.

4.2 The proposal falls under category 7(a) of Schedule 1 of the Planning (Development Management) Regulations NI 2015. The application is therefore major. In accordance with section 27 of the Planning Act (NI) 2011 a PAN was submitted under reference LA01/2022/0041/PAN. A Pre-Application Community Consultation Report was submitted as part of this current application (PACC report) which details the consultation carried out on the application to include; an online Public Consultation Event, Newspaper notices in 2 local papers, Letters to residents within 250m, Information on the Development was made available for public viewing at the community hall and on the school website, posters were displayed in local businesses and circulation of project details and consultation opportunities to all elected members within the Benbradagh DEA.

4.3 As the development is within Category 10 (b) of Schedule 2 of the Planning (Environment Impact Assessment) Regulations (NI) 2017 the Council is obliged under Regulation 12(1) of these Regulations to make a determination as to whether the application is EIA development. The Council made a

determination on the 14th June 2022 that the planning application does not require to be accompanied by an Environmental Statement.

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:**

Neighbours: No letters of objection were received.

No letters of support were received.

5.2 **Internal:**

DFI Roads: No objections

Environmental Health: No objections.

NI Water: No objections

Historic Environment Division: No objections

NIE: No objections

Rivers Agency: No objections

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- Northern Area Plan 2016 (NAP)

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

6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.

6.5 Due weight should be given to the relevant policies in the development plan.

6.6 All material considerations and any policy conflicts are identified in the "Considerations and Assessment" section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage

Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation

A Planning Strategy for Rural Northern Ireland

DCAN 15 - Vehicular Access Standards

Parking Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

8.1 The proposed development must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: principle of development, loss of open space, local landscape policy area, scale and design, built heritage, access and parking, amenity and flooding.

Principle of Development

8.2 Paragraph 2.3 of the SPPS states that the planning system is to operate in the public interest of local communities and the region as a whole and encompasses the present as well as the future needs of society. Policy DES2 – Townscape, within A Planning Strategy for Rural Northern Ireland requires development proposals in towns and villages to be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials and also outlines that an assessment is required as to whether the type of development is suitable for the site.

8.3 The site is located within the settlement limit of Dungiven where there is a presumption in favour of development and within a part of the town which has diverse land uses, with the medical practice to the north, Civic Amenity site to the south and associated school to the north-west. The nearest dwellings are located approximately 80m south of the site to Bleach Green and 70m south east of the site on the opposite side of Main Street. There is an existing school to the immediate north west of the site.

8.4 The proposal seeks full planning permission for a change of use from the Sports Pavilion to provision for education. The external works include relocation/addition of doors/windows, repainting of external walls, with the construction of a single storey extension to the north/front of the building which measures 18 sq m. A new paladin fence is proposed to the rear of the building to prevent pupil access to the car park/health centre to the north, with access only available through the existing school grounds to the south-west. Internal alterations include reconfiguration of the internal layout and refurbishment.

8.5 Given the site's location adjacent an existing school facility, that there are no residential properties that immediately abut the site and the variety of uses in the vicinity of the site, the proposed development is considered an appropriate land use and will have no significant impacts on adjacent properties. The application makes use of an existing vacant building within the development limit of Dungiven and the works proposed to the building are minor. Due to the scale of the development proposed and the fact that it involves an existing building, the Planning Department considers that the site represents a suitable location for the proposal and a suitable land use within the settlement limit.

Loss of Open Space

8.6 The southern boundary of the site abuts the Major Area of Existing Open Space (DGE 0S) which forms the Environmental Park and Castle Gardens to the South, therefore the majority of the application site is outside an area identified as open space. A small fraction of the south western corner of the site is within the area identified as Open Space. The northern boundary of the site abuts the tennis court and previous bowling green, which now accommodates mobile classrooms, this is also identified as a Major Area of Existing Open Space (DGEOS).

8.7 Policy OS1 – Protection of Open Space in PPS8 outlines that the Planning Authority will not permit development 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. The SPPS notes; There will be a policy presumption against the loss of open space to competing land uses in Local Development Plans (LDPs) irrespective of its physical condition and appearance. Any exception to this general approach should only be appropriate where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of the open space; or where it is demonstrated that the loss of open space will have no significant detrimental impact.

