

Development Management Report

Summary	
Committee Date: 17 th February 2025	
Application ID: LA04/2023/2633/F	
Proposal: Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 3G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	Location: St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Liam McGoldrick St Teresa's GAC 2 Glen Road Heights Belfast BT11 8ER	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AP
Date Valid: 14 th March 2023	
Target Date: 10 th October 2023	
Contact Officer: Lisa Walshe, Principal (Development Management)	
Executive Summary: The application seeks full planning permission for a proposed extension to the existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 3G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works include increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities. The site is located at St Teresa's GAC, 2 Glen Road Heights in West Belfast. On-site there are 2 no large sports pitches with a clubhouse and associated parking. There is also an existing pre-school within the red line of the site opposite the existing clubhouse. The site is bounded with residential development to the southeast, southwest (as well as the Holy Spirit Church) and northwest of the site. There is open space to the northeast and north of the site. The land surrounding the site rises to the northwest of the site. The immediate site boundaries are characterised by fencing and vegetation. The key issues relevant to consideration of the application are: <ul style="list-style-type: none">• Principle of the proposed use• Impact on the character and appearance of the area	

- Impact on amenity
- Open space
- Access and transportation
- Climate change
- Health impacts
- Wastewater Infrastructure
- Flood Risk
- Environmental protection
- Impact on Built Heritage
- Impact on Natural heritage
- Trees

Statutory consultees have raised no objection, however at the time of writing, final comments from Shared Environmental Services (SES) and DfI Rivers Agency are outstanding.

Following advertisement in the local press as well as neighbour notification, 14 letters of objection have been received from local residents, raising issues which are detailed in the main report.

Recommendation

Having regard to the development plan and other material considerations, the proposal is acceptable. It is recommended that planning permission is approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, resolve final consultation responses from SES and DfI Rivers and deal with any other issues that arise, provided that they are not substantive.

Case Officer Report

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Site Layout:



Proposed phasing plan:



Proposed Elevations:



Proposed Landscaping:



1.0 Characteristics of the Site and Area

- 1.1 The site is located at St Teresa's GAC, 2 Glen Road Heights, Belfast. The site encompasses playing fields, an existing clubhouse, a nursery and is enclosed with fencing.
- 1.2 The site is approximately 4.1 hectares (ha) in size and relatively flat. It is bounded with residential development to the southeast, southwest (as well as the Holy Spirit Church) and northwest of the site. There is open space to the northeast and north of the site. The land surrounding the site rises to the northwest. The immediate site boundaries are characterised by fencing and vegetation.
- 1.3 The clubhouse, nursery and area for car parking lie to the south of the site adjacent to the entrance. In dBMAP 2015, the site is zoned as an Area of Existing Open Space designated, with a very small area of car parking as undefined white land. In dBMAP (v2004), the southern half of the site is designated as an Area of Existing Open Space, whereas the northern half is unzoned white land. The land is unzoned white land in Belfast Urban Area Plan (2001) BUAP.

1.4	<p>Description of Proposed Development</p> <p>The application seeks full planning permission for a proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 3G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works include increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.</p>
2.0	<p>Relevant Planning History</p> <p>2.1</p> <ul style="list-style-type: none"> - Z/1991/2146 – Construction of clubhouse and provision of car park and playing fields – Permission granted 11/04/91 - - Z/1995/2628 – Extension to existing clubhouse building to provide changing room accommodation. – Permission Granted 27/09/95 - Z/2014/0209/F – Erection of modular building and associated site works (daycare facility)- Permission Granted 11/08/14 <p>2.2</p> <p>Since the proposal falls under the category of Major development, Pre-Application Community Consultation (PACC) was necessary and a Proposal of Application Notice (LA04/2022/1940/PAN) was submitted to set out the applicant's proposals for the consultation. The resulting PACC report submitted with the planning application states that 18 people attended the public event, with feedback as "overwhelmingly positive". Some questions were raised at the event relating to proposed floodlighting, amount of space allocated to the storage of sports equipment and traffic. Each of these issued were addressed within Section 5 of the PACC.</p>
3.0	<p>PLANNING POLICY</p> <p>3.1</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1 – Growth Strategy Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing Policy SP5 – Positive placemaking Policy SP6 – Environmental resilience Policy SP7 – Connectivity Policy SP8 – Green and blue infrastructure network</p> <p><i>Operational Policies:</i></p> <p>Policy DES2 – Masterplanning approach for major development Policy CI1 – Community Infrastructure Policy OS5 – Intensive sports facilities Policy OS7 – Floodlighting</p> <p>Policy ENV1 – Environmental quality</p>

	Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS) Policy HC1 – Promoting healthy communities Policy BH5 – Archaeology Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources Policy TRAN1 – Active Travel – Walking and Cycling Policy TRAN2 – Creating an accessible environment Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements
3.2	<u>Supplementary Planning Guidance</u> Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Planning and Flood Risk
3.3	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.5	Other Material Considerations Belfast Agenda (Community Plan) Promoting Healthy Communities Technical Advice Note 1

4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p>Statutory Consultees</p> <p>DFI Roads – No objection subject to conditions. NI Water – No objection subject to conditions. DfI Rivers – Awaiting final comments DfC HED – No objection. DAERA – No objection subject to conditions.</p>
4.2	<p>Non-Statutory Consultees</p> <p>Environmental Health – No objection subject to conditions. BCC Landscape and Development – No objection. BCC Tree Officer - No objection subject to conditions. Shared Environmental Services (SES) – Awaiting final comments.</p>
4.3	<p>Representations</p> <p>The application has been advertised in the newspaper and neighbours notified. A total of 14 representations were received have been received from local residents, raising the following issues (summarised):</p> <ul style="list-style-type: none"> • Out of character for residential area • Noise • Traffic and parking • Access for emergency vehicles • Floodlighting • Impact on children's health and safety • Impact on mental health • Loss of green space and views • Impact on wildlife and biodiversity • No community consultation • Overdevelopment • Air pollution • Blocking natural light <p>A number of representations stated they were opposed to the proposal but did not outline specific reasons why.</p>
5.0	PLANNING ASSESSMENT
	<p>Main Issues</p>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of the proposed use • Impact on the character and appearance of the area • Impact on amenity • Open space • Access and transportation • Climate change • Health impacts • Wastewater Infrastructure

	<ul style="list-style-type: none"> • Flood Risk • Environmental protection • Impact on Built Heritage • Impact on Natural heritage • Trees
	Development Plan Context
5.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.
5.5	<u>Operational Policies</u> The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.
5.6	<u>Proposals Maps</u> Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land” within the development limit.
5.8	Draft Belfast Metropolitan Area Plan 2015 (2004 & 2014) –In dBMAP 2015, the site is zoned as an Area of Existing Open Space designated, with a very small area of car parking as undefined white land. In dBMAP (v2004), the southern half of the site is designated as an Area of Existing Open Space, whereas the northern half is unzoned white land.

