

NORTHERN IRELAND PLANNING STATISTICS

2015/16 FIRST QUARTERLY BULLETIN

(April – June 2015: Provisional figures)



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Key Points

- The number of planning applications received in Northern Ireland in the period April to June 2015 was 3,188, a decrease of 5.5% compared to the same period in 2014/15 and comprised 3,091 Local Development, 94 Major Development and 3 Regionally Significant Development applications.
- The number of planning applications decided was 2,013, the lowest in this ten year series and a decrease of over one quarter (26.6%) compared to the same period last year. This was the sharpest quarterly decline in decisions issued in the series but was not driven by a similar reduction in applications received. No Regionally Significant Development applications were decided during the first quarter.
- The average processing time to decide Major Development applications was 37.6 weeks across all councils. This was nine weeks longer than the Northern Ireland processing time for the same quarter last year; however, it is an improvement of almost six weeks from the final quarter of 2014/15.
- The average processing time to decide Local Development applications was 19.0 weeks across all councils, up slightly on the 18.6 weeks recorded in the final quarter of 2014/15 for Northern Ireland but almost six weeks longer when compared to Q1 last year. This ranged from 13.1 weeks in Fermanagh and Omagh to 28.4 weeks in Newry, Mourne and Down.
- The time taken to process 70% of enforcement cases to target conclusion across all councils was 33.6 weeks, over five weeks better than the 39 week target and an improvement of just over three weeks on the 36.8^(r) weeks achieved in the equivalent quarter last year for Northern Ireland. At council level, the shortest time taken to conclude 70% of cases was 14.3 weeks in Antrim and Newtownabbey whilst the longest was 55.9 weeks in Newry, Mourne and Down.
- The overall approval rate for all planning applications dropped by just under one percentage point to 94.5% compared to the equivalent quarter last year.
- At a Northern Ireland level, the number of live applications greater than one year old at the end of June 2015 was 1,128. This continues the five year downward trend in the proportion of older applications, with now 1 in 7 applications taking over one year to process compared with 1 in 3 at the end of June 2010.

Introduction

This statistical bulletin presents a summary of provisional Northern Ireland (NI) planning volumes and processing performance for the new district councils, and the Department of the Environment (the 'Department'), during the first quarter of 2015/16. Quarterly data is provided in accompanying Excel tables together with comparable data from the previous financial year where possible. Please note that these quarterly figures are provisional and finalised annual figures will be released after the end of this financial year.

The Planning Act (Northern Ireland) 2011 (the '2011 Act') sets out the legislative framework for development management in Northern Ireland and provides that, from 1 April 2015, councils now largely have responsibility for this planning function. Planning applications for development categorised as being either major development or local development are determined by the councils. Responsibility for planning applications for regionally significant development rests with the Department. In addition, the Department has retained responsibility for legacy 'Article 31' applications (i.e. Article 31 of the Planning (Northern Ireland) Order 1999). Furthermore, the Department has the power to 'call in' both major and local development applications from councils, where it so directs, and determine them (see 'User Guidance' for a fuller description of the different planning application types). Responsibility for planning legislation, and for formulating and co-ordinating policy for securing the orderly and consistent development of land, remains with the Department. Consequently, the responsibility for development management is shared between the 11 new councils and the Department.

The Department will continue to have responsibility for the provision and publication of Official Statistics relating to the overall development management function, including enforcement. The quarterly and annual reports provide the NI headline results split by district council (and the Department where relevant). These data will also provide councils with

information on their performance in order to meet their own reporting obligations under the Local Government Act (Northern Ireland) 2014. Note that whilst pre-transfer activity volumes can be mapped historically to the new organisational areas from which the demands arise, it would not be valid to do the same with performance data as the newly established district councils did not exist, nor do they neatly overlap with the old area planning office jurisdictions. This first year, therefore, will be regarded as a base year for the reporting of performance-related data at council level with comparative trend data then building from that point onwards. Note that historic comparisons of performance at NI level are still possible.

This bulletin provides an overall view of planning activity across Northern Ireland. It provides summary statistical information on council progress across the 3 new statutory targets for major development applications, local development applications and enforcement cases as laid out in the Local Government (Performance Indicators and Standards) Order (Northern Ireland) 2015. It will also provide information relating to Departmental performance against quantitative DOE Corporate Business Plan targets (see Appendix 1 for details of relevant 2015/16 departmental planning targets).

Future Releases

The next release is due in January/February 2016 and this will contain planning data up to 30th September 2015.

Summary of accompanying Excel tables

All of the information underlying the charts and graphs featured in this bulletin are included in accompanying Excel tables (see Appendix 2 for additional 'Definitions' used in these tables). This summary bulletin provides an overview and high level commentary with more details and further analyses available in the Excel tables. Where relevant, some of the more detailed findings may be referred to in the commentary.

1. Overall NI Planning Activity

Fig 1.1 NI planning applications, quarterly from April 2005 to June 2015

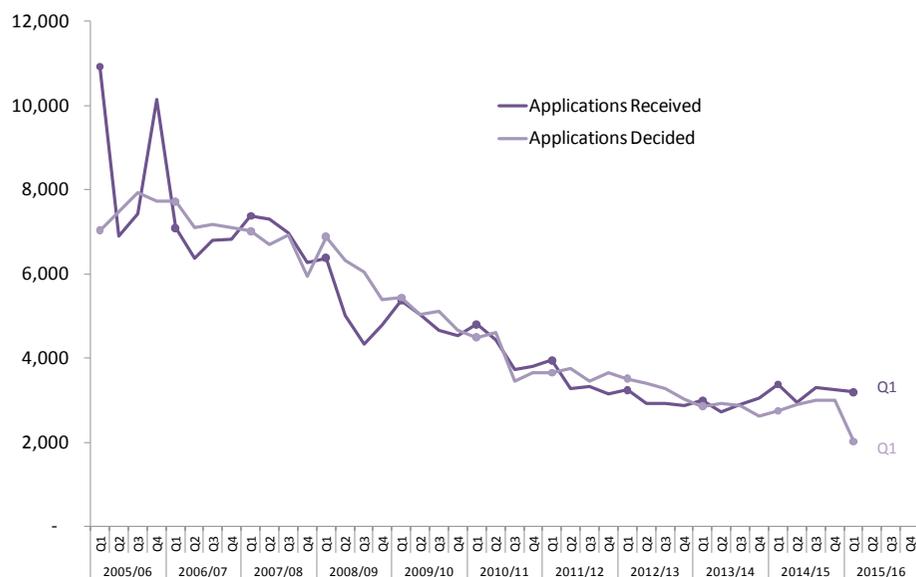


Fig 1.2 Applications received and decided by council, April-June 2015



The number of planning applications **received** in Northern Ireland by councils and the Department, in the period April to June 2015, was **3,188**, a decrease of 5.5% compared to the same period in 2014/15. However, this is still higher than the first quarter series low of 2,985 in Q1 2013/14, following a general downward trend in line with the economic downturn, from the peak of 10,924 recorded in Q1 2005/06.