8.8 Only a very small fraction of the south western corner of the site falls within the open space area (DGE 0S). This portion of land identified as open space is within the boundary of the existing sports pavilion building and not readily accessible to the public as open space of public value. There have been various other approvals both permanent and temporary approved on the adjacent schools grounds associated with this site that demonstrated the widespread education, cultural, social and community benefits that the school offers. Given the limited visual or biodiversity value of the portion of the site within the open space zoning, the fact that it makes little contribution to the overall value offered by the environmental park, the fact that the proposal is for the change of use of an existing building and that that there are no operational works proposed within the are of the site identified as open space, the planning department is satisfied that the proposal complies with PPS8, Policy OS 1.

8.9 Regarding the loss of this sports facility for public use, new sports and leisure facilities have been provided on Curragh Road in association with permission LA01/2015/0354/F. This includes the provision of a new build sports centre. As a consequence, the need for this facility for community use has ceased, and the building has not been in public use for some time. The proposal will allow it to be brought into an educational use to serve the needs of the adjacent school. The proposal is acceptable in the context of the Northern Area Plan.

LLPA

8.10 The southern boundary of the site abuts the Local Landscape Policy Area (LLPA - DGL 03 Dungiven Castle) zoning therefore the majority of the application site is outside the LLPA, with a small portion of the south western corner of the site within this zoning. Policy ENV 1 of the Northern Area Plan: LLPAs within the Northern Area Plan seeks to ensure the intrinsic value and integrity of a LLPA is not adversely impacted upon by development.

8.11 The Environmental Park and Dungiven Castle form two of the key features of the LLPA designation, upon which development should not adversely impact. Given the fact that the development proposes to use an existing building, the minor scale of the works proposed to the building, and the fact that all

operational development is outside the LLPA zoning, it is considered that the visual impact of the proposal would not have any impact upon the intrinsic value and integrity of the LLPA.

8.12 The text within the Northern Area Plan outlines that the LLPA should be protected from all non-essential development. There is no definition of what is considered to be 'essential development'.

8.13 The proposed development is for change of use of an existing building to a sports hall and additional classrooms associated with an established school facility. Doc 1 as submitted with the application, highlights the rationale for the development noting the existing castle grounds no longer suit the operational requirements of the school. While initial enrolment in 2014/15 had 15 pupils this has increased to in excess of 220 which has led to requirements to expand the school. The school and DoE identified a shortfall in spaces dedicated to sports provision, dining facilities, classrooms and resource spaces. The redevelopment of this building will address this shortfall.

8.14 The proposed scale and massing of the development is considered sympathetic on the edge but outside of the LLPA. The development will utilise an existing building and the works are minor. HED have been consulted in relation to the impact on the built heritage in particular the setting of the castle listed building and church of Ireland and have raised no concerns. There is no operational development proposed within the small corner of the application site which is within the LLPA. The Planning Department considers this is an acceptable form of development in this location. The proposal will not adversely impact on the designated LLPA and is therefore in compliance with Policy ENV1 of the SPPS.

Scale and Design

8.15 The application proposes a Change of Use from Sports Pavilion to provision for education. The external works include the relocation/addition of doors/windows, repainting of external walls, with the construction of a small single storey extension to the north/front of the building amounting to 18 sqm in total. Roof repairs include new flat roofs and roof light repairs/alterations. A

new paladin fence is proposed to the rear of the building to prevent pupil access to the car park/health centre to the north, with access only available through the existing school grounds to the south-west. Internal alterations include reconfiguration of the internal layout and refurbishment. The development will provide sports facilities for the associated school to include a sports hall, shower/changing facilities, PE classroom, stores, as well as 3 additional classrooms.

8.16 The application makes use of an existing vacant building within the development limit of Dungiven. The proposed design alterations to the building and the proposed scale of the extension are minor. The building is set back some 40m from the main road. There is an existing high stone wall along the boundary to Main Street with mature trees running along this boundary which screens views of the site. The design and scale of the development will not appear significantly prominent or detrimental to the character of this built up area.

8.17 HED have been consulted on the design/scale of the development in relation to adjacent listed buildings and have raised no objections, recommending the proposed fencing to the rear shall match existing rear fencing in colour, material and detail. In response to these comments the agent submitted amended plans 04/A and 13 showing the fencing as paladin fencing to match the existing.

8.18 Views from within the Environmental Park and from the wider countryside will be unaffected as the application makes use of an existing building, with only minor external alterations proposed. The development will not be a visually obtrusive feature in the townscape. The design and scale and use of materials are acceptable and comply with DES2 of PSRNI.

Built Heritage

8.19 The application site is located within an area identified as an Area of Archaeological Potential and Archaeological Site and Monument within the Northern Area Plan and in proximity to Dungiven Castle and the Church of Ireland which are Listed Buildings. Historic Environment Division were consulted to assess the potential impact of the proposal.

