



September 26th, 2023

**TO: The Right Worshipful the Mayor and Members
of Lisburn & Castlereagh City Council**

A **Meeting of Lisburn & Castlereagh City Council** will be held on **Tuesday, 26th September 2023 at 7:00 pm** in the Council Chamber and remote locations for the transaction of the business on the undernoted agenda.

For those Members attending this meeting remotely, the Zoom details are included in the Outlook invitation that has been issued.

A hot buffet will be available in Lighters Restaurant from 5.45 pm for those Members who have confirmed in advance.

DAVID BURNS
CHIEF EXECUTIVE
LISBURN & CASTLEREAGH CITY COUNCIL

Agenda

1.0 BUSINESS OF THE RIGHT WORSHIPFUL THE MAYOR

📄 *Mayor and Deputy Mayor Engagements for Council Meeting September 2023.pdf*

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2.0 APOLOGIES

3.0 DECLARATIONS OF MEMBERS' INTERESTS

- (i) conflict of interest on any matter before the meeting (Members to confirm the specific item)
- (ii) pecuniary or non-pecuniary interest (Member to complete disclosure of interest form)

4.0 COUNCIL MINUTES

4.1 Council Meeting - 22 August, 2023

📄 *MM 22 08 2023 Draft Minutes for Adoption.pdf*

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5.0 MATTERS ARISING

6.0 DEPUTATIONS

(None)

7.0 BUSINESS REQUIRED BY STATUTE

7.1 Signing of Legal Documents

- Lisburn and Castlereagh City Council and Lisburn Rugby Football Club, 71a Eglantine Road, Lisburn BT27 5RQ - Letter of Offer to Lisburn Rugby Football Club - Community Investment Fund - Funding Agreement
- Lisburn and Castlereagh City Council and Citywatch CCTV Northern Ireland, PSNI, 15 Barrack Street, Lisburn BT8 1TJ - Citywatch Letter of Offer and associated Chattels Mortgage
- Lisburn and Castlereagh City Council and Play and Leisure Services, 31 Carrowdore Road, Greyabbey, Co Down BT22 2 LU - T22/23-003 - Contract for Tender for Supply of Play Park Equipment
- Lisburn and Castlereagh City Council and Cleaver Fulton Rankin, 50 Bedford Street, Belfast BT2 7FW and Arthur Cox, Victoria House, Gloucester Street, Belfast BT14LS and A&L Goodbody, 42-26 Fountain Street, Belfast BT1 5EF - T22/23-064 - Contract for Provision of Legal Services for Lisburn and Castlereagh City Council - Lots 1-6

8.0 ADOPTION OF MINUTES OF COMMITTEES

8.1	Community and Wellbeing Committee - 5 September, 2023 CW 05092023 Draft Minutes for adoption.pdf	Page 14
8.2	Environment and Sustainability Committee - 6 September, 2023 ESC 06.09.2023 Draft Minutes for Adoption.pdf	Page 20
8.3	Regeneration and Growth Committee - 7 September, 2023 RGC 07 09 2023 Draft Minutes for Adoption.pdf	Page 28
8.4	Corporate Services Committee - 13 September, 2023 CSC 13 09 2023 Draft Minute for adoption.pdf	Page 37
8.5	Governance and Audit Committee - 14 September, 2023 G A 14.09.2023 Draft Minutes for Adoption.pdf	Page 51
8.6	Special Regeneration and Growth Committee - 18 September, 2023 (S) R G 18092023 DRAFT Minutes for Adoption.pdf	Page 57
8.7	Special Governance and Audit Committee - 21 September, 2023 (S) G A 21.09.2023 - Draft Minutes for Adoption.pdf	Page 60
8.8	Planning Committee (For Noting) - 7 August, 2023 PC 07.08.2023 - Ratified Minutes - FOR NOTING.pdf	Page 63

9.0 REPORTS FROM MEMBERS ON BOARDS

(None)

10.0 REPORTS ON DECISIONS SUBJECT TO THE RECONSIDERATION PROCEDURE

10.1	Appointments to Working Groups and Outside Bodies Ad Hoc Committee Meeting re Call-in Outside Bodies.pdf	Page 72
	Ad Hoc 130923 Draft Minutes for Adoption.pdf	Page 74

11.0 NOTICES OF MOTION

11.1 No.1 on the subject of Blue Green Algae in the name of the Deputy Mayor, Councillor G McCleave

 *NOM1 - Blue Green Algae.pdf*

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12.0 CONFIDENTIAL BUSINESS

12.1 Full Business Case - Redevelopment of Dundonald International Ice Bowl

Confidential due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information)

13.0 REPORT FROM CHIEF EXECUTIVE

13.1 Redevelopment of Dundonald International Ice Bowl

 *Ice Bowl final report 260923.pdf*

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13.2 Adoption of Lisburn & Castlereagh City Council Local Development Plan 2032, Plan Strategy

 *Adoption of Local Development Plan 2023 Pl._ (Final 22.9.23).pdf*

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 *Appendix 1 Plan Strategy Part One.pdf*

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 *Appendix 2 Plan Strategy Part Two.pdf*

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 *Appendix 3 Plan Strategy Supplementary Planning Guidance (SPG).pdf*

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Appendix 4 Plan Strategy Adoption Statement.pdf

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14.0 ANY OTHER BUSINESS

MAYOR'S ENGAGEMENTS FOR FULL COUNCIL MEETING

Monday 7th August

Mayor to visit Hope Church Uniform Bank

Tuesday 8th August

Mayor to host reception for Joseph Kennoway, Chaplain Award at 'Orange Community Awards', LVI

Mayor to attend reception for Young Presidents Organisation visiting Northern Ireland, LVI

Mayor to host reception for Medal Recipients of Special Olympics within LCCC area, LVI

Thursday 24th August

Mayor to host Community Engagement Event for the Royal Black Preceptory, LVI

Friday 25th August

Mayor to host breakfast for outgoing Members

Mayor to meet with Lord Lieutenant for Co Down, Mr Gawn Rowan- Hamilton, LVI

Tuesday 29th August

Mayor to visit Aberdelghy Golf Course

Wednesday 30th August

Mayor to visit Hillsborough Village Centre

Thursday 31st August

Mayor to meet with Lord Lieutenant for Co Antrim, Mr David McCorkell, LVI

Friday 1st September

Mayor to host Flag Raising Ceremony for Merchant Navy Day, LVI

Mayor to attend Links Counselling Official Opening, Lisburn

Mayor to attend Anahilt Primary School, Coronation Event

Mayor to attend Community Fete, Anahilt Primary School

Saturday 2nd September

Mayor to attend Hilden Community Association Family Fun Day

Mayor to attend Pond Park Care Home Family Summer BBQ

Mayor to visit BMX Club - New Electrical supply funded by LCCC

Mayor to attend Hope Church Family Fun Day, Hillsborough

Mayor to attend Lisburn Cricket Club, final scheduled game, Wallace Park

Mayor to attend President's Day Dinner, Castlereagh Golf Club

Tuesday 5th September & Wednesday 6th September

Mayor to attend Westminster Investment Trip

Friday 8th September

Mayor to host Flag raising ceremony for Emergency Services Day, LVI

Mayor to attend official opening of new restaurant, 'HUXO', Bow Street Mall

Saturday 9th September

Mayor to attend Big Breakfast in aid of Mayor's Charity - Deramore Community Association

Mayor to attend Moira Community Association coffee morning in aid of Mayor's Charity

Mayor to attend Family Fun Day at Lisburn Congregational Church, celebrating their 150th anniversary

Mayor to attend Larchfield Community Development Association - Annual Family Fun Day and Vintage Rally

Sunday 10th September

Mayor to attend Lisburn Congregational Church Service to mark 150 Years

Monday 11th September

Mayor to host reception for Lisburn Congregational Church - Celebrating their 150th Anniversary, LVI

Tuesday 12th September

Mayor to meet with Members of Vineyard Church, LVI

Thursday 14th September

Mayor to attend launch of 'Can You Dance?' Eikon Centre

Friday 15th September

Mayor to host reception for Hillhall Women's Group, LVI

Mayor to attend Lisburn Give and Take Soft Launch

Mayor to attend Atlas Women's Centre Coffee Morning in aid of Mayor's Charity

Saturday 16th September

Mayor to attend Anahilt Country Market

Mayor to attend Irish Cup 2nd Round - Downshire YM v Lower Maze FC

DEPUTY MAYOR'S ENGAGEMENTS FOR FULL COUNCIL**Thursday 7th September**

Deputy Mayor to attend Stepping Stones Garden Party - Celebrating 25 years of Stepping Stones

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of the Hybrid Monthly Meeting of Council held on Tuesday 22 August, 2023 at 7:02 pm****PRESENT IN CHAMBER:**

The Right Worshipful the Mayor
Councillor A Gowan

Deputy Mayor
Councillor G McCleave

Aldermen J Baird, A G Ewart MBE, O Gawith, M Gregg,
A Grehan, H Legge and S P Porter

Councillors R T Beckett, P Burke, S Burns, R Carlin,
P Catney, D J Craig, K Dickson, N Eaton, A P Ewing,
J Gallen, A Givan, B Higginson, G Hynds, C Kemp,
P Kennedy, J Lavery BEM, S Lowry, C McCready,
A McIntyre, R McLernon, U Mackin, A Martin, T Mitchell,
N Parker and G Thompson

**PRESENT IN REMOTE LOCATION:
IN ATTENDANCE:**

Councillor D Bassett and M McKeever

Lisburn & Castlereagh City Council

Chief Executive
Director of Communities and Wellbeing
Director of Finance & Corporate Services
Director of Regeneration & Growth
Acting Director of Environmental Services
Member Services Officers (BS & EW)
Technician
IT Officer

Commencement of the Meeting

At the commencement of the meeting, The Right Worshipful the Mayor, Councillor A Gowan, welcomed those present to the August meeting of Council.

The Right Worshipful the Mayor reminded the Council that In line with Local Government (Coronavirus) (Flexibility of District Council Meetings) Regulations (NI) 2020, the meeting was being live streamed to enable members of the public to hear and see the proceedings. He pointed out that, unless the item on the agenda was considered under confidential business, the meeting would be broadcast online and members of the public could be captured on the livestream. Data captured on the livestream was processed in the exercise of official authority which covered public functions and powers which were set out in law and to perform a specific task in the public interest.

The Chief Executive outlined the evacuation procedures in the case of an emergency.

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Commencement of the Meeting (Cont'd)

The Member Services Officer read out the names of the Elected Members and Officers in attendance at the meeting.

The Right Worshipful the Mayor requested that all mobile phones be put on silent or switched off for the duration of the meeting and pointed out that, in accordance with the Council's Standing Orders, whilst the meeting was being live-streamed, unauthorised recording was not permitted.

Prayers (00:05:00)

The Right Worshipful the Mayor, Councillor A Gowan, advised that his Chaplain, Mr Danny Roberts, was unable to be in attendance at the meeting that evening and that he had provided a video containing his address to the Council which had been recorded from his home town of Liverpool.

The Right Worshipful the Mayor thanked Mr Roberts for taking the time to make his video and for his contribution therein.

At this point The Right Worshipful the Mayor advised of a number of bereavements since the last meeting of Council:

- Michael Finney, IT Manager, on the death of his Father, Desmond (Dem)
- Gerard Deery, Planning Team, on the death of his Mother, Kathleen
- Donal McLaughlin, Environmental Health, Risk & Emergency Planning Service Unit, on the death of his mother, Mary Veronica (Vonnice)
- death of Steven Wilson, Council employee, Council's cleansing unit

In the absence of his Chaplain, The Right Worshipful the Mayor invited Councillor A Martin to open the meeting with a prayer. During his prayer Councillor Martin remembered the families of the above-mentioned bereavements.

1. Business of The Right Worshipful the Mayor

1.1 Mayor's Engagements (00:11:50)

The Council noted a number of engagements attended by The Right Worshipful the Mayor, Councillor A Gowan, and the Deputy Mayor, Councillor G McCleave, since the previous meeting of Council.

2. Apologies (00:12:19)

It was agreed to accept apologies for non-attendance at the meeting on behalf of Aldermen M Guy, S Skillen and J Tinsley, and Councillor Hon N Trimble, and the Director of Organisation Development and Innovation.

3. Declarations of Interest (00:13:02)

There were no declarations of interest.

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4. Council Minutes

4.1 Meeting of Council held on 27 June 2023 (00:13:40)

Proposed by Alderman J Baird

Seconded by Alderman M Gregg

5. Matters Arising (00:14:20)

There were no matters arising out of the above minutes.

6. Deputations (00:14:33)

There were no deputations.

7. Business Required by Statute

(i) Signing of Legal Documents (00:14:38)

It was proposed by Alderman J Baird, seconded by Alderman S P Porter, and agreed that the following legal documents be signed at the meeting:

- Lisburn & Castlereagh City Council and Workforce Training Services, 465 Antrim Road, Belfast BT15 3BP – F23/24-004 - Award Letter to Workforce Training Services as the Supplier to deliver the HGV Transport Academy: Phase 2
- Lisburn & Castlereagh City Council and CA Services (NI) Ltd, 126 Old Ballynahinch Road, Lisburn BT27 6TH – Contract for Planned Preventative Maintenance Inspections for Thermostatic Mixing Valves (TMV's)
- Lisburn & Castlereagh City Council and D&J Drain Services Ltd, 16 Millbay Road, Islandmagee, Larne BT40 3RG – Contract for Planned Preventative Maintenance Inspections of Oil Interceptor & Effluent Management
- Lisburn & Castlereagh City Council and B.I. Electrical Services (NI) trading as Greenview, 11 Michelin Road, Mallusk, Newtownabbey, Antrim BT36 4PT – Contract for Planned Preventative Maintenance Inspections for Emergency Lighting Systems and Select List
- Lisburn & Castlereagh City Council and All-Duct Cleaning Services, 81 Ballymacarn Road, Ballynahinch BT24 8JS – Contract for Planned Preventative Maintenance Inspections for Cooker Hood Cleaning
- Lisburn & Castlereagh City Council and Spektrix Limited, Third Floor, 3 Doreset Rise, London EC4Y 8EN – F22/23-019 - Contract for Provision of an Integrated Box Office Ticketing System

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(i) Signing of Legal Documents (Cont'd)

- Lisburn & Castlereagh City Council and Community Advice Lisburn & Castlereagh, 50 Railway Street, Lisburn BT28 1XP – Contract for Delivery of Generalist Advice Services

8. Adoption of Minutes of Committees**Special Governance & Audit Committee****29 June 2023**

(00:15:12)

Proposed by Councillor R McLernon

Seconded by Councillor A Martin

Planning Committee**19 June, 2023**

(00:15:48)

The minutes of the Planning Committee meeting of 19 June, 2023 had been circulated for noting only as these minutes had been agreed at the subsequent meeting of the Planning Committee on 17 July, 2023. It was proposed by Alderman M Gregg, seconded by Councillor A Martin, and agreed that their contents be noted.

Planning Committee**17 July, 2023**

(00:16:04)

The minutes of the Planning Committee meetings of 17 July, 2023 had been circulated for noting only as these minutes had been agreed at the subsequent meeting of the Planning Committee on 7 August, 2023. It was proposed by Alderman M Gregg, seconded by Councillor U Mackin, and agreed that their contents be noted.

9. Report from Chief Executive (00:17:08)9.1 Labour Market Partnership Funding Contract 2023-2024 (00:17:18)

The Council considered a report by the Chief Executive outlining the background and key issues in connection with the Labour Market Partnership Funding Contract for 2023/2024.

It was proposed by Alderman A Grehan, seconded by Alderman J Baird, and agreed that in order to ensure the programmes under the Labour Market Partnership initiative were delivered within the stipulated timeframes, delegated authority be granted to the Regeneration & Growth Committee at its meeting on 7 September 2023 to consider and agree a report on the LMP's Offer of Funding.

9.2 Amendment to Standing Orders No. 21.1 re Call-In Process (00:18:18)

The Council considered a report by the Chief Executive in connection with the requirement to amend Standing Orders relating to the Call-In process which had arisen following a high court ruling against Derry City & Strabane District

9.2 Amendment to Standing Orders No. 21.1 re Call-In Process (Cont'd)

Council in a judicial review concerning a Planning Committee decision known as the Hartlands Ruling. It was noted that the Judge had made a number of findings which consequentially impacted the legality of Standing Order 21.1 in relation to the Call-In process, in particular in relation to Planning Committee decisions being subject to the call-in process.

It was also noted that legal advice had recommended that the Council should progress with the required amendments to Standing Order 21.1 to comply with the Hartlands ruling until such time as the legislation had been amended.

In this regard, the suspension of Standing Order 27.2 was required so as to allow consideration of the above-mentioned amendment to the said Standing Order.

It was proposed by Alderman S P Porter, seconded by Alderman M Gregg, and agreed that Standing Order 27.2 be suspended for consideration of this item of business.

Standing Order 27.2 was suspended at this juncture.

It was proposed by Alderman S P Porter, seconded by Alderman M Gregg, and agreed that Standing Order 21.1 "Decisions subject to call-in" be amended to include decisions taken by the Planning Committee, as set out in the appended document.

10. Reports from Members on Boards (00:19:48)

There were no reports from Members on Boards.

11. Reports on Decisions Subject to the Reconsideration Procedure (00:19:54)

There were no reports on decisions subject to the reconsideration procedure.

12. Notice of Motion

12.1 Motion in Support of the LGBTQ+ Community in LCCC (00:20:00)

A copy of the following Notice of Motion in the name of Councillor D Bassett had been circulated to Members with the notice convening the meeting:

"that the Lisburn and Castlereagh City Council:

- Strongly condemns all forms of discrimination based on sexual orientation, gender identity, or expression, advocating for policies that safeguard LGBTQ+ rights in housing, education, employment, and healthcare.

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12.1 Motion in Support of the LGBTQ+ Community in LCCC (Cont'd)

- Commits to enhancing awareness and understanding of LGBTQ+ issues among council members, staff, and the wider community through education and sensitivity training.
- Supports initiatives that provide safe spaces, counselling, and support services for LGBTQ+ youth to combat bullying, harassment, and mental health challenges.
- Actively participates in local Pride events to demonstrate the council's visible support for the LGBTQ+ community and identifies areas to display LGBTQ+ pride symbols in appropriate public spaces.
- Seeks collaboration with local LGBTQ+ organizations and community groups to better comprehend their needs and explore joint projects that celebrate diversity and inclusivity.

By adopting this motion, we reaffirm our Council's dedication to promoting equality and inclusivity, with the aim of nurturing a more cohesive community that values its diverse members.

The Notice of Motion as proposed by Councillor D Bassett, was seconded by Councillor K Dickson.

The Right Worshipful the Mayor advised that, in accordance with Standing Order 16.1 (6), as the above Notice of Motion fell within the remit of the Corporate Services Committee, it would be referred to that Committee for consideration.

13. Confidential Business (00:23:05)

There was no confidential business for consideration.

14. Any Other Business

14.1 PSNI Data Breach (00:23:54) Councillor A Givan

Councillor Givan advised that, as Chairman of the Council's PCSP, he had put on record at a recent meeting of the PCSP's Policing Committee, on behalf of the Partnership, its deep regret and concern for the PSNI Officers and support workers in relation to the recent data breach concerning sensitive and personal information.

Councillor A Givan proposed that letters of concern and support from The Right Worshipful the Mayor, Councillor A Gowan, on behalf of the Council, be sent to:

- a) Superintendent Moore to assure her that the sympathy and thoughts of the Council are with her and her staff and support workers and their families throughout the District at this time, and

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14.1 PSNI Data Breach (Cont'd)
Councillor A Givan

- b) the Chairman of the Police Federation for Northern Ireland, Mr Liam Kelly, to express to him our deep concern, regret and sympathy to all PSNI Officers , across the Province on the data breach.

Councillor S Lowry having thanked Councillor A Givan for his proposal seconded Councillor Givan's proposal.

Alderman J Baird having supported to the sentiments expressed by Councillor A Givan put forward an amendment that the Council's letter to Superintendent Moore state that the Council's sympathy was with not only those PSNI Officers and support workers employed across the Council's district but also with all other PSNI employees that reside in the Lisburn and Castlereagh Council area. Councillor A Givan indicated that he was content with Alderman J Baird's amendment.

Councillor A Givan's proposal, as amended, was put to the meeting and agreed.

14.2 Local World Record Drummer and Fundraiser – Allister Brown (00:28:10)
Councillor T Mitchell

Councillor T Mitchell highlighted the success and fundraising efforts of local drummer, Allister Brown, who had recently broken his own world record for non-stop drumming for over 150 hours in memory of his late partner who had died from pancreatic cancer and having raised a significant amount of money for a local Pancreatic Cancer charity, NIPANC.

It was proposed by Councillor T Mitchell seconded by Councillor R T Beckett, that a mayoral reception be held for Allister in recognition of his recent achievement and fundraising efforts.

The Right Worshipful the Mayor, Councillor A Gowan, advised that arrangements were in hand already for a reception for Allister along with two other local fundraisers, Cathy Booth and Alison Harrower, who also had raised funds recently in aid of pancreatic cancer via their 'Cycle the Periphery' fundraising campaign.

14.3 Flooding in Dromara - Storm Betty (00:32:20)
Councillor U Mackin

Councillor U Mackin, on behalf of all of the Members representing Downshire East, put on record his thanks to the efforts of the Chief Executive, the Acting Director of Environmental Services and the Council's Emergency Planning Officer on the morning of Saturday, 19th August when they had assisted a number of residents in Dromara whose homes had been flooded as a result of Storm Betty. Councillor Mackin also expressed appreciation for the efforts of Officers in helping residents with their claim forms to the Council's hardship fund which he stated was very much appreciated by those concerned.

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14.3 Flooding in Dromara - Storm Betty (Cont'd)
Councillor U Mackin

Councillor Mackin also commended the representatives from NIHE and NIFRS who had assisted those residents on Saturday morning who had to leave their homes due to flooding.

Councillor Mackin emphasised that the problem of flooding was not new to this area and expressed disappointment that the statutory agencies such as Rivers Agency had not been forthcoming with plan for the necessary food defences. He also referred to NI Water having identified recently the cause of the sewage issue in this area being due to the root of a tree at the mouth of the pumping station. Again no plans had been put in place to address this issue.

It was proposed by Councillor U Mackin, seconded by Councillor A McIntyre, and agreed that the following measures be put in place as a matter of urgency:

- a) the former Dromara Community Resilience Group, which had been established a number of years ago, be refreshed as a new Weather Resilience group for the village of Dromara which would incorporate a wider group of organisations, and
- b) a working group be established comprising relevant Council Officers and the Members of Downshire East DEA with a view to working with the various departments to come up with a scheme to deal with the flooding and sewage issues in Dromara.

Councillor McIntyre having seconded Councillor Mackin's proposal spoke in support of the important issues raised and expressed thanks to Councillor Mackin for raising this important matter that evening, as did Alderman J Baird.

The Right Worshipful the Mayor also wished to be associated with the sentiments of thanks and appreciation in regard to the efforts of the Officers who had been working on the ground on Saturday morning, 19th August. He also expressed appreciation to those Members from Downshire East who had been present that morning.

14.4 Recent Mayoral Reception - Medal Winners at Special Olympics (00:40:40)
Councillor P Catney

Councillor P Catney put on record his thanks and appreciation to The Right Worshipful the Mayor, Councillor A Gowan, for having hosted a reception recently for a number of Special Olympic medal winners from the Council area, along with their families and coaches. Councillor R T Beckett, Chairman of the Communities and Wellbeing Committee, had also been in attendance along with other Members of that Committee. The reception had been very well received by all who had attended.

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14.5 Moira Speciality Food Fair (00:41:56)
Councillor A P Ewing

Councillor A P Ewing put on record his thanks to the staff and officers involved in the organising of the Moira Speciality Food fair which had taken place in Moira Demesne the previous Saturday, 19th August 2023. Councillor Ewing commended this event which he stated had been very well attended.

14.6 Passing of Mr Jack Ballance (00:42:38)
Councillor R T Beckett

Councillor R T Beckett, informed the Council of the passing of Jack Ballance from Glenavy, Jack being a direct descendant of John Ballance, a former Prime Minister of New Zealand. Councillor Beckett referred to the Council's long-standing association with The Ballance House and the Ulster New Zealand Trust, and that he was saddened to hear of Jack's passing.

It was agreed at the request of Councillor Beckett that a letter from The Right Worshipful the Mayor, on behalf of the Council, be sent to the family of Jack Ballance, conveying the Council's condolences at this time.

14.7 Somme Pilgrimage 2023 (00:44:24)
Councillor S Lowry

Councillor S Lowry expressed thanks and appreciation to the team of Officers who had been involved in the organising of the Somme Pilgrimage trip this year. Councillor Lowry paid particular thanks to Dr Ciaran Toal, Keeper of Collections at Lisburn Irish Linen Centre and Museum who had been very helpful in sourcing information on her late uncle who unfortunately had been one of the missing during the First World War. Councillor Lowry was grateful to have been able to read the inscription on the memorial which recorded her late uncle as having been awarded the Military Medal for Bravery, which she stated had meant so much to her and her family.

The Right Worshipful the Mayor, Councillor A Gowan, stated too that the Somme Pilgrimage had been a memorable trip as he had the opportunity to visit the grave of his great grandfather who had served with the Canadian infantry during the war. He stated it had been a solemn privilege to pay his respects to a family member and to everyone who laid their lives down during the Great War.

The Right Worshipful the Mayor also expressed thanks and appreciation to Dr Toal for his assistance on this occasion.

15.0 Confidential Any Other Business (00:46:13)

"In Committee"

It was proposed by Alderman A G Ewart, seconded by Councillor J Lavery, and agreed that the following item be considered "in committee", in the absence of members of the press and public being present. The livestream was paused at 7.50 pm.

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15.1 Planning Committee - Statutory Consultees

The Chief Executive and the Director of Regeneration and Growth responded to comments and concerns by Councillor D J Craig in relation to the performance and standard of expert advice provided by a statutory consultee on Planning matters.

The Director of Regeneration and Growth undertook to explore the issues raised with a view to having further discussions with Planning Committee Members.

Resumption of Normal Business

It was proposed by Councillor T Mitchell, seconded by Councillor C McCready, and agreed to come out of committee and normal business was resumed. The live stream of the meeting was recommenced at this stage (7.55 pm).

Conclusion of Meeting

At the conclusion of the meeting, The Right Worshipful the Mayor, Councillor A Gowan, thanked those present for their attendance.

There being no further business for consideration, the meeting was terminated at 7.55 pm.

Mayor

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of the Communities and Wellbeing Committee held in the Island Civic Centre, and remotely, on Tuesday 5th September 2023 at 18:00

PRESENT: Councillor T Beckett (Chairperson)

Deputy Mayor Councillor G McCleave

Aldermen H Legge, S P Porter and S Skillen; and
Councillors D Bassett, R Carlin, N Eaton, B Higginson,
S Lowry, A McIntyre and G Thompson.

PRESENT REMOTELY: Alderman A Grehan, Councillors J Craig,
J Gallen and T Mitchell.

OTHER MEMBERS IN ATTENDANCE: Councillor G Hynds and A Givan (Zoom)

IN ATTENDANCE: Director of Leisure and Community Wellbeing
Head of Communities
Head of Sports Services
Member Services Officers (BF and EW)

1. Apology (2.25)

An apology was submitted on behalf of The Right Worshipful the Mayor, Councillor A Gowan.

2. Declaration of Interest (2.50)

Regarding item 4.2 re: 'Good Relations Project Fund' Councillor B Higginson declared an interest in that he was associated with an organisation which had applied for funding.

3. Report of the Director of Leisure and Community Wellbeing

3.1 Moira Food Fair – Council Byelaw (4.15)

The Committee was provided with an update on the success of the Moira Food Fair, which had taken place at Moira Demesne on 19th August. The Director reported that, in 2023 and in previous years, the relevant byelaw which had precluded the consumption of alcohol within the Council's parks and open spaces had been relaxed for the event's duration. Accordingly, it was recommended that the Committee agree that the relevant byelaw be set aside henceforth for the purposes of the hosting of the Moira Food Fair and similar-type events.

The Committee adopted the recommendation.

3.2 DAERA Environmental Fund - Water Quality Improvement Strand (5.10)

(Alderman A Grehan joined the meeting remotely at 18:05).

The Director reported that the Council had been awarded £30,000 from within DAERA's Environmental Fund, Water Quality Improvement Strand, which sought to promote the use of pesticide-free weed control to improve water quality within the River Lagan. The funding would enable the Council to appoint an ecologist to undertake research, and it was anticipated that students from SERC would be involved in a project to develop a Council Weed Control Strategy and to raise awareness amongst the wider community.

The Director added that the funding had been offered subject to the Council providing a sum of £4,500 in part-funding, an amount which would be sourced from within budgetary underspends.

It was proposed by Councillor A McIntyre, seconded by Alderman H Legge, and agreed that a sum of £4,500 be provided for the purpose outlined.

4.1 Good Relations Programme 2023/24 (6.20)

The Committee was reminded that, at its meeting on 7th February, it had approved a draft Good Relations Action Plan for 2023/24, 75% of which would be funded by the Executive Office, with the remaining 25% funded by the Council. The Head of Communities reminded the Committee that, at its meeting on 13th June, it had been reported that correspondence had been received from the Executive Office which had indicated that a budgetary reduction of 47% would be applied across all councils in respect of Good Relations budgets. That reduction would see the Council's allocation reduce from £118,729 to £62,926 for 2023/24. At the June meeting, the Committee had noted that, given the reduction in funding, a revised Good Relations Action Plan would be drafted and submitted for consideration.

4.1.1 Good Relations Action Plan 2023/24 (6.55)

Prior to considering the revised Good Relations Action Plan, Alderman S P Porter stated that the cut in funding to the Good Relations Programme was just one of several reductions which would impact across the Council. As such, he suggested that the Council should seek to identify budgetary underspends or additional income streams that could be used to offset external funding shortfalls.

There was a general consensus amongst the Committee that, whilst Good Relations was a vital aspect of the Council's remit, any funding identified internally should be distributed on an all-inclusive basis and that support should be targeted across a wider range of projects which may be impacted upon over the financial year.

The Director indicated that a Members' workshop would take place to examine all funding cuts on a collective basis.

Proposal

Moved by Councillor A McIntyre,
Seconded by Councillor R Carlin,

That, the Committee agrees to defer, to a future meeting, consideration of the Good Relations Action Plan – with the exception of the Good Relations Project Fund – to enable the Director to examine departmental budgets with a view to identifying any underspend or additional income received that could be used on a holistic basis to provide funding and

support to those groups who would be most impacted upon by the reduction of central government funding.

The Committee agreed to endorse the proposal as set out and noted the comments of Members in relation to providing support on an all-inclusive basis across a wider range of projects and schemes. It was agreed also that additional income streams would be explored as part of that process.

At the request of Alderman S P Porter, the Committee agreed further that a letter be submitted to the Executive Office outlining the Council's disappointment at the funding reduction to the Good Relations Programme and the late notification which had been received.

4.1.2 Good Relations Project Fund (26.55)

(Councillor B Higginson, who had declared an interest in this matter, left the Chamber whilst it was under discussion).

The Head of Communities presented a report which gave an overview of the assessment process in relation to the above-mentioned fund. She reminded the Committee that it had approved that a sum of £30,000 would be allocated to the project fund. However, given the 47% reduction in the amount available for the Good Relations Programme, that amount had been reduced to £20,000.

The Head of Communities reported that 23 applications had been received, 15 of which had been deemed eligible for support. The total amount requested i.e., £31,299, had exceeded the revised budget and it was recommended that the successful applicants be funded, based on their weighted score with a reduction of 36.1% applied.

It was proposed by Alderman S P Porter, seconded by Councillor R Carlin, and agreed that the Committee approve the funding allocations and that the fund be revisited as part of the process agreed previously to ascertain if further support could be provided to successful applicants.

(Councillor A Givan left the meeting at 18:40 and Councillor T Mitchell joined the meeting remotely at 18:41).

4.2 Period Poverty Consultation (35.00)

(Councillor B Higginson returned to the Chamber at this point).

It was moved by Alderman H Legge, seconded by Councillor S Lowry, and agreed that the Committee endorse the contents of the Council's response to the Executive Office's consultation exercise on the provision of free period products. In addition, the Committee noted an update regarding the Council's pilot scheme which provided free period products at various locations.

It was agreed further, on the proposal of Councillor S Lowry, that the Council would increase its promotion of the scheme and the number of locations where free period products would be available.

4.3 Arts Grants Schemes 2023/24 (38.10)

The Committee noted a list of awards which had been made by the Head of Communities under delegated authority in respect of the above-mentioned awards schemes.

4.4 Moneyreagh Community Centre – Fireworks Display (42.20)

On the proposal of Councillor S Lowry, which was seconded by Alderman S Skillen, the Committee approved the hosting of a fireworks display in the grounds of Moneyreagh Community Centre, by Moneyreagh Community Church, on 21st October, subject to scrutiny by the Safety Advisory Group, the production of appropriate insurance documents and compliance certificates, together with an event management plan.

It was agreed further that delegated authority be granted to the Head of Parks and Amenities (or in his/her absence the Director or other departmental heads of service) to approve future requests for the holding of similar-type events within parks and open spaces, subject to the organisers meeting all relevant stipulations and conditions as set by the Council.

5.0 Any Other Business - Non-Confidential Matters

5.1 PCSP – Recruitment of Independent Members (42.40)

The Head of Communities reminded the Committee that, at its meeting on 13th June, it had nominated Councillor J Gallen as a reserve member of the panel that would oversee the recruitment on Independent Members for the Policing & Community Safety Partnership. However, Councillor J Gallen had since indicated that he would be unable to attend the mandatory training and would, therefore, be unable to act as a reserve member of the panel.

The Committee agreed that Councillor C Kemp, a serving member of the PCSP, would fill the position vacated by Councillor J Gallen.

5.2 Billy Neill MBE Country Park (43.40)

In response to a proposal by Alderman S Skillen, which was seconded by Alderman S P Porter, the Director undertook to examine the feasibility of football clubs utilising advertising space at their home pitches within the Billy Neill MBE Country Park.

5.3 Lisburn Féile (47.11)

Councillor A McIntyre placed on the record his congratulations to the organisers of a series of events which had been held as part of Lisburn Féile in July 2023, particularly a family fun day at Wallace Park.

5.4 Funding Opportunities (48.11)

In response to a query by Councillor G Thompson, the Director outlined the Council's processes for accessing external funding given that there had been an internal delay in the appointment of Members to external bodies.

5.5 East Belfast GAA (50.10)

Councillor R Carlin referred to an incident which had taken place at the premises of East Belfast GAC the previous evening and expressed his solidarity with club members.

5.6 Community and Leisure Department – Staff (50.45)

At the request of the Chairperson, the Director undertook to convey the Committee's thanks to those staff members who had worked in the delivery of the various schemes across the department throughout the summer period.

6. Confidential Report of the Director of Leisure & Community Wellbeing

The Chairperson advised that the reasons for confidentiality for the following matters was by virtue of the Section 6, Part 1, of the Local Government Act (2014) Northern Ireland, specifically the provisions therein as outlined within each report.

It was proposed by Councillor S Lowry, seconded by Councillor R Carlin, and agreed that the confidential report of the Director of Leisure and Community Wellbeing be considered 'in committee', in the absence of members of the press and public.

6.1 Winter 2023 – Draft Programme of Events

(Report confidential in that it related to the financial or business affairs of any particular person – including the Council holding that information).

The Committee considered further a report in respect of the above-mentioned matter and, after discussion, on the proposal of Alderman S P Porter, which was agreed to adopt the recommendations of the Director of Leisure and Community Wellbeing as set out within the report.

In addition, the Committee agreed that further information be provided regarding the interdepartmental working group and consideration given to Elected Member representation thereon.

Arising from discussion, the Director clarified also an issue which had been raised by Councillor D Bassett regarding the viability of hosting a previously-agreed Christmas event within a vacant car park site in the Carryduff area.

6.2 Sports Services – Financial Appraisals for Tendering Exercises

(Report confidential in that it related to the financial or business affairs of any particular person – including the Council holding that information).

The Committee endorsed four financial appraisals for tendering exercises within Sports Services.

6.3 Leisure Services – Management Services

(Report confidential in that it related to the financial or business affairs of any particular person – including the Council holding that information).

The Committee endorsed the financial appraisal for the above-mentioned tendering exercise.

6. Any Other Business - Confidential

In response to a request from Councillor A McIntyre, which was endorsed by Alderman S P Porter, the Committee agreed that a letter be forwarded to the Department of Infrastructure expressing the Council's support for the work undertaken in the Lagan Valley Regional Park.

7. Resumption of Normal Business

It was proposed by Councillor R Carlin, seconded by Alderman S Skillen, and agreed that normal business be resumed.

The meeting ended at 19.30.

Chairperson

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of the Environment and Sustainability Committee held in the Council Chamber, Island Civic Centre, and remotely, on Wednesday 6th September 2023 at 6.00 pm****PRESENT IN CHAMBER:**

Councillor C McCready (Chairman)

Councillor R Carlin (Vice-Chairman)

Aldermen J Baird, M Gregg and J Tinsley

Councillors S Burns, P Catney, G Hynds, P Kennedy, A McIntyre, M McKeever, R McLernon and N Parker.

PRESENT IN REMOTE LOCATION:Deputy Mayor, Councillor G McCleave
Alderman S Skillen**OTHER MEMBERS:**

Councillor A Martin

IN ATTENDANCE:**In Chamber:**Acting Director of Environmental Services (RH)
Acting Head of Service (Waste Management and Operational Services) (JK)
Head of Service (Building Control and Sustainability) (CD)
Acting Head of Service (Environmental Health, Risk and Emergency Planning) (SC)
Member Services Officers (CH, RN)**Commencement of the Meeting**

At the commencement of the meeting, the Chairman, Councillor C McCready, welcomed those present to the meeting of the Environment and Sustainability Committee. The Chairman advised that the meeting would be audio recorded unless the item on the agenda was to be considered under confidential business. At this point, the Member Services Officer read out the names of the Elected Members and Officers in attendance at the meeting. The Chairman, Councillor C McCready, stated that, whilst the meeting was being recorded, unauthorised recording was not permitted, as per the Council's Standing Orders.

He asked that mobile phones be put on silent or switched off for the duration of the meeting. The Acting Director of Environmental Services, Mr Richard Harvey proceeded to outline the evacuation procedures in the case of an emergency.

1. Apologies (00:02:54)

It was agreed to accept apologies for non-attendance at the meeting on behalf of The Right Worshipful the Mayor, Councillor Andrew Gowan and Councillor J Lavery BEM.

2. Declarations of Interest (00:03:08)

There were no Declarations of Interest.

3. Report by the Head of Service (Building Control and Sustainability) (00:03:20)

3.1 Consultation on NI 2030/2040 Emissions Reduction (00:03:30)

The Committee considered a report which provided information in connection with a consultation launched by DAERA in relation to NI 2030 and 2040 Emissions Reduction Targets and First Three Carbon Budgets and Advice Report.

It was reported that the closing date for the consultation was 11th October 2023, and that a response would be brought to the October Committee meeting for approval, in advance of the closing date. Members noted that, as the consultation closing date was 11th October, there would not be time for any agreed response to be ratified at Full Council on 24th October 2023.

It was proposed by Alderman J Baird, seconded by Alderman M Gregg, and agreed to recommend that Council delegates the authority to the October Environmental and Sustainability Committee, to agree and submit on behalf of Council, the response to Consultation on NI 2030 and 2040 Emissions Reduction Targets and First Three Carbon Budgets, and Views on Climate Change Committee Advice Report be approved.

3.2 Consultation on Proposed Amendments to Part E (Fire Safety) of The Building Regulations and Guidance (00:05:43)

The Committee considered a report which provided information in connection with a consultation launched by the Department of Finance (DoF), in relation to proposed amendments to Part E (Fire Safety) of the Building Regulations and Guidance.

Members were encouraged to forward any comments they wished to have included in the response by 12th September 2023. The Committee noted that, as the consultation had a closing date of 25th September 2023, a consultation response would be brought to the next available Environmental and Sustainability Committee meeting for retrospective approval.

It was proposed by Alderman M Gregg, seconded by Councillor R McLernon, and agreed to recommend that the report on the Department of Finance consultation on amendments to Part E (Fire Safety) of the Building Regulations and Guidance be approved.

4. Report by the Acting Head of Service (Environmental Health, Risk and Emergency Planning (00:07:23))

4.1 Adult Safeguarding Position Report (00:07:34)

The Head of Service (Environmental Health, Risk and Emergency Planning), set out in her report, the key information in relation to the annual Adult Safeguarding Position Report for 2022/2023.

It was stated that the report related to incident reporting to statutory agencies, namely Health and Social Care Trusts and the PSNI, which was one of the key safeguarding requirements of the Council. A copy of the Adult Safeguarding Position Report for 2022/2023 had been circulated to Members for information.

Following discussion, the Committee agreed that the Adult Safeguarding Position Report for 2022/2023 be noted.

4.2 Enforcement Report (00:10:40)

Further to the report considered by the Committee at its meeting in March 2023, the Acting Head of Service provided an update in relation to the Council's key enforcement statistics and comparison with other Councils.

Copies of reports detailing Dog Control, Licensing, Litter and illegal Dumping Statistics had been circulated to Members for information. The Committee noted that the report did not provide direct comparisons with other Councils, as every Council carried out different levels of enforcement. Members were provided with a website link to view regional Dog Control Statistics.

In response to a comment made regarding Council use of CCTV, Alderman Tinsley congratulated Officers on the recent positive conviction which was enabled by the use of CCTV, and passed on his appreciation to Officers for their dedication on the issue.

Officers responded to a number of questions from the Committee arising from the report. Following discussion, the Committee agreed that the Enforcement Report be noted.

It was further proposed by Alderman M Gregg, seconded by Councillor A McIntyre, and agreed to recommend that a report be tabled to a future Environment & Sustainability Committee be approved, to include:

- revisit feasibility of DNA Testing to support the prevention of Dog Fouling;
- how the DNA Testing Initiative performed in Leitrim/other Councils and associated costs;
- the outcome of consideration of DNA testing by NIDAG; and
- statistics/costs on the recent dog fouling awareness campaigns, to determine the effectiveness of the campaigns.

4.3 Consultation – Strategic Framework to End Violence Against Women and Girls (00:40:15)

The Committee considered a report in connection with a consultation led by the Executive Office (TEO), in relation to the new draft Strategic Framework to End Violence Against Women and Girls (EVAWG).

The Acting Head of Service outlined in detail the vision, aim, key themes and required outcomes of the Strategic Framework to EVAWG. Members were provided with a copy of the draft Strategic Framework alongside the draft response to be submitted on behalf of the Council, and were encouraged to forward any comments they wished to have included in the final response by 22nd September 2023.

It was proposed by Councillor N Parker, seconded by Councillor P Catney, and agreed to recommend that the response to the draft Strategic Framework to End Violence Against Women and Girls, to be submitted on behalf of the Council, prior to the closing date of 24th September 2023 be approved.

5. Report by the Acting Head of Service (Waste Management and Operational Services) (00:43:37)

5.1 EPR Delay for Packaging Report (00:43:52)

The Committee considered a report which provided information in connection with the delayed implementation of Extended Producer Responsibility for Packaging Payments. The Acting Head of Service (Waste Management and Operational Services) reported that DEFRA announced on the 25th July, that new rules to ensure packaging producers paid for the cost of recycling their packaging would be deferred for one year from October 2024 to 2025.

It was further reported that a consultation had been launched on 28th July by the Department of Agriculture, Environment and Rural Affairs (DEFRA) in Northern Ireland, along with the UK Government, Scottish Government and Welsh Government, in relation to the draft Producer Responsibility Obligations (Packaging and Packaging Waste) Regulations (2024).

The Committee were provided with a link to access the full consultation document for Members consideration. Members noted that as the consultation closing date was 9th October, there would not be time for any agreed response to be ratified at Full Council on 24th October 2023.

It was proposed by Alderman M Gregg, seconded by Vice-Chairman, Councillor R Carlin, and agreed to recommend that:

- the update on deferred implementation of payments for household packaging waste under EPR be noted;
- Members forward any comments they had for inclusion in the Council response to the Consultation on the draft Producer Responsibility Obligations (Packaging and Packaging Waste) Regulations [2024] to the Waste Policy & Development Manager no later than Wednesday 13th September 2023; and

5.1 EPR Delay for Packaging Report Cont'd

- grant delegated authority for the October Environment and Sustainability Committee to consider and agree the draft response be approved.

The Chairman, Councillor C McCready, advised that Any Other Business would be considered at this point in the meeting.

6. Any Other Business (Agenda item 7.0 refers) (00:48:06)

6.1 Blue/Green Algae Update Acting Head of Service (Environmental Health, Risk and Emergency Planning) (00:48:15)

The Acting Head of Service provided an update to the Committee in regards to the presence of Blue/Green Algae at Hillsborough Lake. It was reported that inspection of the water last week confirmed that the Blue/Green Algae was no longer detected, and signage advising the public to avoid contact with the Algae bloom and water had subsequently been removed. It was further reported that the lake had been inspected daily, and unfortunately further instances had been identified that evening. It was confirmed that signage would be erected the following day to advise the public.

Responding to a question from a member of the Committee, the Acting Head of Service clarified that the Council were responsible for managing Blue/Green Algae which was located on Council owned property only.

6.2 High Hedges Alderman S Skillen (00:50:43)

Alderman S Skillen raised a query with the Council's charges for High Hedge Applications, which was cost prohibitive for many residents in comparison to other Councils. The Acting Director of Environmental Services confirmed that the Council had carried out benchmarking to ensure charges were comparable and agreed that Officers would review charges against other NI Councils and update Alderman Skillen directly.

The Committee also noted that whilst there was a charge for an application for an assessment for a high hedge, the cost of the application would transfer to the hedge owner if the application was substantiated.

6.3 HRC Site Visits Acting Director of Environmental Services (00:58:50)

The Acting Director confirmed that site visits were planned for new Elected Members and Members of the Environment and Sustainability Committee, to provide Members an opportunity to see some of the facilities, including: the Cutts and Carryduff HRC Sites and the Depot. Members were advised that invites would be circulated once suitable dates had been identified.

6.4 Household Recycling Centre (HRC) Provision
Deputy Mayor, Councillor G McCleave (00:59:50)

The Deputy Mayor, Councillor G McCleave referred back to the June 2023 Committee meeting, where it was agreed that a report would be brought back to a future Environment and Sustainability Committee meeting around Recycling Centre provision in the LCCC area. The Deputy Mayor requested that consideration also be given to businesses when the feasibility of implementing Service Level Agreements with other Councils was explored.

An example was provided to the Committee of a business that carried out most of their work within the LCCC area but their business address was in the Belfast boundary which was causing challenges. The Acting Director agreed that consideration for businesses sitting on the LCCC boundary would be taken into consideration within the HRC Provision Report.

6.5 The Cutts HRC Traffic
Councillor P Catney (01:01:09)

Councillor P Catney highlighted his concern with the level of traffic at the access to the Cutts HRC, and the number of accidents that had taken place at the lights in close proximity to the primary school. He requested that consideration be given to implementing a temporary appointment system for the Cutts HRC during busy times of the day, which could potentially assist alleviating the traffic until the signalling system issues at that location were addressed. The Acting Director confirmed that service arrangements were under constant review and agreed that consideration would be given to the appointments option and included in the upcoming report on the Household Recycling Centres Provision.

6.6 Kerbside Waste Collection Consultation
Chairman, Councillor C McCready (01:02:28)

Councillor R McLernon left the Chamber at (7.10 pm).

In response to a question by the Chairman, Councillor C McCready, around residents access to the consultation, the Committee were advised that the Council were approaching the end of an extensive consultation process and whilst the consultation had an online presence, six drop in sessions had taken place throughout the Council area, adverts had taken place in local newspapers, Council had also engaged directly with 190 Charities/Partners and dedicated events were planned in the coming days with Age NI, Lisburn Outlook and the Macular Society. It was also reported that paper copies of the Consultation were available and had been utilised.

The Committee noted the positive response rate to the consultation, with 1,400 responses received to date.

7. Confidential Report from the Acting Director of Environmental Services (Agenda item 6.0 refers) (01:10:00)

The Chairman, Councillor C McCreedy, advised that the confidential report items would be dealt with “In Committee” due to (1) containing information relating to the financial or business affairs of any particular person (including the Council holding that information), and (2) due to information which is likely to reveal the identity of an individual and (3) information in relation to which a claim to legal professional privilege could be maintained in legal proceedings.

“In Committee”

It was proposed by Alderman M Gregg , seconded by Councillor A McIntyre, and agreed that the following matters be considered “in committee”, in the absence of members of the press and public being present.

The member of the press seated in the public gallery left the meeting (7.12 pm).

7.1 ARC 21 Bring Contract Tender Award (Agenda item 6.1 refers)
(Report will not be made available)

Councillor R McLernon returned to the meeting at (7.14 pm).

The Acting Head of Service for Waste Management and Operational Services presented this item of business.

It was proposed by Alderman J Baird, seconded by Councillor P Kennedy, and agreed to recommend that the award of the contracts to the entities as outlined in the report, for a period of 4 years, plus option to extend for a further four years be approved, subject to the conditions as detailed in the report.

7.2 Requested Increase to Contracted Rates (Agenda item 6.2 refers)
(Redacted report to be published October 2023)

The Acting Director of Environmental Services presented this item of business. Officers responded to a number of questions from the Committee arising from the report. Further to discussion, the Committee agreed that the request for increased tender costs and the price variation be noted.

7.3 Cemetery Provision Update (Agenda item 6.3 refers)
(Report points 4 and 5 will be made available December 2023,
points 6,8 and 10 will be made available on completion of Project)

The Acting Head of Service for Environmental Health, Risk and Emergency Planning presented this item of business and provided an update in relation to the above matter. Officers responded to a number of questions and comments from the Committee arising from the report.

It was proposed by Alderman J Baird, seconded by Councillor A McIntyre, and agreed to recommend that the cemetery provision recommendations as outlined in the report be approved.

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Resumption of Normal Business

It was proposed by Alderman J Baird, seconded by Vice-Chairman, Councillor R Carlin, and agreed to come out of committee and normal business was resumed.

There being no further business, the meeting concluded at 7.37 pm.

Mayor/Chairman

RGC 07 09 2023

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of Meeting of the Regeneration and Growth Committee held remotely and in the Council Chamber, Island Civic Centre, The Island, Lisburn on Thursday 7th September, 2023 at 6.00 pm****PRESENT IN
THE CHAMBER:**

Councillor J Laverty BEM (Chairman)

The Right Worshipful the Mayor, Councillor A Gowan

Deputy Mayor, Councillor G McCleave

Aldermen J Baird, A G Ewart MBE, M Gregg, A Grehan, M Guy
and S P PorterCouncillors P Burke, K Dickson, J Gallen, U Mackin, A Martin,
C McCready and N Parker**IN ATTENDANCE**Director of Regeneration & Growth
Head of Economic Development
Head of Planning & Capital Development
Head of Assets
Programmes Manager
Member Services Officers (BS and EW)
IT Officer**Commencement of Meeting**

The Chairman, Councillor J Laverty, extended a welcome to all present to the September meeting of Regeneration & Growth Committee.

The Chairman advised that the meeting was being audio recorded unless the item was being considered under confidential business.

At this point in proceedings, the Member Services Officer read out the names of the Elected Members in attendance at the meeting.

The Chairman asked that any Member entering or leaving the meeting advise the Member Services Officer accordingly so that this might be accurately reflected in the minutes.

The Chairman outlined the evacuation procedures in the case of an emergency.

1. Apologies (00:02:38)

Apologies for non-attendance at the meeting were accepted and recorded on behalf of the Vice Chairman, Councillor T Mitchell.

2. Declarations of Interest (00:02:56)

There were no Declarations of Interest declared at the meeting.

3. Report by Head of Economic Development (00:03:25)

3.1 Labour Market Partnership Funding Contract 2023/2024 (00:03:31)

The Head of Economic Development outlined the background and key issues in connection with the Labour Market Partnership (LMP) Funding Contract for 2023/2024.

The Committee had been furnished with a summary of the LMP strategic programmes approved by the Department for Communities (DfC) as part of the funding offer.

It was noted that the LMP offer from DfC represented a shortfall when compared with the total projected programme costs as listed in the 2023/24 Action Plan. It was also noted that the Council had a funding allocation in the sum of £100,000, which had been coded for employability and skills initiatives and which had been maintained in the budget estimates as potential match funding for City Deal and 3rd party UK Shared Prosperity Funded projects.

In this regard the Head of Economic Development reported that as it had been confirmed there was no match-funding requirement in the current financial year, it was proposed to re-allocate the Council's allocated match-funding to cover the Labour Market Partnership Action Plan shortfall.

The Chairman, Councillor J Laverty, put on record his thanks and appreciation to the Officers concerned in progressing the LMP Funding Contract within a short timeframe. Other Members welcomed this programme and also expressed their thanks to the Officers in this regard.

It was proposed by Alderman A Grehan, seconded by Councillor U Mackin, and agreed that, in line with delegated authority granted to the Committee by the Council at its meeting on 22 August 2023, the Letter of Offer in relation to Labour Market Partnership from DfC be agreed.

3.1 Labour Market Partnership Funding Contract 2023/2024 (Cont'd)

It was proposed by Alderman A Grehan, seconded by Councillor U Mackin, and agreed to recommend that:

- a) the Council commits to the allocation of £100,000 of existing employability and skills resource, as part of a match funding, towards the appended action plan, as outlined in the report circulated,
- b) the Council initiates delivery of the summarised action plan as set out in the appended document, which would involve the procurement of appropriate third parties, and
- c) approves the progression of an interim contract to replace the Go For It programme, and bridge the period leading up to the UK Shared Prosperity Funded contracts if required.

The Programmes Manager left the meeting at 6.10 pm.

3.2 International Events – Request for Support (00:09:20)

The Head of Economic Development outlined the background and key issues in connection with funding for third party events in terms of tourism major events and tourism small grant support.

It was noted that the Council had been approached by two different event organisers seeking Council assistance towards staging the undernoted events:

- 2024 World Daffodil Convention April 2024
- 2024 European Hockey Federation Trophy Competition March/April 2024

Details in respect of both these events were outlined in the report circulated, including the amount of funding requested.

The Head of Economic Development drew the Committee's attention to a further event by Lets Go Hydro in 2024 that the Council also may be able to support. Whilst all information about his event was not yet available, the Council was in discussion with the event promoters in relation to Council funding towards this event. The Head of Economic Development undertook to update the Committee on this matter in due course.

The Head of Economic Development and the Director of Regeneration & Growth responded to questions from Members in connection with governance issues around the Council's policy on support to third party events, including the Small Grant support (up to £1,000) for smaller localised events. In response to further comments raised, the Head of Economic Development provided assurance to Members that the policy on Council support to International events could be brought back to Committee for review, if necessary, at any time.

3.2 International Events – Request for Support (Cont'd)

It was proposed by Alderman S P Porter, seconded by Alderman J Baird, and agreed to recommend that in line with the assessment by Officers against the Council's 2023/24 predetermined criteria:

- a) the Council supports the two international events outside of the normal Tourism Major Events policy as outlined in the Head of Economic Development's report, to be funded through earmarked reserves within the General Fund, and
- b) both the events receive the reduced allocations, as outlined in the report, namely;
 - a maximum of £7,750 towards the World Daffodil Convention, and
 - a maximum of £6,250 towards the European Hockey Trophy Competition),

3.3 Balmoral Show – Council Representation (00:28:33)

The Committee considered a report by the Head of Economic Development which outlined the background and key issues in regard to the Council's representation at the Balmoral Show.

The Head of Economic Development reminded Members that at the meeting of the Development Committee in January 2023 the Council had agreed that it would not have a marquee presence at the Balmoral Show as in previous years but would proceed with a smaller presence in an alternative location within the grounds on a reduced budget. The report circulated also set out a number of decisions of the Council in April 2023 as recommended by the Committee at that time.

In this regard the Committee had been furnished with a copy of an evaluation of the Royal Hillsborough Historic Moira (RHHM) campaign and also the Lisburn and Castlereagh Food and Drink Campaign in relation to this year's Show.

The Head of Economic Development also elaborated on a number of issues contained in the evaluation reports.

The Head of Economic Development and the Director of Regeneration & Growth responded to concerns and questions raised by some Members in connection with the proposals for the Council's representation at the Balmoral Show in 2024

It was proposed by Alderman A Grehan, seconded by Alderman J Baird, and agreed to recommend that:

- a) the analysis provided on each of the Lisburn and Castlereagh City Council elements of 2023 Balmoral Show be noted, and
- b) the Council proceeds with an enhanced Food and Drink promotional stand only within the Food and Drink Pavilion at 2024 Balmoral Show, as outlined in the report circulated, at a maximum cost of £20,000.

3.3 Balmoral Show – Council Representation (Cont'd)

The Director assured the Committee that the matter of the Council's representation at Balmoral Show would be kept under review.

4.0 Report of the Head of Planning & Capital Development (00:46:40)

4.1 All Island Strategic Rail Review – Public Consultation of SEA including Publication of Final Draft Report (00:46:46)

The Committee considered a report by the Head of Planning & Capital Development outlining the background and key issues in connection with the All Island Strategic Rail Review (AISRR) the aim of which was to consider how the Island's railways are currently used, what role rail could play in the future, and how the Island's railway could better serve the people of both jurisdictions.

The Committee noted from the report circulated a number of direct recommendations and proposals from the AISRR's draft Strategic Environmental Assessment (SEA) which affect the Council area directly, as well as a number of relevant issues in connection with the Council's Local Development Plan, Plan Strategy 2032.

The Committee had been furnished with a copy of a draft response to the AISRR which had been prepared by Council Officers.

A number of Members welcomed the proposals contained in the AISRR that affected the Lisburn and Castlereagh council area.

The Head of Planning & Capital Development responded to questions and comments from the Committee in connection with references in the above consultation to: a) West Lisburn/Knockmore Rail Halt and b) the West of Lisburn inner city link. At the request of a Member the Head of Planning & Capital Development also provided an update on the proposals for a Park and Ride facility at the Knockmore Rail Halt and also the car park at Moira train station.

It was proposed by Councillor J Gallen, seconded by the Deputy Mayor, Councillor G McCleave, and agreed to recommend that the LCCC response to DfI outlining the Council's support of the recommendations and proposals identified in the draft SEA Consultation document, in so far as it impacts Lisburn and Castlereagh Council area, be agreed and submitted to the relevant Department by the stipulated closing date of 29 September 2023.

5. Any Other Business (00:55:56)

5.1 Retirement of Head of Assets, Mr Albert Reynolds - Best Wishes from the Committee Alderman A G Ewart (00:56:15)

Alderman A G Ewart, on behalf of the DUP, put on record his best wishes to the Head of Assets, Mr Albert Reynolds, on his forthcoming retirement from the Council's employ, Albert having been employed by the then Lisburn Borough Council some 45 years ago. Alderman Ewart thanked Albert for his dedication and hard work over the past 45 years.

Councillor J Gallen, Alderman A Grehan, the Deputy Mayor, Councillor G McCleave, and Alderman J Baird, on behalf of their respective parties, thanked Albert for his valuable efforts over the years and wished him and his family well for the future.

The Director of Regeneration and Growth also paid tribute to Albert's commitment and dedication to the Council and stated that it had been a pleasure to work with Albert over many years.

Albert having thanked Members and the Director for their kind words, stated that he had enjoyed his employment with the Council and expressed sincere thanks and appreciation to the Director, the Head of Economic Development and the Head of Planning & Capital Development for their friendship and support. He also paid tribute to his team who had worked with him, behind the scenes, over many years.

5.2 Special Meeting of the Regeneration & Growth Committee – 18th September at 6 pm Chairman, Councillor J Lavery (01:04:31)

The Chairman reminded the Committee of the Special Meeting that had been convened on Monday, 18th September at 6.00 pm in order to consider two items of business relating to emerging planning policy to which all Members of Council had been invited to attend.

5.3 Westminster Investment Event, London 5th & 6th September 2023 Chairman, Councillor J Lavery (01:04:56)

The Chairman highlighted the success of the two-day Westminster Investment event that had taken place in London earlier in the week which had been attended by a cross-party delegation from the Council along with The Right Worshipful the Mayor and Council Officers as well as other business and tourism stakeholders. The Chairman expressed thanks and appreciation to the Director, the Head of Economic Development and his team of Officers for their efforts in ensuring a very successful event.

5.3 Westminster Investment Event, London 5th & 6th September 2023 (Cont'd)
Chairman, Councillor J Laverty

The Chairman commended the Council's Tourism Manager on his presentation on the Council's five-year tourism strategy that he had delivered at the Palace of Westminster on the second day.

The Right Worshipful the Mayor, Councillor A Gowan, also commended the Director and his team for their efforts in ensuring a very successful event and stated that he looked forward to the positive outcomes in terms of investment into the Council area.

Councillor J Gallen and Alderman A Grehan, having attended this event, paid tribute to the efforts of the Council Officers and Full Circle Management for having delivered a worthwhile event.

The Director of Regeneration & Growth also addressed the Committee and undertook to bring forward a full evaluation of the event in due course. He too commended the Tourism Manager on his presentation.

6. Confidential Report from Director of Regeneration and Growth (00:01:00)

The Chairman advised that the confidential report items were confidential due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information).

"In Committee"

It was proposed by Alderman J Baird, seconded by Councillor C McCready, and agreed that the Confidential Reports of the Director of Regeneration & Growth be considered "in Committee" in the absence of press or members of the public. The audio recording was paused at this stage in proceedings (7.12 pm).

6.1 Financial Appraisal for Welding & Fabrication Services Contract (Annually Renewable)
(Redacted Report to be published following Ratification by Council)

The Committee had been furnished with a copy of the Financial Appraisal in connection with the Welding and Fabrication Services Contract (Annually Renewable).

It was proposed by Alderman J Baird, seconded by Councillor K Dickson, and agreed to recommend that the financial appraisal for the provision of Welding and Fabrication Services be approved and that invitations be requested from suitable contractors to tender.

6.2 Draft Heads of Terms relating to Lease for Laurehill Community College, 4G Pitch Development
(Redacted Report to be published following Ratification by Council)

The Committee had been furnished with a copy of the draft Heads of Terms relating to the lease for Laurehill Community College, 4G Pitch Development.

It was proposed by Alderman J Baird, seconded by Alderman A Grehan, and agreed to recommend that:

- a) the draft Heads of Terms to lease the area of land adjacent to the Laurehill Community College, hockey pitch and changing pavilion be agreed, and the Council reviews and renews the previous licence for the continued use of the shared assets.
- b) delegated authority be granted to the Chairman of the Regeneration and Growth Committee, together with the Director of Regeneration and Growth, to approve and enter into the final lease and license arrangements, and
- c) the final lease being signed by the Mayor and Chief Executive and sealed at the next subsequent meeting of the Full Council.

6.3 Hillsborough Fort Guards - Uniform
(Redacted Report to be published 31 March 2024)

The Committee had been furnished with a copy of Financial Appraisal for the purchase of Hillsborough Fort Guard uniforms.