The number of planning **decisions** issued was **2,013**, the lowest in this ten year series and a decrease of over one quarter (26.6%) compared to the same period last year. This was the sharpest quarterly decline in decisions issued in the series and, as noted above, is not driven by a similar reduction in applications received.

Belfast City received the most (434) planning applications in the quarter up to June 2015, followed by Newry, Mourne and Down (375), between them accounting for 25.4% of all applications received across NI. Taken together, however, they accounted for only 16.9% of all NI decisions issued. Causeway Coast & Glens issued the most decisions (230) during the first quarter followed by Fermanagh & Omagh (225). The supporting Excel table additionally provides activity per head of population for each new district council.

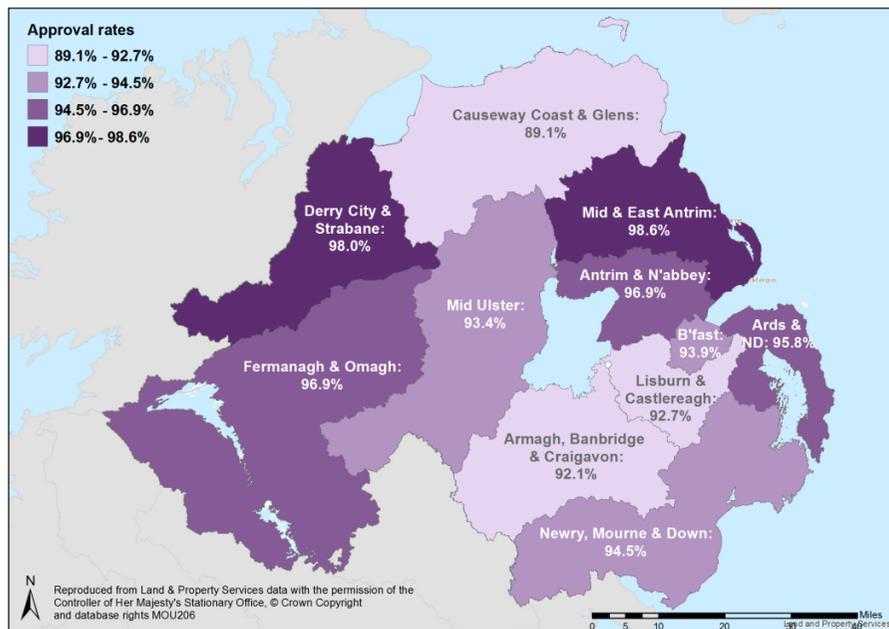
[Refer to Tables 1.1, 1.2](#)

During the period April to June 2015, the Department received **3 Regionally Significant Development (RSD)** planning applications, all of which were for Renewable Energy proposals and none of which were decided in the quarter. During the period, 2 Retained applications were decided while 1 was withdrawn. These Retained applications pre-dated the transfer of planning powers as per the 2011 Act, and had an average processing time of 96 weeks.

In addition to the 3 ongoing RSD applications, at the end of June the Department was processing a further 2 Called-in; 3 Conservation Area Consent (i.e. consent to demolish); and 41 Retained applications.

[Refer to Table 1.3](#)

Fig 1.3 Approval rates by council, April-June 2015



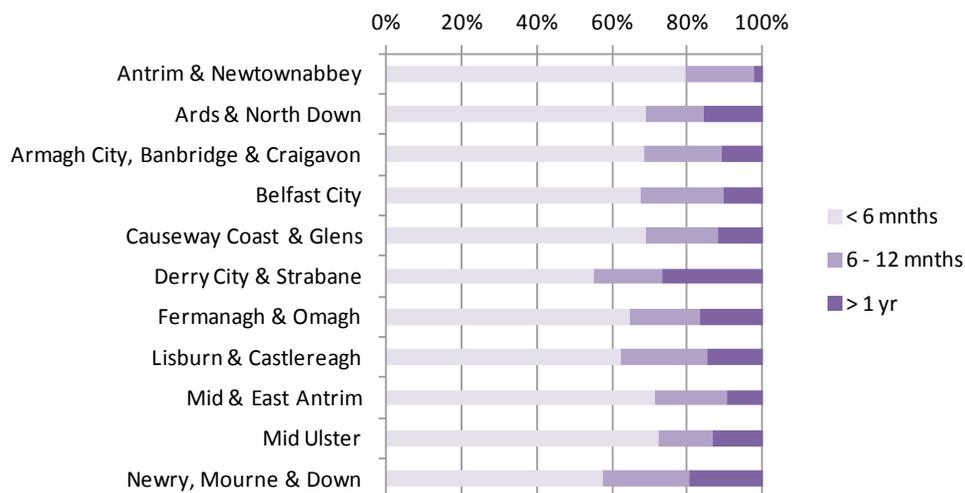
The **overall Northern Ireland approval rate** for all planning applications for the period April to June 2015 was **94.5%** (based on the number of decisions issued in the same period), a decrease of just under one percentage point from the same period last year. Approval rates for planning applications varied across councils with highs of 98.6% in Mid & East Antrim and 98.0% in Derry & Strabane to 89.1% in Causeway Coast & Glens.

Live applications

At NI Level, the number of **live applications greater than one year old** at the end of June 2015 was **1,128**. This continues the five year downward trend in the proportion of older applications, with now 1 in 7 applications taking over one year to process compared with 1 in 3 at the end of June 2010. More recently, the proportion of cases over one year old has reduced by one fifth between June 2014 and June 2015.

[Refer to Table 1.4](#)

Fig 1.4 Live applications by council at end of June 2015



The proportion of live applications greater than one year old at the end of June 2015 varies across councils with Antrim & Newtownabbey having the lowest proportion with only 2% falling into this category. This equates to just 1 in every 50 applications taking over one year to process compared to 1 in every 4 in Derry City & Strabane. It is important to be aware, however, that councils will have inherited many of these over one year old cases from the Department.

