



**Planning Act (Northern Ireland) 2011
Planning (General Development Procedure)
Order (Northern Ireland) 2015**

Information on the proposed development of a playing field on agricultural land adjacent to the eastern boundary of the existing playing field at

Kickham's GAC Creggan
134 Staffordstown Road, Randalstown, BT41 3LH

to include ball stops, flood lighting
and ancillary footpaths.



Introduction

Kickham's GAC Creggan (hereinafter referred to as the club) is proposing to create additional facilities at 134 Staffordstown Road, Randalstown, BT41 3LH. The proposal includes the development of a playing field on agricultural land adjacent to the eastern boundary of the existing grass playing field, to include ball stops, flood lighting and ancillary footpaths. In accordance with the Planning Act (Northern Ireland) 2011 Planning (General Development Procedure) Order (Northern Ireland) 2015 the club is conducting a formal community consultation process and the purpose of this pamphlet is to inform the community about the proposal and seek feedback on the quality and impact of the scheme. In this context, the club wants to ensure that not only is this process inclusive but also that the public:

- have access to as much information as possible;
- can put forward their own ideas and feel confident that there is a process of considering ideas; and,
- have an active role in developing the proposal to ensure local knowledge and perspectives are taken into account.

Contextual background

Currently the club has 1 grass playing field to facilitate 4 playing codes – Gaelic Football, Hurling, Camogie and Ladies Football. In recent years the club membership has grown exponentially and this has resulted in an increasing number of teams at all age levels requiring use of the facility. This has led not only to the overuse of the playing field and serious damage to the surface but also schedule clashes with externally programmed matches frequently arranged to take place at the club at the same time. The problem has been precipitated by the fact that the small grass field, immediately adjacent to the Staffordstown Road, which had been lent to the club by the landowner for juvenile games and training has now been identified for residential development and is no longer available to the club for use. In order to remedy the problem the club is aiming to purchase the field between the current playing field and Creggan Road and develop a new grass pitch. The location of the proposed pitch is on the attached map (see appendix 1).

The nature of the proposal

The proposed development covers a swathe of ground approximately 7.69 acres in



area which is currently used for agricultural purposes. It is bounded on all sides by low hedgerows. The new pitch would be approximately 140 metres in length from the north to the south (parallel to the Creggan Road) and 90 metres in width, with ball stops located behind the northern and southern goalposts. The pitch proposal will also include ancillary flood lights along the eastern and western sides of the pitch. A path would be constructed around the sides of the pitch which will be wide enough to accommodate the movement of emergency vehicles. Coupled with this there will be an access point onto the Creggan Road, solely for the access and egress of emergency vehicles.

The main vehicular access to the site will be via the existing access at the junction with Staffordstown Road and will result in substantive planning gain as significant improvements to the visibility splay on the left hand side emerging will be undertaken as part of the scheme. Coupled with this, the parking provision for the existing facilities will be increased by in excess of 80%.

In advance of submitting the formal application for planning permission, the club has been consulting with Antrim and Newtownabbey Borough Council (ANBC) since July 2019 and has gone through the formal pre-application discussion process (PAD). In this context, it has submitted details of the proposal to the Council and received feedback on key impacts. A summary of the feedback on these is as follows and full details are available on request.

Department for Infrastructure (DFI Roads)

DFI will accept the information provided in the Transport Assessment Form and will not require a Transport Assessment with any subsequent planning application. DFI will require visibility splays of 2.4 x 70 metres in both directions at the main existing entrance. The emergency access off the Creggan Road will also have to comply with the relevant standards.

Department for Communities: Historic Environment Division

Historic Monuments has considered the impacts of the proposal and is content that any subsequent planning application based upon the development of the field satisfies PPS6 policy requirements, subject to conditions for the agreement and implementation of a developer funded programme of archaeological works.