The Director of Regeneration & Growth and the Head of Economic Development responded to comments raised in connection with an issue arising from the report circulated.

The Deputy Mayor, Councillor G McCleave, put on record his opposition to the Committee's recommendation.

It was proposed by Councillor K Dickson, seconded by Councillor C McCready, and agreed that the recommendations, as outlined in the report circulated, be agreed.

Comments were noted in relation to the benefit of a presentation being delivered to Members on the history and the work of the Hillsborough Fort Guards and the Director undertook to pass these comments to the Tourism Manager.

Resumption of Normal Business

It was proposed by Alderman J Baird, seconded by Councillor C McCready, and agreed to come out of Committee and normal business was resumed.

Conclusion of Meeting

The Chairman, Councillor J Lavery, thanked everyone for their attendance and there being no further business for consideration the meeting was concluded at 7.40 pm.

Chairman

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of Meeting of the Corporate Services Committee held remotely and in the Council Chamber, Island Civic Centre, The Island, Lisburn on Wednesday 13th September 2023 at 6.30 pm.****PRESENT IN COUNCIL CHAMBER (COMMITTEE):**

Alderman O Gawith (Chairman)

Councillor A Ewing (Vice-Chairman)

Deputy Mayor
Councillor G McCleave

Aldermen A Ewart MBE, M Guy and H Legge

Councillors P Burke, R Carlin, K Dickson, N Eaton, A Givan, C Kemp, U Mackin and the Hon N Trimble

PRESENT IN A REMOTE LOCATION (COMMITTEE):The Right Worshipful The Mayor
Councillor A Gowan**OTHER MEMBERS OF COUNCIL PRESENT IN COUNCIL CHAMBER**

Aldermen M Gregg and A Grehan

Councillors D Bassett, G Hynds, J Lavery BEM, A Martin and M McKeever

OTHER MEMBERS OF COUNCIL PRESENT IN A REMOTE LOCATION

Aldermen P Porter and S Skillen

Councillor C McCready

IN ATTENDANCE:Chief Executive
Director of Finance & Corporate Services
Director of Organisation Development & Innovation
Director of Regeneration & Growth (Remote)
Head of Corporate Communications & Administration
Head of Finance
Head of Human Resources & Organisation Development
Acting PCSP/Member Services Manager
Member Services Officer (RN)**Commencement of Meeting**

The Chairman welcomed those present to the meeting and thanked Members for accommodating a later starting time in view of a meeting of an Ad Hoc Committee held earlier in the evening.

The Chairman advised that the meeting would be audio recorded unless the item on the agenda was to be considered under confidential business.

The names of those Elected Members who were in attendance at the meeting, both in person and on a remote basis, were read out by the Acting PCSP/Member Services Manager.

The Chairman stated that unauthorised recording was not permitted, as per 8.5 of the Council's Standing Orders. The Chairman also reminded everyone to ensure that mobile phones were turned off or on silent mode for the duration of the meeting.

The Director of Finance & Corporate Services proceeded to outline the evacuation procedures in the case of an emergency. Finally the Chairman asked that any Member entering or leaving the meeting alert the Acting PCSP/Member Services Manager accordingly so that this might be accurately reflected in the minutes.

1. Apologies

Apologies for non-attendance at the meeting were accepted and recorded on behalf of Councillors T Beckett and B Higginson; and Alderman J Tinsley (non- Member of Committee).

2. Declarations of Interest

The Chairman invited Members to declare any interests they might have in relation to the business of the meeting and reminded them of the requirement that they complete Declaration of Interest forms in this regard which had been provided with the papers for the meeting and which were also available in the Chamber.

There were no Declarations of Interest.

3. Report of Director of Finance & Corporate Services

3.1 Notice of Motion – Support of the LGBTQ + Community in Lisburn & Castlereagh City Council (00:00:01)

The following Notice of Motion in the name of Councillor D Bassett and seconded by Councillor K Dickson had been referred to the Committee by the Council at its meeting held on the 22nd August 2023.

3.1 Notice of Motion – Support of the LGBTQ + Community in Lisburn & Castlereagh City Council (Continued)

“That Lisburn & Castlereagh City Council:-

- Strongly condemns all forms of discrimination based on sexual orientation, gender identity, or expression, advocating for policies that safeguard LGBTQ+ rights in housing, education, employment, and healthcare.
- Commits to enhancing awareness and understanding of LGBTQ+ issues among council members, staff, and the wider community through education and sensitivity training.
- Supports initiatives that provide safe spaces, counselling, and support services for LGBTQ+ youth to combat bullying, harassment, and mental health challenges.
- Actively participates in local Pride events to demonstrate the council’s visible support for the LGBTQ+ community and identifies areas to display LGBTQ+ pride symbols in appropriate public spaces.
- Seeks collaboration with local LGBTQ+ organisations and community groups to better comprehend their needs and explore joint projects that celebrate diversity and inclusivity.

By adopting this motion, we reaffirm our council’s dedication to promoting equality and inclusivity, with the aim of nurturing a more cohesive community that values its diverse members.”

Councillor D Bassett proposed the Notice of Motion and it was seconded by Councillor K Dickson.

An amendment was proposed by Councillor A Ewing and seconded by Councillor A Givan that:-

“This council being mindful of its duty to ensure fair services delivered without discrimination continues their policy of providing services on this basis. Of course this Council has a duty to consult with all the relevant groups but this must also include faith groups and churches. The Council must be mindful of the rights and the need to protect spaces such as single sex changing rooms and toilets. The motion does not take that into account. It is important to note that Pride is a protest movement and while people are free to participate, the council as a public body should not be an active participant and should remain neutral.”

Councillor Bassett spoke to his Notice of Motion as did Councillor Dickson.

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3.1 Notice of Motion – Support of the LGBTQ + Community in Lisburn & Castlereagh City Council (Continued)

The amendment was shared by the Chief Executive to all Members of Council via e-mail.

The Chairman of the Committee, Alderman O Gawith, cited 17.1.1 of the Council's standing orders and stated that the amendment could not be considered as an amendment as parts thereof were not to do with the original proposal. The Chairman stated that he would neither be allowing the amendment nor hearing it. The original motion would therefore be debated upon.

Councillor A Givan spoke in opposition to the Notice of Motion and asked for a Recorded Vote on any decision taken. The proposal for a Recorded Vote was seconded by Alderman M Guy and agreed.

Alderman P Porter and Councillor A Ewing spoke in opposition to the Notice of Motion. Councillor Ewing asked to have recorded his personal hurt at how he has been treated following the removal – at his demand - of his photograph from social posts associated with Pride.

Alderman M Guy and Councillors R Carlin, C Kemp and N Trimble spoke in support of the Notice of Motion.

Following debate, the Notice of Motion in the name of Councillor D Bassett (a non-member of the Committee) was proposed by Councillor R Carlin and seconded by Councillor K Dickson.

The Recorded Vote was taken, the voting being as follows:-

For the Proposal: Councillor P Burke, Councillor R Carlin, Councillor K Dickson, Councillor N Eaton, Alderman O Gawith, Alderman M Guy, Councillor C Kemp, Alderman H Legge, Councillor G McCleave, Councillor N Trimble. (Total = 10)

Against the Proposal: Alderman A Ewart, Councillor A Ewing, Councillor A Givan, Councillor A Gowan, Councillor U Mackin. (Total = 5)

The proposal was carried and the Notice of Motion was therefore adopted.

During this item of business:-

Councillor U Mackin entered the Chamber during Councillor Bassett's reading of his Notice of Motion. (6.42 pm)
Councillor A Martin entered the Chamber during Councillor A Givan's contribution to the debate. (6.57 pm)

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3.1 Notice of Motion – Support of the LGBTQ + Community in Lisburn & Castlereagh City Council (Continued)

Councillor N Trimble left the Chamber during Alderman P Porter's contribution to the debate and returned to it during Alderman M Guy's contribution. (7.22 pm and 7.25 pm respectively).

Alderman S Skillen and Councillor C McCready left the meeting on a remote basis at the conclusion of this item of business. (7.30 pm)

3.2 National Association of Councillors (NI Region) – Constitution
(00:41:10)

Further to the meeting of Committee held on the 21st June 2023, Members were provided with the following:-

- e-mail dated the 22nd March 2023 from the National Association of Councillors (NAC) (NI Region), together with the draft constitution of the NAC;
- NAC constitution as at 2016;
- letter dated the 25th July 2023 from the NAC (NI Region) providing a copy of the NAC's audited financial statement for the years ending 31st July 2021 and 2022.

It was proposed by Alderman H Legge, seconded by Councillor N Eaton and agreed to recommend that:-

- the proposed changes to the NAC Constitution be approved;
- the correspondence dated the 25th July 2023 from the NAC (NI Region) be noted.

The Right Worshipful The Mayor, Councillor A Gowan, and Alderman P Porter left the meeting on a remote basis at the conclusion of this item. (7.31 pm)

4. Report of Chief Executive (00:42:43)

The Director of Regeneration & Growth joined the meeting on a remote basis. (7.31 pm)

Presented by the Chief Executive and Director of Finance & Corporate Services.

4.1 Annual Somme Pilgrimage (00:42:48)

4.1.1 Somme Pilgrimage 2023 (00:42:54)

A report prepared by the Chief Executive in relation to the attendance of the Council's participants in the 2023 Somme Pilgrimage was provided and its content duly noted.

4.1.2 Future Somme Pilgrimages (00:43:00)

Further to the December 2022 meeting of the Committee, a number of options as to how the Council might be represented at future Somme Pilgrimages for the remainder of the current Council term were detailed.

It was proposed by Alderman M Guy and seconded by Councillor R Carlin that the attendees at the Somme Pilgrimage for the remainder of the current Council term be three attendees, ie Mayor of the Day, Chair of the Day of the Corporate Services Committee and the Chief Executive (or his nominee) as the Lead Officer.

An amendment was proposed by Councillor N Trimble and seconded by Councillor A Givan that the attendees at the Somme Pilgrimage for the remainder of the current Council term be five attendees, ie Mayor of the Day, Chair of the Day of the Corporate Services Committee and the Chief Executive (or his nominee) as the Lead Officer; plus up to two Members preferably from parties not already represented by the Mayor and Committee Chairman and who have not represented the Council in past years. This arrangement would mean that one vehicle only would be required.

Alderman Guy withdrew her proposal and that in the name of Councillor N Trimble and seconded by Councillor A Givan was put to the meeting and – on a show of hands – declared carried, the voting being 10 in favour and three against.

Councillor D Bassett left the meeting during consideration of this item.
(7.32 pm)

4.1.3 Donations in relation to Somme Pilgrimage Tours & Visits (00:57:16)

A number of free tours are provided as part of the Somme Pilgrimage. Such tours enhance the knowledge and enjoyment of the Pilgrimage. To support the delivery of such tours, and to enable their sustainability on a non-fee basis, a donation of £25.00 per person per tour was considered appropriate.

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4.1.3 Donations in relation to Somme Pilgrimage Tours & Visits (Continued)

It was proposed by Alderman H Legge, seconded by Councillor A Ewing and agreed to recommend that:-

- for any significant tour (in excess of one hour) at The Somme and for which there is no charge, a £25.00 donation for each delegate be made, such donations to apply both for 2023 and for future Pilgrimages;
- in respect of 2023, a retrospective donation of £150.00 be made, ie for the three delegates at each of the two tours (Commonwealth Graves Commission and Vimy Ridge).

5. Report of Director of Organisation Development & Innovation (00:58:10)

5.1 Departmental Plans (00:58:25)

It was proposed by Councillor N Trimble, seconded by Councillor U Mackin and agreed to recommend that the Departmental Plans for 2023-2024 be approved.

6. Report of Head of Corporate Communications & Administration (00:59:56)

6.1 Royal British Legion – NI Festival of Remembrance 2023 Belfast Waterfront Hall – 4th November 2023 (01:00:10)

Given the time-scale for the placing of advertisements by way of sponsorship and to secure tickets which are always in high demand, the Mayor, the Committee chair and vice-chair had agreed that:-

- the Council sponsor a half page advertisement in the Festival of Remembrance programme at a cost of £500.00;
- four tickets for the event (£25.00 per ticket) be purchased, the attendees to be Mayor & Guest; Chair and Vice-Chair of Corporate Services Committee.

It was proposed by Alderman A Ewart and seconded by Councillor A Givan that the decisions referred to above be approved on a retrospective basis.

Councillor R Carlin asked to have recorded that he was not in agreement with the proposal.

The proposal in the name of Alderman A Ewart and seconded by Councillor A Givan was put to the meeting and – on a show of hands – declared carried, the voting being nine in favour and three against.

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6.1 Royal British Legion – NI Festival of Remembrance 2023
Belfast Waterfront Hall – 4th November 2023 (Continued)

Alderman M Guy left the Chamber during debate. (7.50 pm)

Councillor C Kemp left the Chamber at the conclusion of this item. (7.51 pm)

6.2 Anniversary of the Greenfinches (01:02:35)

It was proposed by Alderman A Ewart and seconded by Councillor A Givan to recommend that:-

- the format and timing of the event as outlined in the report be agreed;
- the arrangements for the event be made in consultation with The Right Worshipful The Mayor, Councillor A Gowan, and Alderman J Tinsley.

Councillors R Carlin and G McCleave (Deputy Mayor) asked to have recorded that they were not in agreement with the proposal.

The proposal in the name of Alderman A Ewart and seconded by Councillor A Givan was put to the meeting and – on a show of hands – declared carried, the voting being eight in favour and three against.

6.3 Lisburn War Memorial – 100 Year Anniversary (01:05:22)

It was proposed by Councillor N Trimble and seconded by Councillor U Mackin to recommend that the proposal of The Right Worshipful The Mayor to hold a commemorative event to mark the centenary of the unveiling of the Lisburn War Memorial be approved.

The proposal was put to the meeting and – on a show of hands – declared carried, the voting being 13 in favour and nil against.

Alderman M Gregg left the Chamber during discussion of this item. (7.54 pm)

Alderman M Guy and Councillor C Kemp returned to the Chamber during discussion of this item. (7.55 pm)

Councillor N Eaton left the Chamber at the conclusion of this item. (7.56 pm)

7. Report of Head of Human Resources & Organisation Development (01:07:36)

The Chairman, Alderman O Gawith, extended a welcome to Mr Greg Bowkett and wished him all the best in his role as Head of Human Resources & Organisation Development.

Councillor R Carlin left the Chamber. (7.56 pm)

7.1 Workforce Reports (01:08:05)

Reports on the undernoted topics in relation to Council staff across all Departments had been provided with the report and their contents duly noted.

- Attendance Management Report for period ended 30th June 2023;
- Recruitment reports – (i) Advert & Selection; and (ii) Appointments;
- Workforce Profile.

In response to comments from Councillor A Givan about absence figures, the Head of Human Resources & Organisation Development confirmed that reducing days lost in the workplace was a key work focus for his unit. The Head of Human Resources & Organisation Development confirmed that, without increasing headcount, an additional HR Officer would focus on attendance management for at least six months.

Alderman M Gregg and Councillor R Carlin returned to the Chamber during discussion of this item. (7.59 pm)

8. Report of Head of Finance (01:13:28)

8.1 Local Government Staff Commission (01:13:40)

Further to the meeting of Committee held on the 8th March 2023, Members were provided with copy of a letter dated the 30th June 2023 from the Local Government Staff Commission regarding certain information requested by the Council in regard to the activities of the LGSC, together with a comprehensive report covering such information.

It was proposed by Councillor N Trimble, seconded by Councillor R Carlin and agreed to recommend that:-

- the information provided by the Local Government Staff Commission be noted;
- payment of £25,974 (excluding VAT) be made to the Local Government Staff Commission by way of the Council's contribution for 2023/2024.

Alderman A Grehan left the Chamber. (8.04 pm)

8.2 Estimates 2024-2025 – Schedule of Meetings (01:15:18)

It was proposed by Alderman M Guy, seconded by Councillor C Kemp and agreed to recommend that the programme of meetings for the 2024/2025 Estimates' process be approved.

Alderman A Ewart left the Chamber. (8.06 pm)

9. Any other Business – Non-Confidential (01:16:20)

9.1 Lagan Valley Island – Evaluation of Light-Ups (01:16:34)
Councillor J Lavery

Councillor J Lavery enquired as to when a report on the evaluation of building light-ups for charity purposes might be presented to the Committee.

The Head of Corporate Communications & Administration advised that it was intended that a report on this matter would be presented to the October 2023 meeting of Committee.

10. Confidential Report from Director of Finance & Corporate Services (01:18:00)

The Chairman asked that - in line with Item 5.15 of the Protocol and Etiquette for attending meetings on a remote basis – those Members attending the meeting on a remote basis ensure that the meeting could neither be seen nor heard by any other person at those remote locations.

The reasons for confidentiality were as set out in the agenda, ie:-

10.1 Report on Various Tender Awards
(Confidential for reason of information relating to the financial or business affairs of any particular person (including the Council holding that information)).

Redacted report and Appendix 1 to be published following ratification and signing of contracts. Appendix 2 to never be published.

10.2 Photography Services Contract
(Confidential for reason of information relating to the financial or business affairs of any particular person (including the Council holding that information)).

Report to be available from the commencement date of the contract (January 2024).

10.3 Graphic Design Services
(Confidential for reason of information relating to the financial or business affairs of any particular person (including the Council holding that information)).

Report to be available from the commencement date of the contract (January 2024).

10.4 Hybrid Working Model

(Confidential for reason of information related to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the Council or a Government Department and employee of, or office bearers under, the Council.)

Redacted report to be available post ratification (26th September 2023).

10.5 Request to undertake additional employment

(Confidential for reason of information (i) relating to any individual ;(ii) which is likely to reveal the identity of an individual; and (iii) information relating to the financial or business affairs of any particular person (including the Council holding that information).

Report to never become available.

10.6 Management Accounts Period 4

(Confidential for reason of information relating to the financial or business affairs of any particular person (including the Council holding that information).

Redacted report to be available after full Council meeting (26th September 2023).

10.7 Quarterly Finance Reports – Quarter 1 2023/2024

(Confidential for reason of information relating to the financial or business affairs of any particular person (including the Council holding that information).

Redacted report to be available after full Council meeting (26th September 2023).

In Committee (01:19:08)

It was proposed by Councillor C Kemp, seconded by Councillor A Ewing and agreed that the Confidential Report of the Director be considered “in Committee”. (Recording was paused at this stage in proceedings.)

Alderman A Ewart returned to the Chamber. (8.10 pm)

10.1 Report on Various Tender Awards

Presented by the Director of Regeneration & Growth.

For Members’ information, the Director outlined the circumstances under which tender awards were reported to Committee either for approval or for noting.

10.1 Report on Various Tender Awards (Continued)

It was agreed to recommend that the tenders awarded in regard to the undernoted contracts, together with the attendant tender reports, be noted:-

- Glenavy Traffic Calming Measures;
- Tender for the Collection, Transportation and Recycling of Scrap Metals from Household Recycling Centres;
- The provision of Demand Side Operator (to provide Demand Response Income for LVI);
- Planned Preventative Maintenance Inspections of CCTV;
- Winter Services Provision;
- Schedule AT1 Building Maintenance & Minor Works.

It was further agreed to recommend that the signing and sealing of the Tender documents be approved.

The Director undertook to provide Councillor A Givan with details in regard to the Glenavy Traffic Calming Measures.

The Director of Regeneration & Growth left the meeting on a remote basis. (8.12 pm)

10.2 Photography Services Contract

Presented by the Head of Corporate Communications & Administration.

The following documents were provided:-

- Preliminary Expenditure Application;
- Financial Appraisal.

It was proposed by Alderman H Legge, seconded by Councillor N Trimble and agreed to recommend that – having considered the Preliminary Expenditure Application and the Financial Appraisal – the Business Case for the provision of Photography Services be approved.

10.3 Graphic Design Services

Presented by the Head of Corporate Communications & Administration.

The following documents were provided:-

- Preliminary Expenditure Application;
- Financial Appraisal.

10.3 Graphic Design Services (Continued)

It was proposed by Alderman M Guy, seconded by Alderman H Legge and agreed to recommend that – having considered the Preliminary Expenditure Application and the Financial Appraisal – the Business Case for the provision of Graphic Design Services be approved.

10.4 Hybrid Working Model

Presented by the Director of Organisation Development & Innovation.

The report on the Evaluation of the Hybrid Working Pilot (August 2023) was provided.

The Committee considered a number of options in regard to working arrangements within the Council.

It was proposed by Councillor U Mackin, seconded by Councillor A Ewing and agreed to recommend that a Hybrid Working Policy based on a different model with increased flexibility to increase the minimum days in the office depending on operational requirements, be developed.

During this item of business:-

Alderman A Grehan returned to the Chamber during discussion. (8.17 pm)
Councillor G Hynds left and returned to the Chamber during discussion.
(8.17 pm and 8.20 pm respectively)
Councillor N Trimble left and returned to the Chamber during discussion.
(8.35 pm and 8.37 pm respectively)

The Director of Finance & Corporate Services left the Chamber at the conclusion of this item of business. (8.50 pm)

10.5 Request to Undertake Additional Employment

Presented by the Director of Organisation Development & Innovation.

It was proposed by Councillor N Trimble, seconded by Alderman H Legge and agreed to recommend that the request of the Director of Finance & Corporate Services to undertake an additional employment be acceded to.

Councillor J Lavery left the Chamber at the conclusion of this item of business. (8.52 pm)

10.6 Management Accounts Period 4

The Director of Finance & Corporate Services returned to the Chamber.
(8.53 pm)

Presented by the Head of Finance.

The Management Accounts for the period ending the 31st July 2023, together with an extensive narrative report by way of explanation, were noted.

Councillor R Carlin sought details on the maximum capacity of the Vitality leisure membership. The Chief Executive undertook to have such information provided to Members of the Committee.

Alderman A Ewart sought information in relation to recycling income. The Head of Finance undertook to inform him of this information.

10.7 Quarterly Finance Reports – Quarter 1 2023/2024

Presented by the Head of Finance.

The undernoted financial reports for Quarter 1 of 2023-2024, together with an attendant narrative report by way of explanation, were noted:-

- Repairs & Renewals
- Capital Expenditure
- Department for Communities' earmarked reserves.

11. Any Other Business – Confidential

There were no items of a confidential nature raised by Members.

Resumption of Normal Business (01:19:20)

It was proposed by Councillor R Carlin, seconded by Councillor K Dickson and agreed to come "out of Committee". Normal business and audio recording were resumed.

12. Any Other Business (01:19:22)

There were no further items raised.

The meeting concluded at 9.02 pm.

MAYOR/CHAIRMAN

GAC 14.09.2023

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of Meeting of the Governance and Audit Committee held in the Council Chamber and Remote Locations on Thursday, 14 September, 2023 at 6:00 pm****PRESENT IN CHAMBER:**

Councillor R McLernon (Chairman)

Mr E Jardine (Independent Member and Vice-Chairman)

Alderman O Gawith

Councillors D Bassett, P Burke, S Burns, D J Craig, A P Ewing, A Givan, C Kemp, P Kennedy and A Martin

PRESENT IN REMOTE LOCATION:

Councillors S Lowry and M McKeever

OTHER MEMBERS PRESENT IN A REMOTE LOCATION:

Alderman J Tinsley

IN ATTENDANCE:**In Chamber:**

Director of Organisation Development and Innovation
 Director of Finance and Corporate Services
 Director of Regeneration and Growth
 Head of Human Resources and Organisation Development
 Performance Improvement Officer
 Risk & Business Continuity Officer
 IT Officer
 Member Services Officers

In Remote Location:

Internal Audit Manager

Commencement of the Meeting

At the commencement of the meeting, the Chairman, Councillor R McLernon, welcomed those present. He pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded. In accordance with the Protocol for Remote Meetings, the Chairman asked that those attending via zoom to ensure that the meeting could not be seen or heard by any other person at their remote location when confidential business was being considered.

At this point, the Member Services Officer read out the names of the Elected Members and Officers in attendance at the meeting.

The Chairman, Councillor R McLernon, asked that mobile phones be put on silent or switched off for the duration of the meeting. The Director of Organisation Development and Innovation outlined the evacuation procedures in the case of an emergency.

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Councillor A P Ewing arrived to the meeting and Councillor S Lowry joined the meeting at 6.01 pm.

1. Apologies (00:01:59)

It was agreed to accept apologies for non-attendance at the meeting on behalf of the Deputy Mayor, Councillor G McCleave, Alderman S P Porter, Councillor J Gallen, the Head of Finance and Mr R Ross, Northern Ireland Audit Office.

2. Declarations of Interest (00:02:31)

There were no declarations of interest.

3. Report from the Performance Improvement Officer (00:02:53)

3.1 Compliments and Complaints Report – Quarter 1 2023/24 (00:03:04)

Members were provided with, and noted the contents of, a copy of a comparative report taken from the Council's Customer Care System detailing the number of comments, complaints and compliments in Quarter 1 of 2023/24.

3.2 Performance Improvement Objectives, Case Studies & Associated KPIs – 1st Quarter Review (00:04:07)

Members were provided with a copy of:

- (a) a quarterly monitoring document (covering April – June 2023) on all projects that demonstrated improvement against the 2023/24 Performance Improvement Objectives, including the relevant Performance Improvement KPIs. An additional section was included detailing some case studies and customer feedback that had demonstrated improvement during Quarter 1; and
- (b) a report from the 'Performance Management System' detailing the Performance Improvement Key Performance Indicators (KPIs) for the period April – June 2023.

Members stated that it would be useful if future reports provided information, by graphical means, as to whether or not targets were on track to be met and a percentage indication of how far along targets were in respect of the timescales allotted to them. The Performance Improvement Officer advised that the information could be provided and agreed to consider work to determine if future reports could provide this information by graphical means.

It was proposed by Councillor P Kennedy, seconded by Alderman O Gawith and agreed to recommend that the reports at (a) and (b) be approved.

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3.3 Service KPIs – Quarter 1 2023/24 All Directorates (00:08:01)

Mr E Jardine and Councillor S Lowry left the meeting during consideration of this item of business (6.28 pm and 6.30 pm respectively). Alderman J Tinsley joined the meeting during consideration of this item of business (6.26 pm).

Members were provided with, and noted the contents of, a copy of reports detailing the Quarter 1 2023/24 KPIs for each directorate.

During discussion:

- (a) it was suggested that the yearly targets for KPI 214 and 215 be increased to allow for any potential slippage to be addressed. The Performance Improvement Officer agreed to raise this matter with the Acting Director of Environmental Services and report back in due course;
- (b) the Performance Improvement Officer took note of a suggestion that future reports include an equivalent figure for the same period the previous year for comparison purposes, as well as figures for other councils, if possible;
- (c) in respect of KPI 29, relating to enforcement cases, the Director of Regeneration and Growth pointed out the importance of consistency around the figures published, but agreed that Members could be provided with a summary based on the manual account of enforcement cases;
- (d) the Director of Regeneration and Growth responded to comments in relation to the processing time for local planning applications and agreed to look into a particular case referred to by a Member; and
- (e) in relation to the Leisure & Community Wellbeing Directorate, whose targets were being measured on an annual basis, the Performance Improvement Officer agreed to provide Members with interim reports, if figures were available.

Mr E Jardine returned to the meeting at 6.31 pm.

3.4 Performance Improvement Report 2023/24 (00:31:07)

Members having been provided with a copy of the draft Performance Improvement Report for 2023/24, it was proposed by Councillor A P Ewing, seconded by Councillor A Givan and agreed to recommend that this be approved.

3.5 Review of the Customer Care Policy (Compliments, Complaints & Comments) (00:32:45)

Members having been provided with a copy of a Customer Care Policy (Compliments, Complaints & Comments), it was proposed by Alderman O Gawith, seconded by Councillor C Kemp and agreed to recommend that this be approved.

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4. Report from the Risk & Business Continuity Officer (00:37:20)

4.1 Corporate Risk Register (00:37:29)

Alderman J Tinsley left the meeting during consideration of this item of business (6.40 pm).

The Risk & Business Continuity Officer set out in her report, an update in respect of the quarterly review of the Corporate Risk Register. Members were provided with, and noted the contents of, a copy of the Corporate Risk Dashboard.

5. Report from the Internal Audit Manager (00:42:20)

5.1 Internal Audit Charter (00:42:31)

Members were provided with a copy of the Internal Audit Charter. It was noted that, following a recent review, no changes were required to the Charter which had been approved in September 2022.

6. Confidential Business

The matters contained in the confidential report would be dealt with “In Committee” due to containing (a) information relating to the financial or business affairs of any particular person (including the Council holding that information); and (b) information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the Council or a government department and employees of, or office holders under, the Council.

“In Committee”

It was proposed by Councillor D J Craig, seconded by Councillor A P Ewing and agreed that the following matters be considered “in committee”, in the absence of members of the press and public being present.

6.1 Report by Director of Organisation Development and Innovation

6.1.1 Gifts & Hospitality Policy (Staff) and Gifts & Hospitality Policy (Elected Members)

(Redacted Report will be available post-ratification)

Members having been provided with a copy of both a Gifts & Hospitality Policy for staff and one for Elected Members, it was proposed by Councillor D J Craig, seconded by Councillor A Givan and agreed to recommend that they be approved and that the policy for staff be progressed for consultation with Trade Unions thereafter.

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6.1.1 Gifts & Hospitality Policy (Staff) and Gifts & Hospitality Policy (Elected Members) (Contd)

The Director of Organisation Development and Innovation confirmed that, in section 9 of the Elected Members' policy, the word biannually should read biennially.

6.2 Report by Director or Regeneration and Growth

6.2.1 Asset Management
(Report will be available following ratification at full Council)

Members were provided with, and noted the contents of, a copy of an update report in respect of the Council's Asset Management, including the response to Internal Audit recommendations.

6.3 Report by Internal Audit Manager

6.3.1 Internal Audit Plan 2023/24 – Progress Report
(Redacted report will be made available on 30 September, 2023)

Members were provided with, and noted the contents of, a copy of an Internal Audit Progress Report summarising internal audit work and progress against the Operational Plan since the last meeting of the Committee on 22 June, 2023. A copy of any internal audit reports referred to in the progress report were also provided in full on Decision Time for Members' information. The Internal Audit Manager advised of an error in the table at item 1.3 of the report.

The Director of Regeneration and Growth, Performance Improvement Officer and Risk & Business Continuity Officer left the meeting (7.01 pm).

6.4 Report by Head of Finance

6.4.1 Annual Audit Letter 2021-22: Lisburn & Castlereagh City Council
(Report will be available following ratification at full Council)

In the absence of the Head of Finance and Mr R Ross, Northern Ireland Audit Office, this report was presented by the Director of Finance and Corporate Services.

Members were provided with, and noted the contents of, a copy the Lisburn & Castlereagh City Council Annual Audit Letter for 2021-22.

Resumption of Normal Business

It was proposed by Alderman O Gawith, seconded by Councillor D Bassett, and agreed to come out of committee and normal business was resumed.

7. Any Other Business

There was no other business.

There being no further business, the meeting was terminated at 7.01 pm.

Mayor/Chairman

(S) R & G 18 09 2023

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of the Special Meeting of the Regeneration and Growth Committee held in the Island Civic Centre, Lisburn, and remotely, on Monday 18th September, 2023 at 6.00pm**

- PRESENT:** Councillor J Lavery BEM (Chairperson);
Aldermen A Ewart MBE, M Gregg and A Grehan;
Councillors K Dickson, A Martin,
T Mitchell (Vice Chairman) and C McCready.
- PRESENT IN A REMOTE LOCATION:** The Right Worshipful the Mayor, Councillor A Gowan;
Deputy Mayor, Councillor G McCleave;
Alderman S P Porter and M Guy;
Councillors P Burke, J Gallen and N Parker.
- OTHER MEMBERS IN ATTENDANCE:** Alderman J Tinsley (Zoom), Councillors S Burns,
P Catney, D J Craig (Zoom), G Hynds, C Kemp,
P Kennedy, G Thompson and Hon. N Trimble (Zoom).
- IN ATTENDANCE:** Director of Regeneration and Growth
Head Planning and Capital Development
Principal Planning Officers (RH & LJ)
Member Services Officers (BF and EW).

1. Apologies

Apologies were reported on behalf of Councillor U Mackin and Councillor M McKeever.

2. Declarations of Interest

There were no declarations of interest.

3. Report of Head of Planning and Capital Development3.1 Adoption of Development Plan 2032 – Plan Strategy

Prior to considering the above-mentioned matter the Chairman, on behalf of the Committee, extended his thanks to the officers for their work in progressing the preparation of the Plan Strategy of Local Development Plan to this stage.

The Head of Planning and Capital Development provided an overview of the processes and various stages which had been undertaken in the drafting of Plan Strategy. He outlined also the modifications which had been made at the 'Direction' of the Department for Infrastructure following Independent Examination by the Planning Appeals Commission. He elaborated on the scope of the documents appended, particularly the sustainability appraisal and other assessments that were required to inform the adoption of the Plan.

In response to several questions from Members, the Head of Planning and Capital Development clarified the legal status of the Plan in the decision making process and whilst it was still in its emerging stage it was still a document of significant material weight as a consequence of the fact the JMS was not withdrawn by the Department. In addition, he

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3.1 Adoption of Development Plan 2032 – Plan Strategy (Cont'd)

outlined the potential for future development of land beyond the southern boundary of Lisburn. In response to a further question, he gave an overview on the ability of individuals or organisations to object to the Plan on its adoption, together with the risk of judicial review.

After discussion, it was

Moved by Alderman M Gregg,
Seconded by the Vice Chairman, Councillor T Mitchell and

Resolved – That the Committee agrees to the modifications set out by the Department in the 'Direction' and the reasons to adopt, in principle the Plan Strategy of the Local Development Plan. It was further noted that the actions required by the Department for Infrastructure, as detailed in its 'Direction,' have been completed and that this allows the Plan to be adopted by resolution of the Council at its meeting on 26th September, 2023.

3.2 Notice of Opinion to Recommend Refusal of Permission for Mixed-use Development in West Lisburn

The Head of Planning and Capital Development reminded the Committee that the former Planning Committee, at its meeting on 12th April, 2021, had granted planning permission for a mixed-use development, together with permission for the development of an associated link road, on lands at West Lisburn/Blaris.

He outlined the background to the decisions and the rationale which the Committee had adopted in granting permission. Both decisions had, subsequently, been called-in by the Department for Infrastructure.

The Committee was informed that two Notices of Opinion had been issued in August 2023 by the Department for Infrastructure. It was reported that the Department had recommended approval of full planning permission for the construction of the link road. However, it had recommended refusal for outline planning permission for the mixed-use development, on the grounds that the proposal was considered contrary to the local development plan and regional policies. The Department had indicated that it would proceed to issue decisions in respect of both applications unless a request was made in writing to appear before, and to be heard by, the PAC, or a person appointed by the Department for the purpose of a hearing.

Accordingly, it was

Moved by Alderman A Ewart,
Seconded by the Vice Chairman, Councillor T Mitchell and

Resolved – that the Committee agrees to adopt the recommendation within the report and delegates authority to officers to write to the Department for Infrastructure to confirm that an opportunity be afforded for the Council to be heard by the Planning Appeals Commission or a person appointed by the Department in relation to the aforementioned matter.

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There being no further business, the meeting ended at 18:37.

Chairperson

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of Special Meeting of the Governance and Audit Committee held in the Council Chamber and in remote locations on Thursday, 21 September, 2023 at 6:00 pm****PRESENT IN CHAMBER:**

Councillor R McLernon (Chairman)

Alderman O Gawith

Councillors D Bassett, S Burns, A P Ewing, A Givan, C Kemp, P Kennedy and A Martin

PRESENT IN REMOTE LOCATION:

Deputy Mayor G McCleave

Mr E Jardine (Independent Member and Vice-Chairman)

Aldermen S P Porter

Councillors P Burke, D J Craig, J Gallen, S Lowry and M McKeever

OTHER MEMBERS PRESENT IN A REMOTE LOCATION:

Alderman J Tinsley

OTHER MEMBERS PRESENT IN THE CHAMBER:

Councillor G Hynds

IN ATTENDANCE:**In Chamber:**

Chief Executive
 Director of Organisation Development and Innovation
 Director of Finance and Corporate Services
 Head of Finance
 IT Officer
 Member Services Officers

Northern Ireland Audit Office

Mr P Barr (present remotely)

Commencement of the Meeting

At the commencement of the meeting, the Chairman, Councillor R McLernon, welcomed those present. He pointed out that, unless the item on the agenda was considered under confidential business, the meeting would be audio recorded.

In accordance with the Protocol for Remote Meetings, the Chairman asked that those attending via zoom to ensure that the meeting could not be seen or heard by any other person at their remote location when confidential business was being considered.

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At this point, the Member Services Officer read out the names of the Elected Members and Officers in attendance at the meeting.

The Chairman, Councillor R McLernon, asked that mobile phones be put on silent or switched off for the duration of the meeting. The Director of Organisation Development and Innovation outlined the evacuation procedures in the case of an emergency.

Councillor M McKeever joined the meeting remotely at 6.01 pm.

The Chairman, Councillor R McLernon, welcomed Mr P Barr from the Northern Ireland Audit Office (NIAO) to the meeting.

1. Apologies (00:02:16)

There were no apologies.

2. Declarations of Interest (00:02:25)

There were no declarations of interest.

3. Confidential Business (00:02:39)

The matters contained in the confidential report would be dealt with “in Committee” due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information).

“In Committee”

It was proposed by Councillor A P Ewing, seconded by Councillor C Kemp, and agreed that the following matters be considered “in Committee” in the absence of members of the press and public being present.

3.1.1 Lisburn & Castlereagh City Council Approval of Statement of Accounts for Year Ended 31 March, 2023

(Report will not be made available / Final certified accounts will be published)

Alderman J Tinsley joined the meeting remotely at 6.05 pm.

Members had been provided with a copy of the Lisburn & Castlereagh City Council Statement of Accounts for the Year Ended 31 March, 2023. The Head of Finance responded to a number of questions arising from the report. The Committee commended Council Officers for the work involved in the preparation of the Statement of Accounts.

It was proposed by Alderman S P Porter, seconded by Councillor P Kennedy, and agreed to recommend that the Statement of Accounts for the Year Ended 31 March, 2023 be accepted and be signed by the Chairman and the Chief Executive.

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Adjournment of Meeting

Following discussion, the Chairman, Councillor R McLernon, declared the meeting adjourned to allow Members and Officers additional time to scrutinise the Report to Those Charged with Governance 2022-2023 which had been circulated earlier that day (6.16 pm).

Resumption of Meeting

The meeting was resumed at 6.35 pm.

- 3.1.2 Lisburn & Castlereagh City Council Report to Those Charged with Governance 2022-2023
(Report will not be made available / Final certified accounts will be published)

The Chairman, Councillor R McLernon, invited Mr P Barr from the Northern Ireland Audit Office (NIAO) to present the above draft report.

The Committee noted Mr Barr's apology in relation to the NIAO's delay in circulating the draft report, due to a number of factors, which was outlined to Members. Mr Barr made a verbal presentation to the Committee, highlighting the key points in the report. Mr Barr and Officers responded to a number of comments and questions raised by Members.

Alderman S P Porter and Councillor S Lowry put on record their concern with the lack of time Members and Officers had to review the draft report, due to the delay in receiving it from NIAO.

During discussion, it was proposed by Councillor J Gallen, that the Committee be provided a list of contractors awarded Single Tender Actions in 2022/2023, to include the value of each award. This proposal was seconded by the Deputy Mayor, Councillor G McCleave.

The Chairman and Members paid tribute to Council Officers for their efforts in bringing about the successful report and following further discussion, the Lisburn & Castlereagh City Council Report to Those Charged with Governance, 2022-2023 was noted by the Committee.

Resumption of Normal Business

It was proposed by Councillor J Gallen, seconded by Councillor D Bassett, and agreed to come "out of Committee" and normal business was resumed.

There being no further business, the meeting ended at 7.05 pm.

Mayor/Chairman

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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 7 August, 2023 at 10.11 am****PRESENT IN CHAMBER:**

Alderman M Gregg (Chairman)

Aldermen O Gawith and J Tinsley

Councillors D Bassett, S Burns, P Catney, D J Craig, U Mackin, A Martin, G Thompson and N Trimble

IN ATTENDANCE:

Director of Regeneration and Growth
 Head of Planning & Capital Development
 Principal Planning Officer (RH)
 Senior Planning Officer (RT)
 Member Services Officers

Mr B Martyn (Cleaver Fulton Rankin) – Legal Advisor

Commencement of Meeting

At the commencement of the meeting, the Chairman, Alderman M Gregg, welcomed those present to the Planning Committee. He pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded. He went on to outline the evacuation procedures in the case of an emergency.

1. **Apologies** (00:02:14)

There were no apologies.

At this point, the Member Services Officer read out the names of the Elected Members and Officers in attendance at the meeting.

2. **Declarations of Interest** (00:03:18)

The following declarations of interest were made:

- Alderman O Gawith in respect of planning application LA05/2022/0272/O, given that he had discussed some details of the application with the applicant and his agent and, therefore, could be viewed as having already formed an opinion; and
- Councillor S Burns in respect of item 4.3 “Submission of Pre-Application Notice (PAN) for a proposed change of house type for circa 88 dwellings previously granted planning permission under LA05/2017/1153/F and ancillary works including car parking, detached garages, landscaping, access arrangements and associated site works”, given that she had been contacted by the agent, although she had given neither comment nor opinion.

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2. Declarations of Interest (Contd)

Councillor D J Craig stated that he had been advised that an individual registered to speak on a number of applications at today's meeting worked on behalf of the Alliance Party in respect of elections and the bill for his work was paid by Party Members. He asked if this was an issue that Alliance Party Members who sat on the Planning Committee should declare an interest in.

The Chairman, Alderman M Gregg, stated that this was not something he was aware of. Other Members concurred.

"In Committee"

It was proposed by Councillor D J Craig, seconded by Councillor D Bassett and agreed to go "into committee" in order that legal advice could be sought on this matter. Those members of the press and public in attendance left the meeting (10.17 am).

Advice was provided by the Legal Advisor on this matter. Advice in relation to interests and planning can be found at Part 9 of the NI Local Government Code of Conduct for Councillors.

Resumption of Normal Business

It was proposed by Councillor D J Craig, seconded by Councillor D Bassett and agreed to come out of committee and normal business was resumed (10.26 am).

The Chairman, Alderman M Gregg, advised that the applications in question were scheduled for consideration after lunch. This would afford Members time to consider information that had been brought to light and declarations of interest could be made at that time, if necessary.

3. Minutes of Meeting of Planning Committee held on 17 July, 2023 (00:06:38)

It proposed by Councillor D J Craig, seconded by Councillor P Catney and agreed that the minutes of the meeting of Committee held on 17 July, 2023 be confirmed and signed.

4. Report from the Head of Planning & Capital Development (00:06:59)

4.1 Schedule of Applications (00:07:07)

The Chairman, Alderman M Gregg, advised that there was one major application and five local applications on the schedule for consideration at the meeting.

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4.1.1 Applications to be Determined (00:07:55)

The Legal Advisor, Mr B Martyn, highlighted paragraphs 43-46 of the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee which, he advised, needed to be borne in mind when determinations were being made.

- (i) LA05/2022/0830/F – Demolition of existing buildings/structures and erection of mixed use development comprising mixed tenure residential development comprised of 36 dwelling houses, 55 apartments and 2 maisonettes; 6 Class B industrial/employment units (total 1,098 sq. metres) with service yard; 3 flexible work spaces/WiFi hubs (total 300 sq. metres); 2 take away coffee pod units; private, communal and public space, landscaping, cycle and car parking, associated site works and infrastructure and access arrangements from Moira Road at lands at 160 Moira Road, Lisburn (00:09:01)

The Principal Planning Officer (RH) presented the above application as outlined within the circulated report.

The Committee received Mrs S Murphy, together with Messrs H McConnell, M McGuinness and A Best, in order to speak in support of the application. A number of Members' queries were addressed.

A number of Members' queries were responded to by Planning Officers.

Debate

During debate, whilst Members were largely supportive of the application, a number expressed concerns in relation to car parking provision and the management of car parking, especially given the potential for railway users taking up residential spaces and park illegally on the roadside.

The Head of Planning & Capital Development stated that measures could be put in place to allow some control to be exercised over parking in the future in order to prevent a situation that would give rise to conflict between residents and other users. He further stated that the Department for Infrastructure (DfI) would only adopt those parts of the road which were public and could control and manage parking on those areas being adopted through the Private Streets Order. The balance of the parking will be managed by the developer via a management company.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed, on a vote being taken, to adopt the recommendation to approve the application, the voting being 8 in favour and 3 against.

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Adjournment of Meeting

The Chairman, Alderman M Gregg, declared the meeting adjourned for a comfort break at this point (12.02 pm).

Resumption of Meeting

The Chairman, Alderman M Gregg, declared the meeting resumed (12.14 pm).

- (ii) LA05/2022/0272/F – Proposed two detached dwellings with provision for future garages at gap between 42 Halfpenny Gate Road, Moira and Broomhedge Gospel Hall, 40a Halfpenny Gate Road, Moira (01:40:36)

Having declared an interest in this application, Alderman O Gawith did not return to the meeting at this point.

The Senior Planning Officer (RT) presented the above application as outlined within the circulated report.

The Committee received Mr S Wilson in order to speak in support of the application. A number of Members' queries were addressed.

A number of Members' queries were responded to by Planning Officers.

Debate

During debate, Councillor N Trimble stated that he was not in agreement with the recommendation of the Planning Officer to refuse this application and cited a number of reasons for this.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed, on a vote being taken, to not adopt the recommendation to refuse the application, the voting being 4 in favour and 6 against.

Given that the Officer recommendation to refuse planning permission had fallen, it was proposed by Councillor N Trimble and seconded by Councillor U Mackin that the application be approved with the following reasons being offered:

- the distinction between urban and rural had already been marred at this location and this provided an opportunity to approve under CTY8 and COU8 as the gap did constitute an infill. Although it was implied, policy did not explicitly state that buildings had to be in the rural context and, in this case, the context had already been blurred and that would permit development at the site;
- the application complied with COU15 as the proposed buildings did not constitute a prominent feature on the landscape having regard to the nature and scale of the adjacent Gospel Hall;

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(ii) LA05/2022/0272/F – Proposed two detached dwellings with provision for future garages at gap between 42 Halfpenny Gate Road, Moira and Broomhedge Gospel Hall, 40a Halfpenny Gate Road, Moira (Contd)

- reference was made to a paragraph within a statement by Mr Justice Scoffield in respect of an ongoing Judicial Review was that “Where there is a small gap site, the authority should nonetheless consider whether, by permitting that site to be infilled, it is acting in accordance with, or contrary to, the purpose of the exception within the policy (which is to permit development where little or nothing is lost in terms of rural character because of the existing substantial and continuously built up frontage)”. Within this context, it was considered that, nothing would be lost in terms of open countryside or rural character.

The Head of Planning & Capital Development stated that the reasons cited were not sufficient in that all of the parts of the policy were not engaged by Councillor Trimble and that all the reasons for refusal must be considered if Members were to pursue an overturn. He pointed out that the Protocol for Operation of the Planning Committee stated that “Deferral of a decision to a later Committee meeting can however also be used to allow time for reflection, where the Committee is minded to pursue an opinion contrary to the Officer recommendation. This can allow time to reconsider, manage the risk associated with the action, seek legal advice and ensure that Planning Officers can provide additional reports and draft reasons for refusal”.

Councillor P Catney proposed that the application be deferred in line with the Protocol for the Operation of the Planning Committee, as outlined above. The Chairman, Alderman M Gregg, suggested that, at this stage, it may be prudent to go “into committee” in order to seek legal advice.

“In Committee”

It was proposed by Councillor U Mackin, seconded by Councillor P Catney and agreed to go “into committee” in order that legal advice could be sought on this matter. Those members of the press and public in attendance left the meeting (1.31 pm).

Advice was provided by the Legal Advisor on this matter as well as the Director of Regeneration and Growth and the Head of Planning & Capital Development.

Resumption of Normal Business

It was proposed by Councillor N Trimble, seconded by Councillor P Catney and agreed to come out of committee and normal business was resumed (2.00 pm).

It was proposed by Councillor N Trimble, seconded by Councillor P Catney and unanimously agreed that the application be deferred in line with the paragraph 62 of the Protocol for the Operation of the Planning Committee to allow time to reflect and take advice if required.

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Adjournment of Meeting

The Chairman, Alderman M Gregg, declared the meeting adjourned for lunch (2.05 pm).

Resumption of Meeting

The Chairman, Alderman M Gregg, declared the meeting resumed (2.36 pm).

Alderman O Gawith returned to the meeting at this point.

At this stage, the Chairman, Alderman M Gregg, referred to concerns raised earlier in the meeting regarding an individual registered to speak on a number of applications at today's meeting working on behalf of the Alliance Party in respect of elections. He confirmed that the individual in question was a contractor who erected posters for multiple political parties. The posters were party slogan posters and not related to individual candidates. He was not a member of the Alliance Party and had no formal relationship with the Party or its political representatives. As a contractor, Councillors had no relationship with the person in question. Alliance Party Members who sat on the Planning Committee consistently made planning decisions based on planning policy, not on Alliance Party policy, and Alderman Gregg therefore did not consider a need to declare an interest where applications arose concerning the individual referred to. Alderman O Gawith and Councillor G Thompson concurred with the comments made by the Chairman.

- (iii) LA05/2017/0633/O – Proposed two infill dwellings and garages adjacent to 11 Magheraconluce Lane (02:59:31)

The Principal Planning Officer (RH) presented the above application as outlined within the circulated report.

There were no individuals registered to speak in respect of this application.

There were no questions to Planning Officers.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to refuse the application.

- (iv) LA05/2022/1023/O – Site for one detached dwelling with associated site works at lands 20 metres south east of 50 Back Road, Drumbo, Lisburn (03:09:50)

The Senior Planning Officer (RT) presented the above application as outlined within the circulated report.

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- (iv) LA05/2022/1023/O – Site for one detached dwelling with associated site works at lands 20 metres south east of 50 Back Road, Drumbo, Lisburn (Contd)

The Committee received Mr J Forker in order to speak in support of the application. A number of Members' queries were addressed.

A number of Members' queries were responded to by Planning Officers.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to refuse the application.

- (v) LA05/2020/0421/O – Site for a dwelling, garage and associated site works 65 metres due north of 68 Gregorlough Road, Dromore

and

- (vi) LA05/2020/0420/O – Site for a dwelling, garage and associated site works 35 metres due north of 68 Gregorlough Road, Dromore (03:37:10)

The Principal Planning Officer (RH) presented the above applications as outlined within the circulated report.

The Committee received the following:

- Mr G Duff and Mr M Turner to speak in opposition to the applications; and
- Mr N Coffey to speak in support of the applications.

A number of Members' queries were addressed by the speakers.

A number of Members' queries were responded to by Planning Officers.

In light of comments made in relation to vegetation and visual linkage at the proposed location, it was proposed by Alderman O Gawith, seconded by Councillor U Mackin and, on a vote being taken, agreed that these applications be deferred for a site visit, the voting being 9 in favour and 2 against.

- 4.2 Submission of Pre-Application Notice (PAN) for Proposed Cemetery and Ancillary Works including Landscaping, Internal Access Roads and Railway Underpass. Principal Site Access from Established Access Point on Lisburn Road, Emergency-Only Access onto Lisnabilla Road (04:32:32)

Members having been provided with a copy of the above PAN, it was proposed by Councillor P Catney, seconded by Councillor N Trimble and agreed it be noted and submitted in accordance with the relevant section of the legislation and related guidance.

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- 4.3 Submission of Pre-Application Notice (PAN) for a Proposed Change of House Type for Circa 88 Dwellings Previously Granted Planning Permission under Application LA05/2017/1153/F and Ancillary Works Including Car Parking, Detached Garages, Landscaping, Access Arrangements and Associated Site Works (04:34:45)

Members having been provided with a copy of the above PAN, it was proposed by Alderman O Gawith, seconded by Councillor D Bassett and agreed it be noted and submitted in accordance with the relevant section of the legislation and related guidance.

- 4.4 Submission of Pre-Application Notice (PAN) for Application Under Section 55 of the Planning Act 2011 for Retrospective Planning Permission for the Retention of an Earthen Screening Bund and Associated Woodland Planting Located along the Western Extents of Temple Quarry, Ballycarnannon Road, Lisburn (04:37:18)

Members having been provided with a copy of the above PAN, it was proposed by Councillor D J Craig, seconded by Councillor P Catney and agreed it be noted and submitted in accordance with the relevant section of the legislation and related guidance.

- 4.5 Submission of Pre-Application Notice (PAN) for Proposed Change of Use of Existing Building from Call Centre (B1) to General Industrial (B3) Including Alterations to Building Elevations at Ballyoran Lane, Dundonald (04:38:22)

Members having been provided with a copy of the above PAN, it was proposed by Councillor D Bassett, seconded by Councillor G Thompson and agreed it be noted and submitted in accordance with the relevant section of the legislation and related guidance.

- 4.6 Appeal Decision – LA05/2020/0862/O (04:41:49)

It was proposed by Councillor N Trimble, seconded by Alderman O Gawith and agreed to note the information set out the report in respect of the decision of the Planning Appeals Commission regarding the above planning application.

- 4.7 Notification by Telecommunication Operator(s) of Intention to Utilise Permitted Development Rights (04:41:49)

It was proposed by Councillor D Bassett, seconded by Alderman O Gawith and agreed to note from the report, information regarding notification by telecommunication operators to utilise Permitted Development Rights at a number of locations.

5. Any Other Business (04:43:49)

There was no other business.

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Adjournment of Meeting

The Chairman, Alderman M Gregg, declared the meeting adjourned for a comfort break at this point (4.22 pm).

Resumption of Meeting

The Chairman, Alderman M Gregg, declared the meeting resumed (4.30 pm).

6. Confidential Business (04:43:56)

"In Committee"

It was proposed by Alderman O Gawith, seconded by Councillor D Bassett and agreed that the following matter be considered "in committee". Those members of the press and public in attendance left the meeting (4.30 pm).

- 6.1 Legal Advice in Respect of a Decision of the Planning Appeals Commission to Approve Planning Permission for Housing at Wallace High School (Appeal Ref: 2021/A0230)
(Report will not be made available)

Members having been provided with a copy of legal advice regarding the above matter, it was proposed by Alderman O Gawith, seconded by Councillor D Bassett and agreed that it be noted and that no further action be taken.

In response to comments made regarding Dfl policies, the Director of Regeneration and Growth agreed to raise this matter at his next meeting with the Eastern Division Roads Manager.

Resumption of Normal Business

It was proposed by Councillor P Catney, seconded by Councillor N Trimble and agreed to come out of committee and normal business was resumed (4.53 pm).

Conclusion of the Meeting

At the conclusion of the meeting, the Chairman, Alderman M Gregg, thanked those present for their attendance.

There being no further business, the meeting was terminated at 4.53 pm.

Chairman/Mayor

Committee:	Council
Date:	26 September 2023
Report from:	Chief Executive

Item for:	Decision
Subject:	Call-in Procedure – Appointments to Working Groups and Outside Bodies Minutes of the Ad Hoc Committee held on 13 September 2023

1.0	<u>Background and Key Issues</u>
1.1	Members will recall that a report on the process for appointment of Members to working groups and outside bodies was tabled at the Corporate Services Committee meeting on 21 June 2023 and subsequently agreed.
1.2	The decision was ratified by the Council on 27 June 2023 subject to the call-in process.
1.3	On 28 June 2023 the decision was called-in and in accordance with Standing Order 21.2(7) the Chief Executive sought legal advice.
1.4	In line with Standing Orders 21.3(4) an Ad Hoc Committee of the Council was appointed comprising the Chairs and Vice Chairs of all Committees.
1.5	The Ad Hoc Committee met on 13 September 2023 to consider the legal opinion and the process adopted by the Corporate Services Committee at its meeting on 21 June 2023. The minutes of the Ad Hoc Committee meeting are attached at (Appendix 1).
1.6	The Ad Hoc Committee agreed to uphold the decision of the Corporate Services Committee in relation to the appointment of Members to internal working groups and outside bodies. That decision has been referred to Council for ratification as part of this report.
1.7	<u>Future Actions</u>
1.8	A meeting of party nominating officers is scheduled to take place on 29 September 2023 to agree the appointment of Members to internal working groups and outside bodies.
1.9	A report for noting will be tabled at the Corporate Services Committee meeting on 11 October 2023 detailing the nominations.
1.10	Council is asked to approve the payment of expenses related to Members' attendance at events associated with their role on outside bodies for the duration of the Council term.
2.0	<u>Recommendation</u>
	It is recommended that Council: <ul style="list-style-type: none"> i. Approves the minutes of the Ad Hoc Committee meeting held on 13 September 2023 agreeing to uphold the decision of the Corporate Services Committee as agreed on 21 June 2023. ii. Notes that a report for information will be tabled at the next Corporate Services Committee meeting detailing the nominations. iii. Approves the payment of expenses related to Members' attendance at events associated with their role on outside bodies for the duration of the Council term.

3.0	<u>Finance and Resource Implications</u>	
	No	
4.0	<u>Equality/Good Relations and Rural Needs Impact Assessments</u>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out</p> <p>This report refers to procedures contained within the Local Government Act (Northern Ireland) 2014 in relation to the call-in process. There will be no direct impact on Section 75 groups.</p>	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.</p> <p>This report refers to procedures contained within the Local Government Act (Northern Ireland) 2014 in relation to the call-in process. There will be no direct impact on rural needs.</p>	

Appendices:	Appendix 1 – Minutes of the Ad Hoc Committee held on 13 September 2023
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LISBURN & CASTLEREAGH CITY COUNCIL**Minutes of the Ad Hoc Committee held in the Island Civic Centre, and remotely, on Wednesday 13th September 2023 at 17:35**

- PRESENT:** Councillor U Mackin (Presiding Chairperson);
Aldermen O Gawith and M Gregg; and
Councillors R Carlin, A Ewing, J Lavery BEM,
C McCready and T Mitchell.
- PRESENT REMOTELY:** Councillors J Gallen and R McLernon.
- ALSO ATTENDED:** Deputy Mayor, Councillor G McCleave; and
Councillors A Givan, G Hynds, N Trimble and A Martin.
- IN ATTENDANCE:** Chief Executive
Director of Finance & Administration
Director of Regeneration & Growth
Director of Organisational Development & Innovation
Acting Director of Environmental Services
Head of Corporate Communications & Administration
Acting PCSP/Member Services Manager
Member Services Officer (BF).

1. Election of Chairperson

Moved by Councillor C McCready,
Seconded by Councillor T Mitchell and

Resolved - That Councillor U Mackin be appointed to the position of Presiding Chairperson of the Ad Hoc Committee for the duration of the meeting.

(Councillor U Mackin in the Chair).

2. Apology

An apology was submitted on behalf of Councillor R T Beckett.

3. Declarations of Interest

There were no declarations of interests.

4. Confidential Report of the Chief Executive

(Councillor R Carlin joined the meeting at 17:43 and Deputy Mayor Councillor G McCleave entered the Chamber at 17:44).

The Presiding Chairperson advised that the following item was confidential since it related to a matter to which a claim for professional privilege could be maintained in legal proceedings.

It was proposed by Councillor J Lavery, seconded by Councillor T Mitchell, and agreed that the confidential report of the Chief Executive be considered 'in committee', in the absence of members of the press and public.

7.1 Representation on Internal Working Groups and Outside Bodies
Corporate Services Committee – 21st June 2023

The Chief Executive reminded the Committee that, in accordance with Standing Order 21.3., the meeting of the Ad Hoc Committee had been convened to consider legal advice which had been received in respect of a decision of the Corporate Services Committee of 21st June under the heading, 'Representation on Internal Working Groups and Outside Bodies'. He added that the minutes of that meeting had been adopted by the Council on 27th June, subject to the timescales associated with the call-in process.

On 28th June, Councillor N Trimble had submitted a procedurally compliant call-in requisition pursuant to Section 41 (1) (a) of the Local Government Act (Northern Ireland) 2014. The requisition had stipulated, under Section 41(1) (b) of the Local Government Act (Northern Ireland) 2014, two areas for re-consideration in respect of the aforementioned decision.

Accordingly, the Committee considered the legal advice which had been received, together with a report which had been submitted by the Chief Executive.

After discussion, it was

Moved by Councillor J Laverty,
Seconded by Alderman M Gregg,

That the Ad Hoc Committee agrees to affirm the decision of the Corporate Services Committee of 21st June under the heading 'Representation on Internal Working Groups and Outside Bodies' and refer the decision to the meeting of the Council on 26th September for ratification.

On a vote by a show of hands, five Members voted for the proposal and two against and it was declared carried.

7. Resumption of Normal Business

It was proposed by Councillor T Mitchell, seconded by Councillor A Ewing, and agreed that normal business be resumed.

The meeting ended at 18:07.

Presiding Chairperson



NOTICE OF MOTION

This council calls on the local Government Association (NILGA) to immediately establish a working group made up of DAERA and its respective agencies including NIEA, Inland Fisheries and others, along with representatives from the four Councils that border Lough Neagh, and other relevant agencies including NI water, the Public Health agency and Food Standards Agency in order to hold the department(s) and agencies accountable for the development of a timebound targeted strategy to address the poor water quality and in particular the impact of toxic Blue Green algae affecting Lough Neagh, and its impact on the environment, the loughs residents, businesses and recreational users. NILGA will convene the working group and strategy to address the issue.