[Refer to Table 1.5](#)

2. Major Development Planning Applications

Fig 2.1 Major Development planning applications, quarterly from April 2014 to June 2015

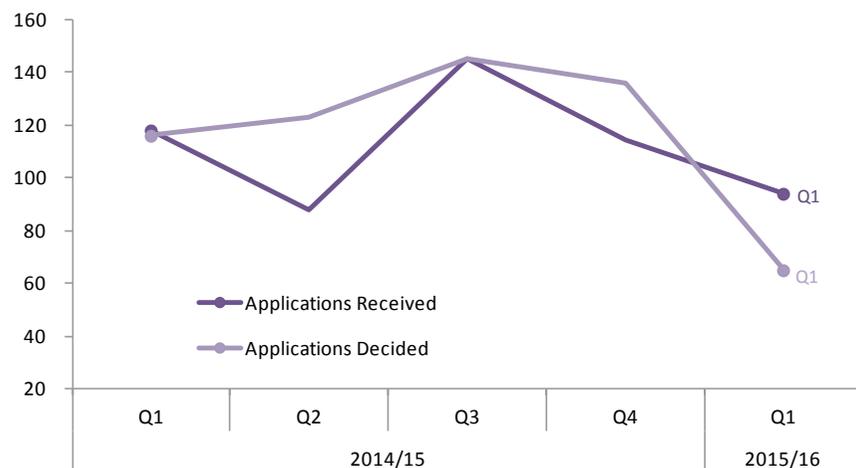


Table 2.2 Major Development planning applications decided, withdrawn and average processing time by council, April-June 2015

Council	Average Processing		Time ¹
	Decided	Withdrawn	
Antrim & Newtownabbey	3	0	26.2
Ards & North Down	5	0	34.4
Armagh City, Banbridge & Craigavon	2	0	35.5
Belfast City	5	1	72.1
Causeway Coast & Glens	11	0	40.2
Derry City & Strabane	4	0	22.2
Fermanagh & Omagh	10	1	25.4
Lisburn & Castlereagh	3	0	179.6
Mid & East Antrim	3	0	13.8
Mid Ulster	11	0	42.4
Newry, Mourne & Down	7	1	54.7
All Councils	64	3	37.6

1. See User Guidance on how processing times are calculated.

Major Developments have important economic, social and environmental implications for a council area. The majority of major applications are multiple housing, commercial and government and civic types of development. Excluding regionally significant applications (discussed in previous section), the number of **Major** planning applications **received** in Northern Ireland by councils, in the period April to June 2015 was **94**, a decrease of one fifth compared to the same period in 2014/15. The number of **Major** planning applications **decided** was **65** (includes one application processed by the department), the lowest number decided since the new three tier classification system was introduced in April 2014. There were four Major applications (including one within the Department) withdrawn in the period April-June 2015.

It is a statutory target for each council that their Major Development planning applications will be processed from the date valid to decision issued or withdrawal date within an average of 30 weeks.

At the end of the first quarter April-June 2015, the **average processing time** to decide **Major** applications was **37.6 weeks** across all councils. This was nine weeks longer than the NI processing time for the same quarter last year; however, it is an improvement of almost six weeks on the final quarter of 2014/15.

[Refer to Table 2.1](#)

The shortest average processing time for Major applications was 13.8 weeks in Mid & East Antrim (three Majors decided) and the longest was 179.6 weeks in Lisburn & Castlereagh (three Majors decided). Four of the 11 councils were below the 30 week target in this first quarter. Note that, for most councils the first quarter processing times are based on only a small number of cases and hence figures should be interpreted with care. From Q2 onwards, year to date processing times will be additionally reported.

3. Local Development Planning Applications

Fig. 3.1 Local Development planning applications, quarterly from April 2014 to June 2015

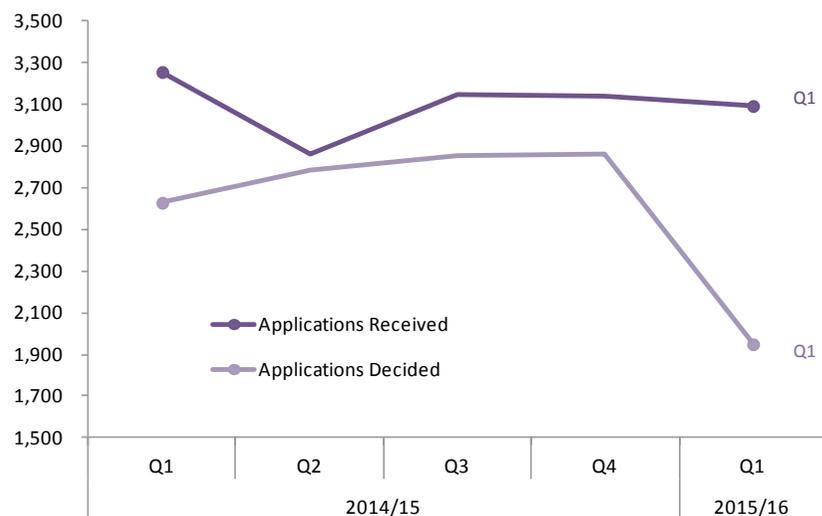
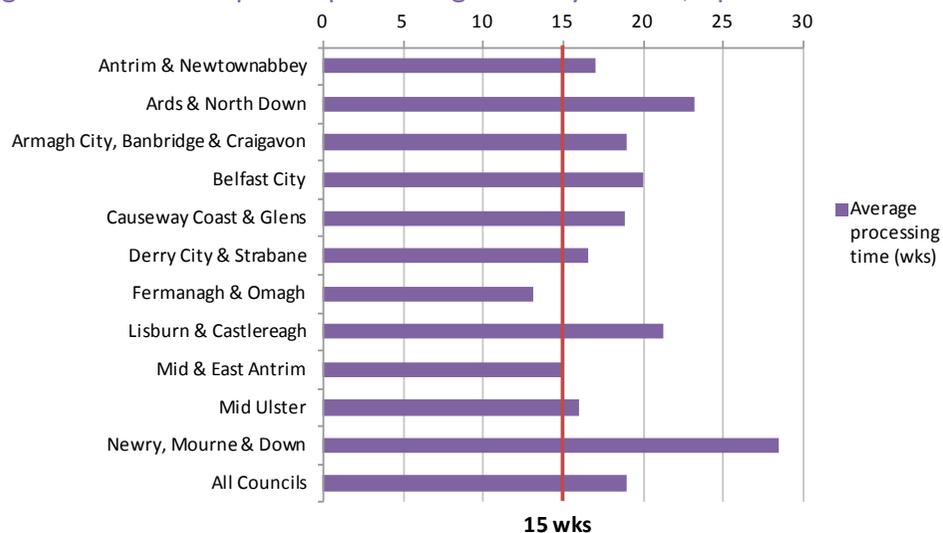


Fig 3.2 Local Development processing times by council, April-June 2015



Local Development planning applications are mostly residential and minor commercial applications received and determined by a council.

