

Title of Report:	Planning Committee Report – LA01/2023/0057/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	23rd October 2024
For Decision or For Information	For Decision – Referred to Planning Committee, applicant is Causeway Coast and Glens Borough Council
To be discussed In Committee YES/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	Development Management and enforcement Manager

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	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:

No: LA01/2023/0057/F **Ward:** Giant's Causeway

App Type: Full

Address: Council Multi Use Games Area, Bobby Greer Sports Complex, 34 Main Street, Bushmills BT57 8QA

Proposal: Installation of 6no 8m Floodlighting Columns to illuminate the existing MUGA.

Con Area: N/A **Valid Date:** 24/01/2023

Listed Building Grade: N/A

Agent: Coogan and Shackleton LLP, 10 New Row, Coleraine, BT52 1AF

Applicant: Causeway Coast and Glens Borough Council, Riada House, 14 Charles Street, Ballymoney, BT53 6DZ

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

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

EXECUTIVE SUMMARY

- Full Planning Permission is sought for the Installation of 6no 8m Floodlighting Columns to illuminate the existing Multi Use Games Area, at the Bobby Greer Sports Complex, Bushmills.
- The site is located within the settlement limits of Bushmills and comprises an all weather sport pitch/ MUGA enclosed by a fence. The site is zoned as a Major Area of Existing Open Space and an Area of Archaeological Potential in the Northern Area Plan. The site is within the Causeway Coast AONB.
- The principle of development is considered acceptable having regard to the SPPS, Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation (PPS 8) Policy OS 7 The Floodlighting of Sports and Outdoor Recreational Facilities, PPS 2, PPS 6, PPS 15 and the Planning Strategy for Rural Northern Ireland.
- The following consultations have been received with comments,
 - The Department for Infrastructure (DfI) Roads
 - DfI Rivers Planning Advisory & Modelling Unit
 - Historic Environment Division, Historic Monuments and Historic Buildings branch
 - Environmental Health Department, Causeway Coast and Glens Borough Council
 - Northern Ireland Environment Agency, Natural Heritage
 - SES
- There have been no significant issues raised in relation to this planning application through advertisement or consultation.
- The recommendation is that full planning permission is granted approval.

Drawings and additional information are available to view on the Planning Portal-
<https://planningregister.planningssystemni.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 conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 This site consists of an all weather pitch enclosed by a high fence situated at playing fields to the north of Bushmills. The site is associated with this wider sports and recreation area with a changing room and large car parking area to the south and west at 34 Main Street, Bushmills.
- 2.2 There is a watercourse and an area of woodland to the north of the site which is associated with the Dundarave Estate. A residential area lies to the south of this recreational area. The site is off Main Street Bushmills.
- 2.3 The site is identified by the following designations in the Northern Area Plan, Major Area of Existing Open Space, Bushmills Area of Archaeological Potential, Causeway Coast AONB and within the settlement limits for Bushmills.

3 RELEVANT HISTORY

E/1978/0008 - Football Pitch, kickabout areas, skateboarding facilities, play area and improving existing culvert – Main Street Bushmills – Permission Granted 10.10.1978

E/2009/0148/F - Proposed replacement changing room facilities - 35m NE of Telephone Exchange Main Street Bushmills (playing fields) - Permission Granted 30.07.2009

4 THE APPLICATION

- 4.1 Full Planning Permission is sought for the installation of 6 no 8 metre high floodlighting columns to illuminate the existing Multi Use Games Area at the Bobby Greer Sports Complex, Bushmills. Three floodlights are proposed along the western boundary and three proposed along the eastern boundary of the existing pitch.
- 4.2 The applicant is for Causeway Coast and Glens Borough Council.

5 PUBLICITY & CONSULTATIONS

5.1 External

No letters of objection have been received in relation to this application.

5.2 Internal

(DfI) Roads: No Objections

DfI Rivers: No Objections

Historic Environment Division, Historic Monuments and Historic Buildings branch: No Objections

Environmental Health Department: No Objections

Northern Ireland Environment Agency, Natural Heritage: No Objections

SES: No objections

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) is a material consideration. As set out in the SPPS, 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

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

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

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 6: Planning Archaeology and Built Heritage

Planning Policy Statement 15: Planning and Flood Risk

Planning Strategy for Rural Northern Ireland: DES 2

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The existing Multi Use Games Area, (MUGA) is located within the settlement development limit of Bushmills, a Major Area of Existing Open Space, an Area of Archaeological Potential and the Causeway Coast Area of Outstanding Natural Beauty as provided for by the Northern Area Plan (NAP) Map No. 05/02. The site lies just outside the Bushmills Conservation Area. The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above.
- 8.2 The main considerations in the determination of this application relate to: the principle of development; natural heritage; built heritage; flood risk; access; townscape and Habitats Regulations Assessment.