Proposer: Cllr Gary McCleave





Committee:	Full Council
Date:	26 th September 2023
Report from:	Chief Executive

Item for:	Decision
Subject:	Redevelopment Dundonald International Ice Bowl (DIIB)

1.0	<p><u>Introduction</u></p> <p>1. The purpose of this report is to seek Council agreement to progress with development of a new Dundonald International Ice Bowl. This development would provide a first class attraction in the east of the Council area, promoting accessibility, driving the economy and reducing the carbon footprint, all whilst enhancing health and wellbeing. With that in mind, Members are asked to consider and agree a construction investment of approximately £52million within the agreed Council Capital Programme, noting the funding allocation of £12.2m from the UK Government’s Levelling-up Fund.</p> <p><u>Background and Key Issues</u></p> <p>2. Dundonald International Ice bowl opened in 1986 and over the last 37 years, has been home to an Olympic size ice rink that attracts over 500,000 visitors to the facility on a yearly basis. Families also enjoy ten pin bowling, alongside soft play and in more recent years Clip n Climb and Escape Rooms. Adjacent to the ice bowl, Pirates Adventure Golf provides golfing activities for families.</p> <p>3. The current DIIB has reached the end of its economic life. Development of a new and modern facility is the most significant project within the Council’s Capital Programme. Extensive work has been undertaken to develop, design and propose a modern, high quality replacement Dundonald International Ice Bowl facility.</p> <p>4. The proposed new facility would see a construction investment of £52m. This provides for an Olympic sized ice rink with spectator seating, 24 lane ten pin bowling experience, studios, restaurant/café, sensory and party rooms along with the introduction of a brand new, state of the art gym with over 100 stations.</p> <p>5. The redevelopment of the DIIB will have a significant economic impact on the local community during both the construction phase and ongoing operation of the facility. The current ice bowl is a source of employment for many local people and it is anticipated that the construction phase will support 373 jobs both directly and indirectly.</p> <p>6. The local tourism sector will see a boost to economy with visitors to the new facility expected to rise to by over 200,000 in the first year of opening. This will have a positive impact on overnight stays across the Greater Belfast area.</p>
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7. The new facility boasts a reduction in carbon footprint through housing modern systems which result in efficient energy use, whilst being able to reuse waste heat to heat water in the building. It is our intention to work with key partners, schools and communities to increase biodiversity on the site through the planting of trees and shrubs.
8. There will be increased opportunities to enhance health and wellbeing for all, as the new facility includes a changing place facility, accessible lifts and provides for better visitor flow both inside and outside the building. Programmes across ice and bowling will offer accessible sledges, bowling aids and bumpers to ensure the facility celebrates inclusion. There will be accessible gym equipment along with sensory rooms available. To maximise accessibility there will be onsite disabled parking.
9. The new facility will continue to be the training base of the Belfast Giants, a professional ice hockey team who compete in the UK's Elite Ice Hockey League, amongst others. They are current treble champions. Founded in 2007, the Junior Belfast Giants offer the only developmental programme for ice hockey in Northern Ireland, with membership open to anyone aged four-years and above. With the club season running from September to June annually, training sessions are also held at Dundonald International Ice Bowl.
10. Access to the various activities in the new Ice Bowl can be booked online or in person. Customers can either pay as they go or join our Vitality Membership. Vitality currently gives unlimited use to 6 gyms, leisure pool, mission inflatable, bowling, ice skating and many classes for £49 per month for a family of 2 adults and up to 5 children. Other membership rates are detailed here <https://www.theleisureplex.com/vitality-membership/membership-prices/>
11. The redeveloped ice bowl facility will see construction activity onsite this winter with completion in spring 2026. The programme allows for the existing Ice Bowl to remain open throughout construction with minimal disruption to users.
12. A marketing and communications strategy will be developed for the duration of the build, opening and operations of the new facility. This strategy will communicate the wider offerings and assets across the Council area, to maximise on visits to other key sites. It will encourage individuals and families to plan a day trip and overnight stay in the Lisburn and Castlereagh area.
13. The Councils 10 year Investment Plan has an ambitious vision to Connect, Invest and Transform the Council area through a range of both capital and revenue programmes that make Lisburn and Castlereagh the best place to work, live and play. The guiding principles of the programme are;
 - Geographically balanced investment
 - Value for money in everything we do
 - Transparency in our processes
 - Embracing equality and diversity
 - Evidence-based decision making
 - Partnership approach
 - Outcome and results driven
 - Customer focus ethos

➤ Programme management approach

14. The Council’s Capital Programme will be presented at a future Corporate Services Committee following further Member engagement and will detail an expenditure profile with indicative timelines for all remaining projects agreed within the current programme. However in testing the affordability limits of this project, none of the residual proposals need deleted. Works at Lough Moss and Laurelhill 3G pitches, Royal Hillsborough Public Realm, Hilden Primary School, Wallace Playground as well as our Cemeteries programme continue to mature with delivery of the two pitches commencing imminently. Changing pavilions at Aghalee, Hydebank and others are also at the early stages of feasibility.

15. Alongside the Council’s Capital Programme a number of other investments will remain. These include the DEA Investment Programme, Community Investment Fund, Rural Investment Programme and Financial Assistance Programmes, which sees a continued investment across the Council area of over £1 million per annum. Early stage feasibility studies are currently in progress to include Lagan Valley Leisureplex, Lough Moss Leisure Centre and the development of Greenways at Carryduff and Moira.

16. The redevelopment of the Dundonald International Ice Bowl has secured £12.2million from the Department for Housing, Levelling up and Communities, (DHLUC), to develop this top class leisure facility.

2.0 **Recommendations**

It is recommended that Members:

1. Agree to the progression of the £52million construction of a new Dundonald International Ice Bowl
2. Note the planned communications and marketing strategy to run in tandem with the construction, opening and operations of the new facility
3. Note the planned engagement regarding the future Capital Programme

3.0 **Finance and Resource Implications**

As outlined in the report and the Full Business Case, for the Redevelopment of Dundonald International Ice Bowl, which was considered in Confidential Business

4.0 **Equality/Good Relations and Rural Needs Impact Assessments**

4.1	Has an equality and good relations screening been carried out?	Yes
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4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out	
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The proposed facility has been designed with inclusion in mind to include a changing place facility, accessible visitor flow and sensory rooms. The building will be serviced by a lift. Programmes delivered within the facility will be inclusive in nature through the provision of accessible equipment.

4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	Yes
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4.4	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.</p> <p>The proposed facility is a redevelopment of an existing facility, located in an urban setting. This facility is closely positioned to a main arterial route with public transport including Belfast Rapid Transport. Given its proximity to rural hinterlands of Co Down it provides opportunities for recreation and employment for rural dwellers.</p> <p>The household membership scheme, Vitality Membership is open to all and does not differentiate rural and urban dwellers. The facility is aimed at the regional market and by definition does not adversely seek to prioritise certain users. Inclusion is a key element of this facility.</p>	
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Appendices:	
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Committee:	Full Council
Date:	26 th September 2023
Report from:	Chief Executive

Item for:	Decision
Subject:	Adoption of Lisburn & Castlereagh City Council, Local Development Plan 2032, Plan Strategy

1.0	<p><u>BACKGROUND</u></p> <ol style="list-style-type: none"> Section 12(3) of the Planning (Northern Ireland) Act 2011 requires the Council to comply with a Direction given by the Department. The Department for Infrastructure (DfI) Planning Group in accordance with Section 12(1)(b) of the Act issued a Direction to the Council on the 28th June 2023 to adopt its Plan Strategy with modifications. At a special meeting of the Regeneration and Growth Committee on 18th September 2023 Members agreed the modifications specified in the Direction and accepted the reasons for adopting the draft Plan Strategy. The adoption must be by resolution of the Council (which is full Council) and must be done as soon as reasonably practicable after the receipt of the Direction. This is the earliest available opportunity this Council has to adopt the Plan
2.0	<p><u>KEY ISSUES</u></p> <ol style="list-style-type: none"> DfI did not direct the Council to undertake any further public consultation based on the nature of the modifications. The Direction from DfI stated that ‘the Council should ensure in light of the modifications required to proceed to adoption, that updates to the Sustainability Appraisal and any other statutory assessments as necessary should be undertaken.’ The following documents have been updated and take account of the modifications set out in the Direction: <ul style="list-style-type: none"> Sustainability Appraisal Addendum; Sustainability Appraisal Post-Adoption Statement; Habitats Regulations Assessment (HRA); Equality Impact Assessment (EIA) Addendum; and Rural Needs Impact Assessment (RNIA) Addendum. The findings of the Sustainability Appraisal, HRA, EIA and RNIA were reported at the Special Growth and Regeneration Committee. Members are advised that this report should be read in conjunction with the above referenced documents. These are integral to the decision to adopt the Plan. The final Plan Strategy, Parts 1 & 2 (see Appendix 1 and Appendix 2) and accompanying Supplementary Planning Guidance (SPG) (see Appendix 3) incorporates the modifications as proposed in the Direction.

5. Regulation 24(3) (a) (ii) of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 requires the Council to prepare a statement specifying the date on which the development plan document is to be adopted. This is attached at **Appendix 4**.

NEXT STEPS

1. Once the Plan Strategy is adopted, it will form part of the statutory development plan in accordance with the provisions set out in the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.
2. Paragraph 1.11 of the SPPS says that “where a council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date”.
3. This will represent a change for stakeholders in the way that applications for planning permission are assessed. Officers will begin capacity building with members, officers and planning agents in relation to this new policy framework in due course.

MONITORING

1. Officers must now undertake comprehensive monitoring as set out in the monitoring framework, in order to establish how the objectives of the PS are being achieved and to assist in determining whether any changes are required to ensure the continued delivery of the PS. The PS will be kept under review in accordance with the requirements set out in the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

3.0 **Recommendation**
 Members are recommended to consider and adopt the Plan Strategy of the Local Development Plan by resolution of full Council.

4.0 **Finance and Resource Implications**

1. Financial implications – legal costs; costs for preparing habitat regulation assessment and design costs for preparing draft Plan Strategy documents.
2. Resource implications – training for Members and Development Management Staff on the new policies of the Plan Strategy.
3. These resource implications will be managed from existing budgets

5.0 **Equality/Good Relations and Rural Needs Impact Assessments**

5.1	Has an equality and good relations screening been carried out?	Yes
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5.2	<ol style="list-style-type: none"> 1. The Modifications in the Direction have been screened to identify whether any Section 75 groups had likely potential to be impacted (positively or negatively) upon by the Modifications and if there was a different outcome to the assumptions made in the original draft EQIA Screening Report (SUBDOC-028) and Addendum (SUBDOC-016(c)). 2. In reassessing the Modifications against the EQIA screening process, the outcomes are unchanged from that originally identified and 	
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	<p>considered. The conclusions therefore remain unchanged from the original EQIA in that it is anticipated that the Plan Strategy will have no adverse impact with regards to equality and is likely to have a positive impact on all Section 75 groups, both directly and indirectly, by contributing to economic growth and social progress.</p>	
5.3	<p>Has a Rural Needs Impact Assessment (RNIA) been completed?</p>	<p>Yes</p>
5.4	<ol style="list-style-type: none"> 1. The Modifications in the Direction have been screened to identify if any of the changes to policies are likely to have a negative impact on rural needs. Each of the Modifications to the policies were compared against the original RNIA (SUBDOC-030) and Addendum (SUBDOC-016(d)) in terms of the aim of the policy, the rural impact and influence of rural needs on the policy. 2. In reassessing the amended policies against the RNIA screening process, the outcomes are unchanged from that originally identified and considered. The conclusions therefore remain unchanged from the original RNIA in that it is anticipated that the PS will have no adverse impact with regards to rural needs either directly or indirectly. Consequently, the modifications do not affect the PS Rural Impact any differently than previously identified and considered. 	

<p>Appendices:</p>	<p>Appendix 1 and Appendix 2: The Plan Strategy (Parts 1&2) with modifications as set out in the Dfl Direction Appendix 3: Supplementary Planning Guidance (SPG) Appendix 4: Plan Adoption Statement</p>
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Local Development Plan 2032

Part 1: Plan Strategy
October 2023

LCCC
Lisburn &
Castlereagh
City Council

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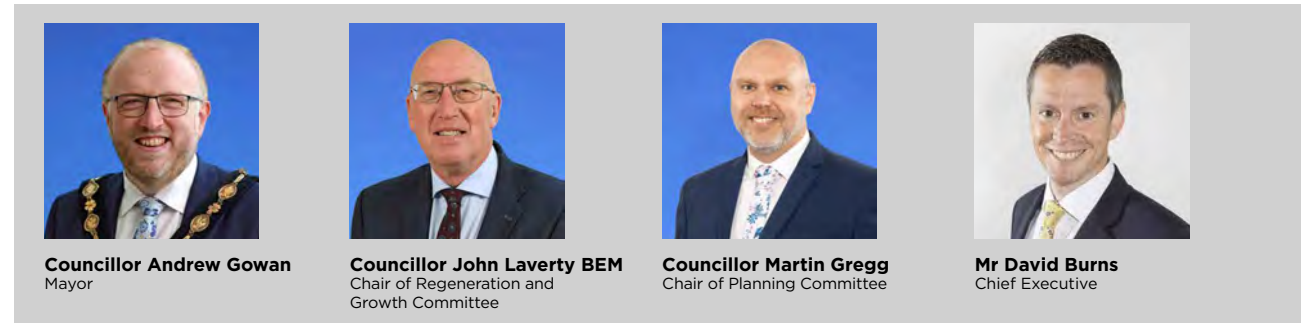
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Foreword

On behalf of Lisburn & Castlereagh City Council, we present the publication of this Plan Strategy which is the first part of the Council's new Local Development Plan. The Plan Strategy focuses on the future well-being of our citizens in conjunction with the Community Plan.



Councillor Andrew Gowan
Mayor

Councillor John Laverty BEM
Chair of Regeneration and
Growth Committee

Councillor Martin Gregg
Chair of Planning Committee

Mr David Burns
Chief Executive

The adoption of the Plan Strategy represents a key milestone for the Council, and provides the framework for the future investment in the Council area. It sets the strategic direction for the sustainable economic growth of the Council area and provides a framework for better connectivity between places and opportunities for healthier lifestyles, which are key aims to shaping good quality places in which to work, live and play.

The Vision, Objectives and Spatial Strategy address the economic, social and environmental challenges facing our Council area whilst reflecting the rich variety of our settlements and their diverse roles and functions, set against a vibrant rural hinterland.

The Plan Strategy will be part of the Development Plan for the purpose of dealing with planning applications, appeals and enforcement.

The Plan is supported through a range of Strategic Policies. These provide the basis for

the suite of Operational Policies for housing, economic development, our city and town centres, tourism, infrastructure and the natural and historic environment. Account has been taken of policies which are cross-cutting in nature, including flooding, climate change adaptation and mitigation, health and active travel. The Strategic Planning Policy Statement (SPPS) states that where a Council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect. This will represent a change for stakeholders and the Council is committed to building capacity in relation to the new policy framework.

The Council acknowledge the assistance provided by a variety of stakeholders including the key statutory consultees, the private sector and local communities. We believe the depth and breadth of engagement undertaken when considered alongside the partnership approach to our Community Plan, ensures real opportunity for growth and change which will better serve all of our people and ensure a sustainable future.

How to use the plan

The Plan Strategy is set out in two parts which is subdivided as follows:

Part 1 – Plan Strategy:

- **Chapter 1 Introduction** – outlines the background and purpose.
- **Chapter 2 Policy and Spatial Context** – provides detail on the policy framework and profile of the Council area.
- **Chapter 3 Vision and Plan Objectives** – sets out the Local Development Plan (LDP) vision and objectives which drive its delivery.
- **Chapter 4 Strategic Policies and Spatial Strategy** – provides the strategic policies for the LDP for implementation of the Plan objectives.
- **Chapter 5 Monitoring and Implementation** – sets out how we will measure the effectiveness of the LDP.
- **Glossary and Appendices.**

- A** A Quality Place
- B** A Thriving Place
- C** A Vibrant Place
- D** An Attractive Place
- E** A Green Place
- F** A Connected Place



Enabling Sustainable Communities and Delivery of New Homes



Driving Sustainable Economic Growth



Growing our City, Town Centres, Retailing and Offices



Promoting Sustainable Tourism, Open Space and Recreation



Protecting and Enhancing the Historic and Natural Environment



Supporting Sustainable Transport and Other Infrastructure

Part 2 – Operational Policies:

- **Preamble -**
provides the context for operational policies including how all policies must be considered.
- **Topic-based operational policies -**
these will guide development across the Council area. Policies are grouped under the six objectives identified under the Spatial Strategy.
- **Glossary**

Supporting Documents

The Plan Strategy is accompanied by:

- **Sustainability Appraisal**
- **Habitats Regulations Assessment**
- **Rural Needs Impact Assessment**
- **Equality Impact Screening Report.**

Further detail on these documents are provided in Chapter 1.

Additional supporting documents include:

- **Technical Supplements -**
The Plan Strategy is underpinned by a robust evidence base which will be reviewed periodically to inform the future Local Policies Plan. The policies and proposals contained within the Plan Strategy are informed by and assessed against relevant available evidence. The list of documents and sources making up this evidence base is set out in Appendix B which comprise of specialist studies for the Plan Strategy.
- **Supplementary Planning Guidance (SPG) -**
comprising of guidance to be used in conjunction with the operational policies of the Plan Strategy.

All supporting documents are available to view on the Council's website at www.lisburncastlereagh.gov.uk

Maps

A Map Viewer is available on the Council's website at www.lisburncastlereagh.gov.uk which combines the following proposals maps and indicates those designations relevant to the Plan Strategy.

- **Spatial Strategy Map -**
provides the Council area boundary and key strategic designations.
- **Settlement Hierarchy Map -**
shows the key settlements across the Council area.
- **Environmental Designations Map -**
identifies the key environmental designations which are subject to legislation and protection. Additional LDP environmental designations will be identified in the Local Policies Plan.

The Plan Strategy and supporting documents are available in different formats upon request.

Introduction



1. Introduction

Adopted Plan Strategy

The Plan Strategy for Lisburn & Castlereagh City Council is the first document in a two-stage process, the second being the Local Policies Plan. Together these will constitute the Council's new Local Development Plan.

It follows the publication of the Preferred Options Paper (POP) on 30 March 2017 which included an eight week public consultation period ending on 25 May 2017. A Public Consultation Report detailing those representations to the POP was published in September 2017.

The draft Plan Strategy was subject to extensive public consultation from 11 October 2019 to Friday 10 January 2020. Following consideration of the representations and counter representations received to the draft Plan Strategy, in accordance with Development Plan Practice Note 10 [Submitting Development Plan Documents for Independent Examination] the draft Plan Strategy was subject to a further 8 week period of public consultation on a range of focused and minor changes in January 2021, ending on Friday 12 March 2021.

The draft Plan Strategy was submitted to the Department for Infrastructure on 22 March 2021 for an Independent Examination to be caused. The Independent Examination was carried out by the Planning Appeals Commission from March - May 2022. The Department for Infrastructure subsequently issued its direction to adopt the Plan with modifications on 28 June 2023.

The Council's adopted Plan Strategy:

- provides a 15-year framework to support the economic and social needs in line with regional strategies and policies, while providing for the delivery of sustainable development
- facilitates sustainable growth by co-ordinating public and private investment to encourage development where it can be of most benefit to the well-being of the community
- allocates sufficient land to meet the needs of the community for which it is intended
- provides an opportunity for all stakeholders, including the public, to have a say about where and how development within their local area should take place

- provides a plan-led framework for rational and consistent decision-making by the public, private and community sectors and those affected by development proposals
- delivers the spatial aspects of the Council's Community Plan.

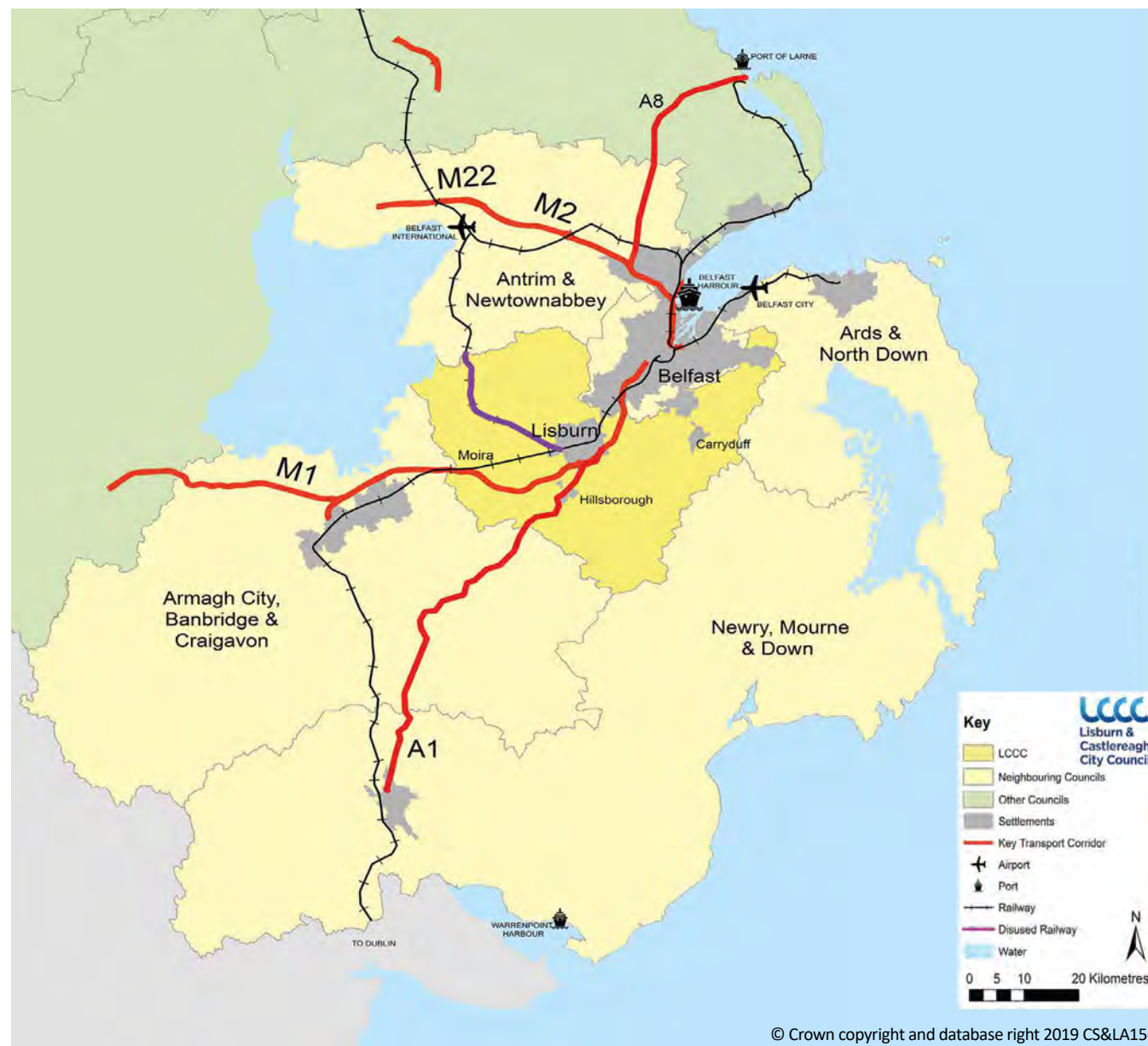
Effective engagement with the public is essential during the plan making process. The Council's Statement of Community Involvement (SCI) outlines the purpose of the Plan Strategy which is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will accord with the strategic objectives of the Regional Development Strategy 2035 (RDS) and guide development decisions within the Lisburn & Castlereagh City Council area.

The Council in accordance with the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 approved its revised Timetable in December 2020. This was agreed by the Department of Infrastructure in December 2020. The Timetable sets out information on the main stages in the Local Development Plan process and the indicative timeframe for each stage. It also provides information on the Sustainability Assessment process that will run in parallel with the LDP process. Further revisions will be undertaken as necessary.

Both the Statement of Community Involvement and Timetable are available on the Council's website at www.lisburncastlereagh.gov.uk.

The Plan Strategy forms a strategic spatial interpretation for the Council area (see Map 1 Spatial Context) and provides the statutory policy framework for the future development of the Council area from 2017-2032 aligned with the Council's Community Plan.

Map 1 Spatial Context Lisburn & Castlereagh City Council Area



Preparation of the Local Development Plan

The Council in accordance with relevant legislation and guidance (detailed in Chapter 2) is preparing its Local Development Plan in four stages shown at Figure 1 Key Stages in Local Development Plan Preparation. These are:

- Initial Plan Preparation with publication of Preferred Options Paper (complete)
- Preparation and Adoption of Plan Strategy (complete)
- Preparation and Adoption of Local Policies Plan
- Monitoring and Review.

The Plan Strategy provides the strategic policy framework across a range of areas such as housing, employment, tourism and infrastructure. It takes account of the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement (SPPS) and other advice and guidance issued by the Northern Ireland Government Departments.

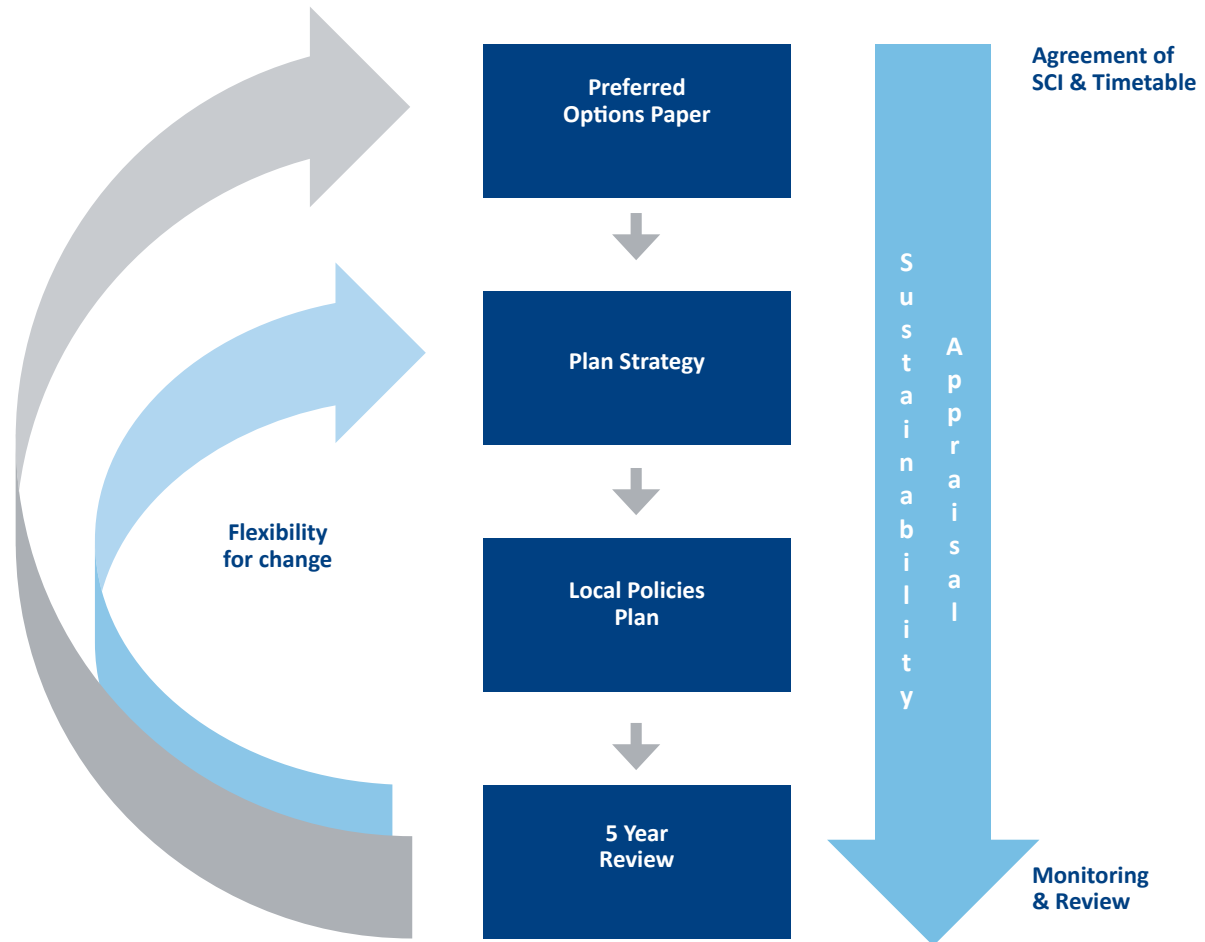


Figure 1 Key Stages in Local Development Plan Preparation

LDP Transitional Arrangements

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulations¹ state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety unadopted.

BMAP in its post-inquiry form was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports. Within the Plan Strategy any reference made to 'BMAP' refers to the post-inquiry form of that document.

Paragraph 1.11 of the SPPS states that 'where a council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date'. In practice this means the existing suite of Planning Policy Statements (PPSs) and the remaining provisions of 'A Planning Strategy for Rural Northern Ireland' (PSRNI) no longer applies within the Council area following adoption of the LDP Plan Strategy. Any relevant supplementary planning guidance² produced by the Council and the retained supplementary Departmental guidance will continue to apply.

The LPP will set out the Council's local policies with site specific proposals for the development and use of land within the Council area and contain designations and zonings to deliver the vision, strategic objectives and policies of the LDP.

The Council's Community Plan 2017-2032

This Plan Strategy is the spatial representation of Lisburn & Castlereagh City Council's Community Plan 2017-2032.³ The Community Plan themes and outcomes are linked to the objectives of this Plan Strategy which are found in Chapter Three.

The Plan Strategy is informed and guided in its physical development ambitions by the Community Plan vision of:

*'An empowered, prosperous, healthy, safe and inclusive community'*⁴

This vision places individual and community engagement with decisions that affect their lives as central to well-being. This is reflected in the engagement and consultation that has been integral to the development of this Plan Strategy.

It is also reflected in the partnership approach, central to the delivery of the outcomes agreed by members of the Community Planning Partnership. This plan and the actions it will generate depend on the full involvement of citizens, community groups and businesses.

Inclusiveness not only applies to public engagement in decisions that impact them but also to the prosperity, economic growth and social benefit envisaged both within the Community Plan and this Plan Strategy. In placing value on reducing inequalities and supporting people across Lisburn and Castlereagh to lead active and fulfilling lives based on physical and mental health, the Community Plan draws on the vital role of the historic and natural environment.

¹ The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

² Published on the Department for Infrastructure website

³ As legislated under the Local Government (Northern Ireland) Act 2014

⁴ For Community Plan Vision, see pages 19-20 of Community Plan

With partnership working central to delivering a sense and perception of safety, the Plan Strategy has a critical role to play in making everyday activities safe for everyone that live or work in Lisburn and Castlereagh, as well as visitors.

A shared vibrant sense of community and belonging drives this Plan Strategy. From the streets, schools and shops, to places of work and leisure, fostering a connection with both our built and green spaces is complimented by connections based on shared interests such as the arts and sports.

Cooperation, collaboration as well as creativity and innovation are some of the defining features of the approaches and relationships required to overcome the social, economic and environmental challenges across Lisburn and Castlereagh.

In addition to the sharing of this vision, the Plan Strategy also aims to reflect the three core principles of sustainable development, equality and participation that underpin the Community Plan.⁵

Meeting the needs of current generations without compromising the ability of future generations to meet their own needs, accepting that inequality undermines the well-being of people, our communities, our economy and our

environment and valuing the full involvement of citizens, community groups and businesses, is central to this Plan Strategy. Further detail on how the Plan Strategy delivers the themes of the Community Plan is contained in Appendix C.

The Council's Corporate Plan 2018-2022

The Council's Corporate Plan 2018-2022⁶ sets out a clear purpose for the Council of **'Working together to deliver better lives for all'**. Its vision up to 2022 and beyond for Lisburn & Castlereagh City Council is to be a connected, growing place and recognised locally and regionally as a progressive, dynamic and inclusive Council working in partnership to develop our community and improve the quality of people's lives.

The Council's priorities have been developed taking account of the Programme for Government; the Regional Development Strategy; the Community Plan 2017-2032; and the Local Development Plan 2017-2032.

Consultation and Engagement Strategy

In the preparation of this Plan Strategy consultation has played a vital role in the

formulation of the Plan Objectives, strategies and policies ensuring a balanced and equitable approach. The Council at every opportunity has engaged with a wide range of stakeholders and statutory consultees and has actively encouraged and facilitated engagement in line with the Statement of Community Involvement (SCI).

To this end, the Council has attended a range of forums on specific issues including the Lough Neagh Forum; the Minerals Working Group; and the Metropolitan Area Spatial Working Group. In relation to neighbouring council areas, the Council shares boundaries with the following five neighbouring councils (see Map 2 Neighbouring Council Areas):

- Antrim and Newtownabbey Borough Council
- Ards and North Down Borough Council
- Armagh City, Banbridge and Craigavon Borough Council
- Belfast City Council
- Newry, Mourne and Down District Council.

A key element of the LDP process is the Council's regard for other relevant plans, policies and strategies, not only in its own district but also in adjoining council areas.

⁵ For Community Plan Principles, see page 21 of Community Plan

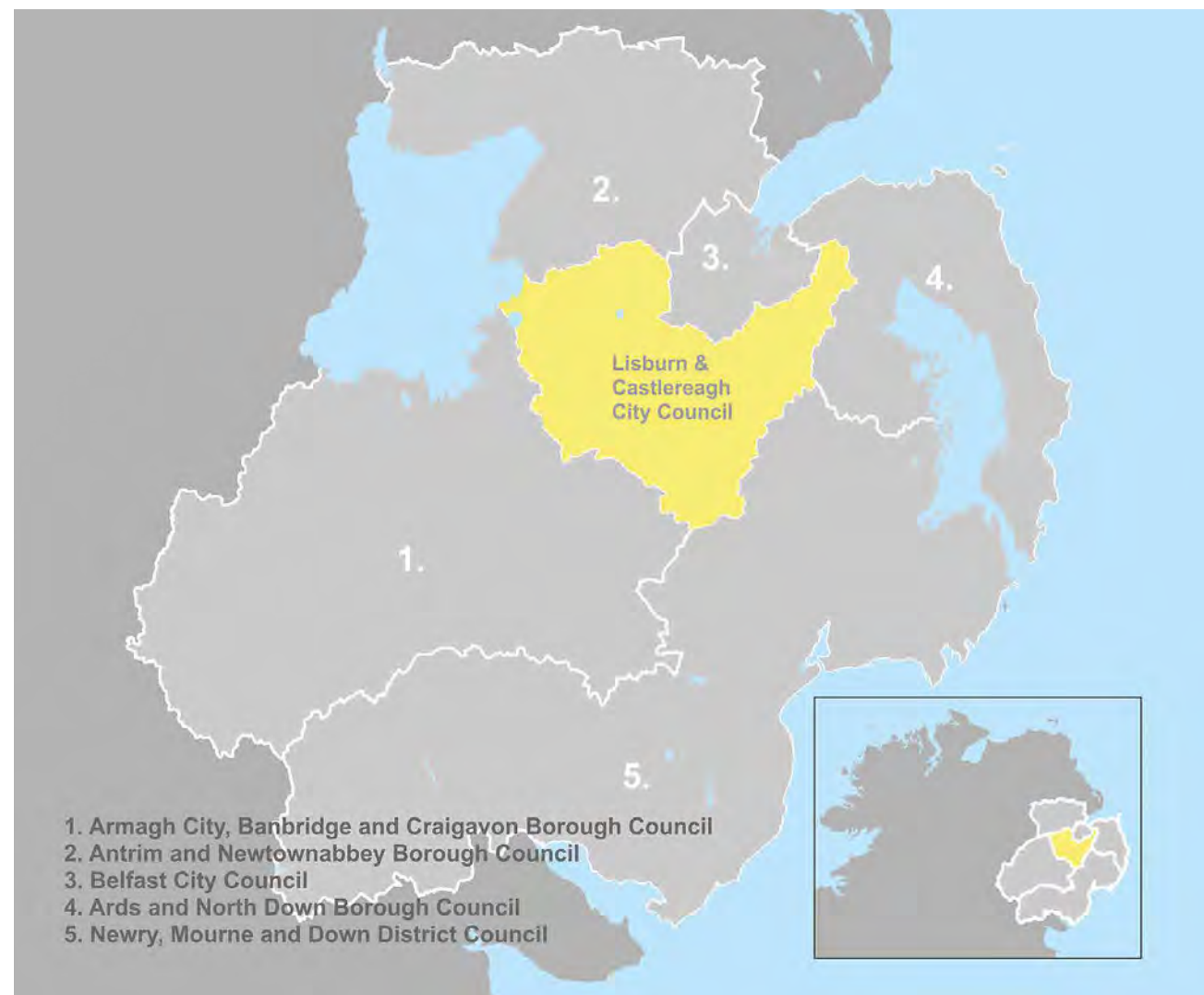
⁶ See also Interim Corporate Plan 2021-2024

Whilst there is no legislative duty to co-operate with neighbouring councils, meaningful consultation and engagement is a requirement. To address this issue, the Council has consulted with neighbouring councils through its **'Consultation and Engagement Strategy with Neighbouring Councils'** which provided an opportunity to discuss:

- Cross-boundary issues
- Matters of collective interest
- Possible resolution and mitigation in areas of disagreement.

This Consultation and Engagement Strategy is available on the Council's website at www.lisburncastlereagh.gov.uk.

Map 2 Neighbouring Council Areas



Sustainability Appraisal (SA)

In preparing this LDP Plan Strategy the Council is required to undertake a Sustainability Appraisal (SA) to promote sustainable development through the integration of social, environmental and economic considerations of policies and proposals.

SA is a continual process running in parallel with the preparation of the LDP from Preferred Options Paper stage through to adoption of the Local Policies Plan. It incorporates the legal requirements of the Strategic Environmental Assessment (SEA) Regulations⁷ which places a duty on the Council to consider environmental issues with a view to promoting sustainable development.

Habitats Regulation Assessment (HRA)

The Habitats Regulation Assessment (HRA) relates to Natura 2000 sites which are areas protected for their conservation value and comprise of:

- Special Protection Areas (SPAs) for protection of certain sites for birds
- Special Areas of Conservation (SACs) for protection of certain natural habitats
- Ramsar sites, which are wetlands of international importance.

The HRA for the Plan Strategy has been produced along with the SA to ensure the processes inform each other. Both the SA and HRA have been produced by the Shared Environmental Service.⁸

Rural Needs Impact Assessment

The LDP Plan Strategy is subject to Rural Proofing through a Rural Needs Impact Assessment (RNIA) to ensure it considers rural needs when developing, adopting, implementing or revising policies, strategies and plans.⁹

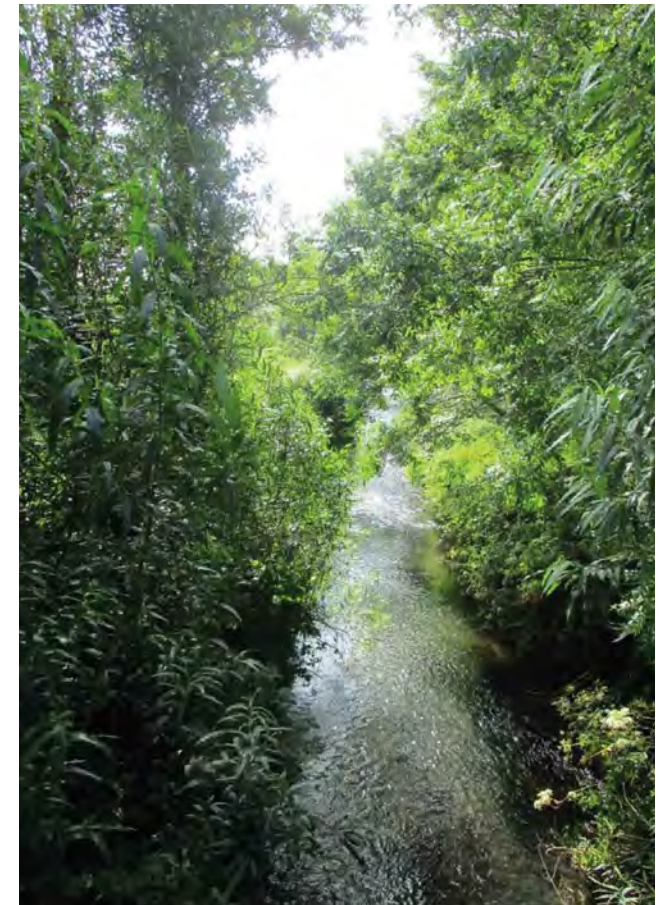
Equality of Opportunity and Good Relations

The LDP Plan Strategy is accompanied by an Equality Impact Screening Report which examines the likely effects of policies and proposals on the promotion of equality of opportunity between persons of different religious belief, political opinion or racial group.

Deprivation

In preparing the Plan Strategy for the LDP, regard is given to 'Lifetime Opportunities – Government's Anti-Poverty and Social Inclusion Strategy for Northern Ireland' (November 2006) which aims to eliminate poverty and social exclusion by 2020. The LDP creates a

framework for facilitating opportunities for growth and development which is accessible to everyone.



Enler River, Dundonald

⁷ The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

⁸ A Council 'Shared Service', within Mid and East Antrim Borough Council

⁹ The Rural Needs Act which came into effect on 1 June 2017

Policy and Spatial Context



2. Policy and Spatial Context

Policy Context

This Plan Strategy is prepared under the provisions of Part 2 of the Planning Act (Northern Ireland) 2011 (the Planning Act) which sets out the statutory requirements for the LDP.

Part 2 Section 8(5) of the Planning Act requires the Council to ‘take account’ of the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement for Northern Ireland (SPPS) and other Northern Ireland Government Department policy and guidance. It must also have regard to other relevant plans, policies and strategies in the Council and adjoining councils.

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (LDP Regulations) provide further statutory requirements which detail the steps required to produce the LDP including the Plan Strategy and the Local Policies Plan.

Practice notes and other guidance have also been published by a number of Northern Ireland Government Departments and are taken account of in the preparation of the LDP.

In addition, the Local Government Act 2014 introduces a statutory link between the Community Plan and the Council’s LDP. The LDP will provide a spatial expression to the Community Plan, thereby linking public and private sector investment through the land use planning system.

This Plan Strategy has taken account of the following key policy and guidance documents. These are set in the context of the draft Programme for Government 2016-21 which is designed to help deliver improved well-being for all citizens in Northern Ireland.

Sustainable Development Strategy 2010

The Northern Ireland Executive’s ‘Everyone’s Involved – Sustainable Development Strategy’ published in May 2010 puts in place measures to deliver economic prosperity, social cohesion and environmental protection whilst meeting national and international responsibilities. The six guiding principles supported through the Strategy are:

- Living within environmental limits
- Ensuring a strong, healthy, just and equal society
- Achieving a sustainable economy
- Using sound science responsibly
- Promoting opportunity and innovation
- Promoting good governance.

Regional Development Strategy 2035 (RDS)

The RDS ‘Building a Better Future’ published in March 2012 is the spatial strategy of the Executive and provides the overarching strategic planning framework to facilitate and guide the public and private sectors. The RDS helps to shape:

- The Programme for Government (PfG)
- The Investment Strategy for Northern Ireland (ISNI)
- Departments’ investments

- Council's decisions and investments
- Investment by the private sector.

The RDS has a statutory basis and influences the future distribution of development throughout Northern Ireland. It extends beyond land use, addressing economic, social and environmental issues aimed at achieving sustainable development.

Ensuring a Sustainable Transport Future: A New Approach to Regional Transportation

Regional Transportation is addressed through 'Ensuring a Sustainable Transport Future (ESTF) - A New Approach to Regional Transportation' which was published in June 2011. It complements the RDS and sets out how regional transportation will be developed and guide investment decisions beyond 2015. Its aim is to provide a transportation network that supports economic growth while meeting the needs of society and reducing environmental impacts.

Sustainable Water – A Long Term Water Strategy for Northern Ireland 2015-2040

The Sustainable Water Strategy published in March 2016 presents a framework to facilitate implementation of a range of initiatives aimed at delivering its long term vision to have a sustainable water sector in Northern Ireland. It sets out four high level aims which cover the key water needs and is accompanied by a strategy implementation action plan. Actions are a mix of short, medium and long term to cover the Strategy's twenty-five year outlook.

The Strategy sets out ways in which the amount of energy needed to move and treat both drinking water and wastewater can be reduced. It also encourages cross-departmental working to develop the water and sewerage industry; to meet environmental commitments by improving the quality of inland and coastal waters and reducing pollution; to be affordable in the current economic climate; and to deliver reliable high quality services to the public.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS published in September 2015 sets out strategic planning policy and provides the core planning principles underpinning delivery of the two-tier planning system.

In preparing the new Local Development Plan, planning authorities must balance and integrate a variety of complex social, economic, environmental and other matters that are in the long-term public interest. In so doing, the following five core planning principles are outlined in the SPPS:

- Improving health and well-being
- Creating and enhancing shared space
- Supporting sustainable economic growth
- Supporting good design and positive place-making
- Preserving and improving the built and natural environment.

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.

Existing Planning Policy Statements (PPSs)

The SPPS states that following adoption of the Plan Strategy the existing suite of Planning Policy Statements (PPSs) and any policy

previously retained under the transitional arrangements ceases to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date.

A policy review of existing PPSs was carried out by the Council as part of preparing this Plan Strategy. Details of all operational policies which replace those PPSs are provided in Part 2 of the Plan Strategy. Any relevant supplementary and best practice guidance will also continue to apply.

Existing Development Plans

As referred to previously, the Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety unadopted.

As a result, the existing Development Plans covering the Council area are as follows:

- Belfast Urban Area Plan (BUAP) 2001
- Lisburn Area Plan (LAP) 2001
- Carryduff Local Plan 1988-1993

- Ballymacoss Local Plan
- Lisburn Town Centre Plan
- Lagan Valley Regional Park Local Plan 2005.

The transitional arrangements relating to the Development Plan are set out in Chapter 1.

Guidance

A range of regional guidance prepared by the Department for Infrastructure (DfI) is retained and will continue to be applied to support the Plan Strategy including: Living Places – An Urban Stewardship and Design Guide (September 2014); Building on Tradition – A Sustainable Design Guide for the Northern Ireland Countryside (May 2012); Creating Places (May 2000) and a suite of Development Control Advice Notes (DCANs).

Local guidance in respect of the Council's three Conservation Areas is also retained consisting of Moira Conservation Area guide (May 1983); Hillsborough Conservation Area guide (June 1976); and Lisburn City Centre Conservation Area guide (April 1992). Subject to resources, these will be reviewed at the Local Policies Plan stage.

In addition Supplementary Planning Guidance (SPG) has been prepared to accompany the

Plan Strategy, which includes relevant guidance relating to the various topic areas transcribed from the existing suite of PPSs. This is provided in a separate document and supports the Operational Policies contained in Part 2 of the Plan Strategy.

Council Masterplans and Strategies

The Council has produced a range of non-statutory Masterplans and Strategies including:

- Lisburn & Castlereagh City Council 'Connect, Invest, Transform' - 10 Year Investment Plan Proposition, 2019
- Lisburn City Centre Masterplan Review, 2019 (Draft)
- Lisburn & Castlereagh City Council Car Park Strategy, 2019 (Draft)
- West Lisburn Development Framework Review, 2018 (Draft)
- Castlereagh Urban Integrated Development Framework, 2014
- Lisburn & Castlereagh City Council Open Space Strategy, 2019 (Draft)
- Lisburn & Castlereagh City Council Tourism Strategy, 2018

- Laganbank Quarter Comprehensive Development Scheme 2015
- Lisburn's Lagan Corridor, 2003.

These documents have informed the preparation of the Plan Strategy.

Spatial Context

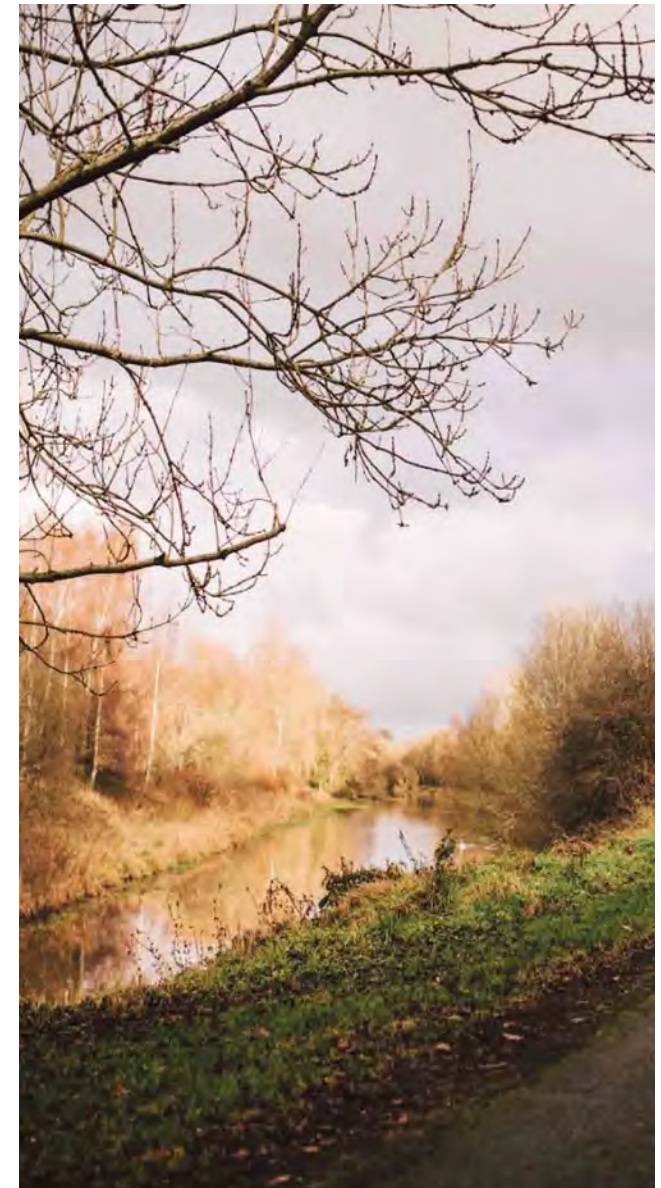
The Lisburn & Castlereagh City Council area stretches from the shores of Lough Neagh in the west to the Castlereagh Hills rising above Dundonald in the east and from the Belfast Hills in the north to the source of the Lagan in the south. The Council covers an area of almost 200 square miles (520 square km).

From a regional perspective (see Map 3 RDS Spatial Framework) the Regional Development Strategy (RDS) recognises that the Council is strategically located at the junction of two key transport corridors running East-West across Northern Ireland and along the major North-South, Belfast to Dublin economic corridor. There are also easily accessible links to the two major airports and ferry ports.

Due to its geographical location Lisburn & Castlereagh City Council is at the centre of five neighbouring council areas (referred to in Chapter 1), consisting of Antrim and Newtownabbey Borough Council; Ards and

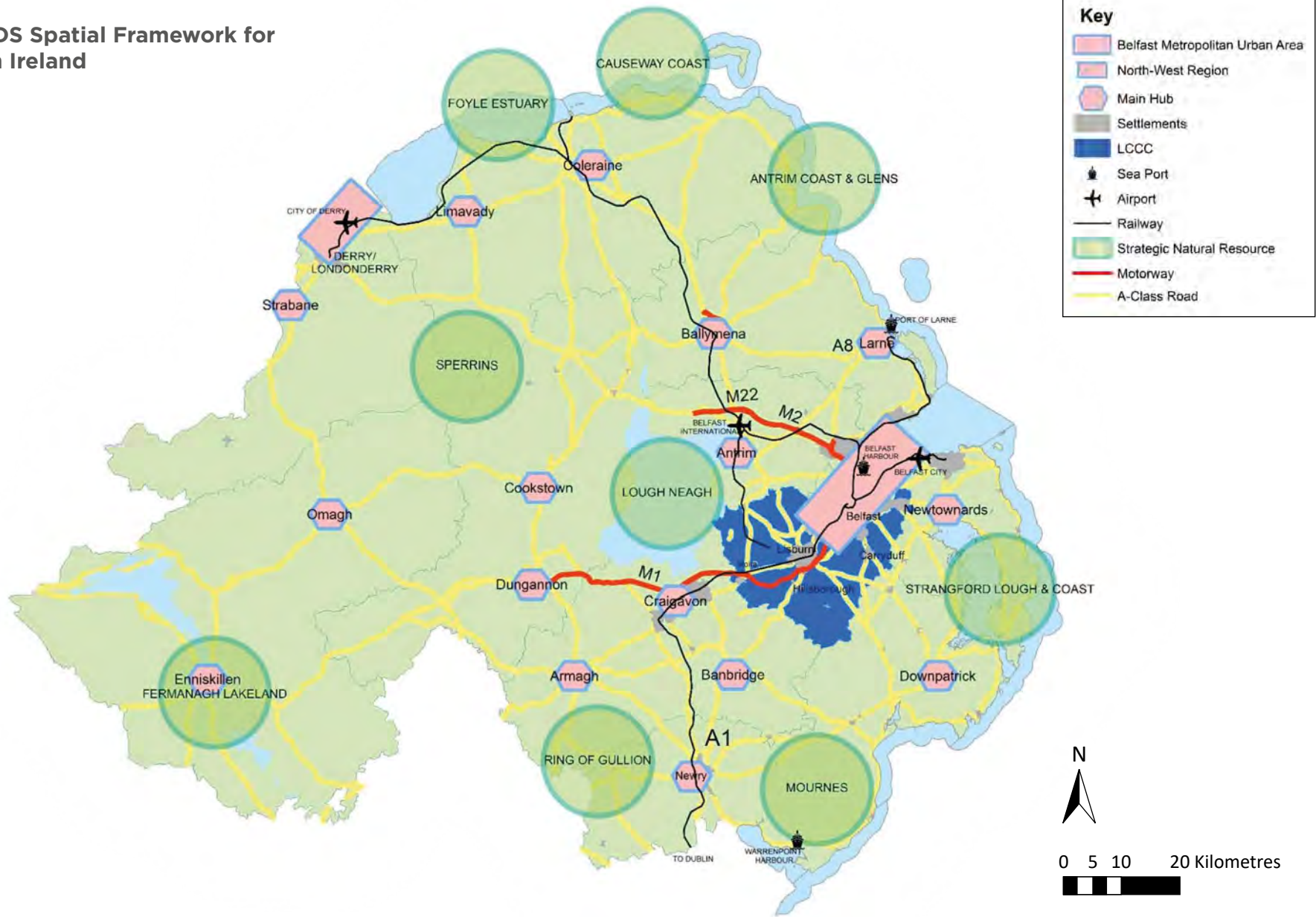
North Down Borough Council; Armagh City, Banbridge and Craigavon Borough Council; Belfast City Council; and Newry, Mourne and Down District Council.

The Council area has a diverse mix of both urban and rural areas with the main centre being Lisburn City located at the heart of the Council's urban area. The landscape is diverse in nature ranging from the lowlands of the Lagan Valley Regional Park to its uplands to the north and south of the district.



Lagan Valley Regional Park

Map 3 RDS Spatial Framework for Northern Ireland



Population

The population within the Council area continues to grow and age, which is a pattern consistent with all Council areas across Northern Ireland. In 2017 the population of Lisburn & Castlereagh City Council was estimated at 142,640.¹⁰

The population is divided into the following age ranges:

- 0 - 14 - 26,997 (19%)
- 15 - 29 - 24,807 (17%)
- 30 - 44 - 27,998 (20%)
- 45 - 59 - 30,703 (21%)
- 60 - 74 - 20,790 (15%)
- 75 & over - 11,345 (8%)

In terms of population projections, data from NISRA¹¹ estimate that the population of the Council area is expected to grow to 159,847 by 2032, a projected population increase of 12%. It is also projected that the percentage of the population within the Council area aged 65 and over will increase by 9%. In contrast, children under 16 as a proportion of the overall population will slightly decrease to 18% of the population in 2032.

Approximately 85% of the total population live within existing settlements. This consists of Lisburn City and the Greater Urban Areas of Lisburn and Castlereagh; followed by the towns of Carryduff, Royal Hillsborough¹² & Culcavy and Moira; thirteen villages; and thirty-three small settlements.¹³ The remainder of approximately 15% reside outside settlements¹⁴ in the rural area.

Community

The current age profile of the Council area is consistent with the Northern Ireland average of which 20% of the population is aged 0-15 while 63% are aged 16-64. The population aged 65 and over equate to 17% with this figure expected to grow to 53% by 2030¹⁵, forming over half the total population.

Lisburn & Castlereagh City Council is the least deprived Council area in Northern Ireland (NI). Of the 67 Super Output Areas or SOAs (average population of 2,000) just one, Old Warren, is within the 120 most deprived SOAs. Approximately 14% of the population of Lisburn and Castlereagh is employment deprived compared with an NI average of 20.6%. Statistics at this higher level do not reveal smaller areas of urban deprivation and pockets of rural deprivation.

Housing

Based on the figures from the Department for Infrastructure through the revised Housing Growth Indicators (HGIs, September 2019), an allocation of 10,700 dwelling units was apportioned to the Council area covering the period 2016-2030. This figure was extrapolated to provide a housing requirement figure for the fifteen year Plan period from 2017-2032 equating to 11,250 dwelling units. The Housing Growth Study outlined in Chapter 4A indicates the revised HGI figure of 10,700 plus an allowance of 1,500 dwelling units for strategic housing growth at West Lisburn/Blaris. Further information is detailed in Chapter 4A.

Household size is expected to decrease over the Plan period. However, the total number of households is predicted to increase from 55,786 in 2017 to 64,508 in 2032, as a consequence of continued net in-migration equating to a 16% increase within the Council area.¹⁶

In terms of affordable housing need, this is addressed through the Housing Needs Assessment¹⁷, supplied by the Northern Ireland Housing Executive as the statutory housing authority. The projected social housing need for the district from 2017-2022 is 800 units. Extrapolating this figure over the Plan period from 2017-2032 equates to an estimated figure of approximately 2,400 social housing units. An additional need is also indicated for

¹⁰ NISRA 2017 mid-year population estimates for Northern Ireland published 28 June 2018

¹¹ 2016 Based Population Projections for Areas within Northern Ireland published 26 April 2018

¹² Please note Hillsborough was awarded Royal status on 20 October 2021

¹³ See Chapter 4A Settlement Hierarchy

¹⁴ NISRA Headcount & Household Estimates for Settlements, published March 2015, based on 2011 Census Figures

¹⁵ NISRA Local Government District Summary Infographics 2017/18

¹⁶ NISRA 2016 based household projections for Northern Ireland, published in December 2018

¹⁷ Updated through the Housing Investment Plan, Annual Update 2018

intermediate housing, which equates to an additional projected need for 1,920 units over the Plan period.

Housing land is distributed within the settlement hierarchy. An element of housing in the countryside is also allowed for, to sustain the rural area in accordance with the SPPS.

Economy

The Council's sectoral employment structure highlights the reliance on the health, retail and public administration sectors. Historically within Lisburn there has been a strong construction and engineering base and this continues to remain the case today. The draft Socio-Economic Report Profile and Forecast (September 2018) indicates that one in five jobs are in the retail sector.

Figures from the 2011 Census indicates that the Council area has the strongest education and skills profile of any Council area in Northern Ireland. It has the lowest percentage of working age population with no qualifications and also the highest percentage of the working age population with NVQ 4+ qualifications. This provides a positive baseline to encourage and attract inward investment across all sectors of the economy. Additionally, the abundance of a well educated workforce allows for a level of entrepreneurship in the Council area.

Almost half the registered businesses in the Council area are in the agricultural, construction, professional service and retail sectors. Of these almost 99% of PAYE registered companies are Small-Medium Enterprises with the majority in the construction and agricultural sectors.

In terms of employment, economic activity is high (at 70% compared to the NI average of 66%) however it is recognised that there is potential to further grow and expand the employment base with the creation of additional jobs. Economic inactivity is low (21.1%) when compared to the NI average (27.2%).

Given the key strategic location of the Council area regionally, there are significant opportunities to attract inward investment across all sectors of the economy.

In particular, growth is anticipated to occur at the two Strategic Mixed Used sites at West Lisburn/Blaris and Purdysburn/Knockbracken, both of which are located on key transportation corridors. The Maze provides an additional land reserve for regionally significant proposals.

The rural area provides important opportunities for employment through agriculture, forestry, tourism and other rural related enterprises. The relationship between the rural area and the settlements is interdependent on sustaining

rural communities and is an important focus of the LDP. The overall aim is to ensure a balance between protecting the countryside and allowing further opportunities for sustainable economic development.

The Council recognises that to diversify the economic base it must provide a strong office focus, and aim to strengthen both the retail and leisure offer. Modern society desires a 'destination' location where work and leisure co-exist. This builds on the Plan's strategic policies for sustainable development and positive place-making through ensuring that the right development is in the right place and through creating the conditions in which attractive places can grow and prosper.

An Office Study and Employment Land Review were undertaken as part of the evidence base for this Plan Strategy. Further details on the economic growth in the Council area are outlined in Chapters 4B-4C.

Environment

In relation to the historic environment, the Council area has three Conservation Areas (Royal Hillsborough, Moira and Lisburn City), seven Areas of Townscape Character and seven Areas of Village Character. The Council has a rich heritage portfolio including Hillsborough Castle, and six historic parks, gardens and

demesnes including Castle Gardens and Moira Demesne, in addition to a rich industrial heritage and rural assets. These are to be preserved and enhanced for future generations to enjoy.

There are a significant range of environmental designations, including a Ramsar Site located at Lough Neagh/Lough Beg, six Areas of High Scenic Value and nine Areas of Special Scientific Interest. The Lagan Valley Regional Park and Area of Outstanding Natural Beauty are predominantly located within the Council area. This landscape is rich in heritage and biodiversity, being easily accessible to the wider urban population. These areas are to be preserved and enhanced to ensure the scenic beauty and biodiversity of the area is retained and protected. Further detail is provided in Chapter 4E.

Larne and Warrenpoint Port which serve both passengers and freight traffic. The two main airports, Belfast International and George Best Belfast City are also easily accessible.

Rail services are provided from the main station in Lisburn which connects with the cross border Belfast-Dublin service. There is also a commuter service connecting Belfast and Portadown with several stations and halts within the Council area. A Park & Ride is proposed in conjunction with a new rail halt at Knockmore, West Lisburn, offering further opportunities for business and economic growth at this key strategic location.

The Council is well served by additional physical and digital infrastructure supporting growth over the Plan period. Further detail is provided in Chapter 4F.

Infrastructure

The Council area benefits from its advantageous strategic location at the junction of two key transport corridors, the cross-border Belfast-Dublin transport corridor and the Northern Ireland East-West transport corridor. It occupies a central location in the Belfast Metropolitan Area in close proximity to other key road infrastructure routes and has ease of access to the principal maritime gateways and logistics hubs of Belfast Harbour, the Port of

Vision and Plan Objectives



3. Vision and Plan Objectives

The Local Development Plan Vision

The vision for Lisburn & Castlereagh City Council's Local Development Plan derives from a spatial analysis of the Council area supported by clear evidence with the objective of meeting the outcomes of the Community Plan.

The Council's Community Plan 2017-2032 seeks to improve the social, economic and environmental well-being of the people and the Lisburn and Castlereagh area. It also promotes sustainable development for current and future generations and equality of opportunity through promotion of good relations, the tackling of poverty, social exclusion and patterns of deprivation.

The Community Plan Vision is:

'An empowered, prosperous, healthy and inclusive community.'

The Community Plan headlines five key themes each with an outcome to be achieved over its lifetime. These outcomes are:

- **Theme One – 'Children and Young People':** our children and young people have the best start in life
- **Theme Two – 'The Economy':** everyone benefits from a vibrant economy
- **Theme Three – 'Health and Well-being':** we live healthy, fulfilling and long lives
- **Theme Four – 'Where We Live':** we live and work in attractive, resilient and environmentally friendly places
- **Theme Five – 'Our Community':** we live in empowered, harmonious, safe and welcoming communities.

The outcomes will be delivered through the Council's Strategic Community Planning Partnership detailed Action Plan, details of which are available on the Council's website at www.lisburncastlereagh.gov.uk.

Aligning the Local Development Plan with the Community Plan provides the opportunity for the Council to move away from a narrow land use planning approach to a place-shaping focus. As such this LDP forms the spatial reflection of the Community Plan and is a unique opportunity to reflect the aspiration of our community and shape the district for current and future generations.

The LDP Vision

The Local Development Plan (LDP) will respond to the needs of the community in providing a sustainable economy, society and environment. It will support a thriving, vibrant and connected place in which people live, work, visit and invest; and an attractive, green and quality place which will enhance the wellbeing and quality of life for all.

Plan Objectives

Six Plan Objectives have been developed to deliver the vision for the Local Development Plan.