8.20 HED listed buildings raised no objections and recommended that proposed fencing to the rear south western boundary shall match existing rear fencing colour material and detail. Plans have been updated to reflect this.

8.21 The nature of the proposed development is that it utilises an existing building and the minor scale of the external works proposed will ensure the proposed development not be detrimental to the setting of the listed buildings. The site benefits from existing screening to include a high stone wall and mature trees along the boundary to Main Street which reduces visual impact. The building visually links with the existing development to the north and the alterations will not be detrimental to the setting of the listed buildings. The proposal complies with Paragraph 6.12 of the SPPS and Policy BH11 of PPS6.

8.22 Historic Monuments have not raised any objection and noted the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements. The proposal complies with Paragraph 6.11 of the SPPS and Policy BH4 of PPS6.

Access and Parking

8.23 Pedestrian access to the site for school pupils/staff is proposed via the existing school premises to the south west. A new paladin fence is proposed to the rear of the building to prevent pupil access to the car park/health centre to the north, with access only available through the existing school grounds to the south-west. The access linking the two sites shall be submitted as a separate planning application.

8.24 The site is currently accessed via an existing access point off Main Street with parking to the north of site that also serves the existing health centre. The application red line includes the car park/land to the north. The agent advised in an email dated 16th June 2022 that the car park and access via Main Street was included within the red line as the site location plan is required to show land required for access to the site from the road. The agent advised that the access point would be used by emergency services if they needed access to the site and can be accessed by staff and students in the case of an emergency. Both the planning statement/D&A Statement detail that students

will not have free access to this part of the site, nor will these car parking spaces be occupied by any party using the school facilities. Parking for staff, pupils and visitors will remain unchanged and will be provided at the main school site.

8.25 DFI Roads were consulted on the application and in a response dated 6th June 2022 advised that they did not offer any objection to the proposal as presented. The agent has confirmed that all the footfall from staff and students will be to the rear of the existing building and from the existing school adjacent. There will be no increase use of the existing access and car parking area onto Chapel Road.

8.26 Considering the above the proposal complies with Policy AMP2 of PPS3 in that it will not prejudice road safety.

Amenity

8.27 The P1 form details there is an expected increase of 10 employees with 132 others attending, so an overall increase of 142. The proposal offers 3 additional classrooms as well as a school sports hall / PE facilities for the existing school.

8.28 There are no residential dwellings which abut the site with the closest residential properties located approximately 80m south of the site to Bleach Green and 70m south east of the site on the opposite side of Main Street. Considering the nature of the site, and the nature of surrounding development, the proposed development is not considered to have any detrimental impacts to residential amenity. The building is located adjacent to the existing school grounds within the development limit of Dungiven. Considering the urban context and the variety of surrounding land uses, the proposed development is considered to be an appropriate land use. The proposed external works to the building are minor and there will be no impacts on residential amenity in terms of overlooking/dominance etc.

8.29 Environmental Health were consulted on the application and raised no objections. They provided advice and guidance and noted that classrooms would not generally be indicative of a significant noise source and advised the applicant to have due regard to the Building Bulletin 93 "Acoustic Design Criteria for

Schools Performance Standards (Feb 2015)". EH advised that external and transient noise due to movement to classrooms, would be anticipated to occur but would be likely to be of short duration. Provided that transient external noise is effectively controlled/managed by the school deterioration in amenity should not be envisaged. The site is in close proximity to the existing medical centre. However, given the nature of the proposed use and the hours of operation, the proposal is not considered to negatively impact on the existing medical centre. Given the comments from Environmental Health, the Planning Department has no concerns regarding the impact on amenity given the hours of use associated with schools. The proposal complies with paragraph 4.12 of the SPPS.

Flooding

8.30 A portion of the site to the immediate north of the building is zoned as a Pluvial Surface Water Flood Zone. PPS 15, Policy FLD 3, Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains notes a Drainage Assessment will be required for all development proposals that exceed any of the following thresholds: • A residential development comprising of 10 or more dwelling units • A development site in excess of 1 hectare • A change of use involving new buildings and / or hardsurfacing exceeding 1000 square metres in area. The development does not exceed any of these thresholds.

8.31 FLD 3 goes on to note a Drainage Assessment will also be required for any development proposal, except for minor development , where: • The proposed development is located in an area where there is evidence of a history of surface water flooding. • Surface water run-off from the development may adversely impact upon other development or features of importance to nature conservation, archaeology or the built heritage.