The number of **Local** planning applications **received** in Northern Ireland in the period April to June 2015 was **3,091**, a decrease of 5.0% compared to the same period in 2014/15. The number of **Local** planning applications **decided** was **1,948**, again the lowest decided since the new three tier classification system was introduced in April 2014 and a marked reduction of one quarter compared to the same period in 2014/15. There were 70 Local applications withdrawn in the period April-June 2015.

It is a statutory target for each council that their Local Development planning applications will be processed from the date valid to decision issued or withdrawal date within an average of 15 weeks.

At the end of the first quarter April-June 2015, the average processing time to decide Local applications was 19.0 weeks across all councils. This was slightly longer than the 18.6 weeks NI processing time recorded in the final quarter of 2014/15, but almost six weeks longer when compared to Q1 last year.

[Refer to Table 3.1](#)

The shortest average processing time for Local applications was 13.1 weeks in Fermanagh & Omagh (215 Local applications decided and 5 withdrawn) while the longest was 28.4 weeks in Newry, Mourne and Down (139 Local applications decided and 7 withdrawn). Two of the 11 councils were currently within the 15 week processing target. Again, it is important to bear in mind that the vast majority of applications decided in this first quarter will have been inherited from the Department at various stages of processing. From Q2 onwards, year to date processing times will be additionally reported.

[Refer to Table 3.2](#)

4. Development Type

Fig 4.1 Applications received by development type and council, April-June 2015

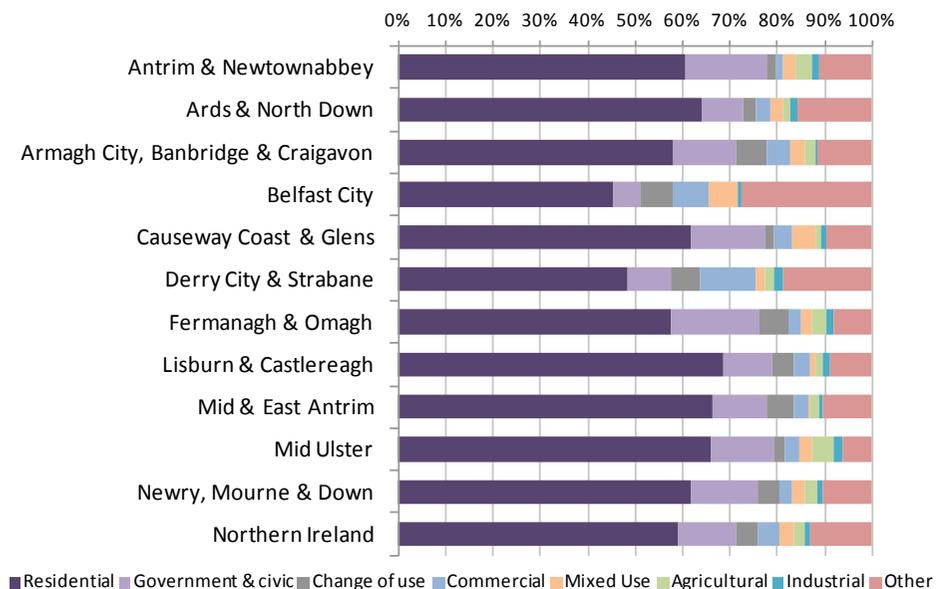
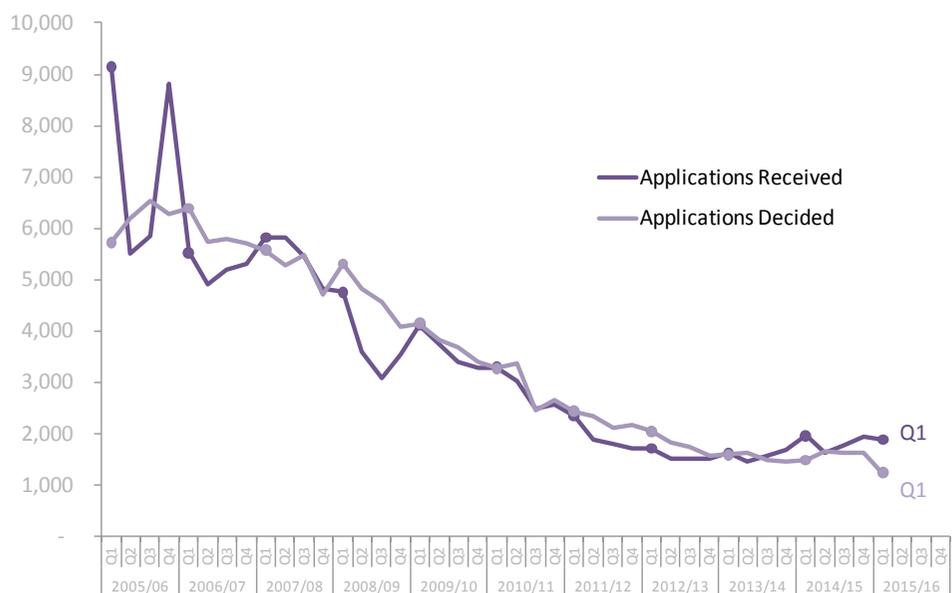


Fig 4.2 NI Residential applications, quarterly from April 2005 to June 2015



Residential applications at the end of June 2015 made up 59.1% of all Northern Ireland planning applications. Fig. 4.1 illustrates the profile of development happening across councils and at the regional level. In Lisburn & Castlereagh, over two-thirds (68.8%) of applications were for residential development, compared to less than half (45.4%) in Belfast City. Belfast City, however, does receive a much higher proportion of its applications falling into the 'Other' (27.6%) and 'Change of Use' (7.1%) categories. (See Appendix 2 – 'Definitions' for a description of the types of applications that these categories comprise).