The Plan Objectives set out the aims of the LDP and what it seeks to achieve over the 15 year period from 2017-2032. These include an appropriate balance between improving quality of life, economic prosperity for all, the protection of the Council’s environmental assets, and to ensure that development is sustainable in the interests of future generations.

Figure 2 identifies how the Plan Objectives relate to and achieve the spatial aspects of the Community Plan.

In addition to delivering the spatial aspects of the Community Plan, the Plan Objectives link directly and are implemented through the strategic policies and spatial strategy detailed in Chapter 4 and operational policies contained in Part 2 of the Plan Strategy.

These Plan Objectives are:

- A: A Quality Place**
- B: A Thriving Place**
- C: A Vibrant Place**
- D: An Attractive Place**
- E: A Green Place**
- F: A Connected Place**



Figure 2 Community Plan and Plan Objectives

A: A Quality Place

Enabling Sustainable Communities and Delivery of New Homes

1. Support the existing settlement hierarchy, recognising Lisburn and Castlereagh as a growth area consistent with the RDS and reflective of its strategic location
2. Encourage the creation of accessible and connected places to sustain communities with good access to jobs, housing, public transport, education, community and recreation facilities
3. Provide for strategic growth at West Lisburn/Blaris including the delivery of new homes
4. Support towns, villages and small settlements in the Council area as vibrant and attractive centres providing homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development
5. Provide appropriate opportunities for housing in settlements with a range of types and tenures, including affordable housing
6. Encourage good design and positive place-making in all development appropriate to its locality and context
7. Support the provision of adequate infrastructure (including water, sewage and transport) for sustainable residential development
8. Support vibrant rural communities with appropriate opportunities for dwellings and sustainable development in the countryside.

B: A Thriving Place

Driving Sustainable Economic Growth

1. Support a thriving and diverse economy with a sufficient supply of land and in locations for a range of employment uses facilitating the creation of new jobs and to encourage existing and new businesses to invest with confidence
2. Accommodate population growth to ensure a continuous supply of labour and allow the resident population the opportunity to avail of high quality employment opportunities in sustainable locations close to where they live
3. Promote Mixed Use development at strategic locations at West Lisburn and Purdysburn with appropriate employment uses to facilitate opportunities for economic growth and inward investment
4. Promote access to higher and further education to meet employment needs
5. Support Lisburn City, greater urban areas, the towns and villages as employment and service centres for their surrounding hinterland
6. Support the provision of infrastructure both physical and digital to facilitate employment growth, economic regeneration, inward investment and physical renewal
7. Manage mineral resources in a sustainable manner, protecting and safeguarding vulnerable landscapes where appropriate.

C: A Vibrant Place

Growing our City, Town Centres, Retailing and Other Uses

1. Promote the regeneration of our city and town centres as quality places to live, work, shop and visit
2. Promote Lisburn City Centre as a vibrant destination offering a mix of residential, shopping, employment, high grade office development, leisure and community uses; and better transportation linking people and places
3. Support our towns and villages, encouraging appropriate retailing, offices, mixed use and housing opportunities
4. Support the role of the District and Local Centres in accordance with the Retail Hierarchy (Figure 5, page 92)
5. Promote regeneration and reuse of existing buildings and previously developed land for mixed use development, whilst maintaining environmental quality and protecting residential amenity
6. Promote a vibrant and thriving night-time economy in our city and town centres to support economic growth, furthering opportunity for enhancing their vitality and viability.

D: An Attractive Place

Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

1. Support and develop tourism infrastructure as a key growth area
2. Facilitate tourism development whilst protecting heritage assets, encouraging development in appropriate locations, including a wide range of tourist accommodation
3. Safeguard key tourism/recreation assets from inappropriate development
4. Support the recreation and leisure offer to grow in a sustainable manner
5. Protect and enhance open space recognising its value in promoting health and well-being and resolving flood issues through the introduction of sustainable urban drainage infrastructure
6. Support and encourage accessibility to open space including the Lagan Valley Regional Park and Lagan Navigation as key assets within the Council area.

E: A Green Place

Protecting and Enhancing the Historic and Natural Environment

1. Protect our historic and natural environment recognising their contribution to sustainable communities, economic growth, sustainable transport and health and well-being
2. Protect, conserve and enhance our historic environment, optimising the use of brownfield sites and promoting heritage-led regeneration
3. Recognise the value of our Conservation Areas and Areas of Townscape/Village Character as important heritage assets
4. Shape our places, the quality of new buildings and our town and village centres by promoting good design and maximise benefits to communities
5. Protect our natural heritage assets and promote their sensitive reuse to help create a sense of place
6. Ensure new development does not cause harm to biodiversity and other natural resources such as air, water and soil
7. Protect and enhance our designated natural heritage assets including the Lagan Valley Regional Park and Area of Outstanding Natural Beauty (AONB) and other high quality landscapes such as Areas of High Scenic Value (AoHSV) and secure, through appropriate designations, to ensure they remain unspoilt for future generations.

F: A Connected Place

Supporting Sustainable Transport and Other Infrastructure

1. Support the growth of the Council area, exploiting its strategic location on Key Transport Corridors and the rail network
2. Designate and protect the location of strategic infrastructure, promote strategic transport schemes and linkages, maximising accessibility by sustainable modes across the Council area, ensuring infrastructure development is flood resilient
3. Promote opportunities for sustainable travel through development of Active Travel Networks to support walking, cycling and public transport, reducing the need to travel by private car
4. Develop and promote strategic greenways to provide opportunities for walking, cycling, biodiversity, health and well-being
5. Recognise the contribution green and blue infrastructure offers to human health and sustainable urban drainage
6. Mitigate and adapt to climate change by minimising greenhouse gas emissions
7. Support renewable energy infrastructure whilst affording protection to the environment
8. Facilitate the delivery of telecommunications and utilities infrastructure throughout the Plan period
9. Support effective waste management through reuse, recycling and reduction of waste to landfill, minimising environmental impacts
10. Prevent inappropriate development in areas at risk of flooding or that increase flood risk elsewhere, whilst managing flood risk and providing mitigation where necessary.

Strategic Policies and Spatial Strategy



4. Strategic Policies and Spatial Strategy

Consistent with our Vision and Plan Objectives, a range of strategic policies have been developed to support the implementation of the operational policies contained in Part 2 of the Plan Strategy and will therefore need to be taken into account in the decision-making process.

These strategic policies underpin the Spatial Strategy of the Plan and must be read together and in conjunction with other planning policy, including the RDS 2035, SPPS, and Operational Policy in Part 2 of this Plan Strategy.

Strategic Policy 01 Sustainable Development

The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

Justification and Amplification

The Plan Strategy accords with the Regional Development Strategy 2035 (RDS) definition of sustainable development as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

This is in keeping with the Strategic Planning Policy Statement for Northern Ireland (SPPS) which states that furthering sustainable development requires the integration and balancing of a range of complex social, economic and environmental factors and requires consideration of the inter-relationship between the location of local housing, jobs, facilities and services and infrastructure.

The Plan Strategy seeks to support the provision of jobs, services, and economic

growth; and delivery of homes to meet the full range of housing needs integrated with sustainable infrastructure (physical and digital) whilst recognising the balance to be achieved in protecting environmental assets.

Furthering sustainable development also recognises that there is a need to reduce emissions of greenhouse gases and to respond to the impacts brought about by climate change such as promoting sustainable patterns of development and avoiding development in areas at risk from flooding.

Strategic Policy 02 Improving Health and Well-being

The Plan will support development proposals that contribute positively to the provision of quality open space; age-friendly environments; quality design; enhanced connectivity (physical and digital); integration between land use and transport; and green and blue infrastructure. Noise and air quality should also be taken into account when designing schemes, recognising their impact on health and well-being.

Justification and Amplification

Quality open space within or close to settlements plays a vital role in promoting

healthy living and tackling inequality through facilitating play and sporting activities, leading to healthier more active lifestyles. Well-designed buildings and better connected places can positively impact peoples' lives including creating safer more physically accessible environments.

Improved connectivity through enhanced digital infrastructure can help reduce isolation in rural areas and reduce the need to travel. The location of development should integrate with public transport, walking and cycling, providing better linkages and opportunities for sharing greenways and waterways. The Council will expect that all new development in terms of its location, layout and design should take account of noise and air quality, and mitigate for any other negative impacts on health and well-being.

Strategic Policy 03 Creating and Enhancing Shared Space and Quality Places

The Plan will support development proposals that contribute to the creation of an environment which is accessible to all and enhances opportunities for shared communities; has a high standard of connectivity and supports shared use of public realm. Good quality housing that supports

more balanced communities must offer a variety of house types, sizes and tenures to meet different needs.

Creating shared neighbourhoods should provide opportunities for communities to access local employment, shopping, leisure, education and community facilities.

Justification and Amplification

The Council will encourage the development of shared spaces which promote a sense of belonging for everyone, where relationships between people from different backgrounds are most likely to be positive, and where differences are valued and respected. Balanced communities can contribute positively to the creation and enhancement of shared spaces.

The Council will expect a variety of house types, sizes and tenures to be provided in every new housing development taking account of the specific characteristics of the development, the site and its context.

Providing an integrated comprehensive design approach should encourage appropriate housing density, promoting distinctive well connected neighbourhoods with community facilities and associated infrastructure resulting in high-quality sustainable balanced

communities. Regeneration initiatives should aim to address environmental issues and address the social and economic challenges of multiple deprivation and social exclusion.

Strategic Policy 04 Supporting Sustainable Economic Growth

The Plan will support development proposals that support sustainable economic growth without compromising on environmental standards. Economic growth can contribute to an enhanced society and improve health and well-being through the creation of job opportunities.

Justification and Amplification

The promotion of medium to long-term economic growth is a key aim of government at all levels. Growth-generating activities which contribute to society must ensure appropriate consideration of the general public and wider regional interests.

The Council seeks to promote medium to long-term economic growth across the Council area. Growth-generating activities which contribute to society in this regard must ensure appropriate consideration of the public interest and the wider region.

The Council through the Local Development Plan will seek to minimise the effects of external market influences in terms of impacts on traditional employment markets and encourage initiatives to introduce new employment-generating activities through its related economic Plans and Strategies.¹⁸ Strengthening employment activity will be encouraged through the provision of a range of employment sites across the Council area offering flexibility and choice for investors.

Strategic Policy 05 Good Design and Positive Place-Making

The Plan will support development proposals that incorporate good design and positive place-making to further sustainable development, encourage healthier living, promote accessibility and inclusivity and contribute to safety. Good design should respect the character of the area, respect environmental and heritage assets and promote local distinctiveness. Positive place-making should acknowledge the need for quality, place-specific contextual design which promotes accessibility and inclusivity, creating safe, vibrant and adaptable places.

¹⁸ Includes the Council's Investment Plan Proposition and Belfast Region City Deal

Justification and Amplification

All development must take account of the Department for Infrastructure's 'Living Places Urban Stewardship and Design Guide' and where appropriate 'Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside'.

A Design and Access Statement, in addition to where it is mandatory¹⁹, will be encouraged for all new development proposals. The statement should analyse the site and its setting and indicate how design principles have been used to achieve good design.

Accessible and adaptable accommodation should be considered in all residential development to ensure that housing maximises the ability of occupants to live independently in their homes for as long as possible.

Successful place-making is a people-centred approach which incorporates quality, place-specific, design. The Council will expect all new development to have considered the compatibility of the development with its immediate and wider context, including the settlement pattern and its positive contribution to place-making including deterring crime and promoting personal safety. The Council will support creating better places, in which to live, work, visit and explore.

Strategic Policy 06 Protecting and Enhancing the Environment

The Plan will support development proposals that respect the historic and natural environment and biodiversity. Proposals must aim to conserve, protect and where possible enhance the environment, acknowledging the rich variety of assets and associated historic and natural heritage designations. Proposals should respect the careful management, maintenance and enhancement of ecosystem services which form an integral part of sustainable development.

Justification and Amplification

The Plan Strategy supports the RDS key aim to 'Protect and enhance the environment for its own sake.'

The Council area has a great variety of natural and historic heritage assets, which make the Council an attractive place in which to live, work, explore and invest.

Ecosystem services are the processes by which the environment produces resources such as clean air, water, food and materials. Our health and well-being, and economic prosperity depend upon the services provided by

ecosystems and their components which need to be healthy and resilient to change in order to function effectively.

The Council will expect development in all cases to respect the environment and its ecosystem services recognising how they can provide benefits that enhance economic performance, offer new opportunities for investment and employment, improve living standards, health and well-being, and quality of life.

A good quality environment can also improve resilience to climate change through providing ecosystem services which can reduce the effects of climate change, for example, flooding through the use of Sustainable Drainage Systems (SuDS).

Strategic Policy 07 Section 76 Planning Agreements

Development will be required to deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale, impact of the development and the sustainability of its location.

A developer will be expected to provide or contribute to the following infrastructure in

¹⁹ Includes major applications (with exceptions); applications within a 'designated area' (subject to criteria) and all Listed Building Consent applications

order to mitigate any negative consequences of development:

- a) **improvements to the transport network, including walking and cycling routes, public transport or, where necessary appropriate parking provision**
- b) **affordable housing**
- c) **educational facilities and/or their upgrades**
- d) **outdoor recreation**
- e) **protection, enhancement and management of the natural and historic environment**
- f) **community facilities and/or their upgrades**
- g) **improvements to the public realm**
- h) **service and utilities infrastructure**
- i) **recycling and waste facilities.**

Justification and Amplification

Planning agreements are provided for under Section 76 of the Planning Act and can be used to address issues to the granting of planning permission where these cannot be addressed through the use of appropriate planning conditions. A planning agreement may facilitate or restrict the development or use of land in any specified way and require certain operations or activities to be carried out. It may also require a sum or sums to be paid to the Council.

In order to mitigate the impact of development, Section 76 Planning Agreements will be sought to provide necessary community facilities/ infrastructure. The Section 76 Planning Agreements Framework will provide the framework and requirements for planning agreements for new developments.

Section 76 Planning agreements will continue to ensure that site specific mitigation is sought to make a development acceptable in planning terms. The Council will negotiate planning agreements on a site-by-site basis where these are necessary to make the development acceptable in planning terms. Planning agreements will be directly related to the development and fairly and reasonably related in scale and kind to the development.

Spatial Strategy

A key aim of the LDP is to define a spatial strategy that supports the development and regeneration of the area socially, economically and environmentally.

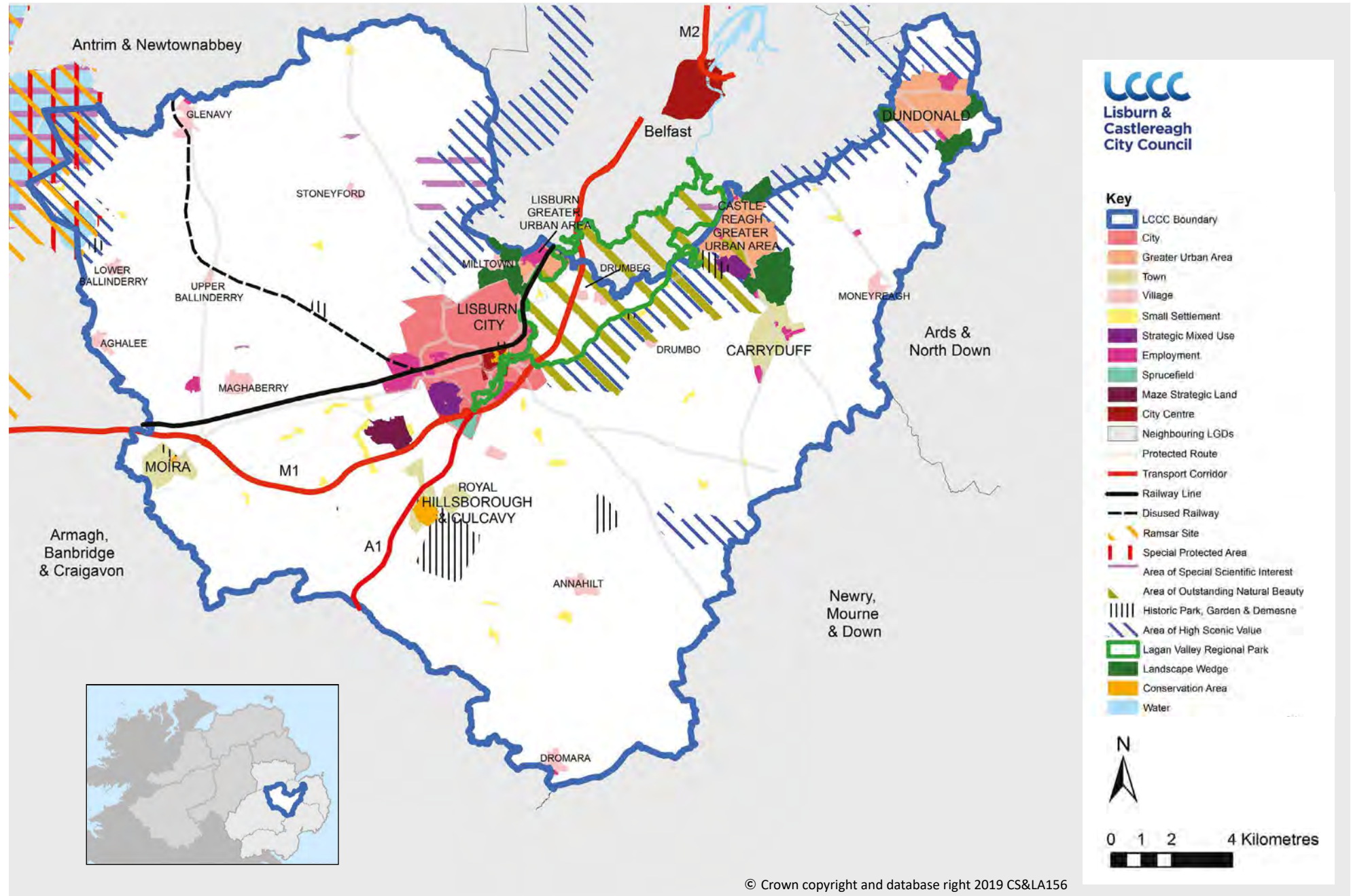
The Spatial Strategy, having regard to the LDP vision and objectives, gives effect to the purpose and principles of planning as set out in the Regional Development Strategy (RDS) and the Strategic Planning Policy Statement for Northern Ireland (SPPS).

It provides the basis for the LDP strategic policies which address the Council's priorities for the development and use of land across the Council area, underpinned by furthering the principles of sustainable development and improving well-being.

The spatial strategy comprises the following elements:

- support the growth and regeneration of our city, greater urban areas, towns and villages, sustaining a living and working countryside and protecting environmentally sensitive areas
- provide a settlement hierarchy, defining development limits and allocating land for housing growth in accordance with the sequential approach of the RDS
- encourage good design and positive place-making creating places in which people want to live, work, visit and explore
- allocate employment land to provide an adequate and continuous supply, taking account of accessibility to major transport routes and proximity to sustainable locations near large centres of population
- identify, define and designate land for retailing, recreation, education or community facilities where appropriate
- identify, protect and enhance our historic and natural heritage environment, promote green and blue infrastructure and ecological networks
- accommodate sustainable development in the countryside in accordance with prevailing regional planning policy
- provide key site requirements where required to achieve good quality development that is reflective of the context within which it is set
- promote, influence and deliver a shift to more sustainable travel modes and integrated land use proposals in accordance with the regional transportation policy, promoting reduced reliance on the private car.

Map 4 Spatial Strategy



Settlement Hierarchy

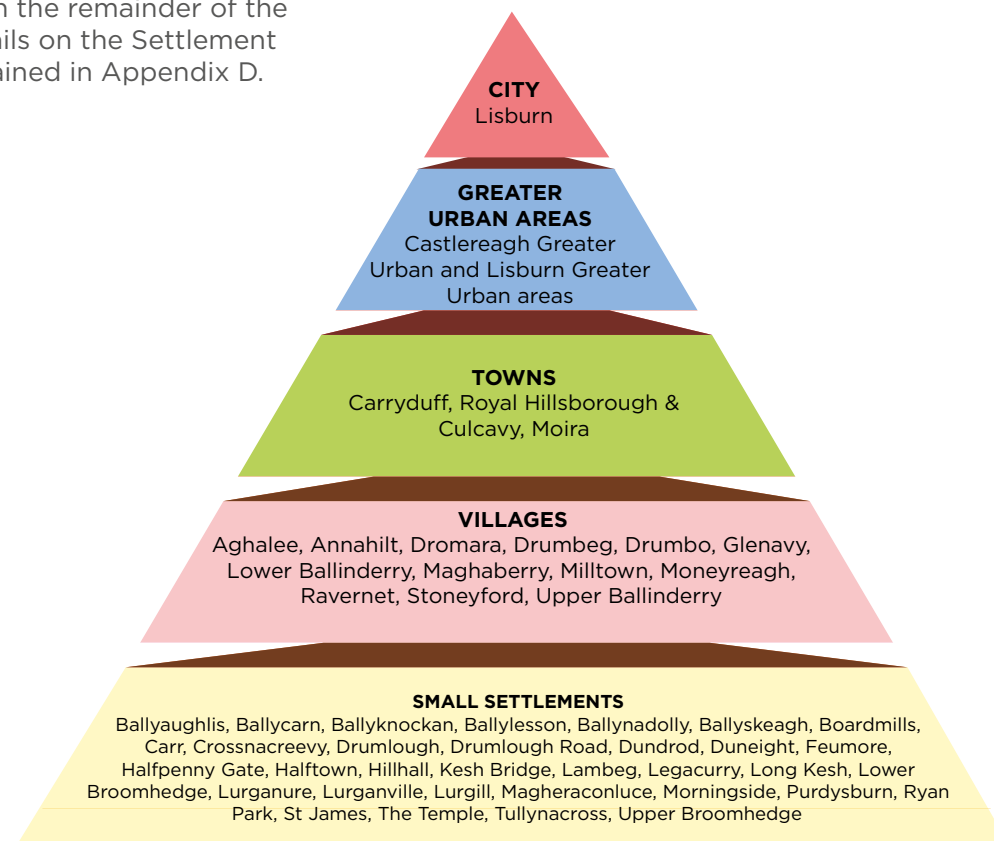
The designated settlement hierarchy for Lisburn and Castlereagh provides the basis for the framework upon which the Local Development Plan is devised. It is consistent with the RDS Spatial Framework²⁰ recognising the relationship between people and places with an appreciation of where people live, work and access services. It supports regional guidance within the RDS, namely strengthen community cohesion (RG6); support urban and rural renaissance (RG7); and manage housing growth to achieve sustainable patterns of development (RG8).

This settlement hierarchy will ensure that the growth of settlements, the provision of housing, employment land, other key land uses and related infrastructure, are in the right place to benefit the community as a whole.

The composition of places within the settlement hierarchy, in terms of the range of services and functions they provide to citizens, is a defining reason why people choose to live, work or socialise in a particular part of the City Council area.

Figure 3 and Table 1 depict the designated settlement hierarchy for the Council area. This includes the city, greater urban areas, towns, villages and small settlements as hubs for the provision of housing, employment and services to its citizens. It provides the urban component servicing those living in the remainder of the rural area. Further details on the Settlement Characteristics is contained in Appendix D.

**Figure 3
Settlement Hierarchy**



²⁰ Page 22 RDS 2035

Table 1 Settlement Hierarchy and Population Lisburn & Castlereagh City Council

Settlement Hierarchy	Lisburn & Castlereagh City Council Settlements and Countryside (Population in brackets)	(%) of District Total
City	Lisburn (45,410)	32%
Lisburn Greater Urban Area	Lisburn Greater Urban Area (4,948)	3%
Castlereagh Greater Urban Area	Castlereagh Greater Urban Area including Dundonald (30,717)	22%
Towns	Carryduff (6,947) ; Royal Hillsborough & Culcavy (3,953) ; Moira (4,584)	11%
Villages	Aghalee (863) ; Annahilt (1,045) ; Dromara (1,006) ; Drumbeg (813) ; Drumbo (375) ; Glenavy (1,791) ; Lower Ballinderry (912) ; Maghaberry (2,468) ; Milltown (1,499) ; Moneyreagh (1,379) ; Ravernet (564) ; Stoneyford (605) ; Upper Ballinderry (226)	10%
Small Settlements	Ballyaughlis (99) ; Ballycarn (105) ; Ballyknockan; Ballylesson (111) ; Ballynadolly (79) ; Ballyskeagh (194) ; Boardmills; Carr; Crossnacreevy (317) ; Drumlough (74) ; Drumlough Road; Dundrod (193) ; Duneight (88) ; Feumore; Halfpenny Gate (80) ; Halftown (197) ; Hillhall (81) ; Kesh Bridge (122) ; Lambeg; Legacurry (82) ; Long Kesh (358) ; Lower Broomhedge (239) ; Lurganure (467) ; Lurganville (87) ; Lurgill; Magheraconluce (459) ; Morningside (55) ; Purdysburn; Ryan Park (141) ; St James (115) ; The Temple; Tullynacross (129) ; Upper Broomhedge (78)	3%
Countryside	All areas outside Settlement Development Limits within Local Government District Boundary (26,150)	19%
Total Population	140,205	100%

NISRA Census Office have reported the headcounts and household estimates for Settlements from the 2011 Northern Ireland Census - March 2015. These counts are based on the boundaries defined by the BMAP which does not take account of the new LGD boundaries. However, it has been possible for NISRA to take the SDL boundaries (Metropolitan Lisburn and Metropolitan Castlereagh) and split them to provide 2011 Census headcounts for the constituent parts. These are renamed as Lisburn Greater Urban Area and Castlereagh Greater Urban Area in the Settlement Hierarchy in the Plan Strategy.

The total population for the small settlements does not include any settlement with under 50 resident population. The settlements under 50 resident population are Ballyknockan, Boardmills, Carr, Drumlough Road, Feumore, Lambeg, Lurgill, Purdysburn and The Temple.

Population for the Countryside (outside settlement development limits) based on taking NISRA Mid-Year Population Estimates 2015, published 31st August 2016 for the Local Government District (140,205) and subtracting the total population in settlements (114,055).

In determining where each settlement sits in the hierarchy, account has been taken of a wide range of factors, including the population of individual settlements and an assessment of their role or function, employment opportunities, level of community services (educational, recreational) and existing physical infrastructure including spare capacity and public transport provision.

A strategic 'Settlement Appraisal' of all settlements in the Council area was carried out using the RDS spatial framework and associated hierarchy of settlements and infrastructure wheel. Each settlement was defined in accordance with this guidance, including its population and the level of services and facilities available and opportunities for accommodating development. This forms part of Technical Supplement 6 Countryside Assessment - Settlement Appraisals.

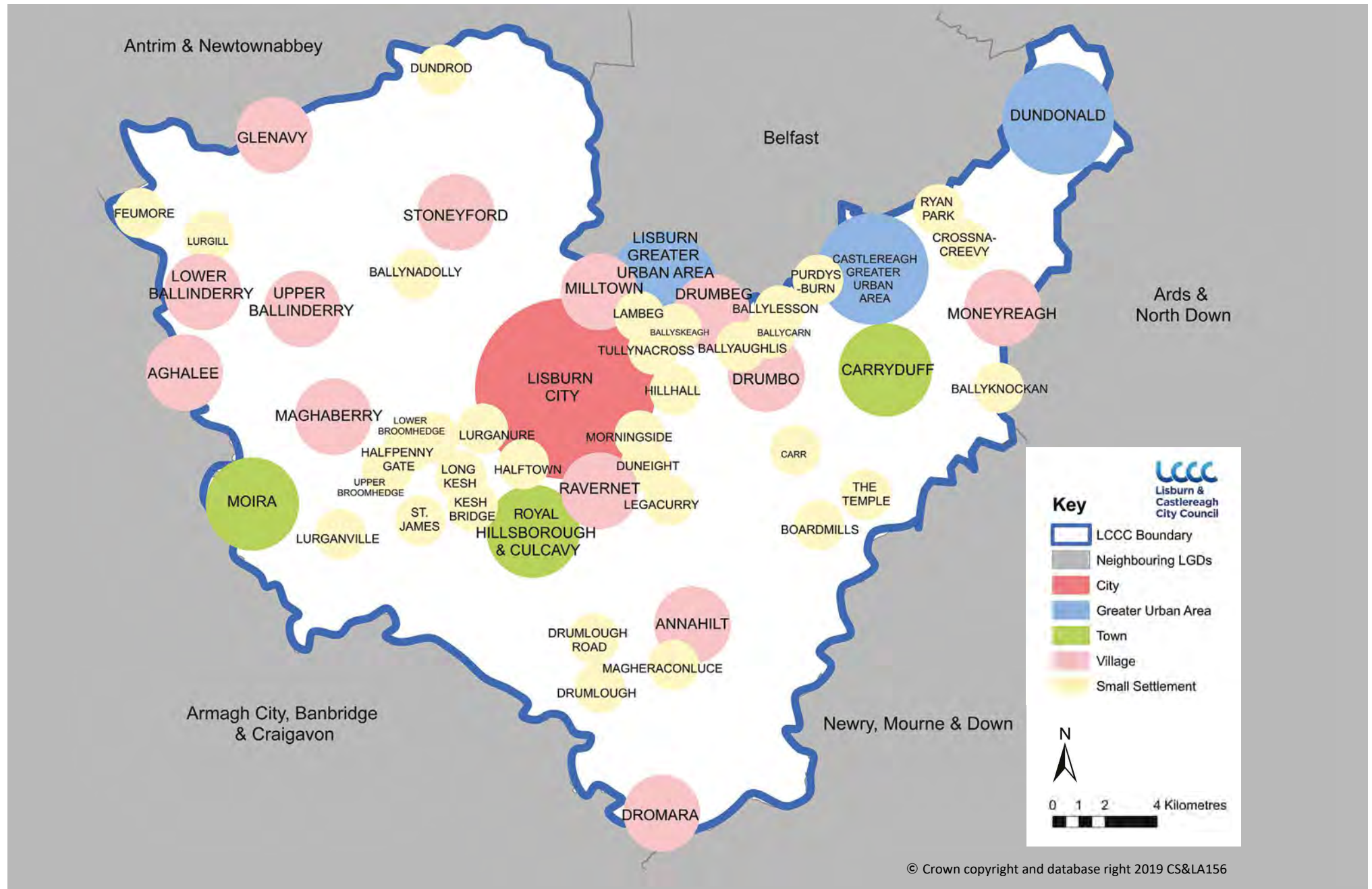
The settlement appraisal confirmed the settlement hierarchy is defined at the top tier by the main urban area of Lisburn City and the Greater Urban Areas of Lisburn and Castlereagh, which includes Dundonald and Newtownbreda; followed by the three towns of Carryduff, Royal Hillsborough & Culcavy and Moira; thirteen villages and thirty-three small settlements at the lower tier settlements servicing the rural area.

Map 5 indicates the spatial distribution of these settlements in the hierarchy. The transitional arrangements outlined in Chapter 1 will apply to the settlement boundary designations.



Dromara Village

Map 5 Settlement Hierarchy



The urban components of the Council area consist of Lisburn City and the Greater Urban Areas and the three towns of Royal Hillsborough & Culcavy, Carryduff and Moira. Each of these settlements provides an important role within the hierarchy which, in addition to jobs and services, has a strong community focus, including health, education, leisure and recreation. Encouraging consolidation of these urban settlements prevents the need for urban sprawl, and provides opportunity for infrastructure improvements where it is most needed.

Of equal importance is the Council's rural hinterland in which approximately a third of the population resides. The villages and small settlements each have a unique part to play in sustaining vibrancy, creating a sense of place, and providing education and local services. This myriad of settlements across the hierarchy should respect the character and context of the surrounding area, and build on the opportunities for cohesion and renewal.

Positive place-making is central to supporting a strong settlement hierarchy. This is a people centred approach to planning, design and stewardship of new development proposals and public spaces that seeks to enhance the unique qualities of a place taking account of how they have developed over time and considering what they will look like in the future. In order

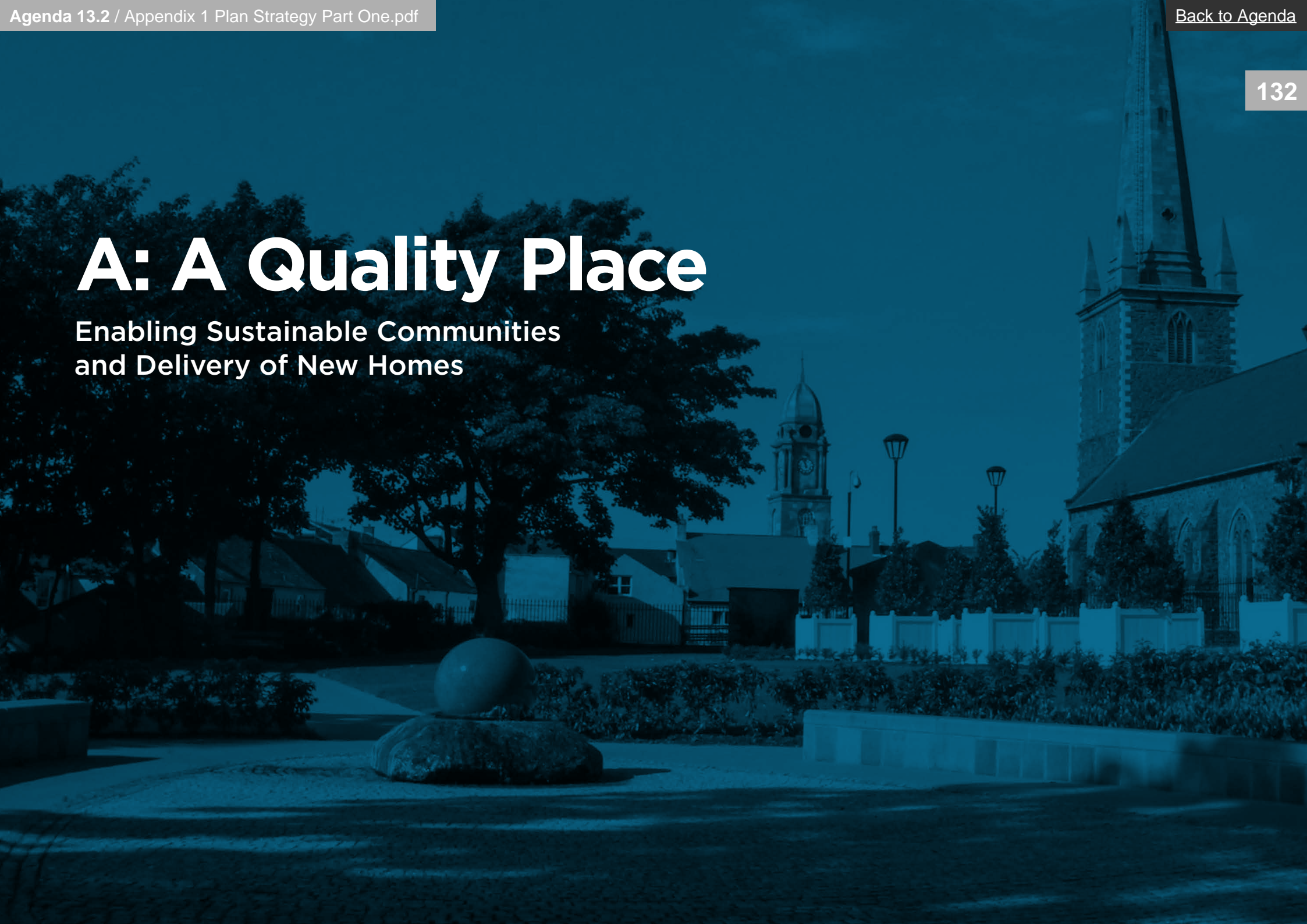
to achieve successful places, our settlements should be supported by local distinctiveness and address the connections between people, places and new development.

Identifying the assets of a particular place as well as understanding its future potential and constraints is key to positive place-making. The relationship between urban and rural environments, buildings and streets, recreation, open space and the natural environment, and the pattern of movement and activity, are equally important.

The Plan Objectives detailed in Chapter 3 seek to ensure new development is directed to the appropriate place within the settlement hierarchy and that proposals respect the immediate and wider context and the settlement pattern of a particular area. These objectives will ensure the settlements and rural hinterland, develop to their full potential, balancing the need for sustainable growth with the need to protect the environment into the future.

A: A Quality Place

Enabling Sustainable Communities
and Delivery of New Homes



A: A Quality Place

Enabling Sustainable Communities and Delivery of New Homes

Plan Objective A details those actions the Council will adopt to deliver new homes to create sustainable communities within the Council area:

- 1) Support the existing settlement hierarchy, recognising Lisburn and Castlereagh as a growth area consistent with the RDS and reflective of its strategic location
- 2) Encourage the creation of accessible and connected places to sustain communities with good access to jobs, housing, public transport, education, community and recreation facilities
- 3) Provide for strategic growth at West Lisburn/Blaris including the delivery of new homes
- 4) Support towns, villages and small settlements in the council area as vibrant and attractive centres providing homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development
- 5) Provide appropriate opportunities for housing in settlements with a range of types and tenures, including affordable housing
- 6) Encourage good design and positive place-making in all development appropriate to its locality and context
- 7) Support the provision of adequate infrastructure (including water, sewage and transport) for sustainable residential development
- 8) Support vibrant rural communities with appropriate opportunities for dwellings and sustainable development in the countryside.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 1 'Children and Young People'; Theme 4 'Where We Live' and Theme 5 'Our Community'.

Theme 1 focuses on giving everyone the best start in life with the right support for our children and young people to fulfil their potential.

Theme 4 links the social and physical with a focus on neighbourhoods designed and regenerated to promote well-being and ensure everyone lives in an affordable home that meets their needs.

Theme 5 moves from good housing provision to good community infrastructure and the importance of services and approaches that foster a sense of belonging and cohesion in local neighbourhoods.

Within these themes, this Plan Strategy will directly support outcomes:

1A – All children and young people have an equal chance to fulfil their educational potential.

4B – Neighbourhoods are designed and regenerated to promote well-being.

4C – Everyone lives in an affordable home that meets their needs.

5D – We feel a sense of belonging in our local neighbourhoods: urban, suburban and rural.

Plan Objective A will be delivered through the following strategic policies:

- **Housing in Settlements**
- **Housing in the Countryside**
- **Education, Health, Community and Cultural Facilities.**

Housing in Settlements

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises that sustainable communities are places where people want to live, work and play, now and in the future. They meet the diverse needs of existing and future residents of the Council area, are sensitive to their environment and contribute to a high quality of life. These communities should be safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Regional Guidance (RG6) aims to strengthen community cohesion by developing integrated services and facilities; foster a stronger community spirit and sense of place; and encourage mixed housing development.

Supporting urban and rural renaissance is provided under Regional Guidance (RG7) which aims to develop innovative ways to bring forward under-utilised land and buildings particularly for mixed use development; promote regeneration in areas of social need; ensure that environmental quality in urban areas is improved and maintained, particularly with adequate provision of green infrastructure; and reduce noise pollution.

Regional Guidance (RG8) seeks to manage housing growth to achieve sustainable patterns of residential development.

In this guidance it is recognised that in settlements, policy should:

- promote more sustainable housing development within existing urban areas encouraging compact urban forms and promoting more housing within existing urban areas
- ensure an adequate and available supply of quality housing to meet the needs of everyone including affordable housing
- use a broad evaluation framework to assist judgements on the allocation of housing growth.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS identifies that good quality housing plays a significant role in shaping our lives and our communities. Emphasis is placed on the relationship between the location of local housing, jobs, facilities, services and infrastructure as a home is a vital part of people's lives and contributes to creating a safe, healthy and prosperous society.

Its regional strategic objectives in relation to housing in settlements are to:

- manage housing growth to achieve sustainable patterns of residential development
- support urban and rural renaissance
- strengthen community cohesion.

Achieving sustainable residential development in settlements is achieved by assessing the future housing need and the allocation of land to meet this. The SPPS identifies that housing allocations in Local Development Plans should be informed by:

1. RDS Housing Growth Indicators
2. Use of the RDS housing evaluation framework
3. Allowance for existing housing commitments
4. Urban capacity studies
5. Allowance for windfall housing
6. Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population

7. Housing Needs Assessment/Housing Market Analysis (HNA/HMA)

8. Transport Assessments.

This approach was used by the Council in assessing its housing land allocation (see Strategic Housing Allocation, page 53).

West Lisburn Development Framework Review, 2018 (Draft)

The revised draft Framework identifies West Lisburn as an important strategic location for growth. In considering this strategically important location it provides a range of objectives which include prioritising the development of the Knockmore Link Road as the key piece of infrastructure required to unlock the development potential of West Lisburn; improving existing and developing new integrated multi-modal transport infrastructure into and throughout West Lisburn; and encouraging new residential development to support and complement economic growth in the area, whilst respecting existing settlements. It recommends that future development should be in accordance with a comprehensive Masterplan.

Lisburn City Centre Masterplan Review 2019 (Draft)

The revised Lisburn City Centre Masterplan was published in draft form in June 2019.

The Masterplan encourages city centre living, and highlights the opportunity to provide residential accommodation in key locations, namely those with good access to local amenities and connections to other areas, or as part of mixed use development.

It recognises that creating a resident population within the city centre will generate activity outside traditional business hours, to help sustain shops and services and a growing leisure industry. It also provides opportunity for affordable housing located in close proximity to existing services and amenities.



Kilwarlin, Royal Hillsborough

Strategic Policy 08 Housing in Settlements

The Plan will support development proposals that:

- a) are in accordance with the Strategic Housing Allocation provided in Table 3
- b) facilitate new residential development which respects the surrounding context and promotes high quality design within settlements
- c) promote balanced local communities with a mixture of house types of different size and tenure including affordable and specialised housing
- d) encourage compact urban forms and appropriate densities while protecting the quality of the urban environment.

Justification and Amplification

The strategic policy for housing in settlements has been informed by regional and local policy which aims to increase housing density without town cramming, encourage sustainable forms of development, promote good design and deliver balanced communities.

In order to enable the needs of the community to be met, the policy encourages mixed tenure housing including affordable housing and specialised housing where a need is identified, for example, residential care homes to help cater for an ageing population. Details are provided in the Operational policies in Part 2 of the Plan Strategy.

It recognises the need to consolidate and encourage higher density development in the city centre, with mixed use schemes on brownfield land to help promote regeneration and dereliction in urban areas.

To ensure that housing in settlements can provide sufficient capacity for accommodating future housing growth, a Housing Growth Study was undertaken to inform the Plan. Further details are provided under the Strategic Housing Allocation.

For the purposes of this Plan Strategy, affordable housing is defined as per the SPSS and is set out in the Glossary of this Plan Strategy.

Strategic Housing Allocation

The allocation of housing growth across the Council area has been informed by the following eight indicators provided in the SPPS.

1. RDS Housing Growth Indicators (HGI):

The HGI provides a guide for the provision of residential accommodation within the Council area in the future. The Council was provided with a 2012 based Housing Growth Indicator (HGI)²¹ of 9,600 covering the period 2012-2025. Annually this equated to 738 dwellings.

The 2012-based HGI includes provision for both housing in settlements and housing in the countryside. Projecting this figure annually from 2017 to 2032 would provide an allocation of 11,070 dwellings over the lifetime of the Local Development Plan.

Given the importance of the HGI which sets the baseline level of future growth across all eleven council areas, the Council commissioned a Housing Growth Study²² which examined the robustness of the RDS Housing Growth Indicators (HGI). DfI published revised HGI figures in September 2019 covering the period 2016-2030 and identified a total need of 10,700 for LCCC (713 dwellings per annum) for a 15 year time period. The Council commissioned a review of these published figures²³. The period

covered by the latest HGIs do not coincide with the period of the emerging LDP (2017-2032).

Taking account of adjustments, the review identified a new baseline future growth of 723 dwellings per annum. An adjustment was made to reflect the mid-point between the two employment-led scenarios that were included in the Housing Growth Study (as updated). This resulted in a dwelling requirement of 746 dwellings per annum. This has been rounded up to 750 dwellings per annum equating to 11,250 dwellings for the plan period. This baseline figure is used in Table 3.

There is a requirement for the Council to ensure that the identified HGI figure can be met. A buffer of 10% over-supply has been applied to the HGI baseline figure which takes into consideration the possibility that an element of the identified potential might not come forward during the plan period. This gives a resultant figure of 12,375 units (825 dwellings per annum) over the Plan period from 2017 to 2032 and provides the overall strategic housing allocation figure (SHA). A total of 1,559 dwellings were completed between April 2017 and March 2019. As such, the remaining housing need that is to be met over the remainder of the Plan period (2019-2032) equates to 10,816 dwellings (832 dwellings per annum).

The council is mindful of its responsibility to ensure housing growth aligns with the requirements for sustainable balanced regional growth identified through the RDS. In order to facilitate the Council's strategic economic ambition at West Lisburn up to 50 hectares of land is identified for residential use which could accommodate approximately 1,500 units (based on an average density of 30 units per hectare). This strategic location is also considered to be the most sustainable for future residential expansion taking account of environmental, social and economic factors. This level of housing growth in the future would help support the associated economic growth details of which are provided in the Employment Land Review, Technical Supplement 3.

2. Use of the RDS housing evaluation framework:

The existing settlements in the Council area have been assessed against the RDS Housing Evaluation Framework using the six tests set out under Table 2.

The existing settlements are considered to provide a strong framework for the urban and rural areas. At the top of the hierarchy, sits Lisburn City; followed by the two Greater Urban Areas of Lisburn and Castlereagh; the three towns of Royal Hillsborough & Culcavy, Moira and Carryduff; thirteen villages; and thirty-three small settlements.

²¹ HGI provided by the former Department for Regional Development now Department for Infrastructure

²² See Technical Supplement 1 Housing Growth Study

²³ See Addendum to Technical Supplement 1 Housing Growth Study, November 2020

Table 2 RDS Housing Evaluation Framework

Resource Test	Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.
Environmental Capacity Test	An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made.
Transport Test	Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.
Economic Development Test	The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed.
Urban and Rural Character Test	Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement.
Community Services Test	The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed.

Details of the outcomes of the above settlement assessment are provided in the strategic Settlement Appraisal which forms part of the Countryside Assessment Technical Supplement 6.

3. Allowance for existing housing

commitments: The assessment of existing commitments takes account of information provided through the Council's Housing Monitor.²⁴ Monitored sites consists of existing housing zonings and committed sites (with planning permission). The Housing Monitor also assesses the available potential of land and dwellings that remain undeveloped within settlements in the Council Area.

The Housing Monitor (using the baseline of 31st March 2019) identified that in total 7,311 units are committed (with planning permission) with a further 943 potential units remaining on zoned land not committed within the urban settlement limits. This gives an overall total of 8,254 units²⁵.

When taken together and allowing for the potential in villages, small settlements and the open countryside this figure rises to 10,072 units. These figures have been reduced by 10% due to the possibility of non-deliverability of sites over the Plan period, resulting in an assumed capacity of 9,064 units (See Table 3).

The Housing Growth Study (Technical Supplement 1) provides further detail regarding the proposed housing growth within the Council area. It identifies West Lisburn/Blaris as a key area of future strategic growth which is a priority for the Council over the Plan

²⁴ Published annually on the Council's website

²⁵ Includes adjustment for lapsed sites

period. The future development of the area is supported by the West Lisburn Development Framework Review 2018, which recognises the need for investment in the transport infrastructure to secure its future potential.

It is recommended that future development is proposed to be a mix of housing and employment use. West Lisburn has the capability of delivering a significant number of new homes which would contribute to ensuring the future economic aspirations are aligned with housing growth. This is important in addressing the wider strategic objectives to address the ageing population and help retain and attract younger people to the area and is in addition to the HGI figure provided above.

Based on an assessment of the developable land available at West Lisburn/Blaris, this could provide for additional growth of up to 1,500 dwellings at this location as part of a Strategic Mixed Use Site. Further details are provided under Chapter 4B - SMU01 West Lisburn/Blaris and associated designation. For the purposes of Table 3, an allowance of 1,350 units has been made for this site.

4. Urban capacity studies: It is a requirement of the SPPS that an Urban Capacity Study (UCS)²⁶ informs the LDP. To assist with the identification of land required for new housing over the plan period, an UCS was carried

out for the settlements in excess of 5,000 population and identified land that would be suitable for housing and employment within the Urban Footprint.²⁷ The study included the urban footprint of Lisburn City, the Castlereagh Greater Urban Area and for completeness the three towns of Carryduff, Moira and Royal Hillsborough & Culcavy.

The UCS identifies that within the Council area approximately 68% of the population reside in the urban areas.

It identifies that approximately 40% of the growth requirement can be accommodated within the urban footprint of settlements. This is less than the RDS requirement to locate 60% of future housing growth within the urban footprints of settlements in excess of 5,000 population. The reason for this not being met is that the previous Development Plan (BMAP) already zoned a significant number of urban capacity sites for housing. The current definition of the urban footprint does not include committed units on zonings inside the settlement development limits. It should be noted when these are taken into account that over 80% of housing growth can be accommodated within the existing settlements.

The UCS identifies an additional 35 sites (after applying absolute constraints) equating to a further 901 units over the Plan period from

2019. This figure has been reduced by 10% due to the possibility of non-deliverability of sites over the Plan period, resulting in an assumed capacity of 813 units (See Table 3).

It was indicated that higher density development would be appropriate within Lisburn City Centre in the range of 120-160 dwellings per hectare. Beyond the city centre within the existing urban footprint (including the Greater Urban areas and towns) a range of 25-35 dwellings per hectare is considered appropriate, having regard to the existing densities and local character.

It concluded that for the Plan period there was sufficient supply of housing land to accommodate the growth ambitions of the Council.

5. Allowance for windfall housing: Windfall potential is a key element of the UCS. It consists of housing sites that were neither zoned nor anticipated but which could become available over the lifetime of the Plan. An analysis of projected windfall based on historical trends (over a five year period from 2012-2017) identified on average a potential of between 243 units (sites under 5 units) and 1,605 units (sites of more than 5 units) depending on the type, size and density of units proposed. In order to avoid potential double counting with sites that already benefit from planning

²⁶ See Technical Supplement 2 Urban Capacity Study

²⁷ The continuous built-up area of the settlement (2012 urban footprint used to align with the RDS HGI figure)

permission or urban capacity sites, a windfall allowance is only applied for a ten-year period between 2022 and 2032.

The UCS recommended that a discount rate be applied to both the delivery of identified sites and housing allocations to allow for uncertainty within the market. Based on best practice within other parts of the United Kingdom, this is usually around 10%. Applying this rate suggests that a total of 1,108 dwellings would be expected to come forward on windfall sites over the remaining Plan period. This figure would comprise 145 dwellings on small windfall sites and 963 units on large windfall sites.

6. Housing Needs Assessment/Housing

Market Analysis: The Northern Ireland Housing Executive (NIHE) are responsible for carrying out a Housing Needs Assessment (HNA) to assist the Council in the preparation of the Local Development Plan. The HNA seeks to provide a reasonable mix and balance of housing types to cater for a range of housing needs. The total affordable housing requirement for the plan period is 4,320 units of which 2,400 are social housing units. The deliverability of affordable housing and in particular the social housing element will largely depend on the zoned sites remaining to be developed and other sites lying outside these zonings (urban capacity and windfall). The projected units on these sites over the plan period will

facilitate the deliverability of more affordable housing beyond the Council's current housing commitments. Any future identified shortfall may be addressed at LPP Stage through the zoning of land for affordable housing. This will be done in consultation with the NIHE as the statutory housing authority.

The purpose of a Housing Market Analysis (HMA) is to provide evidence in order to develop integrated housing policies and approaches. The HMA identifies Housing Market Areas, defined as a geographical area, where most people live and work. The Housing Growth Study provides a review of the existing housing market for the Lisburn and Castlereagh area. It acknowledges that the Council forms part of the wider Belfast Metropolitan Housing Market Area, and therefore cognisance must be given to housing growth in this market area, and how it could impact on the Council area. In terms of the Housing Market Area, the Council area has a strong housing market with high house prices compared to other local government districts in Northern Ireland. There is also evidence of affordability concerns.

Providing jobs aligned with future housing is an important consideration for the Council area, to enable future residents to live and work in Lisburn and Castlereagh.

7. Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population: The SPPS identifies a sequential approach for site selection. The first step of the process focuses on land within the existing urban footprint (as informed by the urban capacity study). This includes those sites that are committed within the settlement limits and opportunity for windfall. If housing cannot be accommodated within settlement limits, only then would an extension to a city or town be considered.

The settlement hierarchy has been identified and as such residential development is mainly directed to those settlements. The findings of both the Housing Growth Study and Urban Capacity Study indicate that given the extent of the existing settlement limits (which were zoned through the previous Development Plan) sufficient land remains for housing to be delivered across the Council area within settlements whilst allowing for additional strategic housing growth at West Lisburn/Blaris to support the projected economic growth (see SMU01 West Lisburn/Blaris). The Strategic Housing Allocation presented in Table 3 negates the need to provide any greenfield extension to allow for future housing growth.

8. Transport Assessments: The successful integration of transport and land use is essential to the objective of furthering

sustainable development. In determining a development proposal likely to generate traffic, the Council may require the developer to submit a Transport Assessment to facilitate the assessment of transport impacts. This may include a Travel Plan that sets out a package of complementary measures to secure the overall delivery of more sustainable travel.²⁸

The allocations provided in the Plan Strategy and subsequent Local Policies Plan will take full account of the integration of land use and transportation. Further detail on the transport measures to be considered in the LDP are set out in Chapter 4F Infrastructure and the accompanying Local Transport Study (DfI) provided in Technical Supplement 8.

Meeting Future Housing Need

The Housing Growth Study states that in order to identify the appropriate level of housing growth in the emerging LDP, the Council should consider whether an adjustment is required to:

- address the housing market conditions in the Council area
- meet a particular identified strategic economic ambition, such as supporting the strategic proposals at West Lisburn/Blaris, particularly given the need to ensure there is alignment between future economic and housing needs

- help address the impact of an ageing population through the provision of a diverse choice of homes in the right location which will attract and retain younger households
- support net in-migration, particularly of a younger economically-active population.

The evidence base concludes that future housing growth for the Plan period identifies affordability as a particular issue, and supporting the need for a percentage-based mixed tenure policy approach will be important for the wider Belfast Housing Market Area.

Jobs-led scenarios tested within the Study, indicate that the HGI is largely aligned with long term past jobs growth.

In terms of housing delivery completions between 2004/5 and 2018/19 have averaged at 705 dwellings per annum. The level of housing growth aligned with the updated HGI would be broadly aligned with the level of past housing delivery and would also support a level of future jobs growth aligned with past trends. Analysis of the demographic characteristics highlight that the area is projected to experience strong population growth going forward over the Plan period. It is important that the future housing supply meets the needs of the younger working age population to ensure there is a sufficient labour force to support future jobs growth and

rebalance the impact of an ageing population, resulting in the need to uplift beyond the demographic baseline.

In terms of housing land supply, when measured against the updated residual requirement figure of 10,816 dwellings between 2019 and 2032 and set against the latest available evidence (as of 31 March 2019) there appears to be a healthy supply of housing across the Council area.

West Lisburn is a key area of future growth and remains a significant priority for the Council area. Future development of this area is proposed to be a mix of housing and employment uses, which would contribute to ensuring future needs can be met within the Council area and support job growth. The provision for housing at West Lisburn forms part of the supply to meet the identified need over the Plan period. This will be important in addressing the wider strategic objectives to address the aging population and help and retain younger people to the area.

In conclusion, after review, there is an identified future need for 12,375 dwelling units across the Council area over the LDP period from 2017 to 2032. Taking account of completions between April 2017 and March 2019, the residual requirement is 10,816 dwellings between 2019 and 2032. Currently, when taking

²⁸ See Operational Policies Part 2 for details

account of existing commitments and allowing for strategic housing growth to support the economic proposals at West Lisburn, there is a future potential of 10,414 dwelling units which falls just under the residual housing requirement of 10,816 dwelling units. This level of supply is dependent on the West Lisburn/Blaris strategic site coming forward to ensure deliverability in the longer term.

Given the direction of regional policy and guidance to focus housing within existing urban areas, it is acknowledged that it will be important as the LDP moves forward to Local Policies Plan, to consider the future deliverability on all housing sites across the Plan period. Taking account of urban capacity sites and windfall releases, the expected supply over the remainder of the Plan period is 12,335 dwellings²⁹.

Table 3 Strategic Housing Allocation over remainder of Plan Period (2019-2032)

Settlement	Potential Units Remaining	Potential Units on Urban Capacity Sites	Windfall Potential 1-4 Units Projected over 12 year period	Windfall Potential 5+ Units Projected over 12 year period	Total Potential
Lisburn City	3,757 (34.7%)	553 (5.1%)	81 (0.7%)	350 (3.2%)	4,741 (43.8%)
Lisburn Greater Urban Area	60 (0.6%)	0	2 (0.01%)	180 (1.7%)	242 (2.2%)
Castlereagh Greater Urban Area	1,359 (12.6%)	104 (1%)	36 (0.3%)	207 (1.9%)	1,706 (15.8%)
Carryduff	1,356 (12.5%)	120 (1.1%)	8 (0.1%)	63 (0.6%)	1,547 (14.3%)
Royal Hillsborough & Culcavy	432 (4.0%)	14 (0.1%)	18 (0.2%)	37 (0.3%)	501 (4.6%)
Moira	464 (4.3%)	22 (0.2%)	0	126 (1.2%)	612 (5.7%)
Urban Settlement Total	7,428 (68.7%)	813 (7.5%)	145 (1.3%)	963 (8.9%)	9,349 (86.4%)
Villages & Small Settlements	1,004 (9.3%)				1,004 (9.3%)
Countryside	632 (5.8%)				632 (5.8%)
Total Units	9,064 (83.8%)	813 (7.5%)	145 (1.3%)	963 (8.9%)	10,985 (101.6%)
Strategic Mixed Use site West Lisburn/Blaris	1,350 (12.5%)				1,350 (12.5%)
Total no of units	10,414	11,227	11,372	12,335	12,335
Total % of residual housing requirement (10, 816)	96.3%	103.8%	105.1%	114%	114%

Figures in brackets taken as percentage of residual housing requirement (10,816). Note that some percentages may not sum due to rounding.

Villages and small settlements based on Housing Policy Areas and committed sites with planning permission

Countryside based on building control completion notices between 2012/13 and 2016/17 at an average of 54 dwellings per year projected (excludes replacement dwellings) All figures have been reduced by 10% to take account of the potential non deliverability during the plan period.

²⁹ This figure is net of the 10% non-implementation discount

Housing in the Countryside

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises the importance of keeping our rural areas sustainable to ensure that the people who live there have access to services and are offered opportunities in terms of accessing education, jobs, healthcare and leisure. To sustain rural communities, new development and employment opportunities which respect local, social and environmental circumstances are required.

Spatial Framework Guidance (SFG 13) seeks to sustain rural communities living in smaller settlements and the open countryside. The distinctive settlement pattern of towns, villages and dwellings in the open countryside is unique. The aim is to sustain the overall strength of the rural community living in towns, villages, small rural settlements and the open countryside. A sustainable approach to furthering development includes:

- establish the role of multi-functional town centres
- connect rural and urban areas
- revitalise small towns and villages

- facilitate the development of rural industries, businesses and enterprises in appropriate locations
- encourage sustainable and sensitive development.

Additionally, Spatial Framework Guidance (SFG 14) aims to improve accessibility for rural communities through improving the overall connectivity to services and other parts of the Region, and integrating local transport.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The aim of the SPPS with regard to the countryside is to manage development in a way which strikes a balance between the protection of the environment from inappropriate development while supporting and sustaining rural communities consistent with the RDS.

Its regional strategic objectives for housing in the countryside are to:

- manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community

- conserve the landscape and natural resources of the rural area, to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution
- facilitate development which contributes to a sustainable rural economy
- promote high standards in the design, siting and landscaping of development.

Strategic Policy 09 Housing in the Countryside

The Plan will support development proposals that:

- a) **provide appropriate, sustainable, high quality rural dwellings, whilst protecting rural character and the environment**
- b) **resist urban sprawl in the open countryside which mars the distinction between the rural area and urban settlements**
- c) **protect the established rural settlement pattern and allow for vibrant sustainable communities.**

Justification and Amplification

The strategic policy for housing in the countryside has been informed by regional and local policy which aims to support sustainable housing development in the countryside.

The countryside is defined for the purposes of this policy as land lying outside a defined settlement limit. The strategic policy recognises the importance of good quality design, appropriate siting and integration in order to minimise the impact on the character of the rural area in accordance with operational policy contained in Part 2 of the Plan Strategy.

The needs of people who live in the countryside is recognised. The policy encourages a strong network of settlements to meet local need and foster a sense of community. It therefore aligns with the strategic policy for housing in settlements which encourages vibrant rural communities in the towns, villages and small settlements, and aims to protect the countryside through supporting the existing settlement pattern.

Education, Health, Community and Culture

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS aims to promote development which improves the health and well-being of communities. The health of our society enables opportunities to be more readily taken advantage of in both economic and social terms. This is derived from easy access to services and facilities, allied to a strong economy and an attractive environment.

The 'Hierarchy of Settlements and Related Infrastructure Wheel' (Figure 4) illustrates the range of public and private services needed to ensure the community has access to the necessary economic, social and cultural opportunities. The Wheel outlines patterns of service provision that are likely to be appropriate at different spatial levels including neighbourhoods, smaller towns, regional towns and cities, recognising the strong relationship between settlement size and the levels of service that can be supported.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

One of the core planning principles of the SPPS is to improve health and well-being. The planning system has an active role to play in helping to better the lives of people and

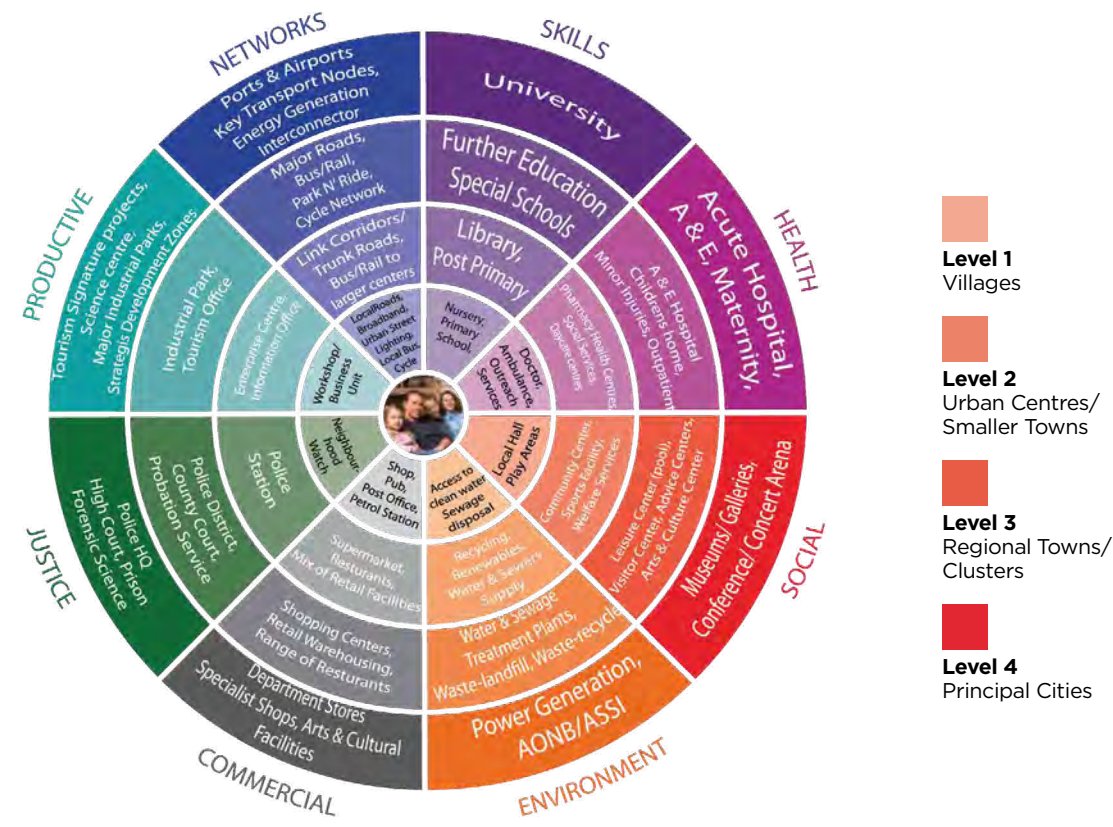


Figure 4 The Hierarchy of Settlements and Related Infrastructure Wheel RDS 2035

communities and in supporting the priority of improving health and well-being. The SPPS states that Local Development Plans should allocate sufficient land to meet the anticipated needs of the community, in terms of health, education and other public services.

