



Causeway Coast & Glens Borough Council

DoE Consultation on Permitted Development Rights	25 th May 2016
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcomes
Leader and Champion	<ul style="list-style-type: none">We will establish key relationships with Government agencies and potential strategic partners in Northern Ireland and external to it which helps us to deliver our vision for this Council area.
Accelerating our Economy and contributing to Prosperity	<ul style="list-style-type: none">The Council will work with its partners to maximise business start-up opportunities and encourage existing enterprises to grow and prosper.The Council will work with partners to maximise investment funding opportunities from external sources including; the Northern Ireland Assembly, the European Union, the Rural Development Programme and from private sector financing.
Lead Officer	Denise Dickson
Cost:	N/A

For Decision

1.0 Background

- 1.1 On 5th May 2016, DoE issued a consultation paper on proposals to amend permitted development rights for:
- Development by Electronic Communications Code operators;
 - Non-Domestic Roof Mounted Solar Photovoltaic Panels
 - Shops, Financial and Professional Services Establishments; and,
 - Electric Vehicle Charging Points
- 1.2 Details of the consultation are available to view via the following link
http://www.planningni.gov.uk/index/news/dfi_planning_news/news_consultation-2/consultation-review-pd-rights-mar2016.htm

2.0 Detail

2.1 The Planning (General Permitted Development) Order (Northern Ireland) 2015 (GDO) currently provides permitted development rights for a range of development without the requirement to formally apply for planning permission, subject to a number of conditions and limitations. The Department is continuing its review of permitted development rights in light of better regulation. This is intended to provide a considered balance between lightening the regulatory burden on businesses and individuals and protecting the environment, amenity and public safety.

2.2 **Part 18** of the Schedule to the GDO currently provides permitted development rights for **Electronic Communications Code Operators** eg Virgin, BT, Vodafone, EE, subject to a number of limitations and conditions and is the most restrictive in the UK. The Department is committed to removing unnecessary burden where appropriate and is seeking views on proposals in relation to permitted development rights for telecommunications network development for:

- Masts and associated apparatus
- Apparatus and antenna mounted on buildings
- Emergency apparatus
- Sensitive Areas
- New and replacement telegraph poles, and
- Equipment Housing

2.3 The consultation document provides detail on existing and proposed arrangements and asks 12 questions in relation to the proposed changes to the GDO. It discusses the how the Electronic Communications Code Regulations and how these merge with the proposed changes to the permitted development rights.

3.0 Recommendation

3.1 **IT IS RECOMMENDED** that Members note the content of the report and agree to Head of Planning holding a workshop to discuss the proposed amendments and Councils response and, for the Head of Planning to reply to the DoE on behalf of Council.