5.9	<p>Principle of Development</p> <p>The site is located within the development limit in the BUAP 2001 and both versions of dBMAP 2015. Given the proposal retains recreational use and seeks to extend this, the use of the site has already been established.</p>
5.10	<p>The proposal seeks to extend the existing clubhouse, formalise the existing car parking area and add a 3G training pitch adjacent. This is proposed in the existing car parking area as well as part of one of the existing sports pitches. Two pitches are proposed directly adjacent to this area extending in a NE direction (where the existing large pitches are currently); a GAA grass football pitch and a smaller GAA grass training pitch.</p>
5.11	<p>As stated previously the site is un-zoned “white land” in the BUAP and includes Existing Open Space in both versions of BMAP.</p>
5.12	<p>The proposal does result in a net loss of open space - approximately 7% of the site. The predominant use is for recreation and the proposal seeks to complement the existing recreational use in terms of extending the facilities it is considered in accordance with the requirements of Policy OS1. The principle of use is therefore acceptable.</p>
	<p>Impact on the character and appearance of the area</p>
5.13	<p>Policy OS5 (intensive sports facilities) details criteria which the development for intensive sports facilities must meet within development limits. In general, buildings and structure should be designed to a high standard, be of a scale appropriate to the local area or townscape and be sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment.</p>
5.14	<p>Concerns were raised by objectors that the proposal would result in a loss of their view of the landscape nearby however it is considered that the proposed pitches would have a negligible visual impact on the locality. Public views of the surface would read as green space/playing surface. The associated fencing and in particular floodlights would have a greater visual impact. Public views of such structures would largely be limited to near distance views from Colinwell Grove and Glen View Heights. New trees are proposed on both of these boundaries however which will aid integration.</p>
5.15	<p>The extension to the clubhouse will have no greater visual impacts than the existing building on site. All buildings and structures are of a scale and character that would be reasonably expected at a sports facility. The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. On balance, the proposal would not result in adverse visual impacts.</p>
	<p>Impact on Amenity</p>
5.16	<p>Policy CI1 relating to community infrastructure expresses that the Council will seek to protect and provide development opportunities for community health and leisure among other facilities based on local need. The application has attracted objections on grounds that the proposal would detrimentally impact amenity due to noise and light disturbance. Policies OS5 and OS7 require consideration of these issues. Policy OS5 (intensive sports facilities) requires proposals to ensure there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated. Policy OS7 (floodlighting) similarly ensures there is no unacceptable impact on visual</p>

	amenity, character, natural or built heritage interests and that public safety is not impacted.
5.17	In assessing these impacts, Environmental Health (EH) has been consulted with noise and lighting assessments submitted by the applicant. Environmental Health Officers also engaged directly with consultants and additional information was submitted throughout the assessment. In relation to floodlights, EH has no objection subject to very specific conditions preventing the operation of the floodlights at sensitive times for nearby residents as well as conditioning the submission of an Artificial Obtrusive Light Verification report prior to the operation of the floodlighting. This must be in compliance with guidance published by the Institute of Lighting Professionals (ILP). These Conditions are detailed in Section 7.0 Draft Conditions.
5.18	With regard to noise, EH has informally indicated conditions to be included should approval be granted. A number of these relate to usage of the floodlighting to control cumulative noise impact in the evenings. Times of usage of the clubhouse, as well as amplified music etc will also be conditioned in order to protect residential amenity against adverse noise impact.
5.19	There should be no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated.
Open Space	
5.20	Policy OS1 sets out a presumption against the loss of open space. The policy provides for exceptions where the loss of open space is justified subject to demonstration that the loss of open space will have no significant detrimental impact on the amenity, character or biodiversity of an area. Para 10.1.15 of the justification and amplification of Policy OS1 states that such exceptions take account of other benefits that new development may bring, including reinvestment in the remaining facilities, provision of alternative facilities and other mitigating factors.
5.21	The proposal will result in the loss of approximately 2600m ² of green space, which is approximately 7% of the overall site, albeit that there is additional green space outwith the red line of the development. The proposal's small footprint in relation to the facility as a whole will not negatively impact the availability of open space.
5.22	Officers are therefore satisfied that on balance, the loss of open space would not result in detriment to the overall green infrastructure provision. There would be no adverse landscape or biodiversity impacts, and the proposal would have minimal impact on SuDS given the large areas of surrounding grassed open space. In addition, a condition is recommended to require the incorporation of additional SuDS measures in the design of the building and landscaping. The proposal is also consistent with the strategic aims of the Plan Strategy to improve health and wellbeing under Policy SP3. For these reasons, whilst the proposal is contrary to Policy OS1, the proposal is acceptable.
5.23	Policy OS5 relating to intensive sports facilities states that planning permission will be granted for the provision of new and extended intensive sports facilities where it is located within settlement limits, is accessible and there are no unacceptable impacts on the amenity of people living near-by.
5.24	The proposal complies with this policy, it is located within an accessible location within a settlement and will not impact on the amenity of near-by residents as for the reasons