Strategic Policy 10 Education, Health, Community and Culture

The Plan will support development proposals that:

- a) meet an identified need for services and facilities across the Council area
- b) cater for expansion of existing facilities to meet the anticipated needs of the community in terms of health, education, community and cultural services.

Justification and Amplification

The strategic policy for education, health, community and culture takes account of regional and local policy which aims to support balanced communities and opportunities for the community to access essential services and facilities over the Plan period.

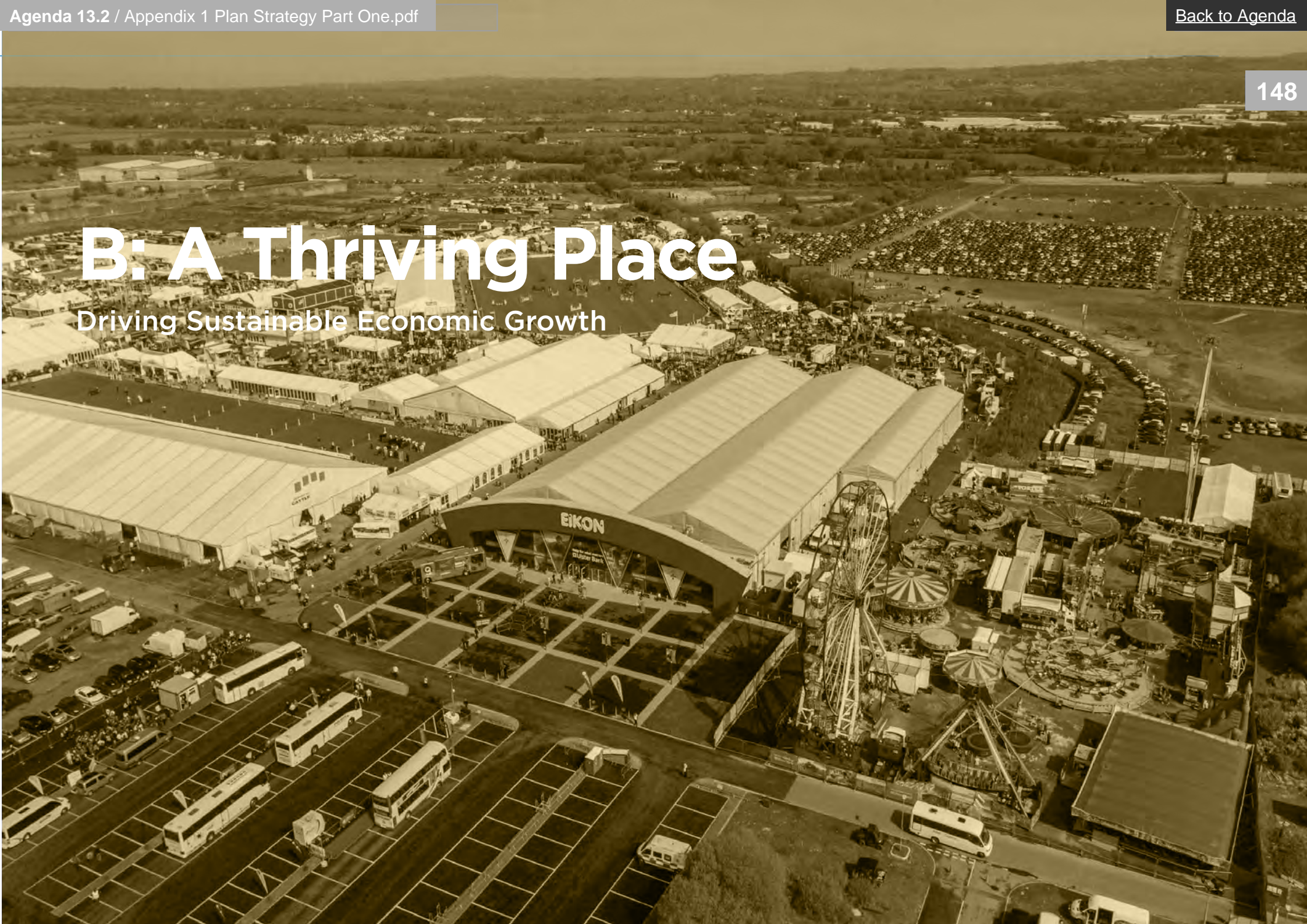
Operational policy will support the strategic policy by allowing for education, health, community and cultural uses in appropriate locations.

Land identified for such purposes by the relevant providers will be identified for

protection from development for alternative uses through the Local Policies Plan. If land is identified as surplus by a service provider alternative uses will be considered at the Local Policies Plan stage.

B: A Thriving Place

Driving Sustainable Economic Growth



B: A Thriving Place

Driving Sustainable Economic Growth

Plan Objective B outlines those actions the Council will adopt to drive sustainable economic growth to appropriate locations within the Council area:

- 1) Support a thriving and diverse economy with a sufficient supply of land and in locations for a range of employment uses facilitating the creation of new jobs and to encourage existing and new businesses to invest with confidence
- 2) Accommodate population growth to ensure a continuous supply of labour and allow the resident population the opportunity to avail of high-quality employment opportunities in sustainable locations close to where they live
- 3) Promote Mixed Use development at strategic locations at West Lisburn and Purdysburn with appropriate employment uses to facilitate opportunities for economic growth and inward investment
- 4) Promote access to higher and further education to meet employment needs
- 5) Support Lisburn City, greater urban areas, the towns and villages as employment and service centres for their surrounding hinterland
- 6) Support the provision of infrastructure both physical and digital to facilitate employment growth, economic regeneration, inward investment and physical renewal
- 7) Manage mineral resources in a sustainable manner, protecting and safeguarding vulnerable landscapes where appropriate.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 2 'The Economy' and Theme 4 'Where We Live'.³⁰

Theme 2 focuses on creating a vibrant economy that works for everyone, reducing inequality and encouraging entrepreneurship and growth in local business. We also want to match employment needs with skills and provide the right infrastructure to support growth.

Economic growth must however be balanced with environmental protection and enhancement. Theme 2 recognises the need to promote sustainability, particularly the circular economy, while in Theme 4 there is a focus on tackling climate change and protecting our natural and built heritage.

Within these themes, this Plan Strategy will directly support outcomes:

2B - Our local workforce is equipped with the right skills to secure employment and/or start a business.

³⁰ See Community Plan, pages 26-27 and 30-31

2C – New businesses and social enterprises are created and existing ones grow, employing more people.

2D – There is growth in tourism based on our natural and historic assets with a focus on international visitors.

2E – Our transport and digital infrastructure supports our economy and our people.

4A – The built and natural environment is protected and enhanced.

4G – Greenhouse gas emissions are reduced.

Plan Objective B will be delivered through the following strategic policies:

- **Economic Development**
- **Economic Development in the Countryside**
- **Mineral Development.**

Economic Development

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS provides a framework for strong sustainable economic growth across the region, recognising that a growing regional economy needs a co-ordinated approach to the provision of services, jobs and infrastructure.

The RDS Spatial Framework recognises the role of the Belfast Metropolitan Urban Area (BMUA), of which a substantial part of Lisburn & Castlereagh City Council is contained, as the major driver for regional growth.

As such, regional guidance (RG1) of the RDS protects zoned land³¹, promotes economic development opportunities focused on the BMUA, as well as Derry-Londonderry and hubs. It provides a network of economic development opportunities with provision to be made in the Local Development Plan for an adequate and continuous supply of land for employment purposes.

The framework provided in the following Table 4 provides the basis on which the Council can identify a robust and defensible portfolio of both strategic and locally important employment sites.

³¹ Land zoned for economic use in development plans

Table 4 RDS Employment Land Evaluation Framework

Stage 1 Taking Stock of the Existing Situation	An initial assessment of the ‘fitness for purpose’ including the environmental implications of the existing employment land portfolio. This is principally in order to identify the ‘best’ employment sites to be retained and protected and identifying sites that should clearly be released for other uses.
Stage 2 Understanding Future Requirements	Quantify the amount of employment land required across the main business sectors during the development plan period. This is achieved by assessing both demand and supply elements and assessing how they can be met in aggregate by the existing stock of business premises and by allocated sites. Account should also be taken of turnover of existing sites due to relocation or closures. Both short/medium term and strategic provision need to be considered in this process.
Stage 3 Identifying a ‘New’ portfolio of sites	Devise qualitative site appraisal criteria to determine which sites meet the occupier or developer needs. Confirm the existing sites to be retained, replaced or released, and any gaps in the portfolio. In this allocation, consideration should be given to previously used sites, and in the reallocation, the environmental impact of one site relative to others should be included. The results of Stage 2, together with this site appraisal should provide a robust justification for altering allocations for employment land.

Spatial Framework Guidance (SFG1) of the RDS acknowledges the important role Lisburn City plays in the BMUA, being located at the meeting point of the Belfast/Dublin economic corridor and the East/West Key Transport Corridor. The Maze Lands are recognised as a site of regional significance and the

two ‘Major Employment Locations’, West Lisburn/Blaris and Purdysburn as driving a range of opportunities for job creation. There is potential to provide a range of flexible commercial accommodation and business parks at West Lisburn/Blaris and the Maze Lands.

The policy also acknowledges there is potential to create a high-quality office offer in Lisburn City, through the creation of employment in business services.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises that support for sustainable economic growth is a core planning principle. Its regional strategic objectives in relation to facilitating economic development are to:

- promote sustainable economic development in an environmentally sensitive manner
- tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality
- sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale
- support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors

- promote mixed use development and improve integration between transport, economic development and other land uses, including housing
- ensure a high standard of quality and design for new economic development.

Enabling Success: A Strategy to Tackle Economic Inactivity in Northern Ireland (published 2015)

'Enabling Success' sets out the Northern Ireland Executive's long-term approach to tackling economic inactivity in a progressive and sustainable way. The strategy outlines a range of measures, based on voluntary participation, which are designed to help individuals in economically inactive groups to make the transition towards, and into work.

The labour market barriers faced by these groups are varied and complex, ranging from a lack of skills and qualifications to low levels of self-confidence and motivation and negative perceptions of, and attitudes towards work.

This strategy seeks to address these issues by recognising the diverse nature of these groups and ensuring that interventions designed to help them towards the labour market will be person-focused and based upon voluntary participation. The strategy also seeks to ensure

that wider issues, such as societal attitudes towards older workers or individuals with mental health conditions, do not impede their progress towards work.

Northern Ireland Multiple Deprivation Measure (NIMDM 2017)

The Northern Ireland Multiple Deprivation Measure (NIMDM 2017) identifies small area concentrations of multiple deprivation across Northern Ireland.

Of the 67 Super Output Areas (SOAs)³² in Lisburn & Castlereagh City Council (LCCC), only two (Hilden 1 and Old Warren) lie within the top 21% most deprived SOAs in Northern Ireland.

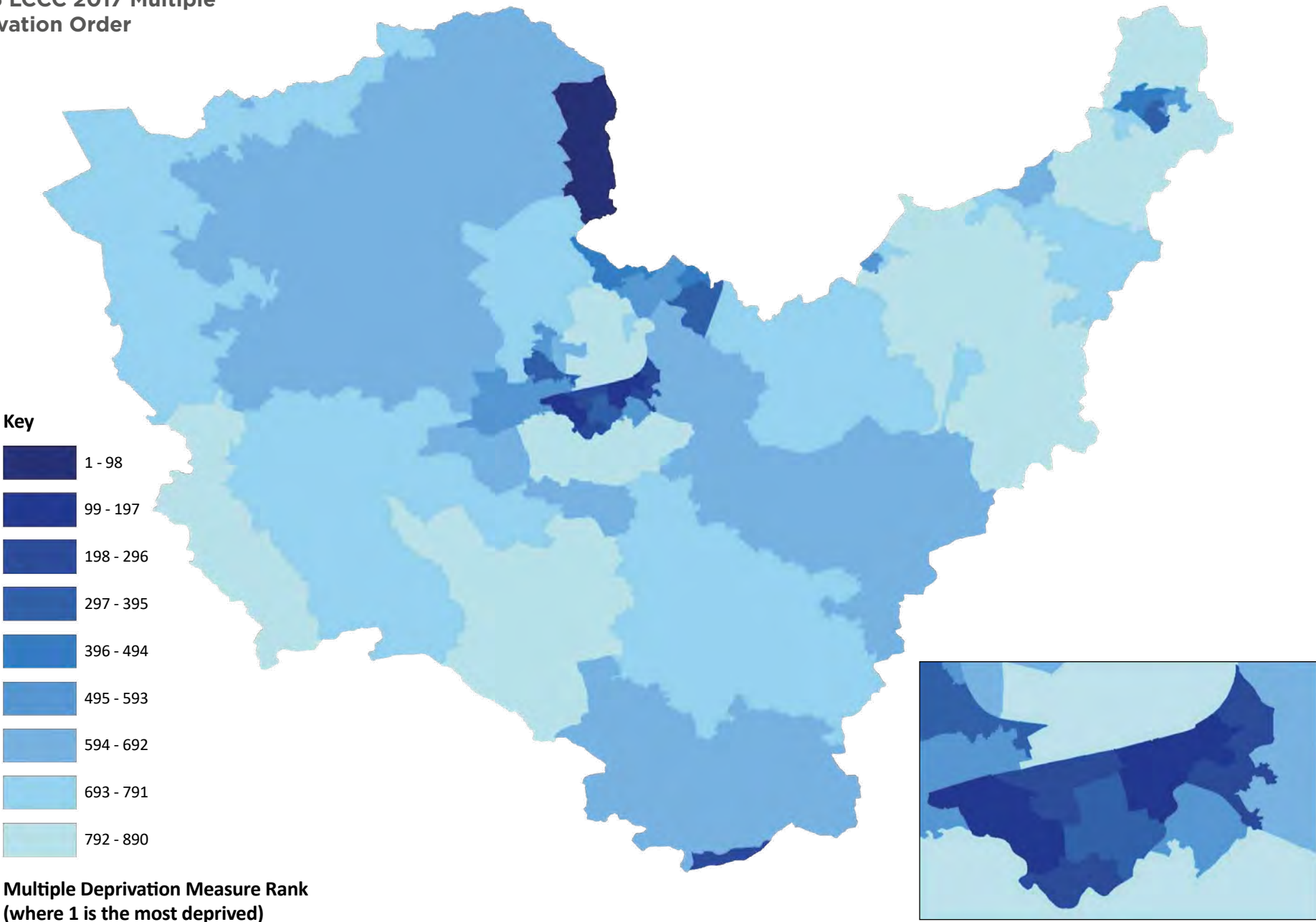
The Old Warren is the most deprived SOA within LCCC ranked 118, while LCCC has one of the least deprived SOAs in Northern Ireland, Galwally (ranked 883). Just under one fifth (19.11%) of SOAs in this Council area were in the most deprived half of SOAs in Northern Ireland. Map 6 shows the extent of deprivation across the Council area, which can be categorised as follows:

- approximately 9.8% of the population in the Council area are income deprived, compared with an NI value of 25%

- approximately 14% of the working age population is employment deprived in the Council area, while 25% across Northern Ireland are considered employment deprived
- the proportions of working age adults (25-64) with no or low levels of qualification is 27.8%, some way below the NI average of 35.6%
- the Council area was ranked 11th of all the council areas on these 3 measures.

³² A new geography developed by NISRA to improve the reporting of small area statistics. A set of slightly revised Super Output Areas were created for the 2011 census outputs (but the NIMDM is not updated to reflect this)

Map 6 LCCC 2017 Multiple Deprivation Order



Lisburn & Castlereagh City Council Connect, Invest, Transform - 10 Year Investment Plan Proposition (2019)

The Council aims to connect the objectives of its Corporate Plan, Community Plan and the Local Development Plan through a comprehensive Investment Plan. This £250 million Investment Plan Proposition includes the Council's Capital Investment Programme and will be supplemented through existing funding streams such as Belfast Region City Deal. This is consistent with the place shaping agenda, the ambition of which is to create a new era for Lisburn & Castlereagh City Council.

To do this the Council will:

- develop and implement long-term investment that is sustainable
- focus on improved outcomes for residents and our communities
- make better use of the Community Planning process to engage citizens and our stakeholders to find solutions
- transform service delivery to ensure it is fit for the future needs of our area and residents
- embrace an innovative, digital-first approach to how we deliver value-for-money services.

Lisburn & Castlereagh City Council Corporate Plan - 2018/2022 and Beyond

The Corporate Plan aims to support a growing and vibrant economy, promoting the Council area as the preferred place to do business and the number one choice for investment in Northern Ireland. The Council will promote its ambition to grow the economy by its unique location on the North-South economic corridor, access to a talented and skilled workforce, competitive costs and supporting infrastructure.

To do this the Council will promote an ambitious investment programme prioritising key infrastructure projects to attract new employers and grow the prosperity of the Council area; engage with local, regional, national and international organisations, businesses, social enterprises and partners to access funding opportunities, increase employment and drive sustainable economic growth in our urban and rural areas; help education and training providers to equip our local workforce with the right skills to secure employment or start a business; and build on our reputation as a place to visit, promoting the natural and historic assets of our city, towns, villages and countryside to attract greater numbers of international and national tourists thereby building our economy.

West Lisburn Development Framework Review 2018 (Draft)

This Framework identifies West Lisburn as a potential location for wider regeneration and growth. The vision will require major investment in infrastructure to, from and within the Framework area to unlock its potential and act as a catalyst for sustainable economic growth.

This vision will be achieved through the implementation of the following objectives in relation to employment:

- prioritise the development of the Knockmore Link Road as a key piece of infrastructure required to unlock the development potential of West Lisburn
- improve existing and develop new integrated multi-modal transport infrastructure into and through West Lisburn
- promote new and expand existing employment in the West Lisburn area
- promote and encourage appropriate development at the Maze to reflect its status as a 'Strategic Land Reserve of Regional Importance'.

Strategic Policy 11 Economic Development

The Plan will support development proposals that:

- a) support and promote the Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn/Knockbracken in accordance with key site requirements
- b) support and promote the local employment sites throughout the Council area, to help provide opportunities for a range of economic needs and businesses
- c) encourage mixed use schemes supporting regeneration on sites previously used for economic purposes to help tackle inequality and deprivation
- d) provide Class B1 Business within the strategic mixed use sites at West Lisburn/Blaris and Purdysburn/Knockbracken in accordance with key site requirements.

Justification and Amplification

The strategic policy for economic development has been informed by regional and local policy which aims to promote employment, encourage job creation, facilitate

growth of existing businesses, attract inward investment and address deprivation.

Employment land should offer a variety of sizes, in a range of locations and in close proximity to major roads, rail network or bus routes in the Council area in order to promote accessibility to employment opportunities for all.

To ensure an adequate supply of land, in accordance with the strategy, an Employment Land Review³³ was undertaken to inform the Plan Strategy. Further detail is provided in the Strategic Employment Allocation.

The Plan retains a continuous supply of employment land, both developed/undeveloped, which will continue to meet the district's economic needs throughout the period of the plan and beyond.

Strategic Mixed Use Sites will serve to attract inward investment whilst Local Employment sites will help support local employment needs through providing a range of sites suitable for all economic sectors. All sites will be subject to review at the Local Policies Plan stage.

The Council commissioned an Office Study³⁴ to assess existing Class B1 Business uses³⁵ and future need across the council area. Its recommendations in relation to future office supply identified:

- The opportunity for office growth at West Lisburn/Blaris is specifically promoted to allow for the creation of a high-tech business park in line with the ambitions of the Council to provide economic growth in this key location
- Office development on employment zonings is presently limited. Allowing greater flexibility on employment zonings for office development (B1) is considered a more flexible and prudent option that would not detract from city/town centres. This is reflective of the emerging requirements of the office sector.

The rationale for retaining these zoned lands reinforces the Council's commitment to support investment, provides certainty to investors on the type of developments that will or will not be permitted; and, for the community a clear understanding that this is a place they will want to live and work in.

³³ Technical Supplement 3 Employment Land Review

³⁴ Technical Supplement 4 Office Capacity Study

³⁵ In accordance with the Planning (Use Classes) Order (Northern Ireland) 2015

Strategic Employment Allocation

The supply of employment land is identified through a hierarchy of sites which consist of:

- **Strategic Mixed Use sites (SMU)** - Land designated at:

1. West Lisburn/Blaris
2. Purdysburn/Knockbracken

- **Local Employment Sites**

The Employment Land Review focused on sites zoned in the existing development plan as the basis for assessment. These existing zonings are carried forward under the transitional arrangements outlined in Chapter 1.

Overall the Employment Land Review identified that there remains 220 hectares of developable land for economic uses within industrial zoned sites (See Table 5). The Employment Land Review sought to qualify future employment land requirements over the plan period by consideration of 5 scenarios, derived from both UK economic forecasts and past completion trends on employment sites in the district. None of the scenarios can be given certainty as their subsequent outcomes are merely forecasts.

Scenario 5: Past Completions is considered the most appropriate as it builds upon the quantifiable completion figures of previous years and is therefore the most likely forecast outcome for the council area. Scenario 5 forecasts a need for 44.85 ha of developable land need over the plan period. This equates to approximately 2,250 new Class B jobs on the basis of 50 jobs per hectare of new build. This figure aligns very closely with Scenario 3: Past Employment Trends that records 2,230 Class B employment jobs in the period 1993 to 2017.

Additionally the 2,250 new Class B employment jobs represents an average of the upper and lower forecasted figures in Scenario 1 and almost matches the forecasted figure of 2,510 jobs in Scenario 4: Labour Supply.

At the top tier, sites for strategic mixed use are identified at West Lisburn/Blaris and Purdysburn/Knockbracken. Detail on the future growth of these key sites is provided in **SMU01 West Lisburn/Blaris and SMU02 Purdysburn/Knockbracken**, and their accompanying designations. These strategic sites provide opportunities for a range of employment and business uses at key locations in the west and east of the Council area and offer opportunities for significant inward investment.

Local employment sites consist of the previously zoned land from the existing development plan. This is employment land which is classified as developed and undeveloped (with or without planning permission). Details of the range and quantum of employment land is contained in Table 5.

The Maze Lands, which encompass an area of approximately 141 hectares south-west of Lisburn City, are designated as a Strategic Land Reserve of Regional Importance.³⁶ Whilst not forming part of the overall quantum of employment land, it will continue to retain this status in the Plan Strategy. It is recognised that this site offers potential development of regional significance and as stated in the RDS will enable a mix of uses for major physical, economic and social development. It is safeguarded from development proposals that could undermine its regional/strategic significance. As such it is excluded from the Employment Land Review and any accompanying figures.

³⁶ Responsibility for the development of this site rests with the Office of the First Minister and Deputy First Minister

SMU01 West Lisburn/Blaris

The Plan will support development of the Strategic Mixed Use Site at West Lisburn/Blaris in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:

- a) The provision of the M1-Knockmore Link Road
- b) The overall design concept, objectives and priorities for the site, including provision of approximately half of the developable area for employment uses and up to half of the developable area for residential dwellings
- c) A block structure defined by a hierarchy of routes and spaces
- d) Appropriate scale, massing and design variety of building blocks
- e) A linear riverside park and other appropriate open space and public realm works with linkages to Blaris Old Cemetery and the wider Lagan Corridor
- f) Appropriate landscaping including site boundary planting to include along the M1-Knockmore Link Road and around Blaris old cemetery
- g) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks, including the West Lisburn railway halt
- h) Implementation within the site of a car-free Primary Strategic Greenway linking the National Cycle Network (NCN9) from Union Locks west towards Portadown
- i) The proposed phasing of development
- j) The following uses, as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended) will only be acceptable:
 - employment (Use Classes B1, B2, B3 and B4)
 - dwellings (Use Class C1)
 - small scale local needs convenience retailing (Use Class A1)
 - healthcare facilities (Use Class D1(a))
- k) The total amount of floor space for use within Use Class B1(a) within the overall zoning shall not exceed 10,000 square meters

- l) Funding of the M1-Knockmore Link Road shall be the responsibility of the developers either in full or a very substantial part.

Justification and Amplification

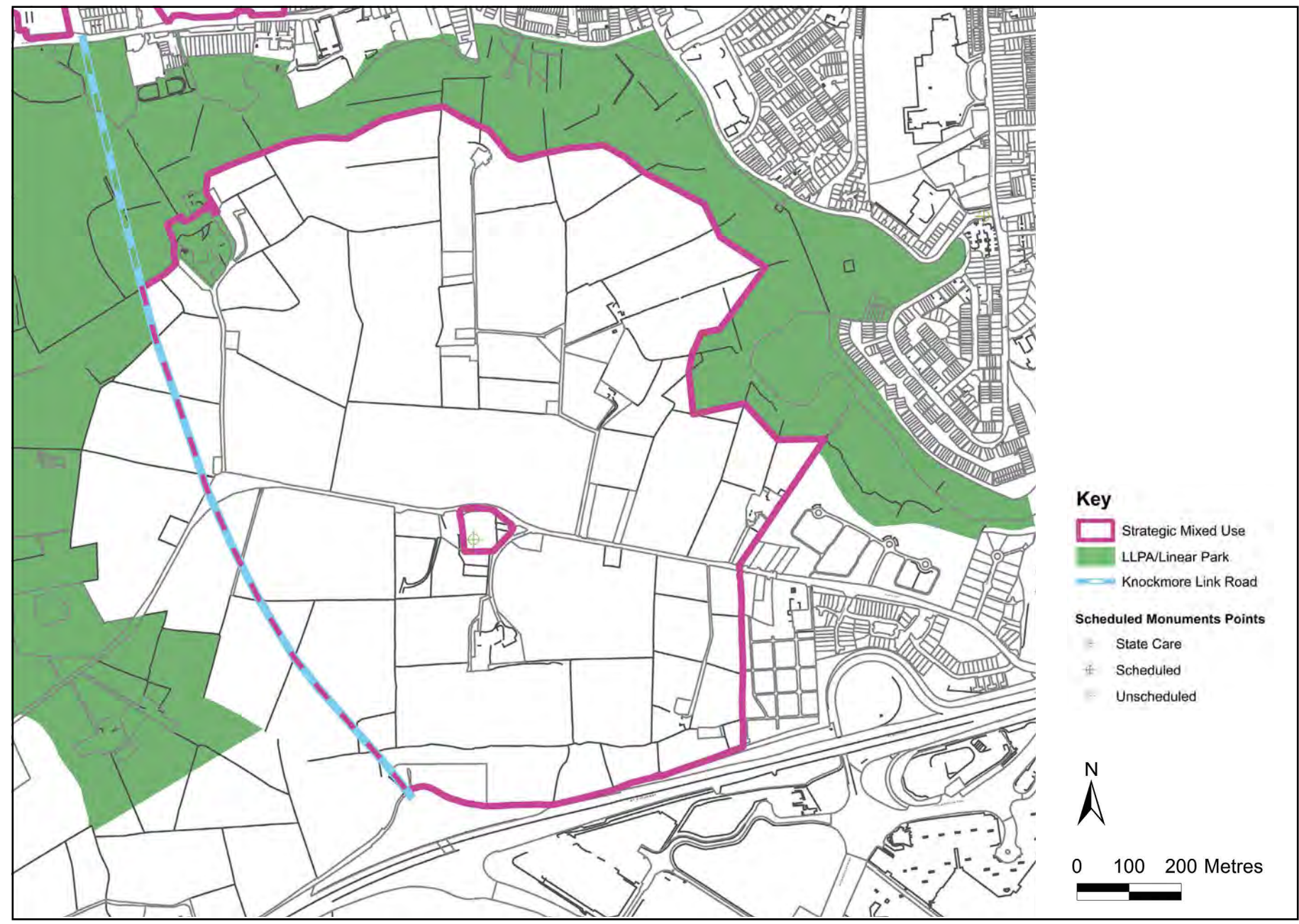
This strategic site provides approximately 100 hectares of developable land in a highly-accessible location along a major transport corridor. Approximately half of the site (52 hectares) is designated for the creation of new employment opportunities which are accessible to all sections of the community. The provision of the Knockmore Link Road is central to realising the potential of this zoning. It will also facilitate further growth in Lisburn City and unlock the development potential of West Lisburn in general. While acting as a strong physical and visual boundary to the edge of the city it also has the potential to realise the wider government ambitions for the Maze Lands.

The development of this site will only be permitted subject to a Comprehensive Masterplan in accordance with these key site requirements. The Masterplan shall detail a block structure that demonstrates compatibility between acceptable uses and ensures residential amenity. Uses deemed acceptable are employment (industrial and business/light industrial/general industrial/storage or distribution) and dwellings in addition to healthcare, open space and small-scale retail developments.

Proposals for office development (details of which are provided in Technical Supplement 4 Office Capacity Study) include the provision of office development in this location up to 10,000 square meters, where it can be demonstrated that the proposal cannot be accommodated within Lisburn City Centre.

The Masterplan must identify a linear riverside park which will form part of the West Lisburn Strategic Greenway (refer to Strategic Policy 20) to include pedestrian and cycle corridors connecting the proposed development with the Blaris Old Cemetery and the wider Lagan corridor. The need for a Section 76 Planning Agreement will be considered through the parallel development of a Section 76 Development Framework.

Map 7 Strategic Mixed Use Designation West Lisburn/Blaris



SMU02 Purdysburn/Knockbracken

The Plan will support development of the Strategic Mixed Use Site at Purdysburn/Knockbracken in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:

- a) Primary access to be from the Saintfield Road
- b) The overall design concept, objectives and priorities for the site
- c) A block structure defined by a hierarchy of routes and spaces
- d) The Grahamholm Building shall be retained as a focal point and its spatial setting respected by development proposals
- e) A comprehensive landscaping scheme to take account of the existing parkland character, supplemented with additional planting throughout the site and to its boundaries including a 5-10 metre buffer along the western site boundary
- f) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks
- g) Implementation within the site of a car free secondary Strategic Greenway linking Carryduff with Cairnshill Park and Ride
- h) An appropriate mix of the following uses as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended):
 - Employment (Use Class B1(a), B1(b) and B1(c))
 - Residential (Use Class C3 and C4 only)
 - Medical or Health Services (Use Class D1(a)) only
- i) The total amount of floor space for use within Use Class B1(a) shall not exceed 3,000 square metres
- j) Proposed employment uses in close proximity to health uses shall provide appropriate open space/landscape buffers to ensure no adverse impact on the amenity of health or residential occupiers
- k) An area identified on Map 8 shall be kept free from built development
- l) Development proposals shall take account of the landscape character and site topography and shall be set within a generous parkland setting interspersed with high quality landscaping
- m) Development proposals shall take account of the existing landmark buildings.

Justification and Amplification

This strategic site provides 85.54 hectares of land zoned for mixed use on the Key Transport Corridor along the A24 Saintfield Road.

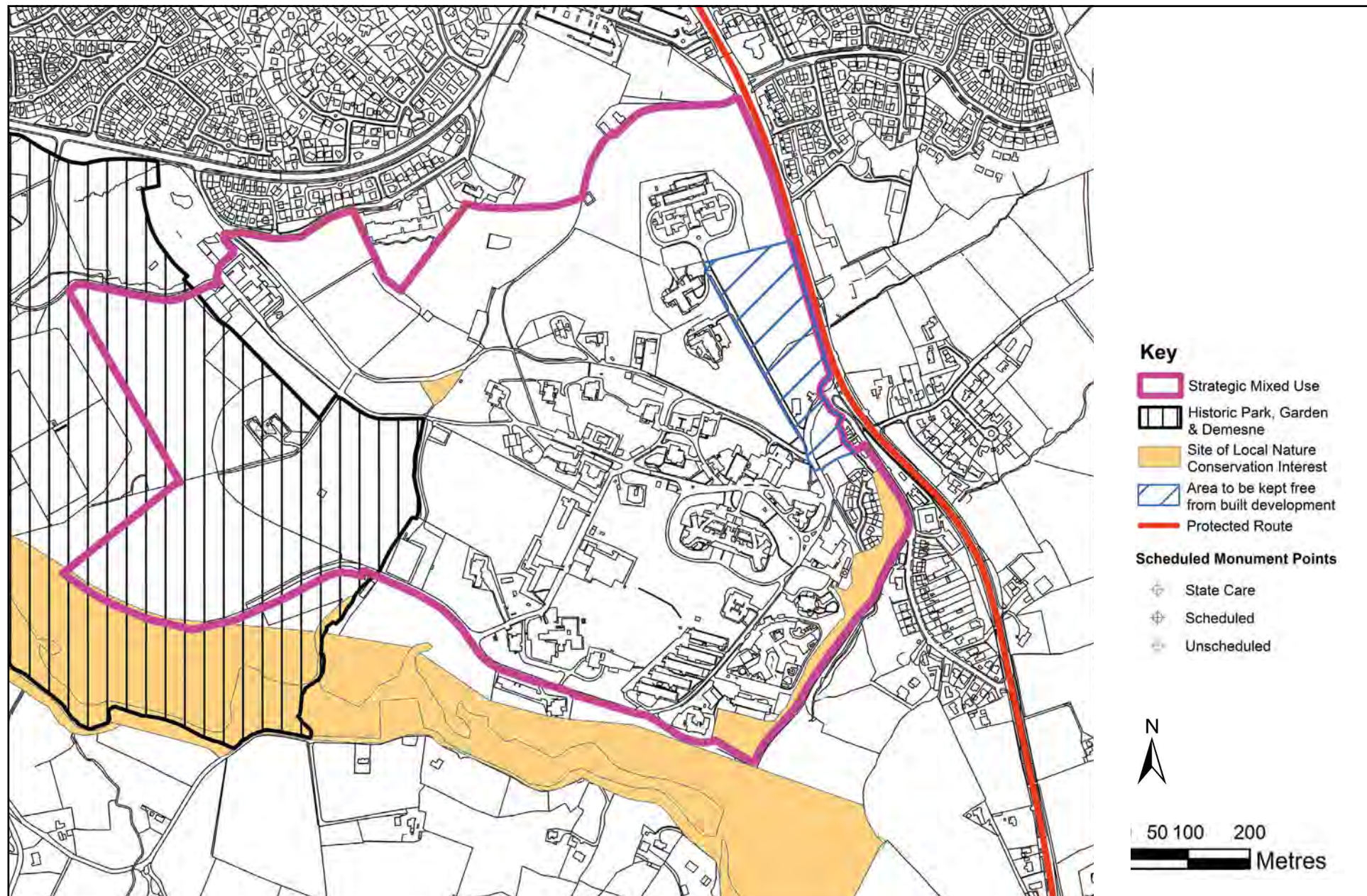
Proposals for office development (details of which are provided in Technical Supplement 4 Office Capacity Study) include the provision of office development in this location not exceeding 3,000 square metres.

Given the existing use of the Purdysburn land, a mix of appropriate employment uses provide the most appropriate balance between the development of the land and protection of its high-quality landscape setting, a large portion of which forms part of Purdysburn House Historic Park, Garden and Demesne.

Account must be taken of landmark buildings. The Grahamholm Building is to be retained as part of any future proposals and the area of the zoning adjacent to the Saintfield Road kept free from development.

Where employment uses are proposed in close proximity to existing health uses provision must be made for an open space/ landscape buffer. A comprehensive landscaping scheme will be required for any development proposal. Development of any part of this site will only be permitted in accordance with an overall comprehensive Masterplan for the whole zoning.

Map 8 Strategic Mixed Use Designation Purdysburn/Knockbracken



Local Employment Sites

In keeping with regional policy, it is vitally important to provide for a range and type of business and employment opportunity sites across the Council area. The Council will identify and safeguard a range of sites for employment in the Local Policies Plan. Protecting sufficient employment land from other types of development provides a measure of certainty about availability of land for employment purposes.

The baseline for the Employment Land Review for the Plan Strategy consists of land zoned in BMAP which comprises both developed and undeveloped land of 0.5 hectares and over. There are 30 key employment sites across the Council area. (Details of these sites are contained in Table 5 with further supplementary information contained in Technical Supplement 3, Employment Land Review).

Approximately 220 hectares of this employment land remains undeveloped. This includes the land identified as Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn, taking into account its re-designation for mixed use development.

The population of the Council area is expected to increase by approximately 12%, based on 2016 population projections. This is broadly in line with the anticipated level of population growth across Northern Ireland.

The economically active population of the Council area is expected to increase, based on 2011 Census figures, from 71,202 in 2015 to 77,603 by 2030.

This figure supports the Department for Economy's³⁷ publication 'Enabling Success: A Strategy to Tackle Economic Inactivity in Northern Ireland' which seeks to achieve an employment rate of over 70% of the overall working-age population classed as economically inactive figures by 2023.

The Employment Land Review identified that the Council area has a growing and relatively skilled population with higher than average economic activity. It benefits from good strategic transport connections and out-performs the job growth rate for Northern Ireland as a whole. The area is an important economic centre in the wider region, also attracting significant inflow of workers. The largest sectors in the Council area are health and social work, wholesale and retail, followed by manufacturing, public administration and construction.

Meeting Future Employment Land Needs

The Plan Strategy identifies approximately 220 hectares of employment land remaining to be developed across the council area. This indicates that there is more than sufficient land supply for employment purposes over and beyond the 15 year plan period.

In the context of the policy requirements under the SPPS and the RDS, the policy approach adopted by the Council aims to positively plan to support the employment needs of the area, so that the local economy is not unduly constrained over the Plan period. Pressure to release existing employment land for alternative uses could be detrimental in the long term to this continuous supply.

Distribution and Quality of Land Supply

The Employment Land Review assessed two thirds of the total thirty key employment sites. Each was scored in terms of its access, site context, environment and market strength. The majority of sites scored an average to high score. It is anticipated that these different locations will appeal to a range of businesses and sectors and it is important to maintain sites with development potential in locations with good road and rail connectivity.

³⁷ Formerly the Department of Enterprise Trade and Investment DETI

The distribution of zoned employment sites takes into account the wider spatial strategy of the LDP, including the settlement hierarchy (Chapter 4) and the balance of growth that the Council seeks to achieve across the Council area.

Key Employment Areas

The Employment Land Review identified that in addition to the Strategic Mixed Use Locations at West Lisburn/Blaris and Purdysburn there are five key employment areas across the Council area in the following locations:

- A. Lisburn - Knockmore
- B. Lisburn Greater Urban Area - Derriaghly
- C. Dundonald
- D. Carryduff
- E. Newtownbreda

The distribution and quality of employment land is important to ensure that there is a continuous supply in suitable locations. Providing this supply and choice will support the well-being of residents allowing opportunity for job creation close to where they live, and ensure that growth is not stifled.



Crescent Business Park, Lisburn

Rural sites

Two rural sites at Glenavy and Crossnacreevy are also identified in Table 5, which provide employment opportunities for uses which because of their size or scale would not be suitable within the nearby settlement. These are also carried forward from the existing Development Plan and provide opportunities for start-up/small-medium businesses.

Further review of employment land will be carried out at the Local Policies Plan stage.

Table 5 Strategic Employment Allocation over Plan Period

Site Ref.	Site Name	Location	Total Area Zoned (Ha)	Area Developed (Ha)	Total Area Remaining (Ha)	Total Area Developable (Ha)	Status
STRATEGIC MIXED USE SITES							
SMU01 (LC05*)	Blaris Road	Lisburn City	119.48	0	60.00	52.49	Not Started
SMU02 (MCH13)	Knockbracken Healthcare Park, Saintfield Road	Castlereagh Greater Urban Area	85.54	41.51	69.72	44.03	Not Started
LOCAL EMPLOYMENT SITES							
LC08**	Barbour Threads Mill	Lisburn City	5.53	5.53	2.87	2.83	Not Started
DA05**	Land South of Woodvale Development, Rathfriland Road	Dromara	3.54	0	3.54	3.28	Not Started
LC06	Knockmore/Lissue Road	Lisburn City	3.09	0	3.09	3.09	Not Started
LC07	Lissue Road	Lisburn City	14.34	0	14.34	10.86	Not Started
LC09	Ballinderry/Knockmore Road	Lisburn City	44.3	23.63	20.67	17.74	On-going
LC10	Blaris Industrial Estate	Lisburn City	25.23	24.46	2.28	0.77	On-going (almost complete)
LC11	Enterprise Crescent, Ballinderry Road	Lisburn City	13.19	13.19	0.73	0	Complete
LC12	Ballinderry Road	Lisburn City	7.43	7.43	0.18	0	Complete
LC13	Flush Park Industrial Estate, Knockmore Road/Moira Road	Lisburn City	8.47	4.91	3.55	3.55	On-going
LC14	Lissue Industrial Estate	Lisburn City	52.82	49.09	8.1	3.73	On-going
LC15	Coca-Cola Plant, Lissue Road	Lisburn City	18.47	17.3	3.55	1.17	On-going
ML05	Seymour Hill Industrial Estate	Lisburn Greater Urban Area	10.8	6.07	4.73	4.73	On-going
ML06	Derriaghy Industrial Estate	Lisburn Greater Urban Area	44.54	39.27	5.27	5.27	On-going

Site Ref.	Site Name	Location	Total Area Zoned (Ha)	Area Developed (Ha)	Total Area Remaining (Ha)	Total Area Developable (Ha)	Status
MCH05	Lands SE of Millmount/Comber Road	Dundonald	9.27	0.68	8.59	8.56	Not Started-road only
MCH06	Upper Newtownards Road/Carrowreagh	Dundonald	34.93	11.56	23.26	23.08	On-going
MCH07	Newtownbreda Factory Estate Cedarhurst Road	Castlereagh Greater Urban Area	2	2	0	0	Complete
MCH08	Cedarhill Industrial Estate, Beechill Road	Castlereagh Greater Urban Area	2.02	1.64	0.38	0.38	On-going (almost complete)
MCH12	Forster Green, Saintfield Road	Castlereagh Greater Urban Area	2.54	0	2.54	0.2	Not Started
CF05	Ballynahinch Road	Carryduff	11.74	0.44	11.29	9.04	On-going
CF06	Lands at Comber Road	Carryduff	5.55	0.27	5.28	5.28	On-going
CF07	Cyril Johnston & Co, Ballynahinch Road	Carryduff	5.1	5.1	0	0	Complete
CF08	Carryduff Business Park, Comber Road	Carryduff	5.13	4.97	0.16	0.09	On-going (almost complete)
CF09	Saintfield Road	Carryduff	3.8	3.33	0.47	0.47	On-going (almost complete)
CF10	Eastbank Road	Carryduff	1.96	0.79	1.17	1.10	On-going
CF11	Edgar Industrial Estate	Carryduff	6.73	6.05	0.68	0.76	On-going
GY05	Land North West of Gobrana Road	Glenavy	6.27	0	6.27	6.27	Not Started
RURAL EMPLOYMENT SITES							
LN07	Lands at Glenavy Road, Moira	Lisburn Countryside	24.06	12.26	11.8	11.8	On-going
CR01	Maryland Industrial Estate, Crossnacreevy	Castlereagh Countryside	5.58	5.47	0.11	0.11	On-going (almost complete)
TOTALS			583.45	286.95	237.02	220.68	

* Strategic Mixed Use Site at West Lisburn/Blaris with up to 50% of the site for residential development

** denotes mixed use

Economic Development in the Countryside

Policy Context

Regional Development Strategy (RDS)

Strategic Guidance in the RDS (SFG 13) recognises the importance of sustaining rural communities living in small settlements and the open countryside. A sustainable approach to further development will be important to ensure that growth does not exceed the capacity of the environment or the essential infrastructure for modern living. In particular, it highlights the need to facilitate the development of rural industries, businesses and enterprises in appropriate locations. It recognises the contribution of farming, forestry and fishing to communities and other industries such as tourism and renewable energy which can provide further jobs and opportunities in rural areas as long as they are integrated appropriately within the settlement or rural landscape.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that the guiding principle for policies and proposals for economic development in the countryside is to facilitate proposals likely to benefit the rural



Streamvale Open Farm

economy and support rural communities while protecting or enhancing rural character and the environment.

Its regional strategic objectives for economic development are applicable to the rural economy.

Strategic Policy 12 Economic Development in the Countryside

The Plan will support development proposals that:

a) facilitate and benefit the rural economy and support rural communities, whilst protecting rural character and the environment.

Justification and Amplification

The strategic policy for economic development in the countryside has been informed by regional and local policy which aims to encourage sustainable development. It is recognised that certain economic development, namely those associated with farm diversification and expansion of existing enterprises, require a countryside location having been established at that location.

The conversion and reuse of existing buildings for appropriate economic development uses will be encouraged in order to protect rural amenity and achieve wider sustainability objectives.

As referred to previously, two rural sites at Glenavy and Crossnacreevy are identified as existing Local Employment Sites (see Table 5). These provide for start-up/small-medium businesses opportunities allowing for job creation in the rural area.

Major development proposals may be acceptable in the countryside where it is demonstrated that they cannot be accommodated on zoned land within a settlement and that they will make a significant contribution to the regional economy, in accordance with operational policy.

Mineral Development

Policy Context

Regional Development Strategy (RDS)

Regional Guidance in the RDS (Policy RG11) advocates the protection and management of important geological and geomorphological features. It recognises that there is a diverse range of these resources across the region and while selected sites require protection for their scientific, education and research value, other topographical and geological features, if sensibly managed can play an active role in economic development.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises the contribution the minerals industry makes to the region's economy and quality of life, and that it serves as a valuable provider of employment, particularly in rural areas.

Its regional strategic objectives for minerals are to:

- facilitate sustainable minerals development through balancing the need for specific minerals development proposals against the need to safeguard the environment

- minimise the impacts of minerals development on local communities, landscape quality, built and natural heritage, and the water environment
- secure the sustainable and safe restoration, including appropriate reuse of mineral sites, at the earliest opportunity.



Sculpture Trail, Belshaw's Quarry

Strategic Policy 13 Mineral Development

The Plan will support development proposals that:

- a) facilitate a sufficient supply of minerals through balancing the need for the mineral development against the need to safeguard the environment, taking account of appropriate designations
- b) allow for careful exploitation of minerals
- c) provide for the sustainable and safe restoration and reuse of mineral sites.

Justification and Amplification

The strategic policy for mineral development has been informed by regional and local policy, which aims to support sustainable economic growth whilst recognising the limits of our natural resources and the need to protect and improve the quality of our natural environment.

Minerals are essential to support sustainable economic growth and quality of life. It is therefore vital that there is sufficient supply of raw materials for manufacturing, construction, power generation, transportation and infrastructure.

The Council area has a diverse range of rocks and geomorphological features (See Technical Supplement 6 – Landscape Character Areas) which provide the resource for mineral development in the Council area.

There are a number of existing operational quarries in the Lisburn & Castlereagh City Council area. The Council, in consultation with the Department for the Economy³⁸, recognise that the extraction of minerals across Northern Ireland requires a regional approach and that the issue of supply and demand means that identifying the need for mineral development may extend beyond the geographical boundary of any one council area. In order to both protect land for mineral development and prevent damage to our most sensitive landscapes consideration is given to the regional picture.

An important aspect of the Local Development Plan is to consider the safeguarding of mineral resources which are of economic or conservation value by introducing ‘mineral safeguarding areas’ where there would be a presumption against further inappropriate development which may affect the mineral source. Lough Neagh and the area around Portmore Lough have lignite resources and could contain oil or gas at greater depths. This lignite deposit is a strategically significant resource albeit one that is highly unlikely to be developed in the near future.

In support of local councils, the Department for the Economy has commenced a data gathering exercise in order to enable an evidence-based approach to be developed in relation to mineral safeguarding regionally.

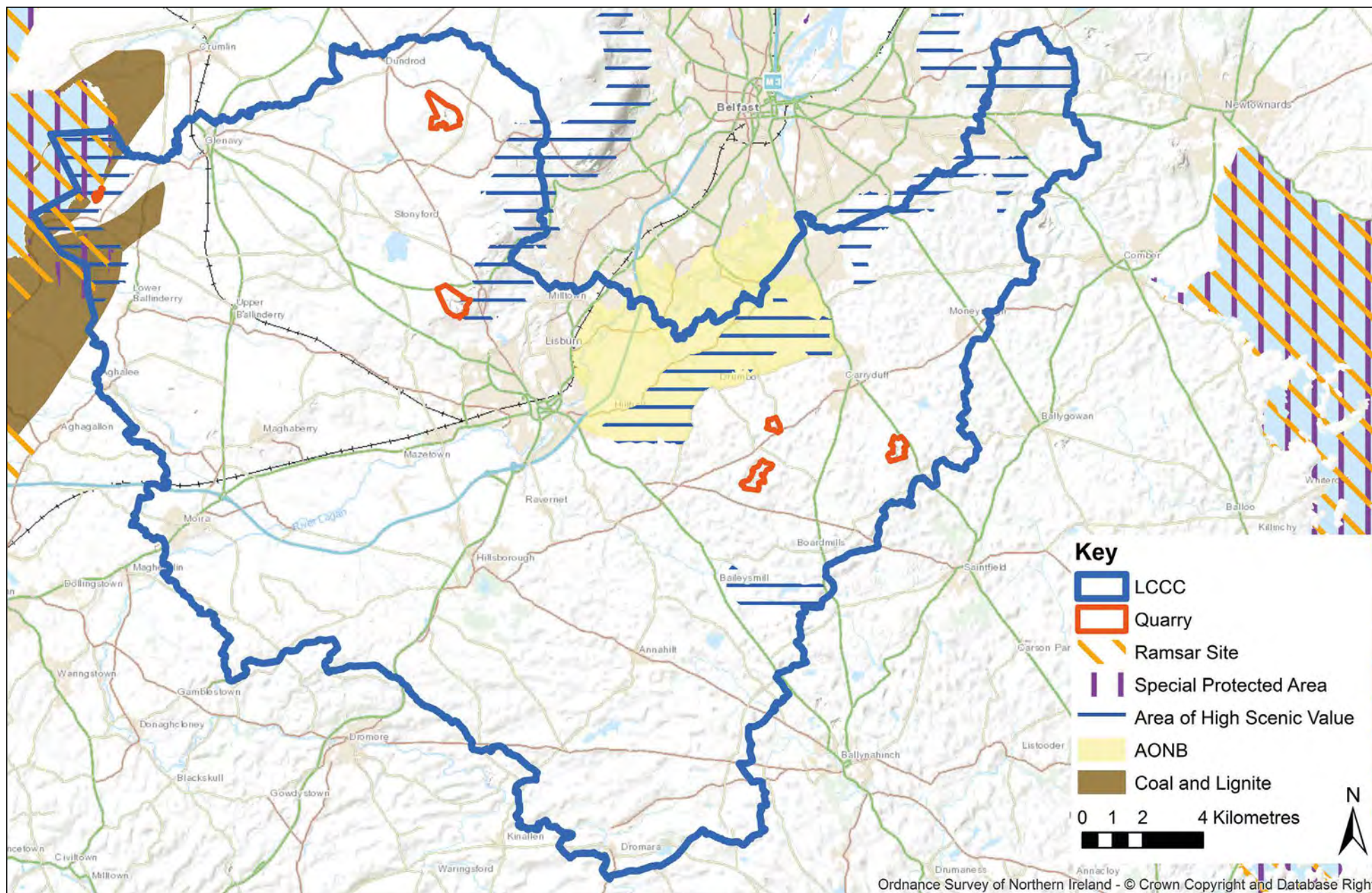
Likewise, it is acknowledged that certain sensitive areas, because of their natural heritage or scenic value, may benefit from additional protection as ‘Areas of Mineral Constraint’ to protect them from further mineral extraction.

The areas most at risk in terms of environmental impacts of mineral development include the existing Areas of High Scenic Value (Portmore Lough, Magheraknock Loughs, Belfast Basalt Escarpment, Craigantlet Escarpment, Castlereagh Slopes and Castlereagh Escarpment) and the Lagan Valley Area of Outstanding Natural Beauty. These high value assets in our natural environment require particular sensitivity in terms of mineral development.

Further work in identifying mineral safeguarding areas and areas of mineral constraint will be taken forward at the Local Policies Plan stage.

³⁸ Geological Survey of Northern Ireland (GSNI)

Map 9 Operational Quarries in Lisburn & Castlereagh City Council



C: A Vibrant Place

Growing our City, Town Centres,
Retailing and Other Uses



C: A Vibrant Place

Growing our City, Town Centres, Retailing and Other Uses³⁹

Plan Objective C outlines those actions the Council will adopt to grow our city and town centres, retailing and other uses within the Council Area:

- 1) Promote the regeneration of our city and town centres as quality places to live, work, shop and visit
- 2) Promote Lisburn City Centre as a vibrant destination offering a mix of residential, shopping, employment, high-grade office development, leisure and community uses; and better transportation linking people and places
- 3) Support our towns and villages, encouraging appropriate retailing, offices, mixed use and housing opportunities
- 4) Support the role of the District and Local Centres in accordance with the retail hierarchy (figure 5, page 92)

- 5) Promote regeneration and reuse of existing buildings and previously developed land for mixed use development, whilst maintaining environmental quality and protecting residential amenity
- 6) Promote a vibrant and thriving night-time economy in our city and town centres to support economic growth, furthering opportunity for enhancing their vitality and viability.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 2 'The Economy' and Theme 4 'Where We Live'.⁴⁰

The ambition in Theme 2 of creating a vibrant economy that works for everyone requires investment in our city and town centres to facilitate and drive inclusive economic growth. Retail and office provision along with good transport and housing will help contribute to the growth of new and existing businesses.

Theme 4 recognises that access to amenities and essential services such as workplaces, shops, places for leisure, transport, the built heritage and wild and green spaces is important in creating better places to live.

Within these themes, this Plan Strategy will directly support outcomes:

2C - New businesses and social enterprises are created and existing ones grow, employing more people.

³⁹ Includes cultural and community facilities, retail, leisure, entertainment and businesses (Strategic Planning Policy Statement, Paragraph 6.271)

⁴⁰ See Community Plan, pages 26-27 and 30-31

4D – We have access to essential services, shops, leisure and workplaces.

Plan Objective C will be delivered through the following strategic policies:

- **Town Centres, Retailing and Other Uses (including the Retail Hierarchy)**
- **Evening/Night-time Economy.**

Town Centres, Retailing and Other Uses

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises the importance of accessible, vibrant city and town centres which offer people more local choice for shopping, social activity and recreation.

Almost half of all Northern Ireland's net new jobs are expected to be created in the four Cities of Belfast, Derry/Londonderry, Lisburn and Newry. The reasons for this urban focus are the availability of skills, quality infrastructure and the efficiencies to be gained from the clustering of businesses in these locations.

The RDS Spatial Framework Guidance (page 52) acknowledges the important role Lisburn has within the Belfast Metropolitan Urban Area. It states that potential exists to grow the retail and high-quality office offer through the creation of employment in business services. Potential exists to grow the night-time economy and to provide flexible commercial accommodation and parks at strategic locations (outside the city and town centres) such as West Lisburn/Blaris, Purdysburn and Maze/Long Kesh.

SFG 1 recognises the important role of Lisburn City within the Belfast Metropolitan Urban Area and identifies the following specifically in relation to Lisburn:

- Lisburn City is recognised as a major employment and commercial centre with a vibrant city centre with a strong focus on retail provision and the arts, community and cultural uses. Potential exists to grow the leisure offer and create a high-quality office offer through the creation of employment in business services
- Sprucefield will continue to retain its status as a regional out-of-town shopping centre.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS acknowledges that town centres can have a positive impact on those who live, work and visit them and play an important role in fostering a sense of community and place. An appropriate scale of development can enhance the attractiveness of town centres. The overarching aim is to support and sustain vibrant town centres, with priority given to the location of retailing and other amenities in town centres.

Its regional strategic objectives in relation to town centres and retailing are to:

- secure a town centres first approach for the location of future retailing and other main town centre uses
- adopt a sequential approach to the identification of retail and main town centre uses in Local Development Plans and when decision-taking
- ensure plans and decisions are informed by robust and up-to-date evidence in relation to need and capacity
- protect and enhance diversity in the range of town centre uses appropriate to their role and function, such as leisure, cultural and community facilities, housing and business
- promote high-quality design to ensure that town centres provide sustainable, attractive, accessible and safe environments
- maintain and improve accessibility to and within the town centre.

Regional Strategic objectives in relation to economic development relevant to town centres in the SPPS encourage the promotion of sustainable economic development in an environmentally sensitive matter; promote mixed use development and integration between transport, economic development and

other land uses, including housing; and ensure a high standard of quality and design for new economic development.

Lisburn City Centre Masterplan Review, 2019 (Draft)

The revised Masterplan document vision is for a thriving, well connected and welcoming regional city centre with a vibrant and independent character.

The objectives aim to provide a more vibrant and mixed use city centre, an expanded city centre, a more diverse city centre shopping offer, a more welcoming and better connected city centre and a city centre public realm of distinction. It also acknowledges the complementary role of Sprucefield and its relationship with the city centre to deliver a range of choice for consumers.

In relation to economic development, the Masterplan recognises that in order to achieve a successful city centre, there is a need to provide job opportunities. Office developments create footfall which is important to the success of the retail, hospitality and leisure sectors.

It focuses on delivering key development sites that will grow the city centre providing a

critical mass which will drive future investment. It recognises the importance of business and office space to establish a thriving and vibrant city centre. There is opportunity to provide commercial office space which is well connected, with a range of unit sizes, and is attractive to businesses.

Laganbank Quarter Comprehensive Development Scheme 2015 (Draft)

This scheme's main objective is to secure a comprehensive, major mixed use scheme, which would regenerate the Laganbank Quarter area of Lisburn and enhance the city centre's regional role. The connectivity between Lisburn City and its environs is heavily promoted to take advantage of all possible social and economic benefits that new development may bring. The scheme remains a key driver in regenerating the city centre as a whole.

The aims of the scheme in relation to the city centre and retailing include:

- enhancing the retail function and overall attractiveness of the city centre
- enhancing the commercial leisure offer and generating a new driver for the evening economy

- encouraging and strengthening links between the commercial core of the city centre and the River Lagan.

The scheme recognises that Laganbank Quarter is an important catalyst for regeneration. This Quarter is a gateway into the city centre. In relation to office development it aims to:

- provide modern, flexible office space to strengthen the office accommodation offer in the city
- introduce a mix of uses to strengthen the vitality of the city centre through increased footfall
- develop high-quality landmark buildings.

West Lisburn Development Framework Review, 2018 (Draft)

Sprucefield Regional Shopping Centre forms part of this Framework, however the document recognises the linkages between Sprucefield and Lisburn City Centre, reinforcing the complementarity of uses and functions.

Castlereagh Urban Integrated Development Framework, 2014

This Framework focuses on Carryduff, Dundonald and Forestside as centres for

investment, setting out a distinctive role for each.

In Carryduff the redevelopment of the shopping centre is key and a mix of uses including retail, restaurants, health uses and a library are recommended.

At Forestside a diverse range of businesses is proposed to balance the dominance of retail development. The retail function should act as a focus for expanding this centre with complementary uses. The Framework identifies Forestside and in particular Galwally House as an area which could support office development. Under this scheme a business hub was suggested with the possible creation of purpose built high specification office accommodation.

Dundonald has three main commercial nodes at Dundonald Local Centre, Comber Road Shops and Dundonald Leisure Park. The local centre should retain its retailing function supported by local service provision.

Opportunities exist to further enhance the connections between the three nodes recognising the relationship between the leisure and retailing provision.



Forestside Shopping Centre

Strategic Policy 14 Town Centres, Retailing and Other Uses

The Plan will support development proposals that:

- a) **promote town centres, retailing and other uses within the City and town centres to enhance their vitality and viability in accordance with their role and function in the retail hierarchy**
- b) **support the role of District and Local Centres.**

Justification and Amplification

The strategic policy for town centres, retailing and other uses, has been informed by regional and local policy, which aims to protect and enhance the range of town centre uses appropriate to their role and function, including business, leisure, entertainment, cultural and community facilities.

To ensure the vitality and viability of the existing urban centres, the Council commissioned a Retail Capacity Study⁴¹ to inform the Plan and retail hierarchy for the Council area. This policy has been developed recognising the role of different places in terms of their scale, offering and function.

A range of town centre uses including office development is promoted within Lisburn City Centre and the towns of Carryduff, Royal Hillsborough & Culcavy and Moira. The promotion of office development supports sustainable development, urban renaissance and job creation.

Retailing in the countryside will be by exception based on an identified need only.

⁴¹See Technical Supplement 5 Retail Capacity Study

The Retail Hierarchy

In accordance with regional policy, the hierarchy of retailing⁴² in the Council area is as follows:

Figure 5 The Retail Hierarchy



Lisburn City Centre

Lisburn City Centre has a strong retail base and the opportunity exists for small to medium scale investment reflective of its city status and strategic location. The City Centre provides excellent opportunities for mixed use development including office, entertainment and community facilities driving footfall and boosting the evening economy. The primary retail core and retail frontage are designated to provide a critical mass. The mix of uses is vital to maintaining the long-term viability and vitality of the city centre.

The Retail Capacity Study identified that any future retail development will greatly depend on maintaining and improving the infrastructure in the City Centre while supporting the retail offer with leisure and other commercial uses. The combination of these complementary uses will generate increased attraction of the public to the City Centre as a destination. Strengthening the combined retail and leisure sectors will provide the essential critical mass to compete successfully. Expanding the City Centre boundary to include the Lisburn LeisurePlex along with other extensions including Wallace Park is acknowledged in the City Centre Masterplan. It is intended to review the existing city centre boundary in full at the Local Policies Plan stage.

Town Centres – Carryduff, Moira, Royal Hillsborough & Culcavy

The towns of Carryduff, Moira, Royal Hillsborough & Culcavy provide a level and scale of service provision commensurate with their place in the hierarchy and meeting the daily and weekly needs of the surrounding population.

The towns of Royal Hillsborough & Culcavy and Moira both benefit positively from a designated Conservation Area and care must be exercised when locating retail and other commercial activity in these locations.