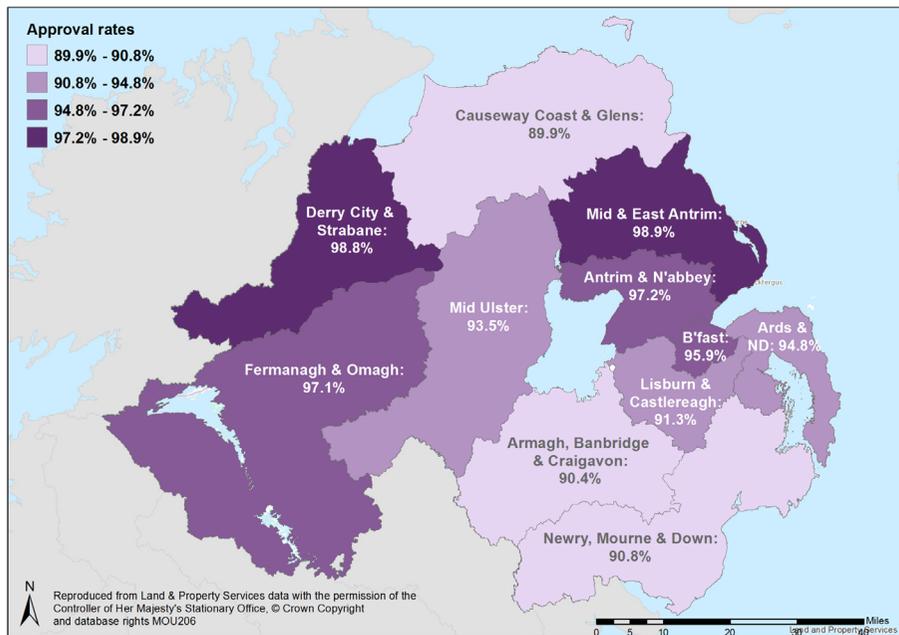
[Refer to Table 4.1](#)

The overall number of **residential** planning applications **received** in total for Northern Ireland in the period April to June 2015 was **1,885**, a decrease of 3.8% compared to the same period in 2014/15. However, this is still significantly higher than the Q1 series low of 1,636 received in 2013/14, following a general downward trend since the peak level of 9,141 recorded back in Q1 2005/06.

The number of **residential** planning applications **decided** was **1,245**, a reduction of 16.5% on the equivalent quarter last year. This is less marked than the decrease in the overall number of decisions issued (which reduced by 26.6%) but still represents a new series low.

[Refer to Table 4.2](#)

Fig 4.3 Residential approval rates by council, April-June 2015



The **Northern Ireland approval rate for residential** planning applications for the period April to June 2015 was **94.2%**, a decrease of around half a percentage point from the same period last year. Approval rates for residential planning applications varied across councils with highs of 98.9% in Mid & East Antrim and 98.8% in Derry & Strabane to 89.9% in Causeway Coast & Glens. This follows a similar pattern to approval rates for all applications.

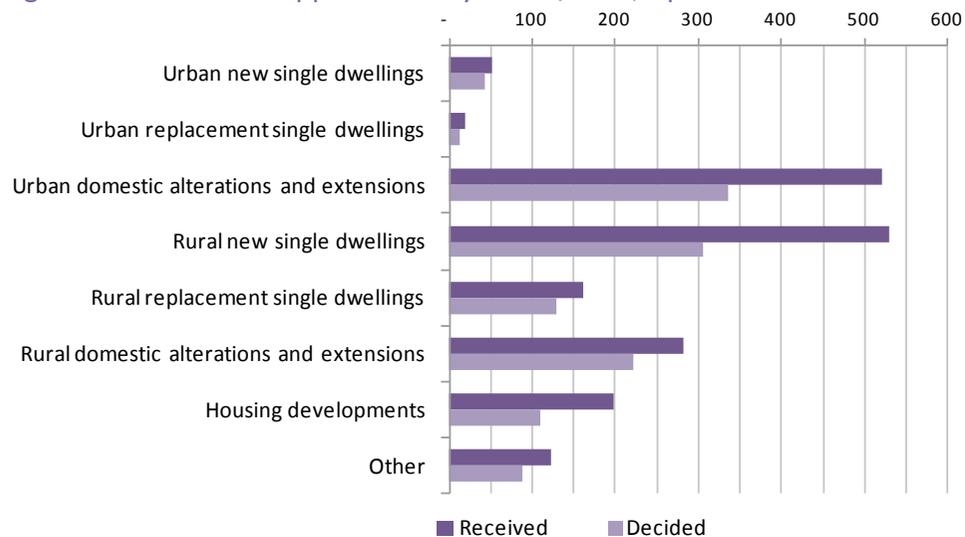
There were 33 residential applications withdrawn in the period April-June 2015.

[Refer to Table 4.3](#)

Fig 4.4 shows that alterations/extensions in urban areas and new single dwellings in rural areas dominate the types of residential applications together making up over half (55.7%) of all residential applications received. **Alterations/extensions** applications **received** in **urban areas** have increased to **520** (an increase of 7.9%) compared to the same period last year, whilst those for **new single dwellings** in **rural areas** dropped by 3.1% to **530** across the same time period. However, in line with the general decrease in decisions issued during the first quarter noted in other sections of this bulletin, the number **decided** for both application types has decreased overall, with **urban alterations/extensions** decisions reducing by one fifth to **335** compared to same period last year.

[Refer to Table 4.4](#)