Department of Agriculture, Environment and Rural Affairs

Natural Environment Division recommends that at the planning application stage ANBC requests the information below:

- a Preliminary Ecological Appraisal to assess the site for potential natural heritage issues.
- a lighting plan providing details of proposed artificial lighting.
- a drainage plan
- an outline Construction Environmental Management Plan.

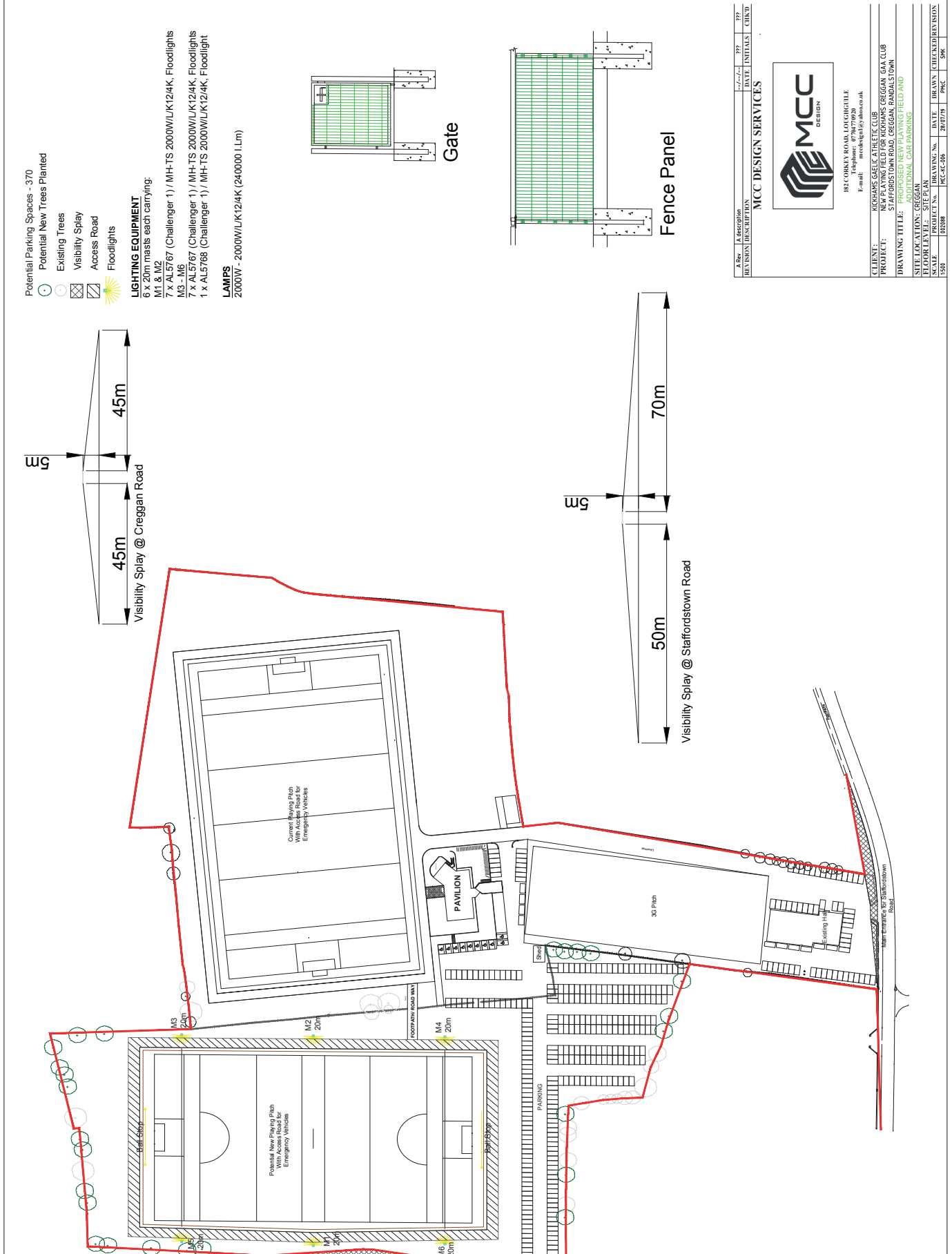
Further information

In accordance with the above legislation and in pursuit of inclusive consultation, the club is also conducting a formal community consultation process and, in this context, community meetings will be held in Arches House, Arches Lane, Main Street, Randalstown, BT41 3AB on Friday March 20th 2020 between 12 noon and 2pm and also between 7pm and 9pm. All members of the public are welcome to attend. Furthermore, an exhibition of the plans for the proposed project will be placed on display in Arches House and will be available for inspection between 20th March 2020 and 8th May 2020.