The study indicated that for the towns of Carryduff, Royal Hillsborough & Culcavy and Moira the level of potential market interest in the future is more likely to relate to modest additions to the convenience retail offer, rather than significant comparison retail opportunities. There is scope for Royal Hillsborough & Culcavy and Moira to draw a small share of the forecast capacity in the Lisburn catchment.

In Carryduff significant further additions are likely to rely on any new town centre regeneration projects. Currently, a town centre boundary only exists for Carryduff. However it is intended to identify a suitable town centre boundary for the towns of Royal Hillsborough & Culcavy and Moira at the Local Policies Plan Stage.

⁴² Excludes the Regional Shopping Centre at Sprucefield

District Centre - Forestside

The District Centre of Forestside provides an important role in the retail hierarchy, offering convenience and choice in a highly accessible location. It co-exists with other centres and fulfils a complementary role to those services provided across the Council area.

The study forecasted that retail capacity in the Forestside catchment would support modest additions to the comparison retail offer.

Consideration of a possible extension to the District Centre boundary to consolidate and strengthen its role, focusing on the mix of office and retailing uses, will be considered at the Local Policies Plan stage.

Local Centre - Dundonald

A Local Centre is designated at Dundonald providing shoppers with accessible convenience and non-bulky comparison shopping close to where they live. It is located on a main bus route with the Glider service operating from Dundonald Park and Ride, and is accessible by public transport.

The study forecasted very minor levels of spare capacity for convenience which could support small shop developments and extensions, with similar predictions for comparison expenditure.

Consideration of Dundonald's status as a possible town centre, and its associated designation, will be considered at the Local Policies Plan stage.

Villages and Small Settlements

In the Council area, there are thirteen villages and thirty three small settlements. Whilst the opportunity for retailing may be limited owing to the scale of these settlements, preference will be given to these locations where a local need has been identified and can be accommodated. Small retail operations can be at the core of sustaining these places and may have other complementary functions such as a community meeting place maintaining a sense of local community.

Office Development

The Council commissioned an Office Capacity Study⁴³ to inform the Plan Strategy. Its recommendations in relation to future office supply identified:

- development opportunities such as flexible offices within Lisburn City Centre itself to be prioritised (as a means of assisting with the regeneration of the City Centre)
- within the existing towns and villages, office growth will cater for its own market needs and circumstances

- the potential for future development on the existing site at Forestside to meet the criteria of modern, high-quality office accommodation, should be further considered at the Local Policies Plans stage.

⁴³ See Technical Supplement 4 Office Capacity Study

Evening/Night-Time Economy

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS aims include supporting strong, sustainable growth; supporting our towns, villages and rural communities to maximise their potential; promoting development which improves the health and well-being of communities.

Regional Guidance (RG6) seeks to develop integrated services and facilities, foster a stronger community spirit and sense of place, and encourage mixed use housing. Supporting urban and rural renaissance is the focus of (RG7) which recognises that regeneration is necessary to create more accessible, vibrant city and town centres which offer people more local choice for shopping, social activity and recreation.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The core principles of the SPPS are also relevant to growing the evening/night-time economy. These include improving health and well-being; creating and enhancing shared space; supporting sustainable economic

growth; supporting good design and positive place making; and preserving and improving the built and natural environment.

In particular, place-making seeks to enhance the unique qualities of a place involving a collaborative approach that recognises the value of cooperating and communicating with people that use a place.

Paragraph 4.33 of the SPPS states that successful place-making promotes accessibility and inclusivity for all, and acknowledges the importance of creating hospitable and safe places, the contribution that vibrancy, adaptability and diversity of use can make to the viability of place and how it will endure into the future.

Lisburn City Centre Masterplan Review, 2019 (Draft)

Part of the vision for the Masterplan is to create a new driver for the night time economy. This is predicated on the growth of the leisure sector and the connectivity with the leisure park. One of the regeneration objectives is the revitalisation of Market Square and several key civic events have already taken place in this shared space.

Another objective is to improve the leisure, visitor and evening economy. The increase

in the hospitality sector and hotel provision, particularly in Lisburn Square, is encouraged. Increasing footfall, encouraging a more diverse range of restaurants and shops will enhance the city centre as a place to visit for food, entertainment, shopping or leisure.

Laganbank Quarter Comprehensive Development Scheme 2015 (Draft)

The works proposed in this scheme include accessibility principles and to this extent it states that there should be 24 hour pedestrian access to facilitate both the evening and day-time economies of the city linked to public transport provision. Within the land use proposals for the scheme it encourages a diverse range under the heading of leisure/hospitality. The provision of additional leisure uses such as a hotel would contribute significantly to the evening economy and support the development of other leisure proposals. The concept of shopping as a leisure activity is also recognised.

Castlereagh Urban Integrated Development Framework

The vision for the three areas of Carryduff, Dundonald and Forestside is to see each fulfilling its own unique role and to provide a focus and sense of belonging for residents. An example of this is the proposal to create

a public space in Carryduff which can host community events as part of its redevelopment. A mix of uses is promoted at all these locations to create a sense of vibrancy irrespective of the time of day. Public realm and shop front improvements are suggested ways to raise a sense of civic pride in these areas.



Lisburn LeisurePlex

Strategic Policy 15 Evening/Night-time Economy

The Plan will support development proposals that:

- a) promote the City and Town Centres as the main locations for growing the evening/night-time economy, to enhance their vitality and viability
- b) encourage regeneration in the city and town centres to help develop a vibrant and accessible shared space
- c) promote sustainable tourism, leisure and culture facilities appropriate to their location.

Justification and Amplification

The strategic policy has been informed by regional and local policy which aims to create more accessible, vibrant city and town centres and support positive place-making.

Securing a thriving and vibrant evening/night-time economy is fundamental to the success and future growth of Lisburn City Centre and makes an important contribution to the overall economic growth of the area.

The evening and night-time economy has grown exponentially over the last decade and includes a multitude of activities within the hospitality sector. This sector (which includes the provision of accommodation, meals and drinks for both residents and tourists) is inextricably linked to the wider commercial leisure sector of the economy which is focused on individuals increasing leisure time and disposable income.

Major investment has been made in upgrading the public realm of Lisburn City Centre and this continues through projects such as 'Lisburn Linkages' creating improvements to the linkages and connectivity between key developments at Castle Gardens, Market Square and Bow Street Mall.

Upgrading of the public realm in other locations across the Council is also underway which is vital in building a sense of place and fostering a sense of civic pride. This also provides a sense of safety through an increase in the overall footfall, appropriate lighting and surveillance due to an increase in business activity, which leads to an enhanced shared space allowing for wider usage.

The Council has promoted many evening events from the 'Lisburn Light Festival' at Christmas to cultural events and markets. Lisburn City Centre has considerable potential to develop the evening arts and culture offer by capitalising on the influx of visitors to the Island Arts Centre, the Irish Linen Centre and Lisburn Museum and Lisburn LeisurePlex. Opportunity exists to further strengthen the role of the City Centre by providing closer linkages between the leisure and entertainment offer at the LeisurePlex. This will be assessed further at the Local Policies Plan stage.

The evening and night-time economy can lead to the regeneration of neighbouring areas through city centre residential living. The development of new residential accommodation and hotels within Lisburn City Centre in particular, would boost the development of a night-time economy allowing for further growth.

The historic towns of Royal Hillsborough & Culcavy and Moira offer a range of facilities, including local shops, restaurants and bars in a high-quality built environment, which help sustain a vibrant evening and night-time economy. Independent stores, built around a

niche and unique retail offer, provide interest and choice. Opportunity also exists to tap into the emerging tourism market, particularly in Royal Hillsborough.

A new Carryduff Town Centre has the potential to develop its evening and night-time economy through the provision of retailing units, restaurants/bars and entertainment venues. The redevelopment of Carryduff Shopping Centre is key, providing a renewed focus for shoppers and residents and enhancing the existing town centre.

Eastpoint Entertainment Village in Dundonald is a hub of restaurants and entertainment venues which appeal to both local residents and visitors alike.

In growing the evening and night-time economy, the Council wants to encourage the provision of a range of retail, commercial and cultural venues alongside new hotel development and restaurants/bars in the most appropriate locations which are sensitively located within the existing city and town centres, taking cognisance of their setting and respecting surrounding uses.

Providing a mix of uses within the City and town centres can help to grow the evening/night-time economy, create jobs and enhance

the historic environment through regenerating previously unused buildings. There is considerable opportunity for these to be developed further, and to offer greater diversity attracting a wider age range of people through promotion of the arts, culture and leisure activities.

Promotion of such opportunities is facilitated by the relevant operational policies contained in Part 2 of the Plan Strategy.

D: An Attractive Place

Promoting Sustainable Tourism, Open Space,
Sport and Outdoor Recreation



D: An Attractive Place

Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

Plan Objective D outlines those actions the Council will adopt to drive sustainable tourism, open space, sport & recreation within the Council area:

- 1) Support and develop tourism infrastructure as a key growth area
- 2) Facilitate tourism development whilst protecting heritage assets, encouraging development in appropriate locations, including a wide range of tourist accommodation
- 3) Safeguard key tourism/recreation assets from inappropriate development
- 4) Support the recreation and leisure offer to grow in a sustainable manner
- 5) Protect and enhance open space recognising its value in promoting health and well-being and resolving flood issues through the introduction of sustainable urban drainage infrastructure
- 6) Support and encourage accessibility to open space including the Lagan Valley Regional Park and Lagan Navigation as key assets within the Council area.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 1 'Children and Young People'; Theme 2 'The Economy'; Theme 3 'Health and Well-being'; and Theme 4 'Where We Live'.⁴⁴ Theme 1 focuses on the relationship between what happens in the earliest years of life and future experience of health and well-being, with emphasis on ensuring children and young people enjoy good physical and mental health.

The ambition for economic growth and vibrancy in Theme 2 includes a focus on increasing the number of domestic and international tourists visiting Lisburn and Castlereagh. Theme 3 empowers citizens to live healthier, providing access to green spaces and countryside and encouraging physical activity.

Theme 4 moves to ensure citizens have access to amenities, essential services and leisure facilities, balanced with protecting and enhancing the environment both now and in the future.

⁴⁴ See Community Plan, pages 24-31

Within these themes, this Plan Strategy will directly support outcomes:

1E - Children and young people are physically active and enjoy good mental health.

2D - There is growth in tourism based on our natural and historic assets with a focus on international visitors.

3C - People of all ages are more physically active more often.

3D - There is good access to countryside and other green spaces for everyone.

4A - The built and natural environment is protected and enhanced.

4D - We have access to essential services, shops, leisure and workplaces.

Plan Objective D will be delivered through the following strategic policies:

- **Tourism**
- **Open Space, Sport & Outdoor Recreation.**

Tourism

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS seeks to promote a sustainable approach to the provision of tourism infrastructure (RG4) through promoting an approach that safeguards tourism infrastructure while benefiting society and the economy; improving facilities for tourists in support of Tourist Signature Destinations⁴⁵ and encouraging environmentally sustainable tourism development.

It acknowledges that investment in tourism brings new facilities to the city, towns and rural communities and provides opportunity to maximise environmental and heritage assets. It also recognises that our built heritage is a key tourism and recreational asset and can make a valuable contribution to our tourism economy.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that tourism makes a vital contribution to the economy in terms of the revenue it generates, employment opportunities and the potential it creates for economic growth. Tourism can improve existing assets and provide infrastructure for both local



Moira Demesne

⁴⁵ Tourist signature destinations are projects that stand out as world-class visitor experiences at unique tourist destinations in Northern Ireland

people and tourists supporting the vibrancy of our culture and heritage and sustaining communities.

The Executive identifies tourism as one of the building blocks to underpin its priority of growing a sustainable economy and investing in the future. Sustainable tourism development (including tourist accommodation and amenities) is brought about by balancing the needs of tourists and the tourism industry whilst conserving the tourism asset.

The aim of the SPPS in relation to tourism is to manage the provision of sustainable and high-quality tourism developments in appropriate locations within the built and natural environment.

Its regional strategic objectives in relation to tourism are to:

- facilitate sustainable tourism development in an environmentally sensitive manner
- contribute to the growth of the regional economy by facilitating tourism growth
- safeguard tourism assets from inappropriate development
- utilise and develop the tourism potential of settlements by facilitating tourism

development of an appropriate nature, location and scale

- sustain a vibrant rural community by supporting tourism development of an appropriate nature, location and scale in rural areas
- ensure a high standard of quality and design for all tourism development.

Draft Northern Ireland Tourism Strategy 2020

The Draft Tourism Strategy for Northern Ireland 2020 was published for consultation in March 2010. It sets out the principles of sustainable tourism and the basis for growing the tourism sector by identifying five critical success factors – earning more from visitors; investing in development; targeted marketing; policy support from government and industry leadership. The draft strategy aims to support tourism stakeholders in the production and delivery of tourism projects in their local area through working collaboratively.

A revised draft Tourism Strategy is currently being developed that will set the future direction for tourism within the context of a refocused Economic Strategy, however the absence of Ministers has delayed public consultation and the finalisation of the draft strategy. Consideration is now being given to

extending the draft Tourism Strategy period to 2030 to align with the draft Industrial Strategy, published by the Department for the Economy in January 2017.

Lisburn & Castlereagh City Council Tourism Strategy, 2018

The Council's Tourism Strategy (February 2018) is a blueprint for developing tourism across the Council area and is summarised in the Council's Vision for Tourism, 2018-2022. It identifies several development priorities including:

- Hillsborough – founded on Historic Royal Palaces major investment in Hillsborough Castle and Gardens, the Old Fort and Courthouse; the village itself; Hillsborough Forest Park and its facilities; and encouraging an events programme and visitor accommodation
- Lisburn Historic Quarter – potential to develop a new hotel, relocation of The Island Arts Centre to Castle Street and relocation of the Irish Linen Centre and Lisburn Museum to more suitable premises
- Moira – as a 'foodie' destination
- Down Royal Racecourse – including the need for a quality hotel development in the surrounding area

- Maze Long Kesh (MLK) and a new National Museum – significant opportunity exists to enhance the transformational scope of MLK
- Lagan Valley Regional Park and Navigation – providing further local and wider opportunities to attract tourism to this natural resource. It includes the Discover Waterways Lisburn Project which proposes restoration of the Lagan Navigation heritage and buildings and restoration of Union Locks
- Castlereagh Hills and Dundonald International Ice Bowl – whilst this area is topographically challenged it benefits from the popular National Trust walkway at Lisnabreeny. Significant renewal plans are underway for Dundonald International Ice Bowl which will provide a major leisure asset with tourism potential. Other proposals include revamping the caravan park, and possible development of a budget hotel.

Lisburn City Centre Masterplan Review, 2019 (Draft)

The document seeks to ensure that Lisburn plays a significant role within the region by developing a range of facilities and attractions expected of a regionally significant city. The need to develop 200 hotel bedrooms and explore future opportunities with respect to the evening/night-time economy is emphasised.

The Masterplan recognises that public realm improvements could be linked to areas around the Cathedral and Castle Gardens and on to the Island Civic Centre to provide an attractive walking route through the City Centre and ultimately reconnect the city with the River Lagan.

Laganbank Quarter Comprehensive Development Scheme 2015

This scheme sets out the former Department for Social Development (now Department for Communities) proposals for redevelopment of the Laganbank Quarter, which includes land on both sides of the River Lagan as it flows through Lisburn City Centre. The aims of this scheme in relation to tourism, open space and recreation are:

- comprehensive and integrated redevelopment of the Laganbank Quarter
- maximising and capitalising on the undeveloped riverside location
- enhancement of the overall attractiveness of the City Centre
- major environmental and public realm improvements in the surrounding streets and public spaces.

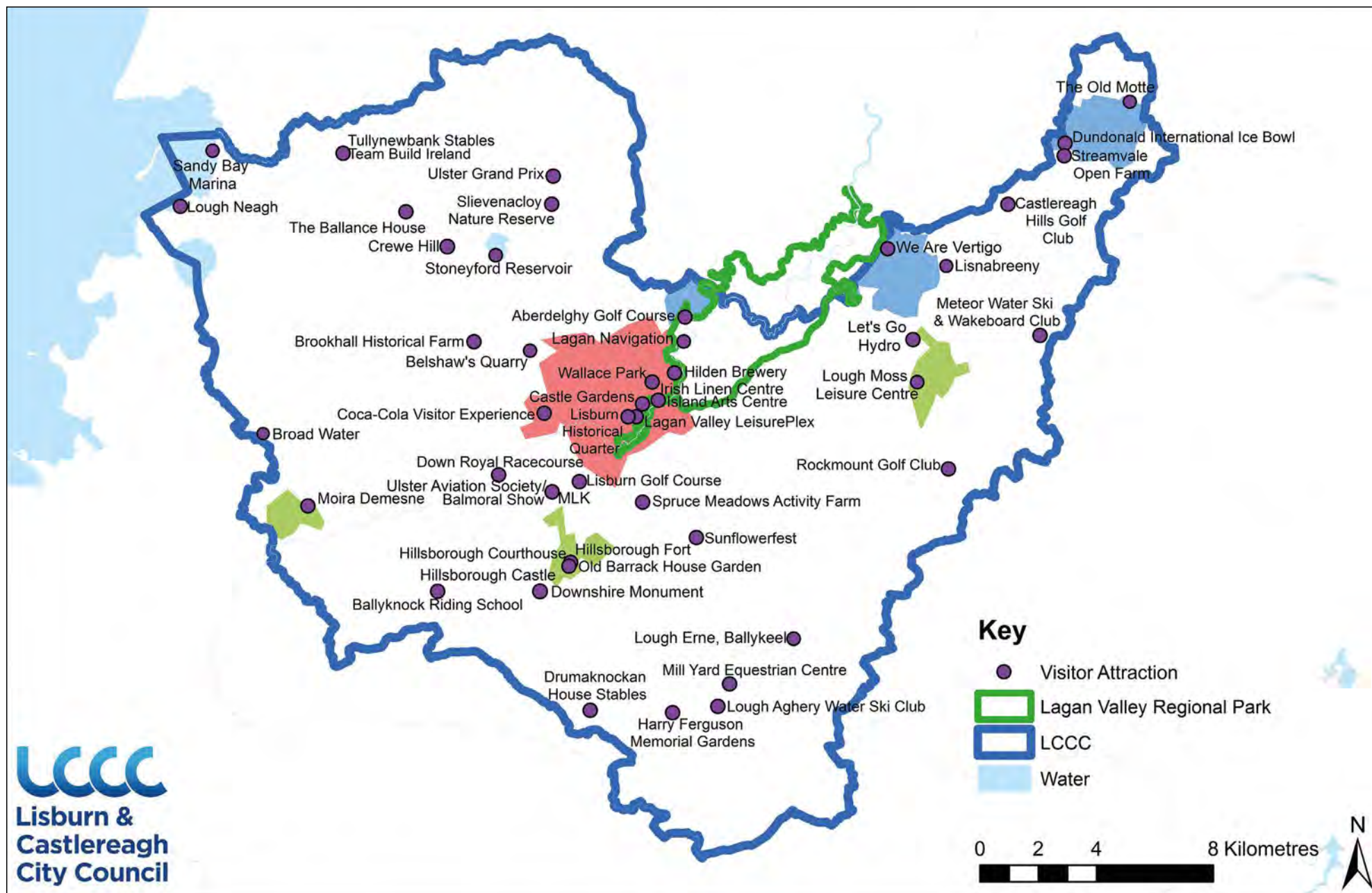
Castlereagh Urban Integrated Development Framework, 2014

This document focuses on the commercial centres of Carryduff, Dundonald and Forestside, setting out a long-term, high-level vision up to the year 2022. It considers how to achieve improvements to the appearance of areas, pedestrian linkages and accessibility as well as proposals for Dundonald Leisure Park and the provision of a tourist standard hotel. Map 11 provides an overview of the Council's existing tourism assets and amenities across the Council area.



Main Street, Moira

Map 11 Overview of Tourism Assets and Amenities



Strategic Policy 16 Tourism

The Plan will support development proposals that:

- a) promote a sustainable approach to tourism development and accommodation across the district
- b) safeguard key tourism assets
- c) provide further opportunities for tourism growth having regard to the environment recognising its contribution to economic development, conservation and urban regeneration.

Justification and Amplification

The strategic policy for tourism has been informed by regional and local policy which aims to manage tourism development through identifying appropriate opportunities and safeguarding tourism assets from harmful development. This strategic policy seeks to facilitate sustainable tourism growth that is reflective of wider government tourism initiatives.

The Council area has a rich variety of historic, architectural and industrial heritage. The

Council recognises the contribution of its built heritage in supporting the growth of tourism, culture and leisure activities and seeks to encourage appropriate initiatives to support sustainable tourism in key locations.

The development of Hillsborough Castle, managed by Historic Royal Palaces, is a unique key tourism asset within the district which is attracting visitors worldwide. In 2017, Hillsborough Castle and Gardens attracted 17,000 visitors, an increase of 17% on the number of visitors in 2016.⁴⁶ A multi-stage project, has been rolled out in 2019 including opening Hillsborough Castle daily to visitors, as opposed to only on selected days of the year. This project also included the creation of a new café, interpretative and visitor information centre, meeting spaces for groups and the restoration of the Castle's gardens.

The tourism potential of Royal Hillsborough will be further enhanced by the Council's proposals for the development of Hillsborough Forest Park and improvements to the public realm in Hillsborough Conservation Area, with its rich array of high quality buildings dating to the 18th and early 19th Centuries.

The tourism potential of Royal Hillsborough in association with Historic Royal Palaces development of the Castle will continue to be

a key focus, requiring a sustainable approach which respects the historic setting and historic park, garden and demesne.

In terms of tourism accommodation, the Council is keen to attract a range of hotels which will meet demand, taking account of the local context and setting. Recent approvals have been granted for hotels including one adjacent to Lisburn LeisurePlex and Lisburn Square, identifying hotel development as a growing area.

The Council area has a wealth of tourism assets and amenities (see Map 11) which provide a diverse range of attractions for residents and visitors alike. Opportunities to expand the tourism industry across the Council area can attract investment, jobs and visitors, however these opportunities must be balanced against safeguarding existing assets from unnecessary or inappropriate development and the wider need to respect our historic and natural environments.

The Lagan Valley Regional Park (LVRP) is a unique tourism/recreation asset that requires protection for future generations. Approximately two thirds of the LVRP and the Lagan Valley Area of Outstanding Natural Beauty (AONB) is situated within the Council area. It is a significant recreational resource

⁴⁶ Source: Tourism NI

with mature woodland, agricultural fields and grassland. It comprises some small settlements and is part of the buffer between the built edge of Belfast and Lisburn.

Whilst the majority of the LVRP is in agricultural use, there are areas within the Settlement Development Limit of Lisburn City which consist of amenity parklands and casual recreation areas on the Lagan river corridor. These recreation areas make a monetary contribution to the enjoyment of the LVRP, as well as playing a vital role in sustaining the well-established parkland character.

The LVRP welcomed 1.3 million visitors in 2018, making it the number one Country Park, Forest & Garden destination in Northern Ireland.⁴⁷ Opportunity exists to further enhance its tourism/recreational potential by identifying additional nodes along the River Lagan for the provision of seating, picnic areas, lighting, signage, public art, footbridges, pathways and viewpoints of an appropriate scale and location provided they visually integrate into the Park. These opportunities will be further explored at the Local Policies Plan stage.

The Lagan Navigation is also a key tourism/recreation asset, with 'Discover Waterways Lisburn' canal project-led approach by the Council in partnership with the Lisburn

Navigation Trust, which seeks to reopen the Lagan Navigation from Belfast to Lisburn. The project consists of the potential restoration of the 27 mile route from Belfast Harbour through Lisburn and on to Lough Neagh. It boasts the only flight of four locks in the Irish Waterway Network, and its reopening would create opportunities for water-based tourism, outdoor recreation, in addition to contributing to the hospitality and leisure industries.

In addition to safeguarding existing tourism assets, opportunities may arise for further tourism proposals as a result of regeneration initiatives. The promotion of appropriate tourism proposals are supported by the Council's Tourism Strategy, subject to their compliance with the operational planning policies contained in Part 2 of the Plan Strategy. Proposals should clearly demonstrate a sustainable approach to development and that there is no detriment to existing tourism assets, the well-being of our citizens or the historic and natural environment.

⁴⁷ <http://www.nisra.gov.uk/publications/visitor-attraction-survey-publications>

Open Space, Sport & Outdoor Recreation

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises the importance of accessible green infrastructure, the network of natural and semi-natural features within and between our city, towns and villages, and the benefits it offers not only to people but to urban and rural renaissance and the overall improvement to the environment.

The guidance as set out in Regional Guidance (RG7) 'Supporting urban and rural renaissance' promotes recreational space within cities, towns and neighbourhoods, and advises that new developments or plans should make provision for adequate green and blue infrastructure.⁴⁸

Regional Guidance (RG11) seeks to conserve, protect and, where possible enhance our natural environment and the biodiversity it contains. Ecological networks should be identified, established, protected and managed, this can often be linked to the retention or provision of green and blue infrastructure. Green and blue infrastructure also serves the purpose of mitigating against the adverse effects on the surrounding man-made environment.

In addition the Spatial Framework guidance (SFG5) highlights the importance of community greenways as part of the network of open spaces in the Belfast Metropolitan Urban Area. Such greenways provide opportunities to link walking and cycling routes to heritage assets and other areas of recreational interest.

These networks present an opportunity to promote the health and well-being of those living in the Council area, particularly those living in urban areas.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS requires the Council, in developing this Plan Strategy, to bring forward an Open Space Strategy that reflects the aim, objectives and policy approach of the SPPS. Adequate provision for open space should be identified in the Local Development Plan, informed by an assessment of existing open space provision and future needs, and by liaising with other interested bodies.

Its regional strategic objectives in relation to open space, sport and outdoor recreation are to:

- safeguard existing open space and sites identified for future such provision

- ensure that areas of open space are provided as an integral part of new residential development and that appropriate arrangements are made for their management and maintenance in perpetuity
- facilitate appropriate outdoor recreational activities in the countryside that do not negatively impact on the amenity of existing residents
- ensure that new open space areas and sporting facilities are convenient and accessible for all sections of society, particularly children, older people and those with disabilities
- achieve high standards of siting, design and landscaping for all new open space areas and sporting facilities
- ensure that the provision of new open space areas and sporting facilities is in keeping with the principles of environmental conservation and helps sustain and enhance biodiversity.

⁴⁸ Green infrastructure includes parks and green spaces; blue infrastructure includes ponds, streams and lakes

West Lisburn Development Framework Review, 2018 (Draft)

This Framework in relation to open space, sport and recreation identifies the objective to increase sport, recreation and leisure activity in the West Lisburn area, with a particular focus on the River Lagan Corridor.

It recognises that leisure, recreation and sport are important social and economic activities for the city and can generate a wide range of local business and employment opportunities in this sector.

Sport Matters - The NI Strategy for Sport and Physical Recreation 2009-2019

Delivered by Sport NI, working in partnership with the former Department of Culture, Arts and Leisure (now the Department for Communities) the strategy sets out a new sporting vision of a culture of lifelong enjoyment and success in sport. A number of key strategic priorities of this publication aim to deliver a range of sporting outcomes and support the wider social agenda in areas such as education, health, the economy and the development of communities over the period 2009-2019.

Active Places Research Report 2009 and 2014 Update

Sport NI has assessed the adequacy of existing sports facilities and identifies the need for new provision in Northern Ireland through its Active Places Research Report 'Bridging the Gap' (2009). The report identifies existing sports facility provision in Northern Ireland and presents a number of areas for concern regarding the current condition of these facilities including; location, quantity, quality, condition, specification, accessibility and universal access.

Play and Leisure Statement for Northern Ireland

This policy statement produced by the Office of the First Minister and Deputy First Minister in 2011, aims to improve current play and leisure provision for all children and young people aged 0-18 years.

Council Playability Audit of Existing Fixed Play Provision

The Council commissioned a Playing Pitch Strategy in 2016 that allowed the Council to make informed planning decisions regarding pitch provision, assisted with the targeting of financial investment and the planning of the delivery of sports development programmes.

The Playing Pitches Strategy was preceded by a detailed Audit in September 2015 which provided a record of playing pitches and ancillary accommodation in the ownership of Lisburn & Castlereagh City Council.

Lisburn & Castlereagh Local Biodiversity Action Plan (LBAP)

The LBAP launched in 2018 provides an overview of priority sites including key habitats and species within the Council area which have been identified for conservation and enhancement through partnership working.

Lagan Valley Regional Park Five Year Management Plan 2017-2022

The Lagan Valley Regional Park (LVRP) 5 Year Management Plan follows the framework laid out in the LVRP 10 Year Strategic Vision, focusing on 6 key themes. The Plan takes into consideration the priorities and main objectives of the wider UK and Northern Ireland governments and the other main Regional Park stakeholder partners.

Strategic Policy 17 Open Space, Sport and Outdoor Recreation

The Plan will support development proposals that:

- a) protect and enhance existing open space and provide new open space provision
- b) support and protect a network of accessible green and blue infrastructure
- c) support and promote the development of strategic and community greenways.

Justification and Amplification

The strategic policy for open space, sport and outdoor recreation has been informed by regional and local policy and recognises the positive benefits of sport and outdoor recreation on both the physical and mental health of our community. The Local Policies Plan will identify existing areas of open space and potential new areas requiring protection as part of the future open space provision.

Open space is not only used for exercise and relaxation purposes, it can significantly enhance the character of an area and improve quality of life by providing important green

lungs, visual breaks from development, flood risk mitigation and protection of wildlife/habitats in urban areas. Its benefits are widespread and can further opportunities for regeneration and tourism, for example, enhancement of the public realm within urban areas and linkages to green/blue spaces.

The Council owns and maintains a large variety of open space, sport and outdoor recreational areas throughout the Council area. There are also privately-owned playing fields and other recreational open spaces, including those areas within the education sector, and grassland areas, glens, parks, walkways and amenity green space provided within housing areas.

The Council commissioned a review of all existing open space⁴⁹ as part of preparing the Plan Strategy. The review not only identifies existing facilities but highlights future needs in terms of the provision of quality open space, sport and outdoor recreational facilities in the Council area. This review includes an Open Space Strategy, which is currently under consideration by the Council.

Further detail is provided on Map 12 and Technical Supplement 7 Open Space Review.

The operational planning policies contained in Part 2 of the LDP will require, where necessary, the provision of open space appropriate to the nature and scale of development proposals.

Green and blue infrastructure are important elements of open space provision that can facilitate opportunities for walking and cycling, connecting people and places with improved accessibility whilst reducing reliance on the use of the private car. The Local Development Plan will support adequate provision and protection of a network of accessible green and blue infrastructure which, in addition to connecting places, will enhance open spaces and their associated natural habitats in and around the settlements.

Strategic Greenways have evolved from the Northern Ireland Government Greenway Strategy⁵⁰ which over a 25 year period seeks to create 1,000 kilometres of routes. These are split into 'Primary' routes for long distance and strategic connectivity, and 'Secondary' routes for more local access-style projects.

Further detail on these Strategic Greenways is provided at Chapter 4F Transportation Infrastructure.

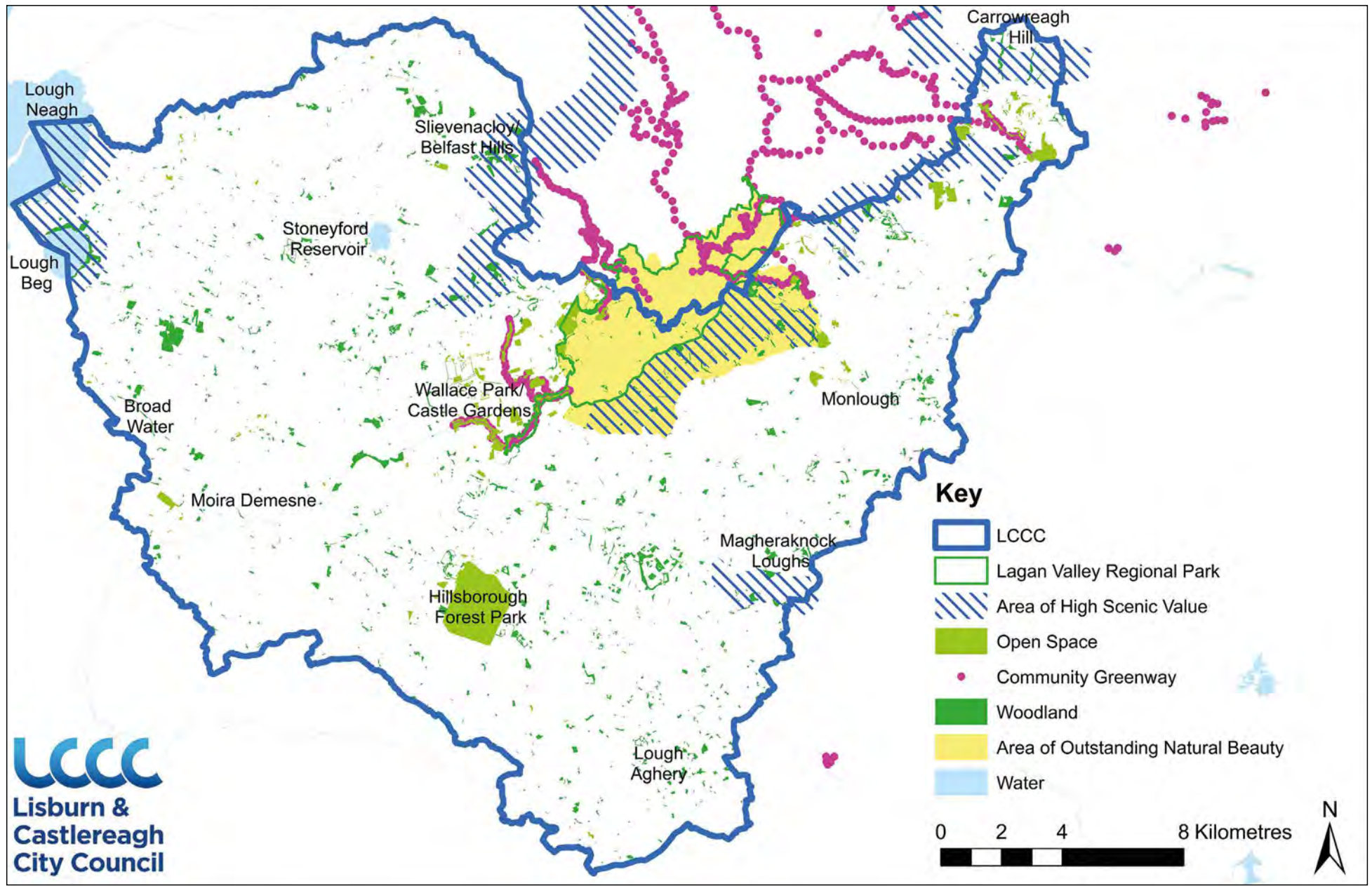
⁴⁹ Technical Supplement 7 Open Space Review

⁵⁰ Explore, Enjoy: A Strategic Plan for Greenways (Department for Infrastructure) November 2016

Community Greenways seek to re-establish links between the countryside and urban areas of open space such as parks, playing fields and natural areas to create a network of urban open spaces. These local-scale community greenways provide places for recreation and exercise alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly-owned open space and private land are included, even where public access is not permitted. Such green space can provide important linkages and visual amenity within the urban area.

Community Greenways provide a recreational link; an ecological/environmental linkage; or offer a source of visual/recreational amenity. These designations are carried forward from the existing development plan, however further work in reviewing existing and future community greenways will be undertaken as part of the Local Policies Plan.

Map 12 Lisburn & Castlereagh City Council Open Space



E: A Green Place

Protecting and Enhancing the Historic
and Natural Environment



E: A Green Place

Protecting and Enhancing the Historic and Natural Environment

Plan Objective E outlines those actions the Council will adopt to protect and enhance the historic and natural environment within the Council area:

- 1) Protect our historic and natural environment, recognising their contribution to sustainable communities, economic growth, sustainable transport and health and well-being
- 2) Protect, conserve and enhance our historic environment, optimising use of brownfield sites and promoting heritage-led regeneration
- 3) Recognise the value of our Conservation Areas and Areas of Townscape/Village Character as important heritage assets
- 4) Shape our places, the quality of new buildings and our town and village centres by promoting good design and maximise benefits to communities
- 5) Protect our natural heritage assets and promote their sensitive reuse to help create a sense of place
- 6) Ensure new development does not cause harm to biodiversity and other natural resources such as air, water and soil
- 7) Protect and enhance our designated natural heritage assets including the Lagan Valley Regional Park and Area of Outstanding Natural Beauty (AONB) and other high-quality landscapes such as Areas of High Scenic Value (AoHSV) and secure, through appropriate designations, to ensure they remain unspoilt for future generations.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 4 'Where We Live' and Theme 5 'Our Community'.⁵¹

The ambitions in Theme 4 of growing the economy, delivering an appropriate mix of housing and providing retail space in our towns and cities require us to be sensitive to the surrounding environment, all the while informed by an understanding of sustainable development as meeting the needs of current generations without compromising the ability of future generations to meet their own needs.

Theme 5 looks to facilitate and increase the involvement of people in the everyday life of the community, empowering them to participate in decisions that affect them and to be actively engaged with community planning partners in delivering local services and managing local assets including the built and natural environment.

⁵¹ See Community Plan, pages 30-33

Within these themes, this Plan Strategy will directly support outcomes:

4A – The built and natural environment is protected and enhanced.

5C – There is community ownership and management of local assets and facilities.

Plan Objective E will be delivered through the following strategic policies:

- **Protecting and Enhancing the Historic Environment and Archaeological Remains**
- **Protecting and Enhancing Natural Heritage.**

Historic Environment and Archaeological Remains

Policy Context

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG11) of the RDS states that society should ‘conserve, protect and, where possible, enhance our built heritage and our natural environment’. To this end, RG11 recognises the valuable contribution of the historic environment to the environment, economy and society. This is achieved through identifying, protecting and conserving the built heritage including archaeological sites, monuments and historic buildings; identifying, protecting and conserving the character and built heritage assets within cities, towns and villages; and maintaining the integrity of built heritage assets, including historic landscapes.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS aims to manage change in positive ways so as to safeguard that which society regards as significant whilst facilitating development that will contribute to the ongoing preservation, conservation and enhancement of these assets.

Its regional strategic objectives in relation to archaeology and built heritage are to:

- secure the protection, conservation and where possible, the enhancement of our built and archaeological heritage
- promote sustainable development and environmental stewardship with regard to our built and archaeological heritage
- deliver economic and community benefit through conservation that facilitates productive use of built heritage assets and opportunities for investment, whilst safeguarding their historic or architectural integrity.

Lisburn City Centre Masterplan Review, 2019 (Draft)

The main aim of the Masterplan is the rejuvenation of Lisburn City Centre. The renovation and re-use of buildings is promoted along with a decluttering of the streetscape to improve the pedestrian experience. This is focused on the historic core of Lisburn City in order to help maintain the existing cultural and historic feel of the City.

Lisburn Historic Quarter Development Strategy 2011-2021

A strategy for Lisburn Historic Quarter was developed in 2011 covering the period up to 2021. Lisburn Historic Quarter Strategy fits within the overarching vision of the Lisburn City Centre Masterplan which promotes Lisburn City Centre as 'A regional city with a historic heart'.

To implement this vision, the Lisburn Historic Quarter Strategy identified five strategic themes with associated actions as priorities going forward including investment and development; access, environment and heritage; employment and wealth creation; tourism, culture, arts and creative industries and civic pride and community engagement.

The strategy places emphasis on promoting heritage restoration as a value adding economic activity and the promotion of the historic quarter.

Laganbank Quarter Comprehensive Development Scheme 2015

A major objective of this scheme is the regeneration of an area of strategic significance in the city centre. The area that the scheme covers includes part of Lisburn Conservation Area and is also in the vicinity of several key listed buildings. This scheme carries through the guiding principles of the Lisburn Historic Quarter Development Strategy which seeks to secure and promote its physical and economic regeneration.

Strategic Policy 18 Protecting and Enhancing the Historic Environment and Archaeological Remains

The Plan will support development proposals that:

- a) protect and enhance the Conservation Areas, Areas of Townscape Character and Areas of Village Character**
- b) protect, conserve and, where possible, enhance and restore our built heritage assets including our historic parks, gardens and demesnes, listed buildings, archaeological remains and areas of archaeological potential**
- c) promote the highest quality of design for any new development affecting our historic environment.**

Justification and Amplification

The strategic policy for protecting and enhancing the historic environment and archaeological remains has been informed by regional and local policy which aims to facilitate appropriate development to secure our heritage for future generations.

Conservation can play a key part in promoting economic prosperity which in turn can help secure attractive living and working environments. The Council benefits from a range of historic environment designations outlined as follows:

Conservation Areas

Conservation Areas are spaces of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Council's three Conservation Areas are:

- Lisburn Conservation Area - an attractive largely 17th and 18th Century streetscape which provides a focus for the physical and economic regeneration of the area
- Hillsborough Conservation Area - Hillsborough has been described as one of the most interesting small towns in Ireland and owes much to its position between the open parklands and lakes surrounding Hillsborough Castle to its juxtaposition with Hillsborough Fort

- Moira Conservation Area - Moira is characterised by a broad main street flanked by mainly terraced Georgian buildings. The form and design of these buildings create its distinctive and appealing character.

It is important that these Conservation Areas are protected and enhanced, recognising their contribution economically, socially, and environmentally. The regeneration of dilapidated buildings and vacant sites within Conservation Areas provide the means of urban regeneration to promote economic vitality and sustainable growth.

Areas of Townscape and Village Character

There are certain areas within our cities, towns and villages which exhibit a distinctive character based on their historic built form or layout. Whilst some of these have merited statutory designation as Conservation Areas, others are identified as areas of townscape or village character. Within the Council area these are:

- Dundonald
- Newtownbreda
- Lisburn - Bachelors Walk
- Lisburn - Hilden
- Lisburn - Seymour Street
- Lisburn - Wallace Park
- Lisburn - Warren Park
- Drumbeg
- Glenavy
- Lower Ballinderry
- Upper Ballinderry
- Lambeg
- Purdysburn
- Moneyreagh.

Further work in reviewing existing and future Conservation Areas, Areas of Townscape/Village Character will be undertaken as part of the Local Policies Plan.

Historic Parks, Gardens and Demesnes

There are six Historic Parks, Gardens and Demesnes located in Royal Hillsborough, Moira, Kilwarlin, Larchfield and two in Lisburn City (Castle Gardens and Wallace Park).⁵²

Listed Buildings/Scheduled Monuments

A number of listed buildings and scheduled sites are located throughout the Council area in rural and urban locations. Whilst not

individually identified in the Plan, these are afforded appropriate protection through their statutory designation and the corresponding operational planning policies contained within Part 2 of the Plan Strategy. A range of defence and industrial heritage features are also identified through statutory listing.

Archaeological Remains

Archaeological remains of regional importance include monuments in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAI) and sites that would merit scheduling. Archaeological remains of local importance include other sites recorded on the Sites and Monuments Record, the Industrial Heritage Record and the Defence Heritage Record.

Areas of Archaeological Potential

There are presently six areas of Archaeological Potential in Dundonald, Dromara, Royal Hillsborough, Lisburn, Drumbo and Glenavy and more may be identified at Local Policies stage.

The Council will promote economic vitality and growth through the ongoing regeneration of our historic environment. This may be achieved by ensuring that our historic environment remains in continuing use, or active reuse as

an integral part of the living and working community.

The exceptional quality of our environment is an important contributor to our sense of place, history and cultural identity through the quality of landscapes and the biodiversity it contains. As such it plays an important role in support of the local economy and the health and well-being of all who live and visit the area.

The erosion of our natural environment through inappropriate and unsustainable development proposals can have a negative impact on the historic environment. It is important that a balanced approach is adopted in terms of achieving growth and protecting and enhancing this asset in order to maintain the character and attractiveness of the area. New development proposals should be of a high quality design in order to promote the Council area as an attractive place to live, work and invest.

⁵² Historic Parks, Gardens and Demesnes, Listed Buildings and other scheduled monuments including monuments in State Care, Scheduled Monuments and Areas of Significant Archaeological Interest (ASAI) are designated or identified by Historic Environment Division, Department for Communities

Natural Heritage

Policy Context

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG11) of the RDS guides that society should 'conserve, protect and, where possible, enhance our built heritage and our natural environment'. To this end, RG11 requires the following considerations and actions towards our natural environment:

- sustain and enhance biodiversity
- identify, establish, protect and manage ecological networks
- protect and encourage green and blue infrastructure
- protect and manage important geological and geomorphological features
- protect, enhance and manage the coast
- protect, enhance and restore the quality of inland water bodies
- recognise and promote the conservation of local identity and distinctive landscape character

- conserve, protect and where possible enhance areas recognised for their landscape quality
- protect designated areas of the countryside from inappropriate development and continue to assess areas for designation
- consider the establishment of one or more National Parks.

Spatial Framework Guidance (SFG5) 'Protect and enhance the quality of the setting of the BMUA and its environmental assets' acknowledges the significance of the existing environmental assets and protected Areas of High Scenic Value. It identifies that the Lagan Valley Regional Park and hills around the BMUA to be protected from development stating 'these areas should be safeguarded, but opportunities should be sought where appropriate, to increase access to them for residents and tourists, consistent with protecting their integrity and value.'

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises that our natural and cultural landscapes are an essential aspect of our sense of place and belonging and are part of our national and community identity.

Its regional strategic objectives in relation to natural heritage are to:

- protect, conserve, enhance and restore the abundance, quality, diversity and distinctiveness of the region's natural heritage
- further sustainable development by ensuring that natural heritage and associated diversity is conserved and enhanced as an integral part of social, economic and environmental development
- assist in meeting international, national and local responsibilities and obligations in the protection and enhancement of the natural heritage
- contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of natural heritage in supporting economic diversification and contributing to a high-quality environment
- take actions to reduce our carbon footprint and facilitate adaptation to climate change.

Strategic Policy 19 Protecting and Enhancing Natural Heritage

The Plan will support development proposals that:

- a) protect, conserve and, where possible, enhance and restore our natural heritage
- b) maintain and, where possible, enhance landscape quality and the distinctiveness and attractiveness of the area
- c) promote the highest quality of design for any new development affecting our natural heritage assets
- d) safeguard the Lagan Valley Regional Park allowing appropriate opportunities for enhanced access at identified locations thereby protecting their integrity and value.

Justification and Amplification

The strategic policy for natural heritage has been informed by regional and local policy which aims to balance the growth of the area whilst protecting and enhancing key assets in order to maintain landscape character, distinctiveness and attractiveness of the

area. This strategic policy takes account of our natural heritage features and landscape character within and extending beyond the geographical extent of the area.

There are a number of key environmental assets within the Council area, afforded protection under International, National and Local Designations. The Local Development Plan designates Areas of High Scenic Value, Local Landscape Policy Areas, Landscape Wedges and Sites of Local Nature Conservation Interest.

The Local Policies Plan will protect and integrate features of the natural heritage through appropriate designations and when zoning sites for development. The Local Policies Plan will also identify and promote green and blue infrastructure⁵³ where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements.

The Plan Strategy has also considered the natural and cultural components of the various landscapes of the district through its Landscape Character Assessment (see Technical Supplement 6). This assessment has ensured that potential effects on landscape and natural heritage, including the cumulative effect of development, have been considered in the preparation of the Plan, and are reflected in the

operational policies contained in Part 2 of the Plan Strategy.

The Council, when determining the impacts of a proposed development on international or national designations, will consider the precautionary principle as set out in the Rio Declaration on Environment and Development 1992 that states; Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as reasons for postponing cost effective measures to prevent environmental degradation.

The following natural heritage assets within the Council area are afforded statutory nature conservation designation (See Figure 6).

International Designations

Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough.

National Designations

National designations include:

- **Nature Reserve** at Belshaw's Quarry

⁵³ RDS 2035, Regional Guidance RG11 'Natural Environment'

- **Lagan Valley Area of Outstanding Natural Beauty (AONB)** – The Lagan Valley Regional Park (LVRP) is a significant natural environmental asset within the Council area and is safeguarded to ensure its natural beauty and character is retained. The park remains as a major regional recreational asset benefitting from its statutory designation as an Area of Outstanding Natural Beauty (AONB) which was designated in 1965 and largely aligns with the boundary of the LVRP. This AONB has been designated in recognition of its importance as a landscape of distinctive character and special scenic value. The designation is designed to protect and enhance the qualities of the area and to promote it for the enjoyment of the public.
- **Areas of Special Scientific Interest (ASSIs)** at Belshaw's Quarry, Leathemstown, Slievenacloy, Portmore Lough, Maghaberry, Ballynanaghten, Craigantlet Wood, Lough Neagh and Clarehill.

There are no local level designations within the Council area.

Figure 6 Environmental Designations afforded Statutory Protection through Legislation



Local Development Plan Designations

- Areas of High Scenic Value (AoHSV) – there are six AoHSV that protect the setting of urban areas and provide areas of particular landscape merit, consisting of:
 - Portmore Lough
 - Magheraknock Loughs
 - Belfast Basalt Escarpment (part of Belfast Hills)
 - Craigtlet Escarpment
 - Castlereagh Slopes
 - Castlereagh Escarpment.
- Local Landscape Policy Areas (LLPAs) – there are one hundred and eighteen LLPAs within or adjoining settlements which are considered to be of greatest nature conservation or heritage interest, amenity value, landscape quality or local significance
- Landscape Wedges – there are six landscape wedges, both Urban and Rural, which provide visual separation within parts of the built up urban areas, or between settlements.
- Sites of Local Nature Conservation Interest (SLNCIs) – there are one hundred and fourteen SLNCIs located throughout the Plan Area, designated because of their characteristic habitats, species or earth

science features. As well as making a contribution to the local natural heritage, they contribute to National and European biodiversity.

These designations are carried forward from the existing development plan however further work in reviewing existing and future AoHSV, LLPAs, Landscape Wedges and SLNCIs will be assessed as part of the Local Policies Plan.

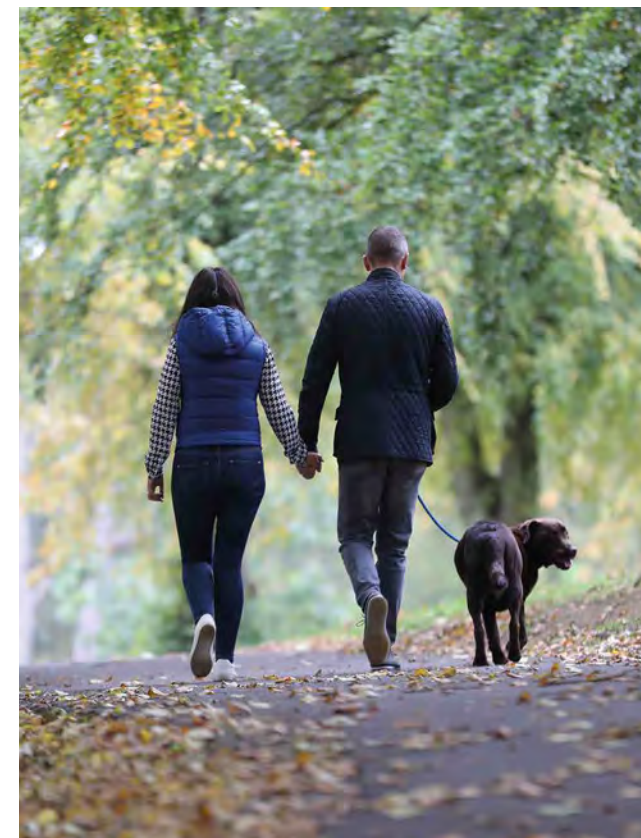
Trees and Woodland

Trees and woodland contribute significantly to the natural environment and green and blue infrastructure networks.

They have a number of important benefits, including creating a varied and attractive landscape, and creating and defining a sense of place. Trees can help screen and integrate development, provide wildlife habitats, contribute to the health and well-being of society, reduce air pollution, provide shade and mitigate flood risk.

Individual trees, groups of trees or woodland which is of particular amenity value may be subject to additional protection through the implementation of a Tree Preservation Order (TPO).

Trees in Conservation Areas are also provided the same level of protection as trees afforded a TPO, in accordance with Section 127 of the Planning Act.



Wallace Park

F: A Connected Place

Supporting Sustainable Transport
and Other Infrastructure



F: A Connected Place

Supporting Sustainable Transport and Other Infrastructure

Plan Objective F outlines those actions the Council will adopt to promote sustainable transport and other infrastructure within the Council area

- 1) Support the growth of the Council area, exploiting its strategic location on Key Transport Corridors and the rail network
- 2) Designate and protect the location of strategic infrastructure, promote strategic transport schemes and linkages, maximising accessibility by sustainable transport modes across the Council area, ensuring infrastructure development is flood resilient
- 3) Promote opportunities for sustainable travel through development of Active Travel Networks to support walking, cycling and public transport, reducing the need to travel by private car
- 4) Develop and promote strategic greenways to provide opportunities for walking, cycling, biodiversity, health and well-being
- 5) Recognise the contribution green and blue infrastructure offers to human health and sustainable urban drainage
- 6) Mitigate and adapt to climate change by minimising greenhouse gas emissions
- 7) Support renewable energy infrastructure whilst affording protection to the environment
- 8) Facilitate the delivery of telecommunications and utilities infrastructure throughout the Plan period
- 9) Support effective waste management through reuse, recycling and reduction of waste to landfill, minimising environmental impacts
- 10) Prevent inappropriate development in areas at risk of flooding or that increase flood risk elsewhere, whilst managing flood risk and providing mitigation where necessary.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 1 'Children and Young People'; Theme 2 'The Economy'; Theme 3 'Health and Well-being'; and Theme 4 'Where We Live'.

Theme 1 focuses on developing our open spaces and recreational areas in a way that contributes to young people being physically active and enjoying good mental health. This is enhanced by Theme 3 with its focus on empowering people at every life stage to lead healthy active lives regardless of where we live or what income we have. The importance of physical and digital infrastructure in driving economic growth is a focus for Theme 2.

Theme 4 highlights particular geographical areas, Carryduff, Lisburn City Centre, Royal Hillsborough & Culcavy and Moira that will benefit from improvements in the future. It also draws the link between the local and the global, from local biodiversity to climate change, outlining the need to ensure that the

environment is enhanced and protected both now and in the future.

Within these themes, this Plan Strategy will directly support outcomes:

1E – Children and young people are physically active and enjoy good mental health.

2E – Our transport and digital infrastructure supports our economy and our people.

3A – Good health will no longer be dependent on where we live or what income we have.

3C – People of all ages are more physically active more often.

4D – We have access to essential services, shops, leisure and workplaces.

4E – There is a modal shift to sustainable and healthy transport options.

4F – We produce less waste and reuse and recycle the waste that we do produce.

4G – Greenhouse gas emissions are reduced.

Plan Objective F will be delivered through the following strategic policies:

- **Transportation Infrastructure**
- **Renewable Energy**
- **Telecommunications & Other Utilities**
- **Waste Management**
- **Flood Risk.**



Glider at Dundonald Park & Ride

Transportation Infrastructure

Policy Context

Regional Development Strategy 2035 (RDS) and New Approach to Regional Transportation

The RDS vision for regional transportation is ‘to have a modern, sustainable, safe transportation system which benefits society, the economy and the environment and which actively contributes to social inclusion and everyone’s quality of life’.

The RDS and A New Approach to Regional Transportation⁵⁴ consider the integration between transport and land use as being fundamental to implementing the regional approach to transportation.

The aims of the RDS in relation to transport include:

- improve connectivity to enhance the movement of people, goods, energy and information between places
- take action to reduce our carbon footprint and facilitate adaption to climate change
- strengthen links between north and south, east and west, Europe and the rest of the world.

The RDS Regional Guidance (RG2) identifies that in order to deliver a balanced approach to transport infrastructure, the focus is on managing the use of road and rail space and how the network can be used in a better, smarter way. This includes improving connectivity; maximising the potential of the Regional Strategic Transport Network; using road space and railways more efficiently; improving social inclusion; managing the movement of freight; improving access to our cities and towns; and improving safety by adopting a ‘safe systems’ approach to road safety.

RG7 identifies the need to support urban and rural renaissance, which recognises that development and redevelopment is dependent on the availability of necessary infrastructure. In order to ensure that environmental quality in urban areas is improved and maintained, plans should make provision for adequate green and blue infrastructure. Additionally, noise levels can be caused by traffic, construction, industrial and sometimes recreational activities. New development must therefore take noise mitigation into account.

RG9 aims to reduce our carbon footprint and facilitate mitigation and adaption to climate change whilst improving air quality. Mitigation in relation to transport, includes reducing greenhouse gas emissions; reducing noise and air pollution; and using more energy efficient forms of transport.

Spatial Framework Guidance recognises that Lisburn benefits from its location at the meeting point of the Belfast/Dublin economic corridor and the East/West Key Transport Corridor.

Spatial Framework Guidance (SFG1) seeks to enhance Lisburn City as a major employment and commercial centre being strategically located at the meeting of key transport corridors with high development potential and the scope to generate additional jobs.

SFG4 seeks to manage the movement of people and goods within the Belfast Metropolitan Urban Area (BMUA) recognising the key role transport plays in developing competitive cities and regions. An efficient transport infrastructure is not only important for a successful economy but it can help promote social inclusion by providing an affordable alternative to the private car.

SFG14 aims to improve accessibility for rural communities through improving the overall connectivity of rural communities to services and other parts of the region by exploring innovative ways of bringing these services to the communities; and integrating local transport, such as promoting integrated rural transport initiatives.

⁵⁴ Ensuring a Sustainable Transport Future - A New Approach to Regional Transportation DRD 2012

Ensuring a Sustainable Transport Future - A New Approach to Regional Transportation

This document sets out how the former Department for Regional Development (now Department for Infrastructure) aims to develop regional transportation beyond 2015.

Unlike the 2002 Regional Transportation Strategy (RTS), the new approach does not include details of schemes or projects. Rather, the Department set three High Level Aims for transportation along with twelve supporting Strategic Objectives, covering the economy, society and the environment, as follows:

- A. Support the growth of the economy
- B. Enhance the quality of life for all
- C. Reduce the environmental impact of transport.

Against each High Level Aim a number of Strategic Objectives were developed to address the challenges identified during the review.

A. Support the Growth of the Economy

- 1: Improve connectivity within the region
- 2: Use road space and railways more efficiently
- 3: Better maintain transport infrastructure
- 4: Improve access in our towns and cities
- 5: Improve access in rural areas
- 6: Improve connections to key tourism sites

B. Enhance the Quality of Life for All

- 7: Improve Safety
- 8: Enhance Social Inclusion
- 9: Develop transport programmes focused on the user

C. Reduce the Environmental Impact of Transport

- 10: Reduce greenhouse gas emissions from transport
- 11: Protect biodiversity
- 12: Reduce water, noise and air pollution

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that the successful integration of transport and land use is fundamental to the objective of furthering sustainable development. Planning has a vital contributing role for improving connectivity and promoting more sustainable patterns of transport and travel.

Its regional strategic objectives for transportation and land use planning are to:

- promote sustainable patterns of development which reduce the need for motorised transport, encourages active travel, and facilitate travel by public transport in preference to the private car

- ensure accessibility for all, with the needs of people with disabilities and others whose mobility is impaired given particular consideration
- promote the provision of adequate facilities for cyclists in new development
- promote parking policies that will assist in reducing reliance on the private car and help tackle growing congestion
- protect routes required for new transport schemes including disused transport routes with potential for future re-use
- restrict the number of new accesses and control the level of use of existing accesses onto Protected Routes
- promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

Northern Ireland Changing Gear - A Bicycle Strategy for Northern Ireland (2015)

This document outlines the Department for Infrastructure's vision for the kind of cycling community it would like Northern Ireland to be in 25 years. The vision is 'A community where people have the freedom and confidence to travel by bicycle for every day journeys.'

The aim of the strategy is to have a comprehensive bicycle network which comprises urban and rural networks and linkages between the two.

The design and maintenance of this network is fundamental to the promotion of a modal shift in transport. It is recognised this shift will take time requiring funding and support however the strategy contains ambitious targets over and beyond its life span.

Belfast Metropolitan Transport Plan (BMTP)

The Department for Infrastructure (DfI) have confirmed through consultation with the Council that the Belfast Metropolitan Transport Plan (BMTP) will be reviewed as part of the next stage of the Local Development Plan process.

The BMTP outlines a number of key proposals building on the RDS which are of particular strategic significance for the next stage of Plan preparation. A brief summary is provided as follows:

Rapid Transit Schemes

Glider (formerly EWAY⁵⁵) – which runs east to west and has a terminus in Dundonald Park & Ride.

Railways

West Lisburn/Knockmore Halt, replacing the existing halt at Knockmore, with associated Park & Ride.

Park & Ride Sites

- Cairnshill
- Sprucefield
- West Lisburn at proposed new halt.

Strategic Road Schemes

M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn) - These schemes involve the widening of the M1 between Blacks Road and Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.

A24 Saintfield Road Relief Road - This scheme involves the provision of a link road between the A24 at Cairnshill and the A55 at Newtownbreda.

Non-Strategic Road Schemes

- Knockmore - M1 Link (not commenced)
- North Lisburn Feeder Road (near completion)
- Quarry Corner – Comber Road (ongoing).

Disused Railway

The BMTP identified the need to retain the option of re-instating the Antrim-Lisburn railway as a part of a potential passenger circle line which could serve Belfast international Airport as envisaged in the RDS.

Post Publication of BMTP

A number of proposals have not transpired that were originally outlined in the BMTP, including the provision of Park & Ride at Lisburn Train Station and the provision of an informal Park & Ride at Carryduff.

A number of schemes have also evolved post-BMTP, including:

- A3 Moira Road upgrade
- Dundonald (Dunlady Road) Park & Ride
- extension to Sprucefield Park & Ride
- potential new Park & Ride facility at Moira Train Station.

⁵⁵ The Glider route terminates close to Lisburn Greater Urban Area on the Stewartstown Road in Belfast City Council

It is considered that the detail and provision of schemes will be identified at the Local Policies Plan stage through an integrated Local Transport Plan, as part of the wider updated Belfast Metropolitan Transport Plan (BMTP).

Lisburn & Castlereagh City Council Car Park Strategy, 2019 (Draft)

As a result of Local Government Reform in Northern Ireland in 2015, the Department for Infrastructure Roads (DfI) transferred all of its off street car parks, excluding Park and Ride/ Park and Share which are owned by DfI but managed by Translink, to local councils. Lisburn & Castlereagh City Council is now responsible for the operation of twelve car parks previously operated by DfI, as well as five legacy Council sites.

The car park strategy was developed in four stages:

Stage 1 – consideration of the baseline in terms of parking provision and policies and also an assessment and review of usage, operation and tariffs.

Stage 2 – detailing current issues, challenges and trends in relation to car parking within the Council area, and identifying through successful scheme examples, best practice in terms of the management and operation of parking facilities.

Stage 3 – detailing potential future developments and the impact they may have upon parking provision in off street car parks within Lisburn City Centre.