	<p>previously stated.</p> <p>Access and transportation</p> <p>5.25 The scale of development and transport implications of the proposal were assessed by DFI Roads and considered to be acceptable. Car parking is proposed adjacent to the entrance to the site between the clubhouse and proposed 3G pitch. The existing car park is somewhat informal with no spaces delineated. There are 73 spaces in total proposed, 4 of which are for disabled parking.</p> <p>5.26 The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6, and TRAN 8. Transportation considerations in the SPPS are set out at pages 106-110. Policy requirements essentially repeat the provisions of the Pan Strategy and accordingly no conflict arises.</p> <p>Climate change</p> <p>5.27 Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed extension to the clubhouse displays zinc cladding and roofing as an external material. The Climate Change Statement submitted states as a material this requires much less energy to produce than other traditional materials such as aluminium for example. At the end of its life it can be completely recycled also. It is also the intention of the Club to install PV panels in the future for energy saving.</p> <p>5.28 Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. A condition will be included with regards to SUDS detailed above. The proposal naturally includes large areas of open green space and landscaping and therefore complies with Policy ENV5.</p> <p>Health Impacts</p> <p>5.29 Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods. The site is highly accessible and will provide an excellent community infrastructure that will help contribute to the health and wellbeing of the community over a long-term basis. The proposal is considered to satisfy the requirements of Policy HC1.</p> <p>Wastewater infrastructure</p> <p>5.31 Policy SP1A requires that necessary infrastructure is in place to support new development. NI Water initially recommended the proposal be refused due to network capacity issues. They highlighted the downstream catchment is constrained by overloaded sewage infrastructure. Following engagement with the Applicant and NI Water, a phasing plan was submitted and forwarded to NI Water for comment. The plan shows the proposal to be constructed in 2 phases. The extension to the clubhouse and</p>
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	<p>car parking arrangements fall within Phase 2, with the rest of the development delivered as Phase 1. NI Water have agreed to this approach and this will be conditioned accordingly. The floodlighting and pitches will have no impact on foul drainage capacity meaning Phase 1 is acceptable, however Phase 2 (comprising the extension and refurbishment of the existing building) shall not be brought into use until a scheme of wastewater network engineering works, designed to mitigate the identified foul capacity issues has been approved in writing by the Council (in consultation with NI Water), implemented in full, and is operational.</p>
5.32	<p>DAERA: Water Management Unit (WMU) also highlighted concerns with respect to sewage disposal and suggested this should be agreed in writing with NI Water or a Consent to Discharge granted prior to commencement of development. They noted the most recent response from NI Water also.</p>
5.33	<p>WMU noted further advice for the Applicant relating to surface materials and the installation of an oil / petrol interceptor to prevent oil from the vehicle park areaa leaving the site. It has been noted on plans as well as supporting information the pitch surface materials will be of a natural crumb. A 3G Infill Management Plan was submitted alongside this information and forwarded to both DAERA and SES for comments. DAERA have no objections, and at the time of writing SES comments are outstanding Delegated authority is sought to resolve a final response.</p>
	<p>Flood Risk</p>
5.34	<p>The site does not lie within the 1 in 100-year climate change fluvial event or 1 in 200-year climate change coastal flood plain. A portion of the site lies within an area of predicted pluvial flooding. A Drainage Assessment was submitted in support of the proposal however the Pre-Development Enquiry from NI Water was not included. This has since been forwarded to DfI Rivers and at the time of writing their comments are outstanding. Delegated authority is sought to resolve a final response.</p>
	<p>Environmental Protection</p>
5.35	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, noise and odour impacts. EHO have no objection to the proposal subject to Conditions relating to noise as detailed before, but they have also suggested a Condition relating to Air Quality. In the event that any substantial centralised combustion sources (generators, boilers, CHP or biomass) are proposed as part of this development an Air Quality Assessment shall be submitted and agreed in writing with the Council.</p>
	<p>Impact on Built/Archaeological Heritage</p>
5.36	<p>Policy BH5 relates to archaeological considerations. Enclosure ANT 060:060 is noted by Historic Environment Division (Historic Monuments) to be located in the vicinity of the application site. DfC HED is content this enclosure would not be harmed, offering no objection to the proposal. The proposal is considered compliant with Policy BH5, and relevant provisions of the SPPS.</p>
	<p>Impact on Natural heritage</p>
5.37	<p>Policy NH1 relates to the protection of natural heritage resources. Whilst acknowledging receipt of the Preliminary Ecological Appraisal, Biodiversity Checklist and all information</p>