You are hereby invited to attend the meeting(s) at the above specified times and/or inspect the plans during the times of opening of Arches House (9:00am – 17:00pm, Monday to Friday) and submit any comments you may wish to provide to Secretary. creggankickhams.antrim@gaa.ie or, alternatively, feedback sheets (see appendix 1) will be available at the exhibition venue where submissions can also be lodged. As per the legislative requirements any comments submitted are not representations to the Antrim and Newtownabbey Borough Council planning authority and it is important to note that there will be a further opportunity for representation to be made when the formal planning application has been lodged for determination.

The application will be advertised in the press and the statutory neighbour notification process will be conducted by Antrim and Newtownabbey Borough Council as specified in the legislation.

Appendix 1



Rev	Description	DATE	BY
1	ISSUED FOR PERMIT	12/01/19	MM
2	REVISION	12/01/19	MM
3	REVISION	12/01/19	MM
4	REVISION	12/01/19	MM
5	REVISION	12/01/19	MM

MCC DESIGN SERVICES

MCC DESIGN

187 CONWAY ROAD, LONCHICHTLE
 Telephone: 07794 779228
 E-mail: mcdesign@shoeco.uk

CLIENT: KIRKHAM'S GAAELC ATHLETIC CLUB
PROJECT: NEW PLAYING FIELD FOR KIRKHAM'S GAA CLUB
 STAFFORDSTOWN ROAD, CREGGAN, RANDALSTOWN

DRAWING TITLE: ADDITIONAL CAR PARKING

SITE LOCATION: CREGGAN
FLOOR LEVEL: SITE PLAN
PROJECT No.: MCC-CAC-006
DATE: 20/01/19
SCALE: 1:500
DRAWN: CHECKED/REVISED
DATE: 20/01/19
SCALE:



REVISIONS	DATE	DESCRIPTION	BY
1	20/07/19	Issue for planning	MB
2	20/07/19	Issue for planning	MB

MCC DESIGN SERVICES

MCC DESIGN

MAT GORRY ROAD LONGFORD IRE
 Telephone: 071777020
 E-mail: mcdesign@shoecanuk

CLIENT: KIKKANS GAA ATHLETIC CLUB
PROJECT: NEW PLAYING FIELD FOR KIKKANS GREGGAN GAA CLUB
DRAWING TITLE: SHAFORDSTOWN ROAD GREGGAN, RANDALSTOWN
Overview survey map

SITE LOCATION: GREGGAN
FLOOR LEVEL: SITE PLAN
DATE: 20/07/19
BY: MB



Are you in agreement with the proposal to develop a grass playing field at the proposed location on the attached map:

Please indicate: Yes No

You may provide an explanation for your answer below:

Important: Data Protection

The club will treat all personal information in accordance with the General Data Protection Regulations (GDPR) requirements. It will only provide details of respondents where express permission for personal information to be used has been granted. In this context please complete the following section.

I do/do not grant (delete as appropriate) consent for my personal information to be used in the Pre-application Consultation report.