Stage 4 – Parking Strategy and Action Plan
The issues considered in the Car Park Strategy (which assesses the Council's off-street car parks) relate to the availability of spaces and the conflict between long and short stay parking serving the differing needs both of the individual and the Council area.

It is considered that this document will provide part of the evidence base and analysis necessary to develop a long-term parking strategy to fit with the Local Development Plan. The long-term parking strategy will be prepared by the Council and DfI jointly at Local Policies Plan stage through an integrated Car Parking Strategy.

West Lisburn Development Framework Review 2018, (Draft)

The Framework acknowledges key infrastructure that will assist and deliver the development potential of West Lisburn, including the proposed Park & Ride and Knockmore Rail Halt, West Lisburn, which is also identified in the BMTP and BMAP. These additional facilities, twinned with improved

frequencies in public transport, will serve to reduce road traffic to the area and promote alternative sustainable travel modes.

Lisburn City Centre Masterplan, 2019 (Draft)

The City Centre Masterplan 2019 has regeneration objectives which include reconnecting the city centre to the Lagan corridor and improving connectivity throughout the City Centre. This is achieved through enhancements to promote pedestrian movements; new phases of public realm works and proposed pedestrian/cycle connections across the River Lagan. This supports sustainable travel modes within the city centre which is vital to reducing private car usage.

Strategic Policy 20 Transportation Infrastructure

The Plan will support development proposals that:

- a) provide or improve an integrated transport network servicing the needs of our community and future growth
- b) deliver sustainable patterns of development, including safe and accessible environments
- c) encourage a modal shift from private car dependency through integration of transport and land use
- d) facilitate Park & Ride, active travel (public transport, cycling and walking) and strategic greenways to move towards more sustainable modes of travel both within the Council area and linking to wider regional networks.

Justification and Amplification

The strategic policy for transportation infrastructure has been formulated in accordance with regional and local policy which aims to support and deliver sustainable transport and integration with land use.

The Department for Infrastructure (DfI), as the statutory transport authority, through consultation with the Council has prepared a Local Transport Study (LTS) which supports this strategic policy.

This sits within the context of the wider Belfast Metropolitan Transport Study (BMTS) prepared by DfI. Each of these documents is referred to below.

Local Transport Study (LTS)

The Local Transport Study (LTS) was prepared by DfI in consultation with the Council, details of which are provided in Technical Supplement 8. The LTS does not propose identified schemes but introduces a framework against which future proposals will be delivered. The overall focus of the LTS at Plan Strategy stage is to improve transport connections for people, goods and services whilst protecting the environment.

The seven objectives to support the Plan Strategy are as follows:

- **Objective 1:** Enhance regional accessibility by road and public transport from the centres of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff to Belfast, Derry/Londonderry, gateways and hubs.

- **Objective 2:** Ensure viable local public transport accessibility to essential services for people living in the Lisburn & Castlereagh Council area.

- **Objective 3:** Ensure there are attractive and safe active travel networks (walking and cycling) linking all existing and new residential, employment, retail and leisure developments in the urban areas of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff.

- **Objective 4:** Deliver high-quality public realm in the centres of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff, with reduced vehicle dominance, to make the towns attractive places to live and work and to improve safety for active modes.

- **Objective 5:** Enhance accessibility by sustainable modes of transport to the centres of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff to safeguard their viability.

- **Objective 6:** Enhance safety for all modes of transport and reduce the number and severity of casualties.

- **Objective 7:** Ensure our transport systems are resilient to climate change and well-maintained.

The ten confirmed measures identified in the LTS are:

- improved inter-urban roads on key transportation corridors
- improved 'limited stop' bus services to key hubs (i.e. Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff)
- maintained and improved rail services and connections
- new urban road links and sustainable transport infrastructure to facilitate key development funded by developers
- town centre parking strategies
- provision of improved walking facilities in towns
- improvements to existing cycle network and provision of a new network of radial cycling routes in towns and greenways

- traffic management schemes in urban areas to re-balance modal hierarchy
- implement road safety measures
- transport infrastructure designed, provided and maintained to best practice standards.

These measures are consistent with the 'New Approach to Regional Transportation' as they are outcome based and are considered more deliverable and relevant for the Plan Strategy.

The Local Transport Study does not list specific infrastructure schemes. The intention is that this provides more flexibility, with detail of specific schemes being identified at the Local Policies Plan stage when land use zonings are identified, thereby integrating land-use proposals and transportation.

Belfast Metropolitan Transport Study (BMTS)

The BMTS has been conducted to help inform the Local Development Plans within the Belfast Metropolitan Study area. The Belfast Strategic Transport Model (BSTM) investigates to what degree the levels of growth proposed by the Councils within the study area can be accommodated and what blend of measures may be needed to deliver on the outcomes set by these Councils and the Department.

The study comprised a list of twelve illustrative measures (IM01-IM12) which were modelled using the BSTM, applying a base line of 2013 demand and a 2030 demand scenario.

Schemes identified within the illustrative measures in the Council area are as follows:

- IM01 Highway - Dualling of A26; M1/A1/ Sprucefield Bypass (2 lanes in each direction and M1 widening (3 lanes in each direction)
- IM04 Goldline - provision of local park and rides
- IM05 BRT Phase 2 - South route, Ormeau Road, continuing onto the Saintfield Road
- IM06 Metro - Frequency of all metro services doubled and speed increased
- IM09 Demand management - Introduction of toll roads, including M1
- IM10 Fares - reduction in public transport fares
- IM11 Rail B - increased frequency on Lisburn Line.

These illustrative measures were developed into two Alternative Networks (AN01 and AN02). This modelling was used to inform the draft Belfast Metropolitan Transport Study (BMTS). The study concludes that whilst the introduction of new public transport schemes and a reduction in fares can stimulate public transport, car usage is likely to remain high. In order to reduce car modal share within the metropolitan area, more comprehensive intrusive demand management measures are likely to be required.

Further work is still required to determine the most appropriate demand management approach for the BMTS area to maximise the modal shift to sustainable modes of travel while supporting local growth and trade.

This will be explored with Councils through the provision of a new Belfast Metropolitan Transport Plan at the Local Policies Plan stage.

Meeting Future Transportation Needs

The Council is keen to explore further improvements to transportation provision at Local Policies Plan and Local Transport Plan stage in conjunction with DfI, including the following:

Key Transportation Infrastructure Schemes

The Council recognises the importance in providing a high quality, integrated transport system that supports future growth. The Council remains committed to working with DfI Roads and public transport operators to deliver major improvements to the existing transportation network over the Plan period.

A number of key transport proposals as previously identified through the BMTP that have not yet been implemented, include:

- the M1-A1 link road
- the A24 Saintfield Road Relief Road
- the Knockmore-M1 link road
- the West Lisburn/Knockmore Halt, with associated park and ride
- completion of the North Lisburn feeder road

- Quarry Corner – Comber Road link road.

These schemes remain of strategic importance to the council area, in addition to:

- a potential new Park & Ride facility at Moira Train Station
- reinstating of the Antrim-Lisburn line for operational use.

In addition, the Local Transport Study will consider the strengths and weaknesses of various modes of transport, including walking, cycling, public transport and roads. This will provide clarity on the transport measures that DfI expect to deliver during the LDP period to 2032 and which will become evident at Local Policies Plan stage.

Park & Ride/Park & Share

The provision of Park & Ride/Park & Share at key locations benefits not only those residing and working in the Council area, but those travelling through Lisburn and Castlereagh from neighbouring Councils. Park & Ride or Park & Share sites have the potential to deliver a shift to more sustainable travel modes (by reducing car usage and encouraging the use of public transport), reduce pollution and congestion and improve air quality and public health.

The existing Development Plan (BMAP) identified the provision of Park & Ride sites at Sprucefield and Cairnshill to assist and improve traffic management. The Council recognises the value of the existing Park & Ride sites in supporting a modal shift between private car and public transport usage and supports the proposed schemes at West Lisburn adjacent to the proposed new rail halt; Moira, adjacent to the railway station; and the extension of other Park & Ride sites which benefit from planning approval.

Park & Share sites are not linked directly to public transport but encourage car sharing which can save users money and driving stress whilst reducing congestion. There are two Park & Share sites in the Council area located at the Temple roundabout and Saintfield Road M1 Lisburn/Junction 6.

Further assessment of Park & Ride/Park & Share sites will be undertaken at the Local Policies Plan stage in conjunction with the development of the Local Transport Plan.

Active Travel

Sustainable modes of transport which promote a modal shift away from reliance on the private car will reduce demand on the road network helping to reduce emissions, increase the

efficiency of the network and provide overall benefit to the residents of the Council area.

A modal shift requires development to provide improved accessibility to public transport and promote walking and cycling. This is a key feature of active travel operational policy contained in Part 2 of the Plan Strategy.

Linking people and communities through green infrastructure promotes the use of active travel which will help lead to longer, healthier and more active lifestyles.

Adopting a proactive approach to schemes which reduce reliance on the private car will be a key theme of the emerging Belfast Metropolitan Transport Plan (BMTP) to accompany the Local Policies Plan.

Implementation of Phase II of the Belfast Rapid Transport (Glider) completing the linkages beyond the Council area will be a vital component in reducing reliance on the private car.

Strategic Greenways and Disused Transport Routes

'Exercise, Explore, Enjoy - A Strategic Plan for Greenways' published by the Department for Infrastructure in 2016 defines greenways as 'traffic-free routes connecting communities

to all kinds of destinations for commuting, everyday journeys or leisure and recreation.'

The aim of the Strategic Greenways Plan is to encourage a substantial increase in the number of people walking and cycling as a regular part of everyday life through the building of a connected and accessible regional greenway network which significantly increases the length of traffic-free routes.

Three strategic greenways are located/proposed in the Council area:

- a primary route extending the existing Sustrans National Cycle Route No. 9 from Sprucefield, through the Maze Lands to Moira and onwards towards Portadown
- a secondary route connecting Carryduff to the Primary Belfast Greenway
- a further secondary route connecting Lisburn to Banbridge.

The Council is supportive of the future provision of strategic greenways recognising the benefits they provide, including reducing reliance on the private car, connecting communities with facilities, services, schools and places of work, promoting health and well-being, reducing pollution and congestion, increasing access and awareness of the natural and historic

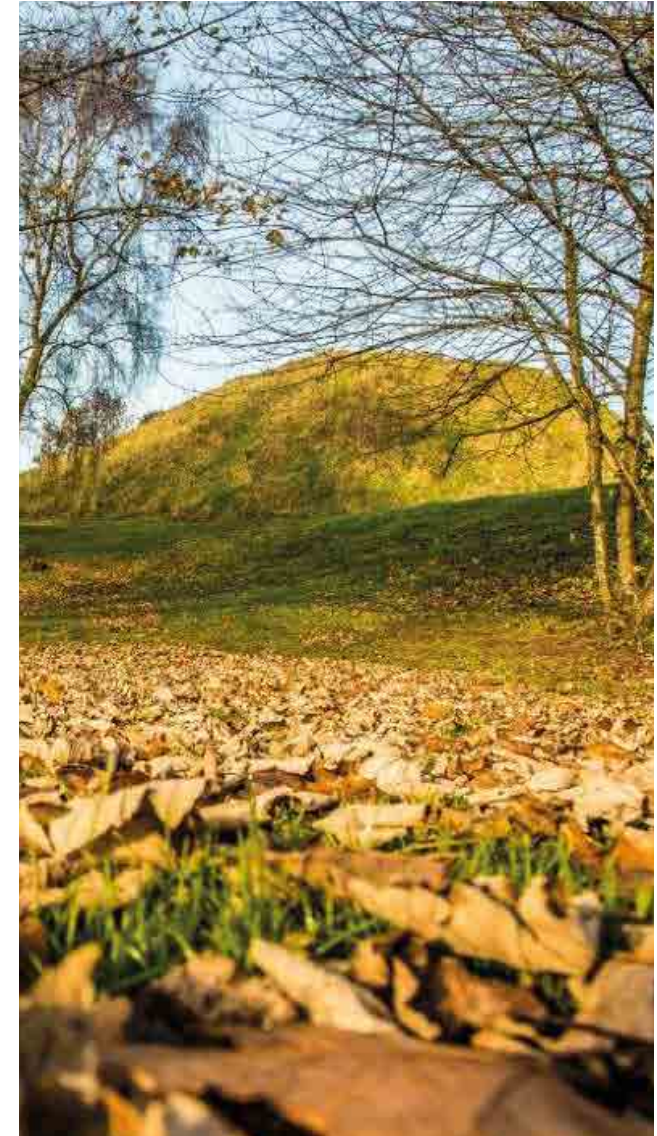
environment, along with the potential for tourism opportunities.

At present the railway connection between Lisburn and Antrim is disused. The Plan proposes that this disused railway route is protected for possible re-use for transport purposes. In consultation with Translink, the Council has established that any work that might be carried out to enhance the network to bring back services to the Antrim/Lisburn line with connections to Belfast International Airport would require a robust financial, economic and transportation case.

The Council is keen to pursue this option further with DfI and neighbouring Council (Antrim and Newtownabbey Borough Council) through the Local Transport Plan and wider Belfast Metropolitan Transport Plan. Further assessment of strategic greenways and the Lisburn-Antrim disused transport route will be undertaken at Local Policies Plan stage.

Car Parking

A comprehensive joined up approach will be required between the Council and DfI to address parking issues. An area of parking restraint exists within Lisburn City Centre and this designation will be carried forward under the Transitional arrangements outlined under Chapter 1. Areas of parking restraint along with other measures to reduce the impact of car parking across the Council area will require further detailed assessment at the Local Policies Plan stage.



Moat Park

Map 13 Department for Infrastructure Strategic Plan for Greenways



Renewable Energy

Policy Context

Regional Development Strategy 2035 (RDS)

The aims of the RDS include to protect and enhance the environment for its own sake and take actions to reduce our carbon footprint.

Regional guidance (RG5) aims to deliver a sustainable and secure energy supply. One of the ways this can be achieved is to increase the contribution that renewable energy can make to the overall energy mix. It acknowledges that there needs to be a significant increase in all types of renewable electricity installations and renewable heat installations, including a wide range of renewable resources for electricity generation both onshore and offshore to meet the region's needs.

Additionally, Regional Guidance (RG9) seeks to reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality. In relation to renewables, it considers how to reduce energy consumption and move to more sustainable methods of energy production. In relation to mitigation, there is a drive to improve the energy efficiency and adaptability of buildings; increase the use of renewable energies; and utilise local production of heat and/or

electricity from low or zero carbon energy sources.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Renewable energy technologies support the wider Northern Ireland economy and also offer new opportunities for additional investment and employment, as well as benefitting our health and well-being, and our quality of life.

The aim of the SPPS in relation to renewable energy is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland's renewable energy targets and to realise the benefits of renewable energy

without compromising other environmental assets of acknowledged importance.

Its regional strategic objectives for renewable energy are to:

- ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed
- ensure adequate protection of the region's built, natural, and cultural heritage features
- facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design.



Solar Farm, Lisburn Countryside

Strategic Policy 21 Renewable Energy

The Plan will support development proposals that:

- a) facilitate the delivery of renewable energy generating facilities (wind, solar, thermal, biomass and other technologies) in the most appropriate locations which aim to meet the regional target⁵⁶ for renewable energy production
- b) minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, and natural and historic environment.

Justification and Amplification

The strategic policy for renewable energy has been informed by regional and local policy which supports the diverse range of renewable energy development that have a key role in reducing dependency on fossil fuels for energy production.

Solar and energy generated from waste is becoming more widely used on a commercial

scale. With all renewable energy technologies, the key consideration is the potential impacts on public safety, human health and the amenity of the surrounding area. A balance will always be required between the economic/environmental benefits of any scheme and the potential impacts on people and the environment.

A cautious approach for renewable energy development proposals will apply within designated landscapes which are of significant value, such as Areas of Outstanding Natural Beauty and their wider settings. In such sensitive landscapes it may be difficult to accommodate renewable energy proposals, including wind turbines, without detriment to the region's cultural and natural heritage assets.

Consideration of all renewable energy proposals will take account of their contribution to the wider environmental benefits arising from a clean, secure energy supply; reductions in greenhouse gases and other polluting emissions; and contributions towards meeting Northern Ireland's target for use of renewable energy sources.

In relation to renewable energy development, details of future decommissioning including

proposals for site restoration will be required, as most renewable technologies have a definitive lifespan. Planning conditions (or a legal agreement where appropriate) can be used to ensure removal of disused facilities.

The factors to be considered on a case by case basis will depend on the scale of the development and its local context in accordance with the operational policy contained in Part 2 of the Plan Strategy.

Additional guidance including 'Wind Energy Development in Northern Ireland's Landscapes' (DfI, August 2010) and other relevant best practice should be taken into account in assessing proposals.

⁵⁶ Executive's 2010-20 Strategic Energy Framework which includes a target to achieve 40% of electricity consumption from renewable sources by 2020

Telecommunications and Other Utilities

Policy Context

Regional Development Strategy 2035 (RDS)

Telecommunications

The RDS is cognisant that the telecommunications market is a fast moving sector and investment in its infrastructure is key so as competitive advantage is not eroded or lost. Opportunities provided by access to high-quality communications need to be exploited to improve regional, national and international connectivity.

Regional Guidance (RG3) of the RDS aims to 'implement a balanced approach to telecommunications infrastructure that will give a competitive advantage' and consists of the following:

- invest in infrastructure for higher broadband speeds
- improve telecommunication services in rural areas to minimise the urban/rural divide
- increase the use of broadband
- capitalise on direct international connectivity.

Other Utilities

Regional Guidance (RG5) of the RDS seeks to deliver a sustainable and secure energy supply. Northern Ireland needs a robust and sustainable energy infrastructure delivering reliable and secure sources of energy to communities and businesses across the Region. New generation or distribution infrastructure must be carefully planned and assessed to avoid adverse environmental effects, particularly on or near protected sites.

The RDS advises that decision makers will have to balance impacts against the benefits from a secure renewable energy stream, and the potential for cleaner air and energy for industry and transportation. In addition to increasing the contribution of renewable energy, this includes:

- strengthening the grid
- providing new gas infrastructure
- working with neighbours
- developing 'Smart Grid' Initiatives.

Additionally, Regional Guidance (RG12) of the RDS seeks to promote a more sustainable approach to the provision of water and sewerage services. It states that planning for the provision of water and sewerage

infrastructure and treatment facilities is both a practical and environmental necessity for regional development. This includes:

- integrating water and land use planning - this should be informed by current water and sewerage infrastructure and future investment programmes
- managing future water demand
- encouraging sustainable surface water management.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Telecommunications

The SPPS recognises that a world-class telecommunications network is essential for sustainable economic growth. The aim is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum.

Other Utilities

The aim of the SPPS in relation to utilities infrastructure is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum.

In relation to utilities, the SPPS states that sufficient lands should be allocated through the LDP to meet the anticipated needs of the community, in terms of health, education and other public services.

All power lines will be subject to (ICNIRP) guidelines and other codes of practice. The precautionary approach will be adopted in all cases and proposals will be considered having regard to potential impacts on amenity and sensitive areas, Areas of Outstanding Natural Beauty are to be avoided.

Its regional strategic objectives for telecommunications and other utilities are to:

- ensure that, where appropriate new telecommunications development is accommodated by mast and site sharing
- ensure that the visual and environmental impact of telecommunications and other utility development is kept to a minimum
- minimise, as far as practicable, undue interference that may be caused to radio spectrum users (for example mobile phone services, media broadcasting and wireless broadband services) by new telecommunications development

- encourage appropriate provision for telecommunications systems in the design of other forms of development.

Lisburn & Castlereagh City Council Connect, Invest, Transform 10 Year Investment Plan Proposition (2019)

The Council has identified that one of the key enabling factors in driving forward its plans for transformation will be a focus on digital technologies. The use of digital innovation to help future-proof plans and investment decisions will be key, such as promoting the building of new space which will be ready for 5G capabilities. A 'digital-first' approach will be promoted through the Investment Plan.

Strategic Policy 22 Telecommunications and Other Utilities

The Plan will support development proposals that:

- a) facilitate the delivery of sustainable telecommunications and other utilities infrastructure requirements to meet need over the Plan period, encouraging future proofing to adapt to technological change
- b) minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, and natural and historic environment.

Justification and Amplification

The strategic policy for telecommunications and other utilities has been informed by regional and local policy and supports the delivery of necessary digital and physical infrastructure to facilitate the diverse needs of the economy and society in the Council area.

Communications infrastructure is a rapidly evolving sector with access to high-speed reliable digital telecommunications regarded as one of the most important enabling infrastructures in terms of

economic development and social uplift. The telecommunications market in Northern Ireland, as in the rest of the UK, is fully privatised and independently regulated on a national basis by the Office of Communications (OFCOM).

Technological advances in the way we communicate are evolving rapidly. This strategic policy allows the flexibility and adaptability to take advantage of such technological change. Mobile technologies and broadband technologies⁵⁷ are critical for businesses to advance and grow. Individuals similarly require this level of connectivity as modern society becomes more heavily reliant on this technology.

The way we communicate therefore impacts on our local and rural communities, businesses, and economy.

The UK Digital Strategy⁵⁸ recognises that for businesses to thrive and grow, government needs to create the conditions and provide the framework for investment in up-to-date infrastructure in all locations. Digital infrastructure is a critical component of this and digital connectivity is now considered a utility, which drives productivity and innovation.

Other utilities consist of water, sewerage, gas and electricity infrastructure which is

essential for a fully functioning society and economy. The Utility Regulator is responsible for regulating the electricity, gas, water and sewerage industries in Northern Ireland, promoting the short and long-term interests of consumers. In consultation with the relevant government departments, the Council will support sustainable utilities infrastructure to meet growing needs.

The abstraction, treatment and supply of drinking water and the conveyance and treatment of sewage are the responsibility of Northern Ireland Water (NI Water) which is responsible for further improvements to this infrastructure. The Council area is supplied by a series of impounding reservoirs and treated at water treatment plants. The issue of capacity of the existing Wastewater Treatment Works (WwTWs) in the various settlements across the Council area requires a joined-up approach between NI Water and the Council to ensure that the needs of our community and economy can be met over the Plan period.

Electricity and gas are purchased from the wholesale market and transported to businesses and homes through the electricity and gas networks. Northern Ireland Electricity Networks will continue to develop the existing 33kV and 11kV distribution networks in order to meet customer requirements and demand

⁵⁷ See Department for Economy, Broadband and mobile in Northern Ireland fact sheet

⁵⁸ Policy paper UK Digital Strategy 2017, Published 1 March 2017

change during the Plan period. There are several suppliers of electricity for domestic customers in Northern Ireland including the largest, Power NI. The natural gas distribution network across the Council area is operated by Phoenix Natural Gas Ltd.

The impacts of telecommunications and other utility infrastructure on our environment requires careful consideration and the operational policies contained in Part 2 of the Plan Strategy will facilitate the development of these whilst keeping environmental impact to a minimum, with particular regard to infrastructure siting, design and visual impact.

Waste Management

Policy Context

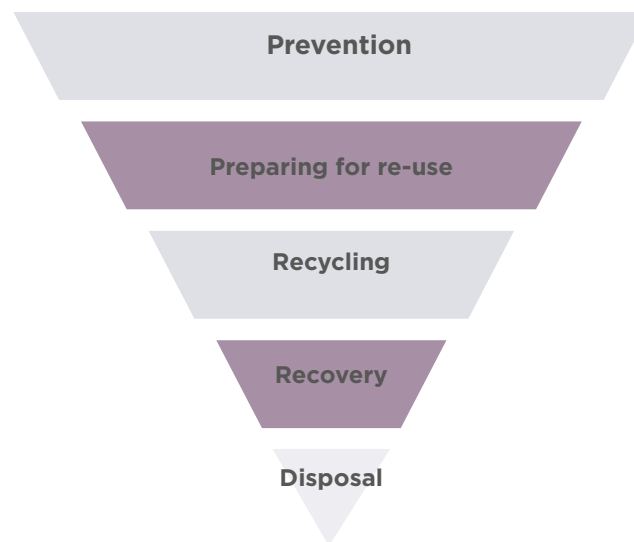
Regional Development Strategy 2035 (RDS)

One of the eight aims of the RDS is ‘Take actions to reduce our carbon footprint and facilitate adaption to climate change’. This states that we should aim to prevent waste and deal with it in line with the revised Waste Framework Directive.

Regional Guidance (RG10) identifies the principle of the waste hierarchy which aims to encourage the management of waste materials in order to reduce the amount of waste materials produced and to recover maximum value from the wastes that are produced. It encourages the prevention of waste, followed by re-use and refurbishment of goods, then value recovery through recycling and composting.

RG10 also encourages application of the proximity principle emphasising the need to treat or dispose of waste as close as practicable to the point of generation to minimise the environmental impacts of waste transport.

Figure 7 The Waste Hierarchy



Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS aims to support wider government policy focused on the sustainable management of waste and a move towards resource efficiency.

Its regional strategic objectives in relation to waste management are to:

- promote development of waste management

and recycling facilities in appropriate locations

- ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided or minimised
- secure appropriate restoration of proposed waste management sites for agreed after-uses.

The application of the ‘Proximity Principle’ is also highlighted, emphasising the need to treat and/or dispose of wastes in reasonable proximity to their point of generation. The principle works to minimise the environmental impact and cost of waste transport and therefore will further sustainable development.

Delivering Resource Efficiency - Northern Ireland Waste Management Strategy (WMS)

The key aim of the WMS is to achieve fully sustainable waste management through the controlled reduction in landfill, waste minimisation and a significant increase in waste recycling and recovery. The Waste Hierarchy is a core principle of the WMS. The primary purpose of the hierarchy is to minimise adverse environmental effects from waste and to increase resource efficiency in waste management and policy.

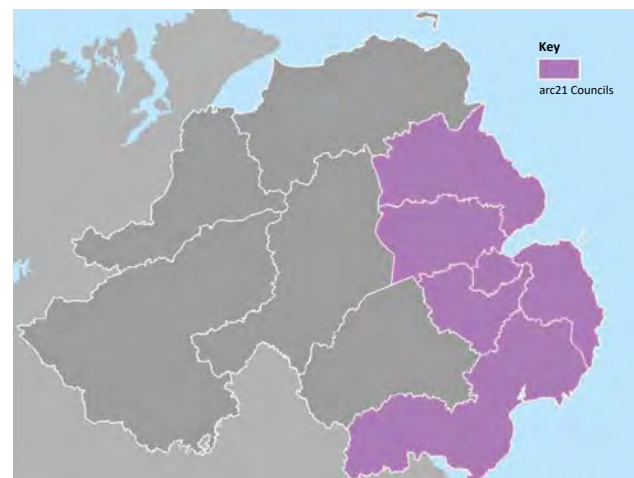
The key principles of the WMS are:

- The Waste Hierarchy - indicates the relative priority of the different methods of managing waste
- Life Cycle Approach - to take into account the overall impacts that an approach or service will have throughout its whole life, that is, from 'cradle to grave'
- Polluter Pays Principle - requires waste generators to pay the costs of providing services to manage their wastes
- Principles of Proximity and Self-Sufficiency - requires the network to enable waste to be disposed of or recovered in one of the nearest appropriate installations by means of the most appropriate methods and technologies in order to ensure a high level of protection for the environment and public health
- Integration of Waste Streams - encourages the development of waste management solutions that encompass all waste.

arc21 Waste Management Plan (WMP)

Lisburn & Castlereagh City Council is part of the arc21 Region, which is the first Waste Management Group of its kind to be established in the UK representing six Councils in the east of the region. The Waste Management Plan (WMP) was prepared by

Map 14 arc21 Councils



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arc21 in fulfilment of its obligations under Article 23 of the Waste and Contaminated Land (Northern Ireland) Order 1997. It provides details on the forward planning of waste management requirements for collecting, recovering, treating and disposing of controlled waste across the area.

The Principle objective of the WMP is to identify options for managing waste within the arc21 Region which draws the correct balance between:

- the provision and maintenance of sufficient capacity to deal with the waste produced

- meeting strategic targets for recycling and recovery, and potentially for reduction
- the protection of the environment for present and future generations
- Optimising resource utilisation in the arc21 Region.

Cemeteries

The provision and maintenance of cemeteries in the Council area is a statutory responsibility of Lisburn & Castlereagh City Council.

Currently Belfast City Council manage and maintain Roselawn Cemetery and Crematorium which lies within the Council area. The process of assessing future cemetery provision falls to each individual Council however the Council is currently exploring options with neighbouring councils in relation to identifying future need requirements. Should a collective need be established through collaboration, such provision could be appraised to enable a more joined-up approach.

If a need is identified for the requirement of additional cemetery provision, the LDP will take account of this, zoning sufficient lands where appropriate at Local Policies Plan stage.

Strategic Policy 23 Waste Management

The Plan will support development proposals that:

- a) facilitate the delivery of appropriate waste management infrastructure in the most appropriate locations paying due regard to the proximity principle and in accordance with the waste hierarchy
- b) employ the most appropriate technology to meet the wide range of environmental targets while ensuring all the appropriate environmental protections are in place
- c) secure appropriate restoration and aftercare of waste management sites.

Justification and Amplification

The strategic policy for waste management has been informed by regional and local policy to ensure that waste management is managed safely so that any detrimental effects on people, the environment, and local amenity including pollution, are avoided or mitigated.

The Council, through its Waste Management Plan, seeks to implement the waste hierarchy thereby reducing the amount of waste going to landfill and increasing the re-use, recycling and composting of waste consistent with sustainable waste management. There are two landfill sites within the Council area at Aughrim and Mullaghglass consisting of a range of non-hazardous waste streams and mixed municipal waste.

In addition, there are three Council-operated Household Recycling Centres at The Cutts (Derrriaghy), Drumlough and Comber Road (Carryduff). An additional facility may be required over the Plan period, which would likely (depending on timescale) be earmarked through the Local Policies Plan.

A joined-up approach between relevant government departments, agencies and the Council with responsibility for various aspects of waste management will be necessary in securing an overall sustainable approach to waste management. This joined up approach will also extend to neighbouring councils under the arc21 arrangements.

The policy will ensure that detrimental effects on people, the environment and local amenity associated with waste management facilities are avoided or minimised in accordance with operational policy set out in Part 2 of the Plan Strategy.

In assessing all proposals the Council will be guided by the precautionary approach in accordance with paragraph 6.322 of the SPPS.

Flood Risk

Policy Context

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG12) of the RDS seeks to promote a more sustainable approach to the provision of water and sewerage services and flood risk management. It recognises that changes in population distribution, household formation, urban development and our lifestyles continue to put increased pressure on our water resources and drainage systems. Climate change will also have an impact on our water environment.

These issues can be addressed by integrating water and land use planning; managing future water demand; and encouraging sustainable surface water management.

The RDS recommends that greater use of Sustainable Drainage Systems (SuDS) should be encouraged, particularly as part of significant development proposals. SuDS provide a water quality benefit and if designed appropriately can help control flows into rivers and drains thereby reducing the risk of flooding. All new urban storm water drainage systems should incorporate measures to manage the flow of waters which exceed design standards (exceedance flows) in order to help protect vulnerable areas.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The aim of the SPPS in relation to flood risk is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere.

Its regional strategic objectives for the management of flood risk are to:

- prevent inappropriate new development in areas known to be at risk of flooding, or that may increase the flood risk elsewhere
- ensure that the most up-to-date information on flood risk is taken into account when determining planning applications and zoning land for development in Local Development Plans (LDPs)
- adopt a precautionary approach to the identification of land for development through the LDP process and the determination of development proposals, in those areas susceptible to flooding where there is a lack of precise information on present day flood risk or future uncertainties associated with flood estimation, climate change predictions and scientific evidence

- manage development in ways that are appropriate to the four main sources of flood risk in Northern Ireland, i.e. fluvial, coastal, surface water and water impoundment (reservoir) breach or failure
- seek to protect development that is permitted within flood risk areas by ensuring that adequate and appropriate measures are employed to mitigate and manage the flood risks
- promote sustainable development through the retention and restoration of natural flood plains and natural watercourses as a form of flood alleviation and an important environmental and social resource
- promote sustainable development through encouraging the use of sustainable drainage for new development and redevelopment/regeneration schemes
- promote public awareness of flood risk and the flood risk information that is available and of relevance to undertaking development

- promote an integrated and sustainable approach to the management of development and flood risk which contributes to:
 - the safety and well-being of everyone
 - the prudent and efficient use of economic resources
 - the conservation and enhancement of biodiversity
 - the conservation of archaeology and the historic environment.

Strategic Policy 24 Flooding

The Plan will support development proposals that:

- a) reduce the risks and impacts of flooding by managing development to avoid, where possible the potential for flooding
- b) encourage the use of Sustainable Drainage Systems to alleviate issues around surface water flooding
- c) adopt a precautionary approach in instances where the precise nature of any risk is as yet unproven but a potential risk has been identified.

Justification and Amplification

The strategic policy for flooding has been informed by regional and local policy which seeks to ensure that development proposals are adequately mitigated to reduce the potential of flooding primarily from rivers and surface water run-off. While the policy aims to reduce the risks, other wider global factors (including climate change) are having an impact in this area.

Development is recognised as one of the key ways that flooding can be exacerbated. Urban areas have been previously dominated by hard surfacing which is non-permeable. With increasing development demands and greater frequency of high intensity events, drainage systems can become overwhelmed. The policy actively encourages sustainable drainage systems in an attempt to reduce areas which are at risk from surface water flooding.

The need to regulate proposed development in areas where there is an identified risk of flooding is a priority. The latest flood risk information must always be employed managing development in a sustainable way.

DfI Rivers, within the Department for Infrastructure is the statutory drainage and flood defence authority for Northern Ireland. DfI Rivers act as a key consultee where proposals are likely to impact on watercourses and floodplains.

Full account must be taken of the information held by DfI Rivers in relation to strategic flood mapping and modelling. This provides present day predictive flood risk information but also has wider implications in predicting future flood risk due to climate change.

A precautionary approach should be taken in relation to applications where flooding is a material consideration in accordance with operational policy set out in Part 2 of the Plan Strategy.

Monitoring and Review



5. Monitoring and Review

The Planning Act (Northern Ireland) 2011 provides requirements under Section 21 for the Council's Annual Monitoring Report which must set out how the objectives of the LDP are being achieved. Regulation 25 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, states that this report must be annual covering the period between 1st April to 31st March of each year and specify:

- The housing land supply at the beginning and end of the reporting period
- The number of net additional housing units built in the period since the LPP was first adopted
- The supply of land for economic development purposes
- Any other issues relevant to the implementation of the LDP.

Where a policy is not being implemented the report must identify that policy stating:

- reasons why that policy is not being implemented

- steps the Council intend to take to secure the implementation of it
- whether the Council intend to prepare a revision of the Local Development Plan to replace or amend the policy.

The SPPS advises that the Council must keep under review the implementation of their Plan and report annually to the Department on whether the objectives in the Plan Strategy (or Local Policies Plan) are being achieved. Better monitoring, together with regular reviews of the LDP will provide more flexibility and enable the Council to adapt to changing circumstances.

Development Plan Practice Note 06 further advises that monitoring is essential for the delivery of the LDP and must show how objectives, policies and proposals for the area will be implemented. It states that arrangements for monitoring and implementation may include setting up appropriate structures to monitor and assess development on housing and economic land and ensuring appropriate delivery mechanisms. It must also undertake monitoring requirements as part of the SA and EQIA of the LDP.

To assist the Council in monitoring the objectives and policies in the Plan Strategy, a Monitoring Framework has been developed which measures the relevant objectives and policies against a range of indicators and targets. Details of these are provided in Appendix E.

The framework contains the key elements which inform the annual report under each of the Plan objectives, listing the indicators and targets. These include:

- The housing land supply taken from the annual housing monitor
- Total housing units built on zoned housing sites, total housing provision built on windfall sites within the urban footprint and number of affordable housing units
- Permissions on zoned employment land and amount of land remaining
- Retail and office development permitted within the strategic locations (outside city and town centres) plus the district and local centre

- The number of demolition consents within Conservation Areas and Areas of Town and Village Character
- Tree Preservation Orders
- Education and community facility permissions by area.

This list is not exhaustive and will be subject to review at Local Policies Plan stage. Where action is required, for example in relation to the monitoring of housing supply, this will be identified and may lead to a review of the LDP.

A five yearly review will be carried out following the adoption of the Local Policies Plan to ensure the LDP is kept up-to-date and is fully reflective of the monitoring framework.

Glossary



Glossary

Affordable Housing – affordable housing is:

- a) Social rented housing; or
- b) Intermediate housing for sale; or
- c) Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market.

Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.

Areas of High Scenic Value (AoHSV) – designated to protect the setting of urban areas and other areas of particular landscape merit.

Areas of Mineral Constraint – sensitive areas because of their natural heritage, built heritage or scenic value, protected from further mineral extraction.

Areas of Outstanding Natural Beauty (AONB) – areas designated in recognition of their national importance as landscapes of distinctive character and special scenic value.

Areas of Significant Archaeological Interest (ASAs) – areas of the historic landscape that are likely to include a number of archaeological sites and monuments.

Areas of Special Scientific Interest (ASSIs) – areas that represent the best wildlife and geological sites that make a considerable contribution to the conservation of our most valuable natural places.

Areas of Townscape Character (ATC) – areas of our city and towns which exhibit a distinct character, normally based on their historic built form or layout.

Areas of Village Character (AVC) – areas of our villages which exhibit a distinct character, normally based on their historic built form or layout.

Belfast Metropolitan Area Plan (BMAP) – draft Local Development Plan published in November 2004.

Blue Infrastructure – canals, rivers, streams, ponds and lakes.

Building on Tradition – a Sustainable Design Guide for the Northern Ireland Countryside.

Community Greenways – enhance existing open space provision by linking urban green space areas and the countryside. They can serve recreational, ecological, environmental and visual amenity roles. They offer pedestrians and cyclists the opportunity to travel from one green area to another via pleasant green surroundings; and provide an ecological haven and green linkage along river corridors, pathways and disused railway lines.

Conservation Areas – places of special architectural or historic interest where it is desirable to preserve and enhance the character and appearance of such areas.

Design and Access Statement – A Design & Access Statement (D&AS) is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting.

Equality Impact Assessment (EQIA) – to ensure public authorities comply with their responsibilities under Section 75 of the Northern Ireland Act 1998 to take into account the needs and effects of policy development on people within the Section 75 equality groups.

Executive – the Northern Ireland Executive.

Geological Survey of Northern Ireland (GSNI) – part of the Department for the Economy NI, provides geoscience information and services to inform decision making.

Green Infrastructure – parks, green spaces and street trees.

Habitats Regulations Assessment – Regulation 43 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), requires an appropriate assessment of a land use plan on International habitats in view of their conservation objectives.

Heritage Asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Historic Parks, Gardens and Demesnes – An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demenses of special historic interest, maintained by the Department for Communities.

Housing Growth Indicators (HGI) – an estimate of future housing need in Northern Ireland. HGIs are used in the preparation of the Local Development Plan as a guide to where development should be directed.

Lagan Navigation – a Trust formed in 2009, funded by Central Government Departments and the three local councils along the 27 mile route; Belfast City Council, Lisburn & Castlereagh City Council and Armagh City, Banbridge and Craigavon Borough Council. The Trust is a registered Charity with the primary objective of reopening the Lagan Navigation from Belfast Harbour to Lough Neagh.

Lagan Valley Regional Park – designated in 1967 it is Northern Ireland's only Regional Park lying within the council areas of Lisburn & Castlereagh City Council and Belfast City

Council. The aim is to protect and conserve its unique landscape character, enhance the Park's biodiversity, cultural heritage and promote its benefit to visitors and the community.

Landscape Character Assessment – an overview of the landscape of the district, subdivided into 15 Landscape Character Areas based upon local patterns of geology, landform, land use, cultural and ecological features which makes each area unique.

Landscape Wedges – are designated in both Urban and Rural areas to provide visual separation in built up areas, or between settlements.

Listed Buildings – a listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic interest.

Living Places Urban Stewardship and Design Guide – a guide to establish the key principles behind good urban place making.

Local Landscape Policy Areas (LLPAs) – features and areas within and adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and worthy of protection from undesirable or damaging development.

National Nature Reserve – as defined under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.

Northern Ireland Housing Executive (NIHE) – as the overall housing authority it seeks to ensure that everyone has access to a good affordable home in a safe and healthy community.

Northern Ireland Statistics and Research Agency (NISRA) – is the principal source of official statistics and social research on Northern Ireland. These statistics and research inform public policy.

Ramsar Site – designated for wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. Stems from the Convention on Wetlands, called the Ramsar Convention that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

Regional Development Strategy 2035 (RDS) – the spatial strategy of the Executive's Programme for Government. It informs the spatial aspects of the strategies of all Government Departments.

Retail Impact Assessment – undertaken for an application for retail use to assess its impact on the vitality and viability of existing retailing centres within the catchment area of the proposed development.

Rural Proofing – consideration of the needs of people living in rural areas when developing, revising or implementing strategies, policies or plans.

Scheduled Monuments – Statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance.

Sites of Local Conservation Interest (SLNCIs) – designated for their characteristic habitats, species or earth science features. As well as making a contribution to local natural heritage, they contribute to National and European biodiversity.

Special Areas of Conservation (SAC) – are those which have been given greater protection under the European legislation of The Habitat's Directive. They have been designated because of a possible threat to the special habitats or species which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale.

Special Protection Area (SPA) – designated internationally important area for breeding, over-wintering and migrating birds.

Strategic Greenways – connect towns and cities to the villages and countryside across all eleven councils. Greenways aim to bring back into use much of the disused railway network and give people ready access to a safe traffic-free environment for health, active travel and leisure.

Strategic Planning Policy Statement for Northern Ireland (SPPS) – regional planning policies for securing the orderly and consistent development of land in Northern Ireland under the reformed two-tier planning system.

Strategic Settlement Evaluation – evaluation of all existing settlements in the district and identification of their role within the settlement hierarchy of the Local Development Plan.

Supplementary Planning Guidance (SPG) – guidance to be used in conjunction with the operational policies of the Plan Strategy.

Sustainability Assessment (SA) – to promote sustainable development through the integration of social, environmental and economic considerations of policies and proposals.

Sustainable Drainage Systems (SuDS) -

alternatives to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS mimic natural drainage regimes by lowering flow rates and increasing water storage capacity to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

Sustrans - leading UK charity enabling people to travel by foot, bike or public transport for more of the journeys made every day. Sustrans works with communities, policy-makers and partner organisations so that people are able to choose healthier, cleaner and cheaper journeys, with better spaces to move through and live in. Sustrans supports development of the National Cycle Network.

Technical Supplements - specialist studies forming the evidence base for the Plan Strategy.

Appendices

A photograph of a large tree with a sign that reads "MONTROSE DEMESNE" in large letters, with a fence in the background. The image is overlaid with a blue tint.

MONTROSE DEMESNE

Appendix A:

Extract from Development Plan Practice Note 6 Soundness April 2015

PROCEDURAL TESTS

P1 Has the development plan document (DPD) been prepared in accordance with the Council's timetable and the Statement of Community Involvement?

P2 Has the Council prepared its Preferred Options Paper and taken into account any representations made?

P3 Has the DPD been subject to sustainability appraisal including Strategic Environmental Assessment?

P4 Did the Council comply with the regulations on the form and content of its DPD and procedure for preparing the DPD?

CONSISTENCY TESTS

C1 Did the Council take account of the Regional Development Strategy?

C2 Did the Council take account of its Community Plan?

C3 Did the Council take account of policy and guidance issued by the Department?

C4 Has the plan had regard to other relevant plans, policies and strategies relating to the Council's district or to any adjoining Council's district?

COHERENCE AND EFFECTIVENESS TESTS

CE1 The DPD sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant it is not in conflict with the DPDs of neighbouring Councils;

CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base;

CE3 There are clear mechanisms for implementation and monitoring; and

CE4 It is reasonably flexible to enable it to deal with changing circumstances.

Appendix B:

Technical Supplements accompanying the Plan Strategy

Technical Supplement 1 - Housing Growth Study

Technical Supplement 2 - Urban Capacity Study

Technical Supplement 3 - Employment Land Review

Technical Supplement 4 - Office Capacity Study

Technical Supplement 5 - Retail Capacity Study

Technical Supplement 6 - Countryside Assessment

Technical Supplement 7 - Open Space, Sport and Outdoor Recreation

Technical Supplement 8 - Local Transport Study (LTS)

Appendix C:

Statutory Link with Community Plan

<p>Theme One: Children and Young People</p> <p>Outcome: Our children and young people have the best start in life.</p>	<p>Supporting Outcome 1A: <i>All children and young people have an equal chance to fulfil their educational potential</i></p>	<p>Plan Objective A: Enabling Sustainable Communities and Delivery of New Homes</p>	<p><i>To encourage sustainable communities with good access to jobs, housing, public transport, education, community and recreation services and facilitate their future development at accessible and connected locations.</i></p>
	<p>Supporting Outcome 1E: <i>Children and young people are physically active and enjoy good mental health.</i></p>	<p>Plan Objective D: Supporting Sustainable Tourism, Open Space and Recreation</p> <p>Plan Objective F: Supporting Sustainable Transport and Other Infrastructure</p>	<p><i>To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.</i></p> <p><i>To promote increased opportunities for sustainable travel through the development of Active Travel Networks to support walking, cycling and public transport and reduce the need to travel by private car and traffic dominance in Lisburn Town Centre.</i></p> <p><i>To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.</i></p>

<p>Theme Two: The Economy</p> <p>Outcome: Everyone benefits from a vibrant economy.</p>	<p>Supporting Outcome 2B: <i>Our local workforce is equipped with the right skills to secure employment and/or start a business.</i></p>	<p>Plan Objective B: Driving Sustainable Economic Growth</p>	<p><i>To promote the provision of accessible higher and further education to meet employment needs.</i></p>
	<p>Supporting Outcome 2C: <i>New businesses and social enterprises are created and existing ones grow, employing more people.</i></p>	<p>Plan Objective B: Driving Sustainable Economic Growth</p> <p>Plan Objective C: Growing our City, Town Centres, Retailing and Offices</p>	<p><i>To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.</i></p> <p><i>To promote our Strategic Employment Locations at West Lisburn and Purdysburn including appropriate mixed use and facilitate opportunities for growth and inward investment.</i></p>
	<p>Supporting Outcome 2D: <i>There is growth in tourism based on or natural and historic assets with a focus on international visitors.</i></p>	<p>Plan Objective B: Driving Sustainable Economic Growth</p> <p>Plan Objective D: Promoting Sustainable Tourism, Open Space and Recreation</p>	<p><i>To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.</i></p> <p><i>To support and develop tourism infrastructure as a key growth area within the Council.</i></p> <p><i>To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.</i></p>
	<p>Supporting Outcome 2E: <i>Our transport and digital infrastructure supports our economy and our people</i></p>	<p>Plan Objective B: Driving Sustainable Economic Growth</p> <p>Plan Objective F: Supporting Sustainable Transport and Other Infrastructure</p>	<p><i>To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.</i></p> <p><i>To promote increased opportunities for sustainable travel through the development of Active Travel Networks to support walking, cycling and public transport and reduce the need to travel by private car and traffic dominance in Lisburn Town Centre.</i></p> <p><i>To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.</i></p>

<p>Theme Three: Health and Well-Being</p> <p>Outcome: We live healthy, fulfilling and long lives.</p>	<p>Supporting Outcome 3A: <i>Good health will no longer be dependent on where we live or what income we have.</i></p>	<p>Plan Objective F: Supporting Sustainable Transport and Other Infrastructure</p>	<p><i>To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health.</i></p>
	<p>Supporting Outcome 3C: <i>People of all ages are more physically active more often.</i></p>	<p>Plan Objective D: Promoting Sustainable Tourism, Open Space and Recreation</p> <p>Plan Objective F: Supporting Sustainable Transport and Other Infrastructure</p>	<p><i>To support and develop tourism infrastructure as a key growth area within the Council.</i></p> <p><i>To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.</i></p> <p><i>To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.</i></p> <p><i>To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health.</i></p>
	<p>Supporting Outcome 3D: <i>There is good access to countryside and other green space for everyone.</i></p>	<p>Plan Objective D: Promoting Sustainable Tourism, Open Space and Recreation</p>	<p><i>To support and encourage accessibility to open space including the Lagan Valley Regional Park and Lagan Navigation as key environmental assets within the Council area.</i></p>

<p>Theme Four: Where we live</p> <p>Outcome: We live and work in attractive, resilient and environmentally friendly places.</p>	<p>Supporting Outcome 4A: The built and natural environment is protected and enhanced.</p>	<p>Plan Objective B: <i>Driving Sustainable Economic Growth</i></p> <p>Plan Objective D: <i>Promoting Sustainable Tourism, Open Space and Recreation</i></p> <p>Plan Objective E: <i>Protecting and Enhancing the Built and Natural Environment</i></p>	<p><i>To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.</i></p> <p><i>To support and develop tourism infrastructure as a key growth area within the Council.</i></p> <p><i>To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.</i></p> <p><i>To conserve and where possible enhance our Conservation Areas and Areas of Townscape/Village Character as important assets.</i></p>
	<p>Supporting Outcome 4B: Neighbourhoods are designed and regenerated to promote well-being.</p>	<p>Plan Objective A: <i>Enabling Sustainable Communities and Delivery of New Homes</i></p>	<p><i>To enhance the design quality of new buildings and town and village centres to promote place shaping and maximise benefits for communities.</i></p>
	<p>Supporting Outcome 4C: Everyone lives in an affordable home that meets their needs</p>	<p>Plan Objective A: <i>Enabling Sustainable Communities and Delivery of New Homes</i></p>	<p><i>To provide appropriate opportunities for housing and support the provision of a range of types and tenures, including social and affordable housing.</i></p>
	<p>Supporting Outcome 4D: We have access to essential services, shops, leisure and workplaces.</p>	<p>Plan Objective C: <i>Growing our City, Town Centres, Retailing and Offices</i></p> <p>Plan Objective D: <i>Promoting Sustainable Tourism, Open Space and Recreation</i></p> <p>Plan Objective F: <i>Supporting Sustainable Transport and Other Infrastructure</i></p>	<p><i>To promote Lisburn City Centre as a vibrant destination offering a mix of shopping, employment, high grade office development, leisure and community uses and improve connectivity better linking people and places.</i></p> <p><i>To support and develop tourism infrastructure as a key growth area within the Council.</i></p> <p><i>To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.</i></p> <p><i>To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.</i></p> <p><i>To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health.</i></p>

	<p>Supporting Outcome 4E: There is a modal shift to sustainable and healthy transport options.</p>	<p>Plan Objective F: <i>Supporting Sustainable Transport and Other Infrastructure</i></p>	<p><i>To promote increased opportunities for sustainable travel through the development of Active Travel Networks to support walking, cycling and public transport and reduce the need to travel by private car and traffic dominance in Lisburn Town Centre.</i></p>
	<p>Supporting Outcome 4F: We produce less waste and reuse and recycle the waste that we produce.</p>	<p>Plan Objective F: <i>Supporting Sustainable Transport and Other Infrastructure</i></p>	<p><i>To support effective waste management through recycling and reduction of waste, reducing environmental impacts.</i></p>
	<p>Supporting Outcome 4G: Greenhouse gas emissions are reduced</p>	<p>Plan Objective B: <i>Driving Sustainable Economic Growth</i></p> <p>Plan Objective F: <i>Supporting Sustainable Transport and Other Infrastructure</i></p>	<p><i>To contribute to reducing climate change by minimising greenhouse gas emissions, and mitigating and adapting to climate change.</i></p> <p><i>To support effective waste management through recycling and reduction of waste, reducing environmental impacts.</i></p>
<p>Theme Five: Our Community</p> <p>Outcome: We live in empowered, harmonious, safe and welcoming communities.</p>	<p>Supporting Outcome 5C: There is community ownership and management of local assets and facilities.</p>	<p>Plan Objective E: <i>Protecting and Enhancing the Built and Natural Environment</i></p>	<p><i>To conserve and where possible enhance our Conservation Areas and Areas of Townscape/Village Character as important assets.</i></p>
	<p>Supporting Outcome 5D: We feel a sense of belonging in our local neighbourhoods: urban, suburban and rural.</p>	<p>Plan Objective A: <i>Enabling Sustainable Communities and Delivery of New Homes</i></p>	<p><i>To support the Council's towns, villages and small settlements as vibrant and attractive local centres providing a level of homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development.</i></p> <p><i>To support and provide for vibrant rural communities by providing appropriate opportunities for housing and sustainable development in the countryside.</i></p>

Appendix D:

Evaluation of Settlement Characteristics

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
City	Lisburn (45,410)	Level 4 Principal City in RDS Hierarchy of Settlements & Infrastructure Wheel as it has a high level of services and facilities to cater for the larger population including a hospital, police station, a wide variety of chain and independent shops, a leisure complex with cinema and variety of restaurants and concert venue at the Island Complex and community facilities with a number of churches and associated halls.	<p>Lisburn City has good infrastructure with provision of road and rail services and within close proximity to the airport.</p> <p>Lisburn New Holland Waste Water Treatment Works has remaining capacity. The catchment includes Royal Hillsborough & Culcavy, Duneight, Halftown, Hillhall, Kesh Bridge, Long Kesh, Lower Broomhedge, Lurganure & Morningside.</p> <p>Part of Lisburn City is also served by Dunmurry Waste Water Treatment Works with remaining capacity.</p>	<p>The RDS marks Lisburn City out as benefiting from its location at the meeting point of the Belfast/Dublin economic corridor with the potential to grow economically.</p> <p>Focus major population and economic growth on Lisburn City thus maximising benefits from efficient use of existing facilities, infrastructure and its strategic location on the transport corridors.</p> <p>Good supply of housing & employment land remaining as identified in the Monitoring Reports.</p> <p>A good range of health, schools and further education opportunities and community services including a hospital and local government offices.</p> <p>Good transport infrastructure including road and rail. Future potential is high including key and link transport corridors and potential greenways and additional Park & Ride facilities.</p> <p>Good potential for additional retail, leisure and recreational opportunities.</p> <p>Attractive built heritage assets including numerous buildings with Listed status, a Conservation Area and Areas of Townscape Character.</p> <p>Easy access to Lagan Valley Regional Park, Lagan Navigation and tow path.</p> <p>Key Challenges include regenerating Lisburn City Centre including night-time economy, adhering to Lisburn City Centre Masterplan, linking Lisburn city centre to the river and promoting riverside development, maintaining the Landscape Wedge between Lisburn City and its surrounding smaller settlements, promoting recreation/tourism with access to river and encouraging office development, the need for the Knockmore Link Road/rail halt and continue to promote expansion for industry to the west of Lisburn.</p> <p>Other key areas of concern include promoting development at Sprucefield that does not have significant negative effects for Lisburn city centre and development of Maze Strategic Land Reserve.</p>

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Greater Urban Areas	Lisburn Greater Urban Area (4,948) Castlereagh Greater Urban Area including Dundonald (30,717)	Level 3 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have a high range of services within them or in close proximity to transport links to gain access to these services, including shopping centres, warehousing, hospitals and schools. The Greater Urban Areas could act as possible Regional Town Status.	<p>Lisburn Greater Urban Area is served by WwTWs at Dunmurry which serves Milltown, Lambeg and Tullynacross and has remaining capacity. The location has access to the railway network and good bus linkages.</p> <p>Castlereagh Greater Urban Area at Newtownbreda and Cairnshill is served by WwTWs located in Belfast City Council Area and includes flows from Carryduff, Ballylesson and Purdysburn. It has remaining capacity. However, it should be noted that Newtownbreda Drainage Area Plan (DAP) has identified deficiencies within the existing sewerage network. Parts of the sewerage network are operating significantly above design capacity, increasing the risk of out of sewer flooding and pollution to the local environment. Delivery of solutions will be subject to adequate funding of NI Water.</p> <p>The area has no railway network and depends on a bus network and private car journeys.</p> <p>Castlereagh Greater Urban Area at Dundonald is served by WwTWs at Kinnegar located within Ards & North Down Council Area. This includes flows from Crossnacreevy & Ryan Park. It has remaining capacity. Dundonald has access to the Glider Rapid Transit bus system linking with Belfast and it also depends on car journeys to the wider area including Lisburn City and other neighbouring council areas.</p>	<p>Lisburn & Castlereagh Greater Urban Areas act as main service centres. It is therefore intended to focus major population and economic growth on maximising benefits from efficient use of existing facilities, infrastructure and their strategic location on the transport corridors.</p> <p>In terms of expansion, Lisburn Greater Urban Area has limited scope for new development. Any proposals that impact on the setting should be strongly resisted in order to preserve the green wedge surrounding the settlement to the west and Lagan Valley Regional Park to the south.</p> <p>Lisburn Greater Urban Area provides most of its employment through the industrial estates and business park, but there is also employment in the primary school and commercial units.</p> <p>In Castlereagh Greater Urban Area potential exists to develop Purdysburn Major Employment Location for offices and high-tech clean industry.</p> <p>In Castlereagh Greater Urban Area potential for expansion of the District Centre at Forestside.</p> <p>Cairnshill Park and Ride has potential to reduce the need to travel by car and support public transport.</p> <p>Future development may be constrained in all directions in Castlereagh Greater Urban Area due to the many environmental designations tightly enclosing the settlement.</p> <p>Dundonald has a good range of services including a hospital, ice bowl and cinema providing leisure and recreation opportunities. In terms of expansion of Dundonald, there is limited scope for new development to the east. To the north-west and east/south-east are Urban/Rural Landscape Wedges. To the north and south are Areas of High Scenic Value. The Glider Rapid Transit System will reduce the need to travel by car between Dundonald and Belfast.</p>

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Towns	<p>Carryduff (6,947)</p> <p>Royal Hillsborough & Culcavy (3,953)</p> <p>Moira (4,584)</p>	<p>Level 2 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have a wide range of services including supermarkets, health centres, pharmacies, schools, libraries and community facilities.</p>	<p>Carryduff has bus links but does not have access to the railway network. Carryduff does not have a Waste Water Treatment Works and flows are directed to Newtownbreda works located within Belfast City Council Area with capacity remaining. However, it should be noted that Newtownbreda Drainage Area Plan (DAP) has identified significant deficiencies within the existing sewerage network. Parts of the sewerage network are operating significantly above design capacity, increasing the risk of out of sewer flooding and pollution to the local environment. Delivery of solutions will be subject to adequate funding of NI Water.</p> <p>Royal Hillsborough & Culcavy does not have a Waste Water Treatment Works and flows are directed to Lisburn New Holland works which has remaining capacity.</p> <p>Moira has access to the railway and bus links. The town has its own Waste Water Treatment Works with remaining capacity.</p>	<p>These are important local service centres providing a range of goods, services, leisure and cultural facilities to meet the needs of their rural hinterland. Growth should be balanced across these towns to sustain, consolidate and revitalise them, focusing new retail and services within their town centres and providing opportunity for privately led economic investment in business and industry. These towns also can accommodate residential development in the form of housing estates, smaller groups or individual houses subject to infrastructure capacity.</p> <p>Carryduff is an elevated satellite town which has resulted in high level commuting to Belfast and other areas. At the centre of the settlement is a shopping centre which is disused for the most part and is in need of redevelopment. Carryduff has sufficient land remaining for housing and other uses and no additional land is required to meet these requirements.</p> <p>In Carryduff future development is constrained by many environmental designations to the north, resistance to ribbon development to the south, and open countryside to the west and east.</p> <p>Land in Carryduff is subject to flooding including lands north of Queensfort Court (west of Saintfield Road), lands north of St. Ignatius church (C of I) (Saintfield Road) and lands east of Winchester Road along the Carryduff River.</p> <p>Royal Hillsborough has potential for further tourism development with Historic Royal Palaces, the historic setting and park. However, the impact needs to be carefully assessed as transport and congestion in the narrow streets is an issue in the settlement. Royal Hillsborough lies in close proximity to the main route (M1) and (A1) from Belfast to Newry/ Dublin.</p> <p>Royal Hillsborough has attractive Georgian Buildings and a Conservation Area. Future development In Royal Hillsborough is constrained by the many environmental designation including listed buildings. The forest park to the south restricts development in that direction, and there is open countryside to the west and east. The A1 Protected Route also restricts development. There is a good supply of undeveloped housing land still remaining in the settlement.</p> <p>In Moira there are almost 35 listed buildings, which form the basis of the conservation area. There are also many monuments and industrial heritage features within and surrounding the settlement including raths within the settlement at Old Kilmore Road and Claremont Drive. In Moira coalescence with Magheralin to the west should be resisted, the Demesne to the north restricts development in that direction, and there is an LLPA to the south and east. Land to the south east of the existing development limit could be subject to flooding. Traffic issues and congestion are a recurring theme through the settlement.</p>

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Villages	Aghalee (863) Annahilt (1,045) Dromara (1,006) Drumbeg (813) Drumbo (375) Glenavy (1,791) Lower Ballinderry (912) Maghaberry (2,468) Moneyreagh (1,379) Milltown (1,499) Ravernet (564) Stoneyford (605) Upper Ballinderry (226)	Level 1 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have small scale facilities including shops, petrol filling stations, local community halls and a mix of housing.	A number of the villages have limited access to public transport and the capacity of the sewerage network varies. Aghalee, Annahilt, Dromara, Glenavy, Maghaberry, Stoneyford & Upper Ballinderry have available capacity in their WwTWs. WwTWs reaching capacity include Drumbeg, Lower Ballinderry and Ravernet. Milltown is served by Dunmurry treatment works and has capacity. Moneyreagh has no additional capacity but a scheme to pump the catchment to Newtownbreda WwTWs via Carryduff is subject to the necessary regulatory approvals.	These important local service centres provide goods, services and facilities to meet the daily needs of the rural area. They are good locations for rural businesses and can accommodate residential development in the form of small housing estates, housing groups and individual dwellings.

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Small Settlements	Ballyaughlis (99) Ballycarn (105) Ballyknockan Ballylesson (111) Ballynadolly (79) Ballyskeagh (194) Boardmills Carr Crossnacreevy (317) Drumlough (74) Drumlough Road Dundrod (193) Duneight (88) Feumore Halfpenny Gate (80) Halftown (197) Hillhall (81) Kesh Bridge (122) Lambeg Legacurry (82) Long Kesh (358) Lower Broomhedge (239) Lurganure (467) Lurganville (87) Lurgill Magheraconluce (459) Morningside (55) Purdysburn Ryan Park (141) St. James (115) The Temple Tullynacross (129) Upper Broomhedge (78)	Level 1 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have very limited small scale facilities with some having only housing and depend on the larger settlements in the hierarchy for health, education, entertainment and comparison and convenience goods such as food and clothing.	Public transport is limited and connections are limited. A number of the small settlements have no public sewerage network available and some have individual works including Ballynadolly, Drumlough, Dundrod with remaining capacity. A number of individual works have limited capacity including Feumore, Legacurry and Lurganville. St. James has no capacity remaining. Small settlements with no public sewerage network available include Ballyknockan, Boardmills, Carr, Drumlough Road, Halfpenny Gate, Lurgill, The Temple and Upper Broomhedge.	These act as a focal point for the rural community and take the form of a rural cluster or cross roads development where consolidation of the built form can provide opportunity for individual dwellings and/or small groups of houses and small rural businesses. Mostly Infill and small scale opportunities available for housing and other opportunities to sustain rural communities without changing the character of these settlements.