Principle of Development

- 8.3 The site is on an Area of Existing Open Space. The proposal for floodlights falls to be determined under the SPPS and PPS 8. Policy OS 1 of PPS 8 protects open space. The proposal for floodlights in association with the existing MUGA will not result in the loss of open space and therefore complies with OS 1 of PPS 8.
- 8.4 Policy OS 7 The Floodlighting of Sports and Outdoor Recreational Facilities of PPS 8 States that:
- The Department will only permit the development of floodlighting associated with sports and outdoor recreational facilities where all the following criteria are met:
- (i) there is no unacceptable impact on the amenities of people living nearby;
 - (ii) there is no adverse impact on the visual amenity or character of the locality; and
 - (iii) public safety is not prejudiced.
- 8.5 The proposal consists of the installation of six, 8 metre high floodlighting columns to the periphery of the MUGA. Three are positioned on the east side of the pitch and the other three at the

west side. An isolines plan has been submitted to show the strength of light at different interval in Lux levels around the pitch in drawing 03A. Drawing 04 shows an elevation for the proposed columns with a separate drawing of the floodlight installation at the top of the column shown on Doc 01.

- 8.6 The Council's Environmental Health Department have assessed the light levels submitted in the Isolines plan, drawing 03A and have advised,

The Institute of Lighting Professionals Guidance note for the reduction of Obtrusive Light would consider this location as falling into Environmental Zone E3, Suburban, (well inhabited rural and urban settlements, small town centres of suburban locations). It suggests a pre-curfew limit (up to 23.00 hrs) of 10 lux with post curfew levels (after 23.00hrs) not exceeding 2 lux. The presented outputs, suggests that the scheme will not give rise to exceedances of vertical illuminance (Environmental Zone 3 as detailed within Lighting Professionals Guidance: GN (01/21)

- 8.7 The Isolines plan drawing 03A, shows a lighting level of 0.1 Lux at its outer extremity, at this position this 0.1 Lux isoline, is still some distance away from the nearest residential curtilages for the properties to the south.
- 8.8 Two conditions have been provided by the Environmental Health Department regarding the operation of the lighting and the maximum lighting levels. The first condition states that the lighting scheme shall be designed, installed, and operated in accordance with the submitted drawing and that light pollution shall be obviated by adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light, GN 01: 2021. The second suggested condition ensures that vertical Lux levels at nearest receptors which shall not exceed 10 Lux pre curfew and 2 Lux post curfew.
- 8.9 In an email dated 3rd March 2023, the agent has advised that the floodlighting will be operated using a photocell for the 'on' time, and a timeclock set at 11pm for the 'off' time Monday-Friday. The Council's Environmental Health Department have suggested that the Planning Department may also wish to consider attaching a suitably worded condition relating to the hours of operation of the floodlighting installations and hours of operation.

- 8.10 The agent confirmed in an email dated 17th September 2024 that the floodlighting will only be operational between 7 am and 11 pm. In addition, it is proposed that lighting is switched on by a button at the entrance to the MUGA for 30 minutes. A sounder/ beacon will alert MUGA users that the lights are due to switch off. If users wish to use the pitch for another 30 minutes the button can be pressed for a further 30 minutes.
- 8.11 The proposed lighting columns would be an expected element of a multi use games area. Through the information provided and consulted responses it has been demonstrated that the proposed columns having limited impact on the residential amenity of this locality as there is some distance between the site and the nearest dwellings to the south. The nearest curtilages for the residential properties lie approximately over 40 metres to the south and east at Clogher Court and Meadow Court. In relation to the nearest residential areas, the Lux levels shown on drawing 03A are well below those stipulated for Environmental Zone E3 for pre and post curfew of the *The Institute of Lighting Professionals Guidance note for the reduction of Obtrusive Light*. The proposal complies with criteria (i) of OS 7 of PPS 8.
- 8.12 Regarding criteria (ii) there is no adverse impact on the visual amenity or character of the locality as the proposed lighting columns are associated with an existing MUGA within the settlement limits of Bushmills and out with Bushmills Conservation Area. The site is on relatively low lying ground which is enclosed by a wooded area to the north with rising land beyond the wider playing fields to the east and residential areas and the built up area leading to the centre of the settlement to the south and west.

Regarding criteria (iii) public safety is not prejudiced, as the lighting columns are sufficiently removed in distance from the residential area to the south and the public road to the west and will not cause demonstrable harm to these areas. The Council's Environmental Health Department have accepted the proposal noting that the presented information suggests the scheme will not exceed the limits for lighting as detailed for Zone 3 (Suburban) in the Institute for Lighting Professionals Guidance note for the reduction of Obtrusive Light. The floodlighting complies with Policy OS 7 The Floodlighting of Sports and Outdoor Recreational Facilities of Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.