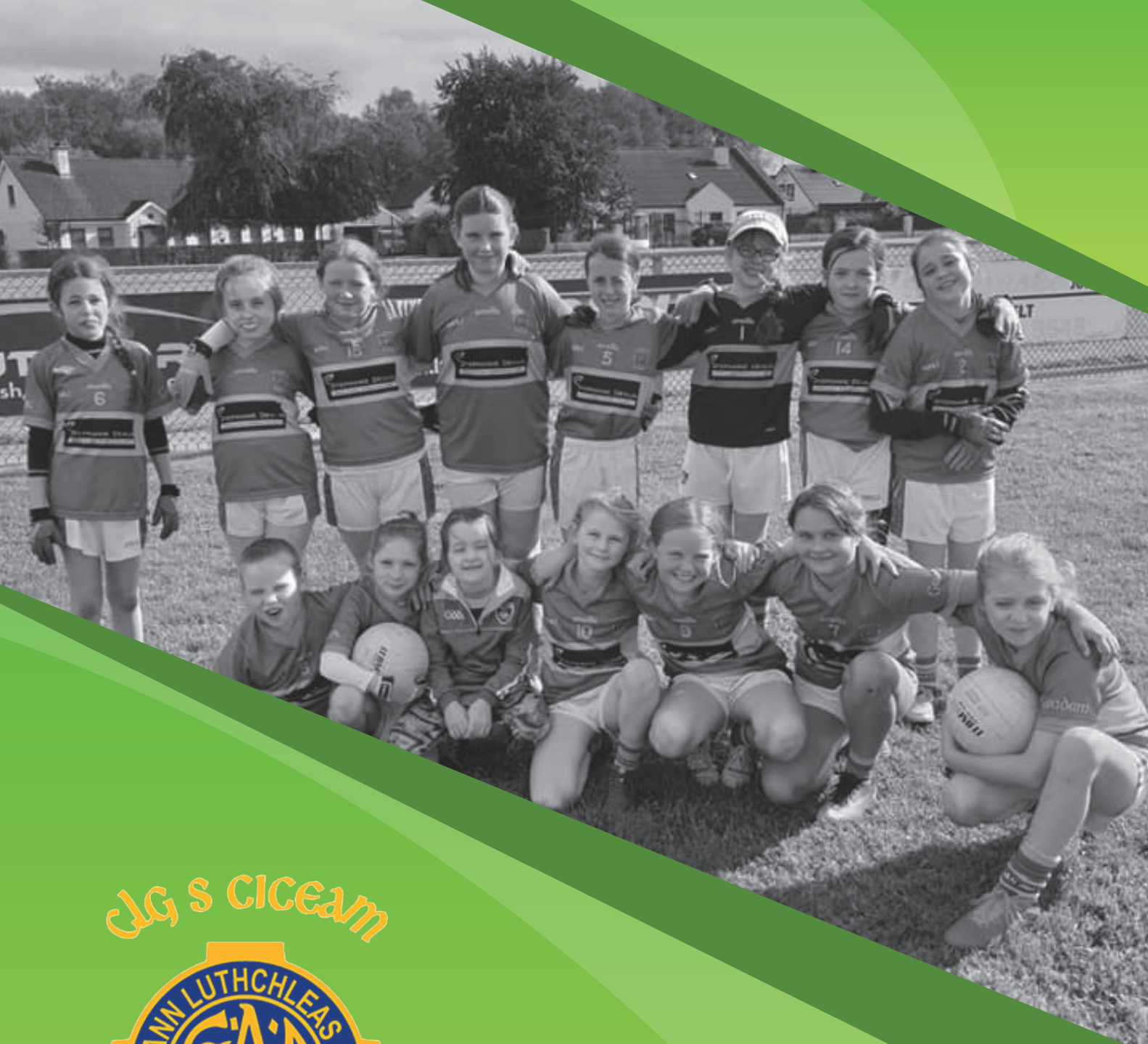
You may complete the following section if you wish and where appropriate the club will respond to your query:

Name _____

Address. _____

Contact details _____

Please insert your response in the submission response box provided , post to the Secretary, Kickham's GAC Creggan, 134 Staffordstown Road, Randalstown, BT41 3LH or alternatively email to secretary.creggankickhams.antrim@gaa.ie by Friday 8th May 2020.



Clu S Ciceam



an Creagan