8.32 The proposed extension is considered to be Minor Development as it is a non-residential extensions (Industrial/Commercial/Leisure etc) with a footprint less than 150 sq metres. Nonetheless the site is not within an area of historical flooding. DFI Rivers has been consulted on the application and raised no objections noting that the development is located partially within a predicted flooded area as indicated on the

Surface Water Flood Map and although a Drainage Assessment is not required by the policy, it is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site. The application meets Policy FLD 3.

9.0 CONCLUSION

9.1 The proposed development is considered acceptable in this location having regard to the area plan and other material considerations. The proposal has been assessed against the Northern Area Plan and relevant planning policy and guidance, and is considered appropriate in terms of its use, scale, layout and appearance. It is sympathetic to the land uses within the locality including the existing school and neighbouring health centre and does not impact on amenity. Approval is recommended.

10.0 Conditions and Informatives

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

Reason: Time Limit.

2. Prior to any site refurbishment/ demolition or building works, a pre-demolition asbestos survey shall be undertaken in accordance with the Control of Asbestos Regulations (NI) 2012 and submitted in writing to Causeway Coast and Glens Planning Department, in consultation with Environmental Health Department.

Reason: For Health and Safety reasons.

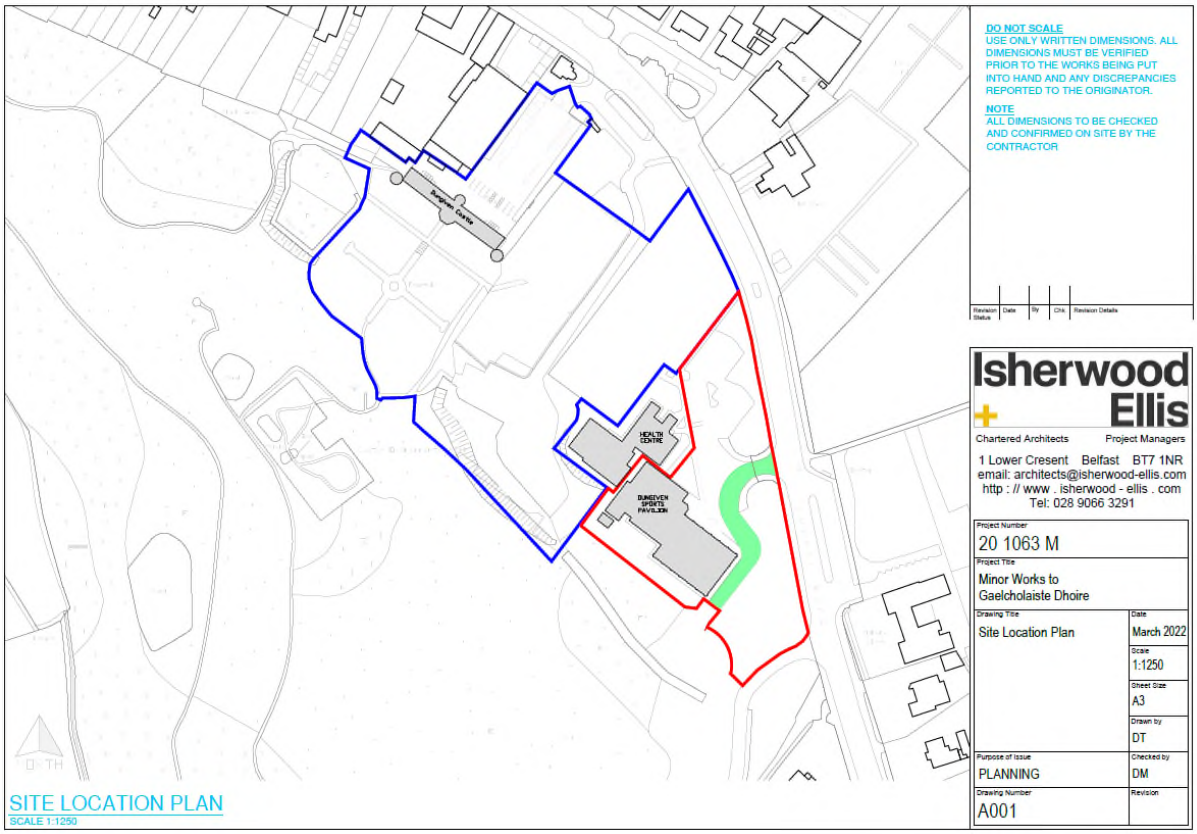
Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent sites for the removal of or building on the party wall or boundary whether or not defined.

2. 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.

3. 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.

4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at http://epicpublic.planningni.gov.uk/publicaccess/.

Site Location Map