Natural Heritage

- 8.13 At the request of the Northern Ireland Environment Agency (NIEA) Natural Heritage, a Bat Roost Survey Report and a Bat Activity Survey Report have been submitted. NIEA Natural Heritage have assessed the findings of the bat surveys and have confirmed that they do not have concerns subject to a silt fence erected during construction works to prevent pollution. The proposal complies with PPS 2.

Built Heritage

- 8.14 HED (Historic Monuments) has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.
- 8.15 HED Historic Buildings has considered the effects of the proposal on the listed building and on the basis of the information provided confirm that they are content that the proposal as presented complies with SPPS and PPS 6.

Flood Risk

- 8.16 The Department for Infrastructure, (DfI) Rivers Planning Advisory & Modelling Unit note the location of the site partially within the 1 in 100 year fluvial flood plain. DfI Rivers note that the proposal will not materially increase flood risk with no objection to this development from a flood risk perspective.

The proposal is an exception under criteria (f) of Policy FLD1 and due to the small scale of the proposed works Rivers have confirmed that there is no requirement for a Flood Risk Assessment. The proposal complies with Policy FLD 1.

- 8.17 DfI Rivers note that there are two culverted pipes for the watercourse that run under the site advising,

The site is affected by a designated, culverted watercourse as per the terms of the Drainage (Northern Ireland) Order 1973 and is known to DfI Rivers as the Distillery Burn. The watercourse is

culverted with twin 900mm diameter pipes, the applicant should establish the location of these culverts in relation to the proposed columns, so as to ensure they are in keeping with the policies under PPS 15. This can be dealt with by condition.

Access

- 8.18 DfI Roads have been consulted and confirm that they have no objections to this proposal. The proposal complies with PPS 3.

Townscape

- 8.19 The proposal meets the criteria of Policy DES 2 of the Planning Strategy for Rural Northern Ireland as the scale and form of the lighting Columns is appropriate in this specific location at an existing MUGA pitch and will not harm the character of the surrounding area.

With regard to the setting just outside Bushmills Conservation Area, consultation was carried out with the Council's Conservation Section who have advised that Conservation Section have no objection to the scheme, in that it is considered that the development proposed would not have an adverse impact on the character, setting or appearance of the Conservation Area.

Habitats Regulations Assessment

- 8.20 A Habitats Regulations Assessment has been submitted for the application to consider the potential impact of the proposal as there is a potential hydrological link from the culverted watercourse under the site to the Skerries and Causeway Special Area of Conservation. The Habitat Regulations Assessment advises that,

the small scale of the development and the dilution and dispersion effect resulting from the watercourse length and marine processes means no LSE is predicted.

- 8.21 Strategic Environmental Services have considered the HRA and the consultation responses from NIEA and advised that they are

content with the proposal and do not require a formal consultation.

- 8.22 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). 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 The proposed floodlighting would serve an existing Multi Use Games Area with no demonstrable impact on the nearest residential areas which lie approximately over 40 metres to the south and east. The proposed floodlighting meets the criteria of Policy OS 7 The Floodlighting of Sports and Outdoor Recreational Facilities of Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.

10.0 CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The lighting scheme for the development hereby approved shall be designed, installed, operated, and maintained in accordance with the submitted Drawing reference 4746-SK-01 date stamped 20th Jan 23. Light pollution shall be obviated by ensuring adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light, GN 01: 2021

Reason: In the interests of amenity

3. Vertical Lux levels at nearest receptors shall not exceed, Table 3: Maximum values of vertical illuminance on premises, applicable to Environmental Zone E3". As laid out within the

Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light, GN 01: 2021

Reason: In the interests of amenity

4. The floodlighting hereby permitted shall only be operational when the associated pitch is in use, and the floodlighting shall not be operational outside the following hours:
 - 07:00 hours to 23:00 hours

Reason: To safeguard the living conditions of residents in nearby properties.

5. A silt fence shall be installed in place of a 10m buffer prior to any works commencing. Construction work carried out at the site shall adhere to the precepts contained in the relevant Pollution Prevention Guidelines (PPGs) and Guidance for Pollution Prevention (GPPs) as detailed above.

Reason: To protect the aquatic environment Silt fence

6. Prior to the commencement of works the position of the culverts under the site shall be established in relation to the position for the proposed floodlights and the culverts shall remain unaffected by the proposed works.

Reason: To ensure that the proposed works do not impact on existing watercourse infrastructure.

Site Location