Fig 4.4 NI Residential applications by urban/rural, April-June 2015



5. Compliance and Enforcement Activity

Fig. 5.1 Enforcement cases opened and closed, April 2009 to June 2015

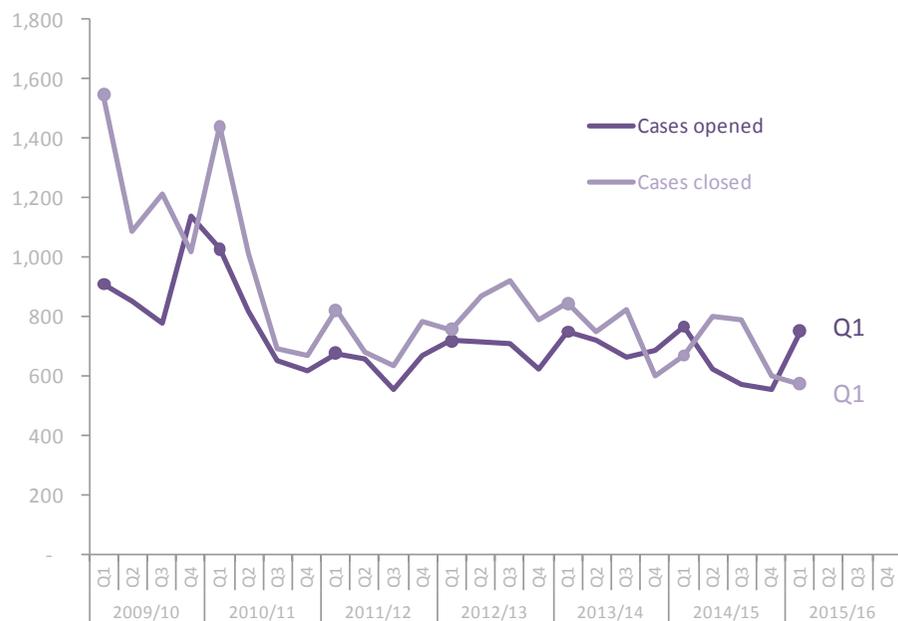
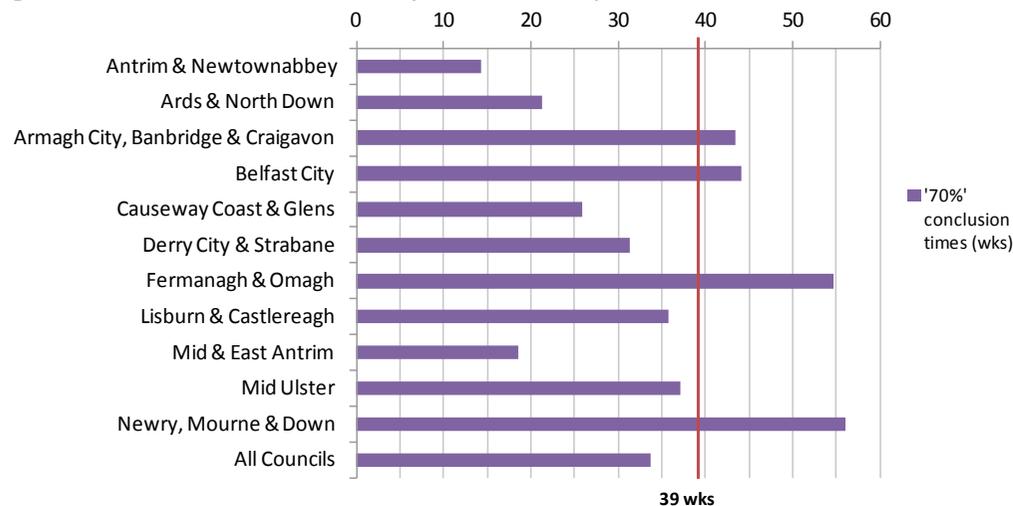


Fig. 5.2 '70%' conclusion times by council for April-June 2015



The number of **enforcement cases opened** in Northern Ireland in the period April-June 2015 was **752**, a decrease of 2.1% compared to the same period in 2014/15. Following a general downward trend since 2009/10, there has been a sharp increase of 36.0% compared to the final quarter of 2014/15. Despite this sudden increase, the number of cases opened is currently three quarters of the first quarter series high of 1,028 recorded in 2010/11. The number of **enforcement cases closed** was **574** in Q1, down 14.5% on the same period in 2014/15 and by 4.7% on the previous quarter.

[Refer to Table 5.1](#)

It is a statutory target that **70% of all enforcement cases dealt with by councils are progressed to target conclusion within 39 weeks of receipt of complaint.**

During this first quarter, the time taken to process **70% of enforcement cases to target conclusion** across all councils was **33.6** weeks, over five weeks shorter than the target and an improvement of just over three weeks on the 36.8^(r) weeks achieved in the equivalent quarter last year at a Northern Ireland level. The shortest time to process 70% of cases was 14.3 weeks in Antrim and Newtownabbey while the longest was 55.9 weeks in Newry, Mourne and Down. Seven of the 11 councils were within the 39 week target in this first quarter. Note that, the majority of cases will have been inherited from the Department at various stages of processing.

[Refer to Table 5.2](#)

There were 4 prosecutions initiated and 8 convictions for planning related offences in this first quarter. The number of **live enforcement cases** at the end of June was **2,748**, 6.8% less than for the same period last year. The number of **cases over two years old** stood at **713**, representing just over one quarter (25.9%) of all live enforcement cases. This proportion has remained reasonably constant over the past five consecutive quarters, having fallen from a series high of almost two fifths (38.0%) in Q3 2012/13.

[Refer to Tables 5.3, 5.4](#)

^(r) See revision note in User Guidance.