	<p>relating to floodlighting, DAERA: Natural Environment Division (NED) stated they had no concerns regarding the proposed development having a significant impact on bats and other natural heritage interests.</p>
5.38	<p>It is noted within the ecological information that the site is located within proximity to a small watercourse which could provide hydrological connection to designated sites outwith the application site. NED have included a recommended condition that during construction, a buffer of at least 10m must be established and maintained between the stream and the location of all refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc.</p>
5.39	<p>NED noted that a large stand of Japanese Knotweed was recorded by the ecologist, close to the northeast boundary. The applicant's attention is drawn to Article 15 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence for any person to plant or otherwise cause to grow in the wild any plant which is included in Part II of Schedule 9 of the Order, which includes Japanese Knotweed. NED advise that the mitigation measures proposed in section 4.1 of the PEA are implemented and recommend an invasive species management plan is developed to eradicate the invasive species.</p>
5.40	<p>The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.</p>
	<p>Trees</p>
5.41	<p>In order to help comply with Policy TRE1 and secure a net gain in tree cover within the site for future years, a proposed detailed landscaping has been submitted as part of the application. 65 x proposed trees are to be planted throughout the site including acer, alder, birch, cherry, oak, rowan and lime which when established in size and shape will offer amenity value within the context of the site and surrounding area. 37 young conifer (scots pine) whips are also proposed with hawthorn, native woodlands planting and amenity grass around the pitch also help contribute to the landscaping features. Trees to be retained shall be protected using tree protective fencing to prevent root and trunk damage during the construction phase of the proposal.</p>
5.42	<p>A landscape management and maintenance plan has also been submitted which sets out the landscape approach to show how existing and proposed landscaping features will be monitored to promote landscaping within the site which offers amenity value and promote opportunities for local biodiversity and wildlife to thrive within the site.</p>
5.43	<p>The Council's Tree Officer was consulted and provided feedback throughout the assessment. They responded with no objections subject to conditions should approval be granted. The proposal is considered compliant with TRE1 of the Plan Strategy.</p>
	<p>Pre-Application Community Consultation</p>
5.44	<p>For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application. Applicants are required to submit to the council a 'Proposal of Application Notice' (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN was submitted in October 2022 (LA04/2022/1940/PAN) and confirmed by the Council as acceptable.</p>

5.45	The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received.
5.46	The resulting PACC report submitted with the planning application states that 18 people attended the public event, with feedback as “overwhelmingly positive”. Some questions were raised at the event relating to proposed floodlighting, amount of space allocated to the storage of sports equipment and traffic. Each of these issued were addressed within Section 5 of the PACC. The PACC report is considered compliant with the legislative requirements.
6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.
6.2	All representations and associated issues have been fully considered in the assessment of the proposal.
6.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, including the further consultation response from DfI Rivers Agency and Shared Environmental Services, provided that the issues are not substantive.
7.0	Draft 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 61 of the Planning Act (Northern Ireland) 2011.
	2. The floodlighting lighting scheme for the development hereby permitted shall be installed in accordance with the design submitted in the Musco Lighting report titled: 'Illumination Summary', file #225102G, dated 14-Oct-2025, uploaded on the planning portal on the 16th December 2025.
	Reason: To safeguard the amenities of the area.
	3. Prior to the operation of the flood lighting for the development hereby permitted, an Artificial Obtrusive Light Verification report shall be submitted to the Council for review and approval in writing. The report shall demonstrate that the lighting scheme has been installed in accordance with the approved design and shall verify that all artificial floodlighting connected with the development has been measured and/or determined and confirmed not to result in exceedance of the vertical illuminance (Lux) limits and intensity levels for Environmental Zone 3 at the windows of habitable room of the nearest residential properties as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01/292020.
	Reason: To safeguard the amenities of the area.