6. Renewable Energy (RE) Activity

Fig 6.1 RE applications, quarterly from April 2005 to June 2015

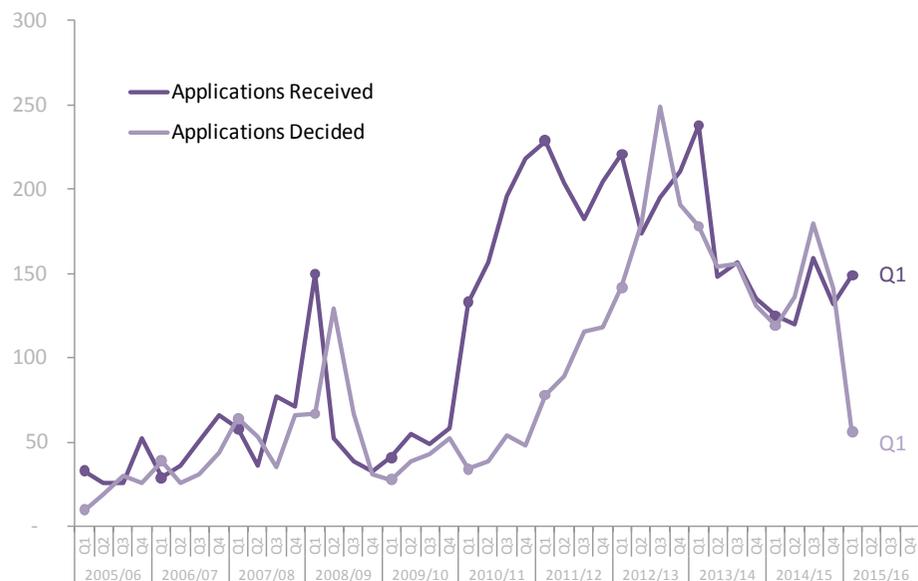


Fig 6.2 RE applications received and decided by council, April-June 2015

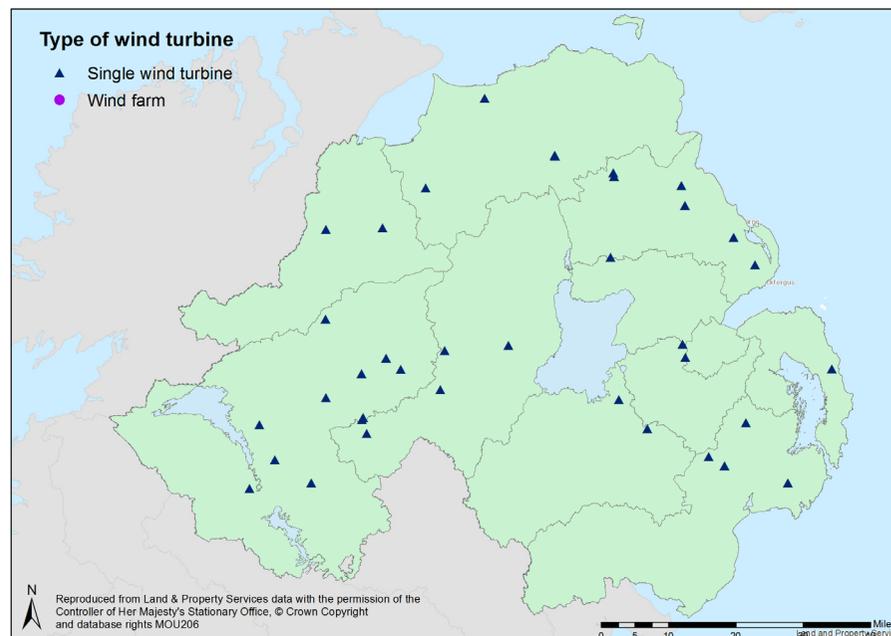


The overall number of **renewable energy** applications **received** in total for Northern Ireland in the period April to June 2015 was **149**, an increase of 19.2% compared to the same period in 2014/15 and 12.9% up on the final quarter of 2014/15. The number of **renewable energy** applications **decided** was **56**, a reduction of over one half (52.9%) on the equivalent quarter last year. During the period the average processing time for renewable energy applications was 49.0 weeks across Northern Ireland.

Fig 6.2 shows the spread across councils with Causeway Coast and Glens (25) receiving the most renewable energy applications, followed by Fermanagh and Omagh (22), with Belfast (1) receiving the least. At the end of June 2015, there were **673 live renewable energy applications**, mainly comprising 535 single wind turbines, 41 wind farms and 39 solar farms.

The overall **NI approval rate** for renewable energy was **92.9%**, an increase of 1.3 percentage points from the same period last year.

Fig 6.3 Location of approved wind energy applications by council, April-June 2015



User Guidance

Notes on Data Source & Quality

The records of all planning applications from 1st April 2015 to 30th June 2015 were transferred in Oct 2015 from a live database. This included all live planning applications in the Planning Portal. The data was validated by Analytical Services Branch (ASB) in cooperation with the Department's Technology and Innovation Unit. This involved quality checks and inspection of coding of classifications in the Planning Portal. Local councils were provided with their own headline planning statistics before publication in order to help with the quality assurance process. Please note the quarterly data are regarded as provisional and will be updated at the end of the financial period 2015/2016 in May 2016.

Users should be aware that quite a number of structural changes have been made to the Planning Portal and associated processes, in order to comply with new planning legislation and it will inevitably take time for the new validation procedures to become properly embedded. It is anticipated, however, that the finalised annual figures when released will reconcile any data issues that may be highlighted during the course of this transitional year.

Regionally Significant / Major / Local Development Applications after 1st April 2014

Note that a new classification hierarchy of development for planning application came into effect on 1st April 2014, on an administrative basis, with the introduction of the following new categories – regionally significant, major and local development. The hierarchy was subsequently placed on a statutory basis in line with the transfer of planning functions to the new district councils on 1st April 2015. It should be noted that there are some differences between the initial administrative hierarchy classifications in place from 1st April 2014 and the final classifications set

out in the Planning (Development Management) Regulations (Northern Ireland) 2015 (S.R.2015 No.71).

Regionally significant developments (RSD) are similar to former Article 31 applications in that they will be determined by the Department. These developments have a critical contribution to make to the economic and social success of Northern Ireland as a whole, or a substantial part of the region. They also include developments which have significant effects beyond Northern Ireland or involve a substantial departure from a local development plan. Applications for these development proposals will be submitted to and determined by the Department. However, the thresholds for RSD may mean that applications which may have previously been dealt with by the Department will now be classified as major development and thus determined by the relevant council. Like major applications, RSD proposals will be subject to pre-application consultation with the community.

Major developments have important economic, social and environmental implications for a council area. The majority of applications for major developments will be dealt with by councils under the new planning system and will be subject to pre-application consultation with the community.

Local developments will comprise of all other developments (other than permitted development) that do not fall within the classes described for major or for regionally significant developments. They comprise of the vast majority of residential and minor commercial applications to be received and determined by a council.

Departmental activity

Retained Section 26 (former Article 31) applications are Major applications being processed by the Department as Article 31 (under the Planning (NI) Order 1991) and, where a decision had not issued before 1 April 2015, which will now be determined under Section 26 of the Planning Act (NI) 2011.

Retained Section 29 (former non Article 31) applications are those being dealt with by the Department's Strategic Planning Division which were close to determination at 1 April 2015 and which were retained for determination as if the Department had called them in under Section 29 of the Planning Act (NI) 2015.

Called-in applications are those initially made to councils where the Minister/Department directs that these should fall to the Department for determination.

Appeals

All applicants of a planning application have the right to appeal a decision or the conditions attached to a decision. The statistics reflected in this publication only reflect the original decision and not any subsequent decision on appeal.

Enforcement Activity

Compliance and enforcement are important functions of the planning system. The summary data presented in this report and accompanying Excel tables covers enforcement cases opened, enforcement cases closed, court action taken and the live caseload as at the end of the quarter. Cases may be closed for a variety of reasons:

- case has been remedied or resolved (the breach may have been removed or amended accordingly);
- planning permission has been granted (so no breach has occurred); it would not be expedient to take further action;
- no breach has actually occurred; the breach may be immune from enforcement action (it may be outside the time limit in which to initiate action);
- Or an application has been allowed on appeal or indeed the notice has been quashed.

The time taken to conclude an enforcement case is calculated from the date on which the complaint is received to the earliest date of the following:

- a notice is issued;
- legal proceedings commence;
- a planning application is received;
- the case is closed.

Revision ⁽¹⁾: *Validation has highlighted that not all "earliest" dates were picked up in previous quarters. This has been rectified for the current quarter and revised for Q1 2014/15, however the algorithm is subject to ongoing testing and may lead to subsequent small revisions.*

The value at 70% is determined by sorting data from its lowest to highest values and then taking the data point at the 70th percentile of the sequence.

Processing Times

The time taken to process a decision/withdrawal is calculated from the date on which an application is deemed valid to the date on which the decision is issued or the application is withdrawn. The average processing time is the median. The median is determined by sorting data from its

lowest to highest values and then taking the data point in the middle of the sequence. The median is used because some planning applications can take several years to reach a decision. As a consequence, these extreme cases (outliers) inflate the mean and the result is that the mean may not be considered as 'typical'. Therefore the median may be taken to better represent the 'average' or 'typical' processing time.