4. Floodlighting to both the hereby approved 3G pitch and main grass pitch shall only be operational simultaneously up until 20:15hrs with just one set operational up until 21:15hrs Monday to Saturday.

Reason: To safeguard the amenities of the area.

5. Floodlighting to both the hereby approved 3G pitch and main grass pitch shall only be operational simultaneously up until 18:15hrs on a Sunday and with just one set operational up until 19:15hrs.

Reason: To safeguard the amenities of the area.

6. At all other times of the year when floodlighting is not required to be operational, the hereby approved 3G pitch and main grass pitch shall only be permitted to be in use simultaneously up until 20:00hrs Monday to Saturday and up until 19:00hrs on Sundays.

Reason: To safeguard the amenities of the area.

7. Unless otherwise approved, the playing of amplified music shall not be permitted in the hereby approved extended clubhouse areas.

Reason: To safeguard the amenities of the area.

The clubhouse hereby approved shall not be permitted to operate between the hours of 23:00-07:00hrs.

Reason: To safeguard the amenities of the area.

8. The rating level (dB_{LA},T) from the operation of all combined plant and equipment must not exceed the existing daytime and night-time background sound levels at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: To safeguard the amenities of the area.

9. Commercial collections from and deliveries to the hereby approved clubhouse shall not be permitted between the hours of 23:00-07:00hrs.

Reason: To safeguard the amenities of the area.

10. Windows and doors to the gym and fitness areas must be kept shut when in operation.

Reason: To safeguard the amenities of the area..

11. Prior to operation of the development hereby permitted, the fence panels for around the pitches on site shall be constructed and installed to include the specified noise resilient fixings in accordance with the drawing titled: 'Pitch Fencing and Dugouts, Rev C' planning drawing. The fencing shall be retained and maintained thereafter in accordance with the approved plans.

Reason: To safeguard the amenities of the area.

12. In the event that any substantial centralised combustion sources (generators, boilers, CHP or biomass) are proposed as part of this development and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), this Service may request that an Air Quality Impact Assessment be submitted to and approved in writing by the Planning Authority prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and it must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations

Reason: In the interests of air quality.

13. No development shall commence on site (including demolition, site clearance and site preparation) unless a Final Environmental Construction Management Plan has been submitted to and approved in writing by the Council. The Final Environmental Construction Management Plan shall include measures to control noise, dust and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CEMP shall demonstrate that noise and vibration levels will not have an adverse impact on nearby premises (including commercial premises). The CEMP must also have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites' part 1: Noise and part 2: Vibration and to the IAQM, 'Guidance on the assessment of dust from demolition and construction version 1.2', dated August 2023. The CEMP and associated records must be made available to the Environmental Protection Unit at any time upon request.

No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Final Environmental Construction Management Plan.

Reason: To safeguard the amenities of the area. Approval is required upfront because construction works have the potential to harm the amenities of the area.

14. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.

15. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.

Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

16. In accordance with the approved Phasing Plan, no development within Phase II shall commence until a wastewater network engineering solution to

	<p>mitigate the downstream foul capacity issues is submitted to and approved in writing by the Council..</p> <p>The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure a practical solution to sewage disposal from this site</p> <p>17. During construction a buffer of at least 10m must be established and maintained between the stream along the north-eastern boundary and the location of all refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc. Storage must be on an impermeable surface to catch spills.</p> <p>Reason: To protect the aquatic environment</p> <p>18. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity</p> <p>19. All landscaping works shall be carried out in accordance with approved details on drawing no 11D, published on 25th July 2025 on the Public Planning Portal. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p>20. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees/hedging to be retained within the site & on along the public streetscape and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.</p> <p>Reason: To safeguard existing trees in the interests of visual amenity.</p> <p>21. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.</p> <p>Reason: Reason: To safeguard existing trees in the interests of visual amenity.</p>
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	<p>22. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Council. The scheme shall include a programme for implementation of the works and proposals for future maintenance and management. The development shall not be carried out unless in accordance with the approved SUDS scheme, which shall be retained as such thereafter.</p> <p>Reason: To ensure sustainable drainage of the development. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>