Geographical Classification

The method of classifying the urban and rural marker is based on the x & y co-ordinates as recorded on the planning application in conjunction with Settlement Development Limits (SDLs).

Note on Exclusions:

Certificates of Lawful Use or Development (CLUDs)

Certificates of Lawful Use or Development (CLUDs), either proposed or existing, have not been included in the Official Statistics bulletin since 2012/13. These are not actually applications for planning permission. A council will issue a CLUD if it is satisfied that a particular development is lawful within the provisions of planning legislation. Examples include proposed extensions, which fall within the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 for permitted development and do not require planning permission, or uses that have become lawful due to the length of time they have been in existence.

Tree Preservation Orders (TPOs)

While applications for planning permission and other consents were included in the operational statistics produced prior to transfer, Tree Preservation Orders (TPOs) were excluded. In the interests of consistency TPOs will also be excluded from the new operational statistics.

Non Material Changes (NMCs)

Applications for a Non Material Change (NMCs) to an existing planning permission are provided for under the 2011 Act, but they are not planning applications. There is no requirement to advertise or consult on NMCs.

Pre-Application Discussions (PADs)

Pre-Application Discussions (PADs) are not provided for in planning legislation and councils may adopt different approaches in relation to these, as may the Department.

Proposal of Application Notices (PANs)

Proposal of Application Notices (PANs) are provided for under Section 27 of the 2011 Act, but they are not planning applications. They are essentially advance notices of major/RSD planning applications and detail how a developer proposes to engage with the community. A major/RSD development planning application cannot be submitted without a PAN having been issued, community consultation undertaken and a report prepared and submitted with the application by a developer.

Further Information

Information and statistics for the other devolved administrations and Republic of Ireland can be found at the following links.

England:

http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/462195/Planning_Applications_April_to_June_2015.pdf

Scotland:

<http://www.gov.scot/Resource/0048/00486389.pdf>

Wales:

<http://gov.wales/topics/planning/planningstats/development-management-quarterly-survey/april-to-june-2015/?lang=en>

Republic of Ireland:

<http://www.cso.ie/en/releasesandpublications/er/pp/planningpermissionsquarter12015/>

Building Control (LPS Starts and completions):

<https://www.dfpni.gov.uk/publications/lpsnisra-new-dwelling-statistics>

Housing bulletin DSD:

<https://www.dsdni.gov.uk/sites/default/files/publications/dsd/housing-bulletin-april-june-2015.pdf>

Appendix 1 – Quantitative DOE corporate targets relevant to the planning function – 2015/16

DOE Corporate Plan Target

Contribute to sustainable economic growth by processing 50% of Regionally Significant Planning Applications to a Ministerial Recommendation within 30 weeks, subject to pre-application discussions having taken place and meeting the requirements of relevant Environmental Legislation.

Appendix 2 – Definitions

The Statistical Categories referred to in Section 4 and Excel Table 4.1 are defined below.

Agricultural

These include agricultural buildings or structures for the storage of slurry and/or manure, agricultural glasshouses, stables and livery yards and infilling of land for agricultural purposes.

Commercial

These include food supermarkets and superstores, non food retailing, major retail developments exceeding 1000 sq m, alterations, extensions and improvements to buildings used for retailing, retail warehouses, clubs, post offices, factory outlets, petrol stations, offices, purpose built office developments, restaurants, car parking, and motor vehicle display, hire, repair or sale.

Government and Civic

These include police stations, coastguard stations, civic amenity sites, recycling centres, schools and colleges, hospitals, clinics, other medical establishments including surgeries and dental practices, 'Hard infrastructure' facilities such as roads, water mains, water treatment works, trunk sewers, waste water treatment works and natural gas pipelines. Also includes recreational facilities, including indoor and outdoor sports facilities, and swimming pools and renewable energy applications, including wind turbines, wind farms, solar panels, biomass burners, hydroelectric schemes etc. Note that this category also includes non public sector applications related to the above topics.

Industrial and Manufacturing

These include factories, warehousing, light and general industrial floor space, quarries, sand and gravel extraction and fuel depots.

Mixed Development

These include applications for mixed development incorporating a number of development types such as residential, retailing, offices, community and leisure.

Residential

These include housing developments (incorporating a mixture of house types and apartments), purpose built apartment developments, sheltered housing schemes, single dwellings including dwellings on farms, holiday chalets, caravans and mobile homes, alteration, extension or improvement of existing dwellings, residential homes or nursing homes, hotels or motels.

Change of Use

These include applications for a change in the use of land or buildings including changes to residential, retailing, offices, community or leisure uses.

Other types of application

All other types of applications not mentioned above are put into the 'Other' category but mainly comprise 'Works to Facilitate Persons Who Are Disabled', 'Advertisements', and 'Listed Buildings'.

The application types referred to in Excel Table 4.5 are defined below.

Outline permission

An application for outline planning permission can be used to ascertain whether a proposed development is acceptable in principle. This usually means that detailed drawings are not needed. However, the council or, as the case may be, the Department, may, in certain circumstances, require the submission of additional information or insist that an application for full planning permission be submitted.

Full permission

An application for full planning permission requires the submission of all details of the proposal. This type of application would be appropriate, for example, if the erection of new buildings is proposed and / or if a change of use of land or buildings is proposed.

Approval of Reserved Matters

If outline planning permission is granted, then a subsequent application and approval relating to the siting, design, external appearance, means of access and landscaping details, known as 'reserved matters', will be required before building work can commence. The reserved matters application must be consistent with the outline planning permission and take into account any conditions that have been attached to it. If the development proposal changes, then it may be necessary to submit a new planning application.

Consent to Display an Advertisement

Advertisement consent is normally required to display an advertisement, particularly large signs and illuminated adverts.

Listed Building Consent

Works that would affect the character of a listed building need listed building consent. This includes work to the internal or external fabric of the building or any demolition. It should be noted that the requirement for Listed Building Consent is in addition to any requirement for planning permission for works to a listed building.

Conservation Area Consent

Works that would entail the full or partial demolition of a non-listed building in a conservation area need conservation area consent. It should be noted that the requirement for Conservation Area Consent may be in addition to any requirement for planning permission.

Hazardous Substances Consent

The Planning (Hazardous Substances) (No2) Regulations (Northern Ireland) 2015 are concerned with the storage and use of hazardous substances which could, in quantities at or above specified limits, present a risk. Hazardous Substances Consent ensures that hazardous substances can be kept or used in significant amounts only after the council or, as the case may be, the Department has had the opportunity to assess the degree of risk arising to persons in the surrounding area and to the environment.

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