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
The Open Countryside	(26,150) based on overall population of council area 140,205 and subtracting total settlement population of 114,055		Public transport is limited and the area depends on car journeys. Single dwellings and small business depends on septic tanks for waste water treatment.	Outside settlements, residential and other types of development may also be facilitated so long as it is balanced between protection of the environment from inappropriate development, while supporting and sustaining vibrant rural communities. The rural area offers opportunities in terms of the potential for growth in new sectors, the provision of rural recreation and tourism, its attractiveness as a place to invest, live and work, and its role as a reservoir of natural resources and highly valued landscapes.

Appendix E:

Monitoring Framework

Plan Objective A: Enabling Sustainable Communities and Delivery of New Homes				
Indicator	Monitoring Target	Trigger Point	Data Source	Relevant Policies
Total number of housing units built in each settlement on zoned and windfall sites and within/outside the urban footprint	(HGI) figure of (10,700 housing units 2016-2030) and projection in Plan Strategy for 12,375 housing units 2017-2032 (Strategic Housing Allocation)	Building more than 750 housing units per year or less than 700 housing units per year in the Council Area	Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP08 - SP09 (Strategic) HOU1-HOU12 (Operational)
Total Affordable Housing	2,400 Social housing units identified in Housing Needs Assessment over lifetime of the Plan To monitor that 20% of units on sites of 0.5 hectares or comprising of more than 5 residential units are affordable	Building less than 160 Social Housing Units per year in the Council Area	Annual Housing Monitor 1st April to 31st March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	SP01-SP07 (Strategic) SP08 - SP09 (Strategic) HOU10 (Operational) COU5 (Operational)
Traveller and Specialist Accommodation	Identify any need for Traveller Accommodation For Specialist Accommodation the homes and/or bed spaces to be provided meet an identified community need demonstrated through a statement of specialist housing need	Planning approvals	Annual Housing Monitor 1st April to 31st March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	SP01-SP07 (Strategic) SP08 - SP09 (Strategic) HOU11, HOU12 (Operational) COU5 (Operational)
Average housing density from planning applications/approvals	Density Band City Centre 120-160 dwellings per hectare Density Band Outside City Centre and within Greater Urban Areas and Towns 25-35 dwellings per hectare	Planning approvals above the Density Bands which are not located in the city centre, town centres or other highly accessible locations.	Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP08 (Strategic) HOU1-HOU12 (Operational)
Available capacity of Waste Water Treatment Works to support residential development	All housing applications connecting to the existing WWTWs	NI Water raising capacity issues in existing WWTWs	NI Water Annual Report and Data on WWTWs capacity Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP08 - SP23 (Strategic) WM2, WM5 (Operational)
Total number of housing units built in countryside outside settlements	To monitor housing numbers built in the countryside.	To monitor rural trends in the countryside and a baseline average build of 54 single dwellings annually	Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP09 (Strategic) COU1-COU10 (Operational)

Plan Objective B: Driving Sustainable Economic Growth

Indicator	Monitoring Target	Trigger Point	Data Source	Relevant Policies
Retention of Zoned Land for Economic Development Uses	Employment Uses shall be directed to Zoned Employment Land and the Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn/Knockbracken	<p>Loss of zoned employment land to other uses.</p> <p>Shortage of Zoned Employment land including the 2 Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn/Knockbracken</p> <p>Master Plan for SMU sites not meeting the key site requirements.</p>	Annual Employment Land Monitor 1st April to 31st March	SP01-SP07, SP11-SP12 (Strategic) SMU01-SMU02 (Strategic) ED1-ED9 (Operational)
Education, Health, Community and Cultural services floor space built	<p>Identify land for Education, Health, Community and Cultural Use at Local Policies Plan to meet any identified need from Providers.</p> <p>Section 76 Planning agreements where a community infrastructure need is identified</p>	A shortage of Education or Health, Community and Cultural land identified to accommodate providers	<p>Annual Reports from providers</p> <p>Number of planning approvals from planning portal.</p> <p>Section 76 Planning Register.</p>	SP01-SP07, SP10 (Strategic) CF01-CF02 (Operational)
Annual Mineral extraction rates in the Council Area	Industry extraction figures	Tonnage extracted in excess of industry figures or pressure on vulnerable landscapes	<p>Number of planning approvals from planning portal</p> <p>DFE Annual Monitoring Report on operational quarries in the Council Area</p>	SP01-SP07, SP13 (Strategic) MD1-MD9 (Operational)

Plan Objective C: Growing our City, Town Centres, Retailing and Offices

Indicator	Monitoring Target	Trigger Point	Data Source	Relevant Policies
Retail and office development (sq. m.) permitted within established primary retail core and frontage, city or town centre, district and local centres, edge of centre, out of centre and outside these designations	<p>Number of approvals annually for Class A1 Retail and Class A2 Financial, Professional Services as in the Use Class Order in the designated primary retail core and frontage and city, town, district and local centres</p> <p>Proposed B1(a) office developments do not exceed 400 square metres of gross floor space in District and Local Centres</p>	<p>Loss of retailing and other Town Centre Uses in (primary retail core, city or town centre, district and local centres</p> <p>Increasing level of vacant units within primary retail frontage and town centres</p> <p>Planning Approvals for offices exceeding 400 square metres floor space in District and Local Centres</p>	<p>Planning approvals from planning portal</p> <p>Retail Impact Assessments</p> <p>Town Centre Health Checks and Assessment of Use Class</p>	<p>SP01-SP07 (Strategic)</p> <p>SP14-SP15 (Strategic)</p> <p>TC1-TC6 (Operational)</p>
An improved Night-Time Economy in City and Town Centres	Increasing Planning approvals to promote the night-time economy such as hotels, bars/restaurants, leisure and entertainment venues	Increasing level of vacant units within the primary shopping frontage, city and town centres	<p>Planning approvals from planning portal</p> <p>Town Centre Health Checks</p> <p>Tourism Statistics data and accommodation/bed spaces available from Tourism NI</p>	<p>SP01-SP07 (Strategic)</p> <p>SP15 (Strategic)</p> <p>TC1-TC4 (Operational)</p>

Plan Objective D: Promoting Sustainable Tourism, Open Space and Recreation				
Indicator	Monitoring Target	Trigger Point	Data Source	Relevant Policies
Number of tourism amenity planning approvals in settlements and countryside	To monitor tourism amenity development applications	N/A	Planning approvals from planning portal Tourism health checks – visitor numbers, overnight stays from Tourism NI Statistics	SP01-SP07 (Strategic) SP16 (Strategic) TOU1-TOU8 (Operational)
Number of tourism accommodation planning approvals in settlements and countryside	To monitor tourism amenity development applications	N/A	Planning approvals from planning portal Tourism health checks – visitor numbers, overnight stays from Tourism NI Statistics	SP01-SP07 (Strategic) SP16 (Strategic) TOU1-TOU8 (Operational)
Total amount of Open Space	Retain level of open space	Loss of existing Open Space	Planning approvals from planning portal Open Space Audit	SP01-SP07 (Strategic) SP16-SP17 (Strategic) OS1 (Operational)
New public open space gained through housing development (Ha)	To monitor new open space	Proposals for new residential development of 25 or more units, or on sites of one hectare or more, must provide public open space as an integral part of the development	Planning approvals from planning portal Open Space Audit	SP01-SP07 (Strategic) SP08 (Strategic) HOU5, OS1 (Operational)
Provision of equipped children’s play areas	To monitor equipped children’s play areas	Development proposals of 100 units or more, or on sites of 5 hectares or more, must be provided with an equipped children’s play area unless one already exists within a reasonable and safe walking distance	Planning approvals from planning portal Open Space Audit	SP01-SP07 (Strategic) SP08- SP17 (Strategic) HOU5, OS1 (Operational)

Plan Objective E: Protecting and Enhancing the Historic and Natural Environment

Indicator	Monitoring Target	Trigger Point	Data Source	Relevant Policies
Number of demolitions/conversions within Conservation Areas and Areas of Town and Village Character	To monitor demolitions/conversions within Conservation Areas and Areas of Town and Village Character	Number of demolitions in Loss Conservation Areas or Areas of Townscape and Village Character	Planning approvals from planning portal	SP01-SP07 (Strategic) SP18 (Strategic) HE10, HE12 ,HE14 (Operational)
Number of demolitions/conversions of listed buildings	To monitor demolitions/conversions of listed buildings	Number of demolitions of listed buildings	Planning approvals from planning portal	SP01-SP07 (Strategic) SP18 (Strategic) HE6, HE8 ,HE9 (Operational)
Number of planning permissions in Historic Parks, Gardens and Demesnes	To monitor planning approvals within existing Historic Parks, Gardens and Demesnes	N/A	Planning approvals from planning portal Open Space Audit	SP01-SP07(Strategic) SP18, (Strategic) HE5 (Operational)
Number of permissions on International, National, Local sites, designated sites and plan designations: Ramsar, ASSI, national nature reserve, local nature reserve, wildlife refuge, AONBs, Areas of High Scenic Value, Green Wedges and Local Landscape Policy Areas	To monitor planning applications within sensitive or protected landscapes	Loss of designated sites protected or damage to sensitive landscapes and biodiversity through planning approvals	Planning approvals from planning portal	SP01-SP07 (Strategic) SP19 (Strategic) NH1, NH3, NH4, NH6 (Operational)

Plan Objective F: Supporting Sustainable Transport and Other Infrastructure				
Indicator	Monitoring Target	Trigger Point	Data Source	Relevant Policies
Identified transport schemes	Delivery of identified transport schemes including the Knockmore Link Road and Knockmore Rail Halt The number of new Park and Ride/ Share Schemes or extensions to existing facilities	Commencement of identified transport schemes	Statistics from DfI Roads Number of planning approvals	SP01-SP07 (Strategic) SP20 (Strategic) TRA2 – TRA4, TRA6, TRA9 (Operational)
Active Travel schemes which provide improved linkages	Delivery of schemes which support Active Travel (Walking, Cycling, Public Transport)	Consideration of modal shift to walking, cycling, public transport Commencement of schemes which support Active Travel	Statistics from DfI and Translink on modal shift Number of planning approvals	SP01-SP07 (Strategic) SP20 (Strategic) TRA6, TRA8 (Operational)
Protection of Strategic Greenways and reuse of disused Transport Routes	Number of Strategic Greenway or transport schemes on disused transport routes	N/A	Statistics from DfI and Translink on modal shift Number of planning approvals DfI publication 'Strategic Plan for Greenways'	SP01-SP07 (Strategic) SP20 (Strategic) TRA5, TRA8 (Operational)
Renewable Energy schemes in accordance with Government targets	Compliance with Government targets on energy supply from renewable sources	N/A	Statistics from DfE and NISRA on renewable energy production and supply Number of planning approvals	SP01-SP07 (Strategic) SP21 (Strategic) RE1-RE2 (Operational)
Provision of telecommunications and digital infrastructure	Delivery of a fit for purpose telecommunications and digital infrastructure	N/A	Statistics and reports from Ofcom Number of planning approvals	SP01-SP07 (Strategic) SP22 (Strategic) TEL1 (Operational)
Waste Management schemes in accordance with National and Local targets	Compliance with National and Local targets on waste management	The capacity remaining at existing waste management facilities, the number of new waste management facilities approved and the tonnage of waste going to landfill or recycling	The NI Waste Management Strategy Council's Waste Management Plan Northern Ireland Environment Agency statistics on tonnage to landfill or recycling Number of planning approvals	SP01-SP07 (Strategic) SP23 (Strategic) WM1, WM3, WM4 (Operational)
Development within Fluvial or Pluvial Zones	To monitor the number of planning applications in areas that are prone to flooding and its potential adverse impacts.	Increased or new flooding impacts at, or elsewhere, as a result of new development approved within identified areas at risk of fluvial flooding or areas at risk of surface water inundation	DfI Rivers Agency Flood Maps NI DfI Rivers Agency consultation responses Number of planning approvals in areas at risk	SP01-SP07 (Strategic) SP24 (Strategic) FLD1-FLD5 (Operational)

Monitoring Indicators and Trigger Points

The monitoring framework of the LDP includes a set of indicators and targets which are set against trigger points to indicate if one part of the plan is not achieving the desired outcomes. Trigger points have been included to assess the level to which an objective or policy has diverged from the monitoring target to such an extent that it could identify that the objective or policy is failing to be implemented or needs to be amended.

The monitoring indicators are linked to LDP strategic and operational policies. The following options will be used when a target is reviewed and recommends an appropriate response.

Continue Monitoring (Green)

Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review

Training Required (Blue)

Where indicators are suggesting that LDP Policies are not being implemented as intended and further Officer or Member training is required

Supplementary Planning Guidance Required and Development Masterplans/ Concepts (Purple)

Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers/landowners to bring forward Development Masterplans/ Concepts on key sites to help commence the development process

Policy Research (Yellow)

Where indicators are suggesting the LDP Policies are not being as effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local neighbouring councils and Regional statistics for Northern Ireland where appropriate may be required

Policy Review (Amber)

Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed

Plan Review (Red)

Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration

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Local Development Plan 2032

Part 2: Plan Strategy
October 2023

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PREAMBLE

Part Two of this Plan Strategy sets out Lisburn & Castlereagh City Council's Operational Policies that will be taken into account in the determination of all planning applications, appeals and enforcement.

In accordance with the Planning Act (Northern Ireland) 2011 these operational policies take account of the Regional Development Strategy (RDS) 2035 and have regard to the Strategic Planning Policy Statement (SPPS) for Northern Ireland and other relevant regional and local policy and guidance.

The purpose of these operational policies is to ensure the orderly and consistent development of land in accordance with the plan objectives contained in Part One of the Plan Strategy. The determination of planning applications must be in accordance with the provisions of the Plan Strategy and these operational policies, unless material considerations indicate otherwise.

For the purposes of ensuring sustainable development these operational policies must not be read in isolation from one another. Proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

The Department for Infrastructure (DfI) is responsible for the processing of regionally significant planning applications submitted under Section 26 of the Planning Act. The Department also has the power to call in planning applications from councils under Section 29 of the Planning Act. In such cases, DfI will act as the planning authority in the determination of a planning application. Any reference in these operational policies to the 'Council' as the planning authority should be taken to imply the 'Department' for the purpose of determining such planning applications. The Planning Appeals Commission is also responsible for the determination of planning applications in accordance with various sections of the Planning Act.

Any reference in these operational policies to the 'Department' should be read as being the Department for Infrastructure (DfI) or its

predecessor departments unless otherwise stated.

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Part 1, Chapter 2 (Existing Development Plans) of this Plan Strategy.

Upon adoption of the Plan Strategy, the Development Plan is the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulations state that the old Development Plans will cease to have effect on adoption of the new Local Development Plan (LDP) at Local Policies Plan (LPP) stage.

Please refer to the Glossary for terminology used throughout this document.

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A: A Quality Place

Enabling Sustainable Communities
and Delivery of New Homes



1. HOUSING IN SETTLEMENTS

HOU1 New Residential Development

Planning permission will be granted for new residential development in settlements in the following circumstances:

- a) on land zoned for residential use
- b) on previously developed land (brownfield sites) or as part of mixed-use development
- c) in designated city and town centres, and within settlement development limits of the city, towns, greater urban areas, villages and small settlements
- d) living over the shop schemes within designated city and town centres, or as part of mixed use development.

The above policy applies to all residential uses as set out in Part C of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).

Justification and Amplification

The Council will accommodate new residential development in appropriate locations within settlement limits in accordance with this policy.

Previously developed land, commonly referred to as brownfield sites (defined in the Glossary), are those which are, or were occupied by a permanent structure within the settlement limit. Such sites may include vacant or derelict lands; occupied by redundant or underused buildings; abandoned or underused industrial or commercial property and vacant infill sites. Development proposals on brownfield sites, particularly in established residential areas will be carefully considered against the relevant housing policies to ensure existing residential character, amenity and privacy of residents is not adversely impacted upon.

The Council encourages residential development within the designated city and town centres of the Plan area as such schemes can contribute to regeneration, vitality and viability.

Centrally located housing is environmentally sustainable, utilises existing infrastructure, and encourages walking, cycling and use of public transport, contributing to active travel. Residential use can revitalise the physical fabric of centres by re-use of vacant buildings and the redevelopment of derelict lands within centres. Opportunities to introduce housing

within existing centres can be achieved by full or partial conversion of existing buildings, living over the shop schemes above shop and business premises and the provision of dwelling units in mixed use development schemes.

HOU2 Protection of Land Zoned for Housing

Planning permission for alternative uses on zoned housing land, where not identified as a Key Site Requirement (KSR), will only be granted in the following circumstances:

- a) the proposed use is compatible with the housing zoning, it meets a demonstrable community need and it cannot be provided on a suitable alternative site
- b) the nature, size and scale of the alternative use is, and will remain, ancillary to the main use of the land for housing.

Justification and Amplification

Alternative uses on zoned housing land can provide local community facilities such as schools, crèches, surgeries, local shops and leisure facilities. Such uses can encourage a

sense of community and place and relieve pressure on existing community infrastructure within the wider residential area.

In all cases proposed alternative uses must comply with criteria a), b), g), h), i), j) and l) of Policy HOU4 to ensure there are no detrimental impacts on the privacy or amenity of existing or proposed residential properties.

HOU3 Site Context and Characteristics of New Residential Development

Planning permission will be granted for new residential development where it will create a quality and sustainable residential environment which respects the existing site context and characteristics. An overall design concept, in accordance with Policy HOU6 must be submitted for all residential proposals and must demonstrate that a proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area.

Proposals for residential development will be expected to conform to all the following criteria:

a) the development respects the surrounding context, by creating or enhancing a local

identity and distinctiveness that reinforces a sense of place, and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas

b) **archaeological, historic environment and landscape characteristics/features are identified and, where appropriate, protected and suitably integrated into the overall design and layout of the development.**

For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. All development should be in accordance with available published space standards.¹

Justification and Amplification

The Council wishes to secure attractive and sustainable residential development with a high quality of design, layout and landscaping.

Place shaping comes from achieving a balanced response to all the factors influencing a scheme. Housing layouts, with individuality, must respond to a local context by making the

most of a site's characteristics and its landscape or townscape setting. Attention to detail and consideration of other matters can contribute to a sense of place, such as the creation of landmarks, public spaces and the use of public art. It encourages pedestrian and cycle movements, makes provision for increased use of public transport, promotes biodiversity and encourages wildlife, integrates open space and, where necessary accommodates local neighbourhood facilities.

It is important that a proposal for residential development is based on a clear design concept. This must be based on a network of spaces rather than a hierarchy of roads to ensure the creation of surroundings with an attractive human scale and a distinctive overall sense of place.

Site Context

The Council will expect developers in preparing layouts to have greater regard to the site context, in particular the characteristics of landform and the townscape or landscape setting.

Proposals should seek to reinforce and evolve local characteristics that are considered positive and attractive, while those urban design features that undermine the overall character of an area should not be replicated nor used as a precedent.

¹ Department for Communities Housing Association Guide 2009: Design Standards

Analysis of context is particularly important for infill housing, back land development or redevelopment schemes in established residential areas. While such development is generally considered to be the least attractive option for residential intensification it can usefully contribute to housing supply. Accordingly, proposals for the sympathetic re-use of existing buildings, as opposed to those involving demolition and redevelopment will continue to be looked at more favourably.

With any new development proposal great care will be needed to ensure that the individual or cumulative effects do not significantly erode the character and amenity of existing areas. To protect environmental quality or residential amenity of existing areas account must be taken of the spacing between buildings, the safeguarding of privacy, the scale and massing of buildings, the use of materials, impact on existing vegetation and landscape design.

Infill housing in established residential areas will not always be appropriate, particularly in many older residential areas with distinctive townscapes. Intensifying the scale and massing of buildings in such areas can adversely affect local character and lead to a loss of valued open garden spaces, mature trees and shrubs. When combined with the impact of ancillary activities such as car parking and refuse

storage, such development can undermine the qualities that people value, and damage our built heritage.

Accordingly in assessing housing proposals in Conservation Areas and Areas of Townscape or Village Character, the protection of the existing character and distinctive qualities of the area will be paramount and important views within, into and out of the area are protected. Proposals in these areas will be considered against all of the criteria of Operational Policy HE10.

Site Characteristics

Proposals must respect the individual characteristics/features of the site itself. These include topography, existing buildings, features of the archaeological or historic environment and landscape features such as rivers, streams, trees and hedgerows, which make an important contribution to the biodiversity and ecology of an area. Proposals must identify and, where appropriate, protect and integrate heritage and landscape features into layouts in a suitable manner.

Particular care will be necessary in preparing layout proposals on sloping sites in order to minimise the impact of differences in level between adjoining properties, existing or

proposed. The use of prominent retaining walls within and at the margins of sloping sites will be unacceptable. In such cases the Council is only likely to accept low density development which would entail minimal works of excavation.

Developers may also wish to consider the use of specific house designs which respect topography, such as split level dwellings. Where changes in ground level between buildings are unavoidable the Council will generally expect these to be accommodated by the use of planted banks. In all cases developers will need to demonstrate that their proposals will avoid significant overshadowing, overlooking and loss of privacy.

Further information on the Council's policies for the protection of landscape and heritage features can be found in Operational Policies NH1 to NH6 and HE1 to HE14.

HOU4 Design in New Residential Development

Proposals for residential development will be expected to conform to all the following design criteria:

- a) the design of the development must draw upon the best local architectural form, materials and detailing**

- | | | |
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| <p>b) landscaped areas using appropriate locally characteristic or indigenous species and private open space must form an integral part of a proposal's open space and where appropriate will be required along site boundaries to soften the visual impact of the development and assist in its integration with the surrounding area</p> <p>c) where identified as a Key Site Requirement adequate provision is made for necessary local community facilities, to be provided by the developer</p> <p>d) residential development should be brought forward in line with the following density bands:²</p> <ul style="list-style-type: none"> • City Centre Boundary 120-160 dwellings per hectare • Settlement Development Limits of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare • Settlement Development Limits of Villages and Small Settlements 20-25 dwellings per hectare. • Within the above designated areas, increased housing density above the indicated bands will be considered in | <p>town centres and those locations that benefit from high accessibility to public transport facilities</p> <p>e) a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded</p> <p>f) dwellings should be designed to be energy and resource efficient and, where practical should include integrated renewable energy technologies to minimise their impact on the environment</p> <p>g) a proposed site layout must indicate safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks; meet the needs of mobility impaired persons; and respect existing public rights of way</p> <p>h) adequate and appropriate provision is made for car and bicycle parking including where possible electric vehicle charging points</p> | <p>i) the design and layout must not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance</p> <p>j) the design and layout should where possible include use of permeable paving and sustainable drainage</p> <p>k) the design and layout must demonstrate appropriate provision is made for householder waste storage and its collection can be facilitated without impairment to the access and manoeuvrability of waste service vehicles</p> <p>l) the development is designed to deter crime and promote personal safety.</p> <p>Any proposal for residential development which fails to produce an appropriate quality of design will not be permitted, even on land identified for residential use in a development plan.</p> |
|--|--|--|

² Refer to Technical Supplement 2, Urban Capacity Study

Justification and Amplification

The Department's publication 'Creating Places – Achieving Quality in Residential Developments' (May 2000) should be taken into account in the application of these policies.

Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy.

Design

The design of house types and other buildings, the relationship between them, their relationship to streets and the spaces created around them will all strongly influence the character of the overall site and its surroundings and contribute significantly to the quality and identity of the new residential environment.

The overall design concept for a new residential environment should provide contrast and interest balanced by unifying elements to provide coherence and identity. As well as greater variety in the spatial form of development this will entail a greater diversity of dwelling form and type to help produce a lively street scene. For example terraced buildings may be used to enclose a space,

elsewhere a taller building may be used to create a landmark feature.

Quality design should create variety and contrast within developments in terms of layout, boundaries and planting, and the siting of buildings and spaces around them, to enhance local distinctiveness.

Coherence can be created in the detailed design of the different dwelling types by following the best local architectural form, materials and detailing.

In assessing schemes in designated areas such as Areas of Outstanding Natural Beauty, Conservation Areas and Areas of Townscape Character or Areas of Village Character, the Council will have particular regard to published design guidance.

Many villages and smaller settlements display an essentially rural character, and proposals for housing development in such locations should reflect this in their design, layout and detailing. The overall scale and density of development proposed should also respect the form and character of the settlement.

While it is important to ensure that all new development fits in well with its surroundings this will not preclude quality contemporary

design using modern materials. Innovative design and layouts can achieve greater energy efficiency through the orientation of buildings to maximise passive solar gain and the use of renewable energy technologies and sustainable construction techniques.

Landscaping and Private Open Space

The 'greening' of spaces raises the quality of residential development and assists in the promotion of biodiversity and natural drainage of the area. Existing landscape features such as streams, hedgerows or trees must be identified and, where appropriate, retained and suitably integrated. The provision of adequate open space in the vicinity of identified landscape features ensure they are retained and their visual setting protected. Where existing trees are removed the layout must include compensatory tree planting.

The use of vegetation within developments should include a hierarchy of different types of planting such as street trees, garden trees and hedge planting, specimen trees and amenity planting in open spaces. Boundary treatments can significantly affect the overall quality and character of new housing areas. The Council will expect use of appropriate, locally characteristic or indigenous hedge planting and well-designed walls or railings as opposed

to the wholesale use of close boarded fencing. The integration of development at the edges of settlements is also important. Ten metre buffer planting, generally of indigenous species, will be required to help assimilate and soften the impact of development on the countryside which would further enhance biodiversity.

All hard landscape design, including paving areas, means of enclosure and street furniture should be carefully considered and the use of high quality and permeable paving materials will be required.

Developers must carry out all landscape works associated with their schemes and provide establishment, maintenance and ongoing long term management, unless this responsibility is transferred to another appropriate body in a manner formally agreed with the Council.

Well-designed space around buildings can add greatly to the attractiveness of a development. A variety of garden sizes and usable open spaces promotes diversity and gives greater choice for residents. Adequate private open space can be in the form of gardens, patios, balconies or terraces, depending on the characteristics of the development proposed and the surrounding context. All houses will need to provide some in-curtilage open space. Adequate private garden space is particularly

important for new family dwellings – generally dwellings with 3 or more bedrooms. For apartment developments private open space may be provided in the form of communal gardens where appropriate management arrangements are agreed.

Density

Density bands provided in Policy HOU4 indicate a density requirement per hectare for housing sites across the Council area. These will be used as a guide to inform development proposals within the relevant settlement areas. Proposals outside of these bands will be considered on their own merits. Increased housing density within town and city centres will be promoted in locations that benefit from high accessibility to public transport facilities, provided they do not harm local character, environmental quality and amenity. In all other established residential areas, development or redevelopment schemes must not unacceptably harm local character, environmental quality or existing residential amenity (see Policy HOU8).

In designated areas, such as Conservation Areas and Areas of Townscape Character or Areas of Village Character increased density will only be allowed in exceptional circumstances where it is demonstrated that a proposal will not harm local character, environmental quality and residential amenity.

On previously undeveloped sites, the need to preserve existing site features and vegetation and the space requirements for communal open areas will all influence development densities. On large sites a range of densities, building forms and a mix of house types will be required to enhance quality and sustainability.

In all cases the overdevelopment of sites will not be acceptable and the Council will expect developers to provide adequately sized dwelling units.³

The size of a dwelling is a key factor in defining who can live there and how they use the property, size is therefore particularly important in terms of protecting established residential areas. Whilst a mixture of different types, tenures and sizes of houses (including apartments and townhouses) can assist in the creation of balanced communities, it is critical that all new housing units are sufficiently spacious and therefore the provision of dwelling units with limited internal floor areas can contribute to unacceptable densities in new developments and the wider established area.

Accessible Accommodation

Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptations.

³ Refer to Supplementary Planning Guidance, Part A: Space Standards for Dwellings

Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.

Energy Efficiency and Renewable Energy

Modern building techniques and materials can improve energy efficiency and reduce reliance on carbon based fuels. Further energy efficiency can be achieved by designing site layouts so that buildings or windows are orientated to maximise the heating benefits derived from solar gain. The Council will encourage the incorporation of small scale renewable energy technologies (micro-generation) into buildings that can further reduce their carbon footprint. Such micro-generation technologies include solar PV systems, wind turbines, ground source heat pumps and micro combined heat and power installations.

Site Layout and Movement

Having regard to necessary standards for road safety, the layout of new housing developments must not be dominated by roads considerations. All buildings should be located and orientated to front onto existing

and proposed roads to present an attractive outlook. The Council will also expect to see greater variety introduced into schemes so that the spaces between houses include tree-lined avenues, crescents, mews, courtyards, lanes and greens. Particular care will be required in the treatment of corner sites within layouts and these should contain specifically designed buildings. Such corner sites and other accessible nodes can often provide ideal opportunities for the use of landmark buildings.

Promoting sustainable movement patterns and active travel can reduce reliance on the private car, foster movement by pedestrians and cyclists, respect existing public rights of way and provide convenient access to public transport and existing or proposed facilities in the vicinity. Such matters must be built into the design from the outset.

Roads are an important element in the design of a development and should be planned and designed to contribute to the overall quality of the development. This can be facilitated by a permeable layout with a network of interconnected carriageways and, where appropriate, a number of access points to the development. Residential developments will be required to incorporate traffic calming measures to keep speeds low, improve safety and help create a better environment. The

Council will generally wish to see all access roads within a development designed to a 20mph maximum speed. On minor access roads favourable consideration will be given to the use of sub 10mph 'Home Zones'.

Road layouts which meet the Council's technical requirements but which do not pay due regard to the quality of the residential development and the need to foster sustainable movement patterns will be unacceptable.

The layout of new housing developments must safeguard access to adjoining lands to ensure that the comprehensive development of a site or future development potential is not prejudiced.

Parking

The amount of car parking in new residential development will have regard to published Departmental standards.⁴ All car parking should be well designed, convenient and located to allow for informal surveillance. It should not however dominate the residential environment. In instances where car parking is proposed within the built fabric of a building, such as apartment development, this will only be acceptable where it will not result in a negative impact on the street scene at ground level.

⁴ Parking Standards, published by former Department of the Environment, Planning Service, now Department for Infrastructure

Developers will also need to indicate what arrangements have been made within the development for secure bicycle parking. For apartment developments communal bicycle stands will be required.

Electric vehicle charging points should also be considered as part of the overall scheme in order to future-proof the design and layout of parking.

Privacy

The protection of privacy is an important element of quality in a residential environment. It is a particularly important consideration where new development is proposed adjacent to existing properties. Proposals must provide reasonable space between buildings in order to minimise overlooking. This will also assist in providing acceptable levels of daylight to properties.

Sustainable Drainage

Consideration should be given to the use of sustainable urban drainage systems (SuDS) and more environmentally sound methods of disposing of effluent. Natural drainage systems are altered by residential development and the amount of water infiltrating the ground as a result is normally reduced. Roofs, driveways,

pavements, parking bays and a range of other surfaces can radically alter natural drainage. Conventional hard surfaces, such as impermeable concrete and tarmac, cause rain and storm water to flow to underground pipes and drains. This can simply increase speed and volume of flows downstream and the risk of flooding elsewhere.

Favourable consideration will be given to the use of permeable paving within new residential developments as a means of reducing the risk of flooding associated with surface water run-off. Where appropriate private driveways, patios, paths and shared hard landscaped surfaces should be built using permeable paving materials that are suitable to the proposal's location, of a high quality and visually attractive and appropriate to the overall scheme design.⁵

Permeable paving should be constructed to suitable specifications. Details are contained in the British Standards Institution publication BS7533, Part 3 and Part 13 regarding the design and installation of permeable pavements.

Waste Collection

In the interest of amenity, householder waste storage facilities should be appropriately designed into a site layout that provides adequate space and screening at the rear of

properties. In apartment developments waste storage space may be communal, provided it is suitably integrated into either the fabric of the building or a purpose built enclosure. The Council will expect consideration be given to the access requirements of waste collection vehicles in order to provide layouts to facilitate ease of movements by such vehicles to the front of dwellings or bin stores.

Security from Crime

The design of new developments should seek to provide a feeling of security and a sense of safety in all parts of the layout. To enhance security back gardens of dwellings should be enclosed and back onto each other. Public areas such as open spaces, pedestrian routes and cycle linkages should be overlooked by the fronts of dwellings and other buildings to provide maximum surveillance. Narrow, potentially unfrequented or unsupervised routes for pedestrians and cyclists will not be acceptable.

'Secured by Design' is a police organisation working alongside the Police Service in the UK which seeks to achieve sustainable reductions in crime by promoting principles of designing out crime from the built environment. Developers should take account of these principles in preparing schemes. Further advice can be found at www.securedbydesign.com.

⁵ Further best practice, guidance and advice is available from www.susdrain.org and www.paving.org.uk

HOU5 Public Open Space in New Residential Development

Adequate provision must be made for green and blue infrastructure in public open space and for open space that links with green and blue infrastructure where possible and provides pedestrian and cycle linkages to nearby public amenity spaces. Proposals for new residential development of 25 or more units, or on sites of one hectare or more, must provide public open space as an integral part of the development, subject to the following:

- a) the open space must be at least 10% of the total site area
- b) for development proposals of 300 or more units, or on sites of 15 hectares or more, the open space must be at least 15% of the total site area.

The following exceptions to the above open space provision will apply where:

- a) the residential development is designed to integrate with and make use of adjoining public open space
- b) the provision of open space below 10% of the total site area if the proposal is located within a city or town centre or it is

demonstrated that it is close to and would benefit from ease of access to existing public open space

- c) in the case of apartment developments or specialist housing (see Policy HOU11) where a commensurate level of private communal open space is being provided.

Development proposals of 100 units or more, or on sites of 5 hectares or more, must be provided with an equipped children's play area unless one already exists within a reasonable and safe walking distance (generally around 400 metres) of the majority of the units within the proposal.

Public open space required by this policy will be expected to conform to all of the following criteria:

- it is designed as an integral part of the development with easy and safe access from the dwellings
- it is of demonstrable recreational or amenity value
- it is designed, wherever possible, to be multi-functional

- its design, location and appearance takes into account the needs of disabled persons and it respects the amenity of nearby residents
- landscape and heritage features are retained and incorporated in its design and layout.

In all cases developers will be responsible for the laying out and landscaping of public open space required under this policy.

Developers must demonstrate that suitable arrangements will be put in place for the future management and maintenance in perpetuity of areas of public open space required under this policy.

Justification and Amplification

Public open space can be provided in a variety of forms ranging from village greens and small parks through to equipped play areas and sports pitches. In addition, the creation or retention of blue/green infrastructure, woodland areas or other natural or semi-natural areas of open space can provide valuable habitats for wildlife and promote biodiversity. To provide for maximum surveillance, areas of open space are best located where they are overlooked by the fronts of nearby dwellings.

A particularly important consideration in determining the layout of new housing developments is the provision of safe opportunities for children's play. It is important therefore that children's play areas and facilities are located within a safe and reasonable walking distance of where they live. However, they should not be located so close to dwellings as to cause noise or nuisance problems for residents.

In calculating the precise amount of public open space provision needed in an individual development proposal, only space of demonstrable recreational or amenity value i.e. 'useable' open space, will generally be counted. Accordingly, verges and visibility splays, which form part of the adopted highway, will not count towards the open space provision.

The onus will rest with developers to ensure the management and maintenance of public open space is carried out in perpetuity. A legal agreement securing this responsibility will be the normal approach to this matter and may involve a developer entering into a Section 76 Planning Agreement with the Council.

If this is the case, a Section 76 Planning Agreement will need to be entered into before planning permission is granted.

HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning

A Design Concept Statement, or where appropriate a Concept Masterplan, must accompany all planning applications for residential development.

A Concept Masterplan will be required for major planning applications involving:

- a) 50 dwellings or more
- b) the development, in part or full, of sites of 2 hectares or more zoned for housing in development plans
- c) housing development on any other site of 2 hectares or more.

For partial development of a site zoned for housing the Concept Masterplan will be expected to demonstrate how the comprehensive planning of the entire zoned area is to be undertaken.

Any proposal for housing that would result in unsatisfactory piecemeal development will not be permitted, even on land zoned for housing.

Justification and Amplification

Design Concept Statements and, where appropriate, Concept Masterplans will be required to support all proposals for residential development (outline and reserved matters/full applications) to show how a quality residential environment on a particular site will be delivered. They must indicate how the design concept has evolved and provide a clear idea of what is intended for the site without the need for fully detailed plans. A Design and Access Statement may also be required for residential development in accordance with Section 6(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015.

Quality design proposals should emerge from a careful analysis of the location, surrounding context and the specific characteristics of the site itself (Policies HOU3 and HOU4). Pre-application discussions with the Council can be helpful when this analysis has been completed and design options are being evaluated. Following this, discussions with other bodies, including the local community, their representatives and groups, may also be useful. Such discussions can further aid design proposals and help avoid unnecessary or nugatory work.

Design Concept Statements

A Design Concept Statement must demonstrate how it will meet the criteria set out in Policies HOU3 and HOU4.

The Statement should outline in writing the overall design concept and objectives for the site and include an indicative site layout plan, based on the appraisal of the site and its context. The amount of information and level of detail required will depend on the nature, scale and location of the proposed development. Where necessary the Statement should also address any local design considerations identified in development plans or supplementary planning guidance and provide information on any improvements to infrastructure required to facilitate the proposed development.

For a large scheme or a site in a sensitive location, such as a Conservation Area, Area of Townscape Character, Area of Village Character or Area of Outstanding Natural Beauty, the type of information and detail required for the Design Concept Statement will include some or all of the following:

- an appraisal of the site context highlighting those features in the vicinity of the site which influence the design of the scheme

- an appraisal of the characteristics of the site, identifying features within the site and how they influence the design of the scheme. This should include landscape features, an analysis of existing flora and fauna and the location of any archaeological or built heritage features or sites of nature conservation importance
- an indicative layout of the proposed scheme including for example the siting of buildings, existing and proposed public transport facilities, pedestrian and cycle routes, the layout of streets, access arrangements and traffic calming measures proposed
- sketch details of the design of buildings
- a comprehensive and readily understood structure to the open space and landscape elements of the scheme including proposals for subsequent management and maintenance
- the type and location of any necessary local neighbourhood facilities.

For small housing schemes outside sensitive locations, involving the development of a site of up to 0.25 of a hectare or 5 dwellings or less, a short written statement and a diagrammatic layout will generally suffice.

Concept Masterplans

Where a Concept Masterplan is required, it will need to indicate in graphic form a scheme for the comprehensive development of the whole area, and include a written statement, detailed appraisals, sketches, plans and other illustrative materials to address all of the relevant matters set out in this policy and its associated supplementary planning guidance. The Concept Masterplan should also clearly demonstrate how it is intended to implement the scheme.

Advice and guidance on site appraisal and the type of information that will be required to accompany Concept Masterplans and Design Concept Statements is contained in the Department publications 'Creating Places - Achieving Quality in Residential Developments' (May 2000); 'Living Places' (September 2014) and 'Improving the Quality of Housing Layouts in Northern Ireland' (May 2000).

The submission of a Design Concept Statement or a Concept Masterplan will not preclude the need for other detailed assessments or information in support of a planning application, for example a Transport Assessment or an Environmental Impact Assessment.

The Council will use its powers contained in the Planning (General Development Procedure) Order (Northern Ireland) 2015 to request applicants to supply such additional information as is considered necessary to allow proper determination of planning applications. Where the Council grants outline planning permission for residential development based on indicative plans, a condition will be imposed that any reserved matters application be based broadly on such requirements.

Comprehensive Planning

The comprehensive planning of new or extended housing areas is considered to be of vital importance in pursuit of an improved quality standard. Piecemeal development may result in the undesirable fragmentation of a new neighbourhood and fail to secure the proper phasing of development with associated infrastructure and facilities.

The Council would encourage land pooling by owners and developers to facilitate the comprehensive development of residential sites. Where this cannot be achieved, and comprehensive development of the site would be prejudiced, the Council will refuse the application.

Planning Agreements

Section 76 Planning agreements between the Council and developers may be necessary for major housing schemes, and some smaller developments. Such agreements secure infrastructure needed as a result of the development, for example necessary community facilities or the provision of open space and its long term maintenance. Planning agreements need to be entered into prior to permissions being issued to ensure that necessary facilities and works are provided and to help guarantee the quality of development.

Developers shall be expected to comply with Strategic Policy 07, Section 76 Planning Agreements and the related Framework Document where necessary.

HOU7 Residential Extensions and Alterations

Planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

a) the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract

from the appearance and character of the surrounding area

- b) the proposal does not unduly affect the privacy or amenity of neighbouring residents
- c) the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality
- d) sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

The above policy applies to all residential extensions and alterations and for extensions and/or alterations to other residential uses as set out in Parts C2 and C3 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended), such as guest houses, hostels and residential/nursing homes.⁶

Supplementary Planning Guidance, Part A: Guidance for Residential Extensions and Alterations, will be taken into account when assessing proposals against the above criteria.

⁶ This policy also applies to Housing in the Countryside see Operational Policies COU2-COU10

Justification and Amplification

The Council encourages quality design solutions for residential extensions and alterations. Good design promotes sustainable development, improves the quality of the existing environment and should also afford appropriate protection of residential amenity.

Extensions and alterations can have a significant impact on the character and appearance of the local environment if they are poorly designed, oversized or badly sited or where inappropriate alterations are proposed. House extensions and alterations raise detailed site specific issues and the acceptability of proposals will depend on the particular circumstances on the site and its surroundings.

Most commonly the design of extensions and alterations should tie in with the style, design and materials of the existing property, however, innovative, contemporary design solutions will be acceptable where the proposal complements the host property and respects its wider surroundings.

Proposals which incorporate features intended to maximise sustainability and energy efficiency, including the use of renewable energy sources are encouraged.

Extensions or alterations should be designed so as to not unduly affect the privacy and amenities enjoyed by neighbouring households, such as dominance, privacy or loss of light.

The Council will resist proposals for extensions or other ancillary buildings that would result in the loss of significant local landscape features, in particular trees which are the subject of a Tree Preservation Order or which contribute to areas designated for their townscape or heritage importance.⁷ In other cases, where proposals impact on local landscape features compensatory planting to mitigate against the loss of local environmental quality and assist in the promotion of biodiversity will be necessary.

Garden sizes, in particular rear gardens, should be sufficient to provide outdoor recreational space and provide space for storage for example garden furniture, bikes, play equipment and bins. Proposals which will remove sufficient space will be resisted.

The Council will give sympathetic consideration to proposals required for a person with a disability or whose mobility is otherwise impaired. If imaginative and innovative design approaches are fully explored it is generally possible to provide a satisfactory solution in line with the policy. The specific needs of a person with a disability are an important

material consideration and exceptionally the policy criteria may be relaxed to meet these needs.

Proposals to provide ancillary living space for elderly relatives or to meet a variety of other personal and domestic circumstances must be subordinate to and supplementary to the existing residence. Such accommodation should normally be attached to the existing property and be internally accessible from it, although a separate doorway access will also be acceptable.

Where an extension to the existing house is not practicable and it is proposed to convert an existing outbuilding, planning permission will be dependent on the development being of a modest scale. A separate self-contained building, within the curtilage of an existing dwelling house will not be acceptable, unless a separate dwelling would be granted permission in its own right.

In all cases the Council must be satisfied that the proposed accommodation will remain ancillary to the main residential property and careful consideration will be given to the impact of proposals on neighbouring dwellings. Where permission is granted it will be subject to a condition that the extension will only be used for ancillary residential purposes in

⁷ It is an offence to remove a tree which is subject to a Tree Preservation Order or which is located in a Conservation Area, without the prior written consent of the Council

connection with the main dwelling and not as a separate unit of accommodation. Other proposals for ancillary residential use which are clearly incidental to the enjoyment of the property, such as a garden room or a gazebo, will be treated on their merits within the terms of the policy.

In assessing proposals for residential extensions and/or alterations in Conservation Areas, Areas of Townscape/Village Character and those affecting Listed Buildings, the Council will consider the relevant policies contained within policies HE6 and HE10, together with any relevant regional policy or guidance or contained in a local design guide. Likewise, for proposals within designated areas, including Areas of Outstanding Natural Beauty, regard will be given to any relevant regional policy or guidance or advice set out in supplementary planning guidance.

HOU8 Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas

Planning permission will be granted for the redevelopment of existing buildings, or the infilling of vacant sites (including extended garden areas) to accommodate new housing,

where the criteria set out in Policies HOU3 and HOU4 (with the exception of Policy HOU4(d) – Density Bands), and all the additional criteria set out below are met:

- a) the proposed density is not significantly higher than that found in the established residential area
- b) the pattern of development is in keeping with the local character, environmental quality and existing residential amenity of the established residential area
- c) all dwelling units and apartments are built to a size not less than those set out in Supplementary Planning Guidance, Part A: Space Standards for Dwellings.

Justification and Amplification

In established residential areas planning permission will only be granted for the redevelopment of existing buildings, or the infilling of vacant sites (including extended garden areas) to accommodate new housing where the pattern of development is in keeping with the overall character and environmental quality and the proposed density⁸ is not significantly higher than that found in the established residential area.

A definition of an established residential area is contained in Supplementary Planning Guidance, Part A.

HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments

Planning permission will be granted for the conversion or change of use of existing buildings to flats or apartments (including those for multiple occupancy⁹) where the criteria set out in Policies HOU3 and HOU4, and all the additional criteria set out below are met:

- a) there is no adverse effect on the local character, environmental quality or residential amenity of the surrounding area
- b) the proposal maintains or enhances the form, character and architectural features, design and setting of the existing building
- c) the original property is greater than 150 square metres gross internal floor space
- d) all flats or apartments are self-contained (i.e. having separate bathroom, WC and kitchen available for use only by the occupiers)

⁸ Density is generally considered to be a calculation of dwellings per hectare

⁹ A House in Multiple Occupation (HMO) is defined by Article 1 of the Houses In Multiple Occupation Act (Northern Ireland) 2016

e) the development does not contain any flat or apartment which is wholly in the rear of the property and without access to the public street.

Justification and Amplification

Conversion and reuse of existing buildings for flats or apartments is consistent with achieving more sustainable patterns of residential development. It contributes to meeting the varied housing needs of the whole community, assists with the creation of balanced communities and supports urban regeneration.

Residential intensification of existing dwellings or conversion of other buildings to residential use can sometimes have negative impacts on the local character of an area, for example, as a result of increased density, overlooking, increased traffic congestion, and the loss of family sized housing.

The overall aim of this policy is to ensure converted buildings sympathetically harmonise with adjacent properties and maintain or enhance the overall character and environmental quality of existing residential areas. In determining applications full account will be taken of the potentially damaging effect of cumulative changes in a neighbourhood by which proposals, although not detrimental in

isolation, could be judged to be detrimental when considered alongside other recently approved developments.

To ensure that individual dwellings are appropriate for conversion this policy places a minimum size limit on dwellings which will be permitted for conversion to flats or apartments. A more flexible approach to the floor space requirement in this policy may be applied at some locations within designated city and town centres, along key and link transport corridors and sites adjacent to main public transportation nodes.

When bringing forward a proposal to convert an existing dwelling to apartments adequate amenity space must remain. The level of private open space for new residential property is detailed in the Department's publication 'Creating Places - Achieving Quality in Residential Developments' (May 2000).

Provision for waste and recycling storage should be appropriately screened from public view and proposals involving the replacement of front gardens with hard surface car parking areas will be resisted.

Any proposals involving extensions to an original building are required to be consistent with Policies HOU3 and HOU4.

HOU10 Affordable Housing in Settlements

Where the need for Affordable Housing is identified, through the Housing Needs Assessment¹⁰, on sites of more than 0.5 hectares or comprising of 5 residential units or more, proposals will only be permitted where provision is made for a minimum 20% of all units to be affordable. This provision will be secured and agreed through a Section 76 Planning Agreement.

All developments incorporating affordable housing should be designed to integrate with the overall scheme with no significant distinguishable design differences, in accordance with any other relevant policies contained within this Plan Strategy.

In exceptional circumstances where it is demonstrated that the affordable housing requirement cannot be met, alternative provision must be made by the applicant, or an appropriate financial contribution in lieu must be agreed through a Section 76 Planning Agreement. Such agreements must contribute to the objective of creating mixed and balanced communities.

¹⁰ Supplied by the Northern Ireland Housing Executive as the statutory housing authority

Proposals for the provision of specialist accommodation for a group of people with specific needs (such as purpose built accommodation for the elderly, Policy HOU11) will not be subject to the requirements of this policy.

Windfall sites will be encouraged for the development of affordable housing in suitable and accessible locations.

By exception, proposals for affordable housing could be permitted on land identified as open space, in accordance with Policy OS1, where it can be demonstrated that all of the following criteria have been met:

- a) a demonstrable need has been identified by the Northern Ireland Housing Executive**
- b) the application is made by a registered Housing Association or the Northern Ireland Housing Executive**
- c) the proposal will bring substantial community benefits that decisively outweigh the loss of the open space.**

Development proposals will not be supported where lands have been artificially divided for the purposes of circumventing this policy requirement.

Justification and Amplification

The Strategic Planning Policy Statement (SPPS) acknowledges the Local Development Plan Process as the instrument to deliver policy for affordable housing in line with the guidance and objectives of the Regional Development Strategy (RDS) 2035.

The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the Council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process.

This policy ensures that a proportion of affordable housing¹¹ can be delivered alongside market led housing to enable a range of house types, sizes and tenures are provided for local needs, to encourage integration of housing and encourage balanced communities.

Affordable housing should be delivered through mixed tenure developments which offer a high quality of design to help promote community cohesion and sustainable neighbourhoods in line with regional policy.

In addition to encouraging a mix of affordable housing in all housing developments, situations may arise where a Housing Association, through agreement with the Northern Ireland Housing Executive, identify a site suitable for affordable housing on land not zoned for housing, for example land designated for open space in accordance with the requirements of Policy OS1.

In such circumstances, evidence regarding its suitability will be considered by the planning authority. This can ensure that land can come forward where it is needed, that the needs of groups with specific housing requirements can be addressed.

The development of windfall sites will be encouraged and promoted for affordable housing given the benefits of using suitable sites within existing settlements for homes which can benefit from better quality infrastructure and accessibility to community facilities.

Developers cannot artificially divide or phase sites to avoid affordable housing provision. This will ensure that affordable housing is delivered as an integral part of all new developments. Partial development of a site will only be permitted where an overall concept masterplan identifies that this policy can be met and provided through a Section 76 Planning Agreement.

¹¹ The definition of Affordable Housing for the purpose of the Plan Strategy is contained in the Glossary, page 120.

Additionally, affordable housing may be provided through specific zonings where a need has been identified by the Northern Ireland Housing Executive at Local Policies Plan stage.

HOU11 Specialist Accommodation

Planning permission will be granted for specialist residential accommodation, subject to all of the following criteria being met:

- a) **the homes and/or bed spaces to be provided meet an identified community need demonstrated through a statement of specialist housing need**
- b) **the proposal is accessible to public transport, leisure and recreation facilities, community facilities and health services.**

All proposals, including extensions/alterations/additions to existing residential facilities for sheltered housing, extra-care homes, nursing homes and residential care homes will be considered in accordance with this policy.

Justification and Amplification

Specialist residential accommodation is purpose-built or converted residential accommodation designed to provide

opportunities for individuals to access accommodation that is more suitable for their needs such as sheltered housing and care-related facilities. The planning system can help to ensure that specialist accommodation is available to meet the needs of older people and people with disabilities. Where there is clear evidence of special need demonstrated, planning applications will be required to submit a statement of special housing need to show how the proposal meets the requirements of this policy.

The location of housing intended for people with specialist housing needs will need carefully considered as not all sites will be suitable, for example, certain physical characteristics such as steep slopes may not be viable or provide ease of access. The proximity to shops, leisure, community, healthcare and other facilities are also important factors to be considered.

This type of development will be exempt from the requirements of Policy HOU10 relating to provision of affordable housing.

HOU12 Accommodation for the Travelling Community

Planning permission will be granted for a suitable facility to meet a demonstrable need for specific accommodation for members of

the Travelling Community (Travellers) where all of the following criteria are met:

- a) **adequate landscaping is provided to visually integrate the proposal**
- b) **the development is compatible with existing and proposed buildings and structures in the area paying particular regard to environmental amenity**
- c) **where appropriate, the provision of workspace, play space and visitor parking is provided**
- d) **the proposal meets environmental and other material considerations, including those for sewerage, drainage, access and road safety.**

Where a need cannot readily be met within an existing settlement in the locality, applications in the countryside will be required to meet the sequential requirements of Policy COU5 Affordable Housing.

Exceptionally a single family traveller transit site or serviced site may be permitted in the countryside. Such proposals will be assessed on their merits, having regard to the above criteria and the sequential requirements of Policy COU5.

Justification and Amplification

The Northern Ireland Housing Executive (NIHE) will identify through its Housing Needs Assessment, requirements for Traveller accommodation within the Council area. Where a demonstrable need exists, lands will be allocated for through the Council's Development Plan at Local Policies Plan stage.

Accommodation may be provided through either a grouped housing scheme, a serviced site or a transit site. When assessing applications for traveller accommodation the Council will consider the existing level of local provision as well as the availability of alternative accommodation that meets the distinctive needs of travellers. Further information is available in the Design Guide for Travellers' Sites NI (draft 2019) published by Department for Communities (DfC).

2.COMMUNITY FACILITIES IN SETTLEMENTS

CF01 Necessary Community Facilities in Settlements

Planning permission will be granted for a community facility in settlements in the following circumstances:

- a) in designated city or town centres, villages and smaller settlements
- b) on previously developed land (brownfield sites)
- c) on land identified within the Local Development Plan for the provision of education, health, community uses or cultural facilities
- d) on land zoned for residential use, where identified through Key Site Requirements, or in accordance with Operational Policy HOU2.

In the case of land zoned for residential use it must be demonstrated to the Council, with sufficient evidence, that the proposal:

- e) is necessary to serve the local population
- f) offers safe and convenient access through provision of walking and cycle infrastructure, both within the development proposal and linking to existing or planned networks
- g) meets the needs of mobility impaired persons
- h) respects existing public rights of way.

Justification and Amplification

For the purpose of this policy Community Facilities are those defined in Part D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).

Local Community Facilities

The provision of local community facilities within settlements and that are in or near new residential developments in particular, is one of the means to increase vitality, provide a sense of community, enhance the social and economic sustainability of the development and can greatly assist in reducing car dependency.

Otherwise new residential proposals will place further pressure on already overstretched facilities and services and increase the need to travel.

The need to provide local community facilities will be assessed by the Council in consultation with relevant bodies. Where such a need is identified it will be stipulated as a Key Site Requirement in the Local Policies Plan and it will be a requirement that the developer provides for this need as an integral part of the development. Any provision considered necessary will relate fairly and reasonably in scale and kind to the impact of the development proposed.

Necessary community facilities to serve a local need should be designed to a high standard and located to provide focal points and landmark features. The location and design of such facilities should also respect the amenities of proposed and existing housing.

The provision of local community facilities through Key Site Requirements may impose additional costs on developers. However the Council considers it reasonable to expect

that developers will contribute to the cost of provision of necessary facilities and/or set land aside for development and use by the local community.

This may entail developers and landowners entering into a Section 76 Planning Agreement with the Council.

CF02 Protection of a Local Community Facility

Planning permission will be granted for the change of use or redevelopment of existing community facilities or land identified for such purposes in the Local Development Plan in the following circumstances:

- a) for the change of use or redevelopment of a building used, or last used as a local community facility where it is demonstrated to the satisfaction of the Council that its loss would not result in a deficit in community facilities in the local area**
- b) for the development of land identified within the Local Development Plan for the provision of education, health, community uses or cultural facilities to an alternative use where it is demonstrated to the satisfaction of the Council that the loss of the land would not result in a deficit in community facilities in the local area.**

Justification and Amplification

Local community facilities protect the vitality of an area, increase its sense of community and reduce the need to travel to alternative provisions.

Proposals to redevelop existing community facilities or develop land identified within the Local Development Plan for such uses will be resisted. Only in exceptional circumstances, supported by robust evidence to the satisfaction of the Council will alternative uses of land or buildings be permitted.

3. DEVELOPMENT IN THE COUNTRYSIDE

COU1 Development in the Countryside

There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11-COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development. Development of inappropriate retailing in the countryside will be resisted. Retailing opportunities in the countryside will only be considered in relation to Policies COU11, COU14 and, in exceptional cases, Policy TC6.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15-COU16.

Justification and Amplification

The countryside is a unique resource in terms of its landscapes, cultural heritage, nature conservation and biodiversity. It is home to our agricultural industry and rural communities, providing a recreational and tourism asset. However, there has been an accelerating pressure for development throughout the countryside, in particular new dwellings. It is recognised this development pressure must be balanced against the needs of rural communities, as such these operational policies are considered appropriate to facilitate sustainable development in the countryside.

RESIDENTIAL DEVELOPMENT

COU2 New Dwellings in Existing Clusters

Planning permission will be granted for a dwelling at an existing cluster of development provided all the following criteria are met:

- a) the cluster of development lies outside of a farm and consists of four or more established buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) forming a close grouping of buildings, of which at least three are dwellings
- b) the cluster appears as a visual entity in the local landscape
- c) the cluster is associated with a focal point such as a social/community building
- d) the identified site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster
- e) development of the site can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside through the creation of ribbon development.

Justification and Amplification

For the purpose of this policy the following definitions will apply:

A visual entity in the local landscape is defined as a collective body of buildings, separated from the countryside when viewed from surrounding vantage points.

A focal point is defined as a social/community building, usually visually significant within the cluster and which defines a different built form and use to the rest of the buildings in the cluster.

Effective design principles for compliance with the policies of COU2 are illustrated and set out in the Department's design guidance, 'Building on Tradition'.

COU3 Replacement Dwellings

Planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. For the purposes of this policy all references to 'dwellings' includes buildings previously used as dwellings.

In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Non-listed Vernacular Dwellings

The retention and sympathetic refurbishment, with adaptation if necessary, of non-listed vernacular dwellings in the countryside will be encouraged in preference to their replacement in accordance with Policies COU4 and HE13.

In all cases where the original dwelling is retained, it will not be eligible for replacement again. Equally, this policy will not apply where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original dwelling, or where the original dwelling is immune from enforcement action as a result of non-compliance with a condition to demolish it.

Replacement of Non-Residential Buildings

Favourable consideration will be given to the replacement of a redundant non-

residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality.

Non-residential buildings such as domestic ancillary buildings, steel framed buildings designed for agricultural purposes, buildings of a temporary construction and a building formerly used for industry or business will not be eligible for replacement under this policy.

In addition to the above, proposals for a replacement dwelling will only be permitted where all of the following criteria are met:

- a) the proposed replacement dwelling must be sited within the established curtilage of the existing building, unless either (i) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (ii) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits;
- b) the overall size of the new dwelling must not have a visual impact significantly greater than the existing building;

c) the design of the replacement dwelling should be of a high quality appropriate to its rural setting.

Planning permission will not be granted for the replacement of a listed dwelling unless there are exceptional circumstances in accordance with Planning Policy HE8.

Justification and Amplification

The essential characteristics of a dwelling includes original features such as doors/window openings of domestic scale, chimneys or internal evidence of chimneys or fireplaces, internal walls defining individual rooms.

For the purposes of this policy 'Vernacular Buildings' reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland', published by the former Department of the Environment (DoE), March 1998.

For the purposes of this policy 'curtilage' means the immediate, usually defined and enclosed area, for example by landscaping, hedging or fencing surrounding an existing or former dwelling house.

Applications for the replacement of non-listed vernacular buildings must be accompanied by sufficient information to demonstrate why replacement, rather than their retention and incorporation into a proposal, is the most appropriate solution. In such cases evidence of a building's condition must demonstrate that it is not reasonably capable of being made structurally sound or otherwise improved.

Effective design principles for compliance with the policies of COU3 are illustrated and set out in the Department's design guidance, 'Building on Tradition'.

Permission granted under this policy will be subject to conditions requiring demolition of the existing dwelling or restriction of its future to non-residential use.

Replacing semi-detached or terraced dwellings will generally only be acceptable if replaced in situ, unless there are practical and demonstrable mitigating circumstances to do otherwise.

COU4 The Conversion and Reuse of Buildings for Residential Use¹²

Planning permission will be granted for proposals for the sympathetic conversion, with adaptation if necessary, of a non-listed

vernacular building or a suitable locally important building¹³ (such as former school houses, churches and older traditional barns and outbuildings) for use as a single dwelling where this would secure its upkeep and retention. Such proposals will be required to be of a high design quality and to meet all of the following criteria:

- a) the building is of permanent construction
- b) the conversion or reuse would maintain or enhance the form, character and architectural features, design and setting of the existing building and not have an adverse effect on the character or appearance of the locality
- c) any new extensions are sympathetic to the scale, massing and architectural style and finishes of the existing building
- d) the conversion or reuse would not unduly affect the amenities of nearby residents or adversely affect the continued agricultural use of adjoining land or buildings
- e) the nature and scale of the use is demonstrated to be appropriate to a countryside location.

¹² See Policy HE13 for Conversion and Reuse of Buildings in Settlements

¹³ See Department for Communities 'Historic Buildings of Local Importance – A Guide to their identification and protection' May 2017

Buildings of a temporary construction such as those designed and used for agricultural purposes, including sheds or stores will not be eligible for conversion or reuse under this policy.

Exceptionally, consideration may be given to the sympathetic conversion or reuse of a traditional non-residential building to provide more than one dwelling where the building is of sufficient size; the scheme of conversion involves minimal intervention; and the overall scale of the proposal and intensity of use is considered appropriate to the locality.

In all cases evidence of a building's condition must demonstrate that it is reasonably capable of being made structurally sound or otherwise improved.

A former dwelling previously replaced and retained as an ancillary building, or where it was conditioned for demolition but has subsequently become immune from enforcement action, will not be eligible for conversion back into residential use under this policy.

Listed Buildings

All proposals for the conversion or refurbishment of a building listed as being of

special architectural or historic interest for residential purposes will be assessed against Planning Policies HE6, HE8 and HE9.

Justification and Amplification

The sympathetic conversion and reuse of older buildings in the countryside no longer required for their original purpose can represent a sustainable approach to development in the countryside and for certain buildings may be key to their preservation.

For the purposes of this policy a 'Locally Important Building' is a building, structure or feature, whilst not statutory listed, has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance. 'Vernacular Buildings' are those that reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland', published by DoE, March 1998.

Good design in all cases involving conversion and reuse of locally important or vernacular buildings must ensure their existing character is not lost.

Planning permission for conversion of a non-

residential building to residential use will not in itself be considered sufficient grounds to subsequently permit the replacement of the building with a new dwelling.

COU5 Affordable Housing

Planning permission will be granted by exception for a small group of no more than 14 dwellings adjacent to or near a village or small settlement to provide affordable housing which meets a need identified by the Northern Ireland Housing Executive.

Planning permission will only be granted where the application is made by a registered Housing Association or the Northern Ireland Housing Executive.

In assessing the acceptability of sites, the following sequential test in terms of location will be applied:

- a) land adjacent to the existing settlement limit, subject to amenity and environmental considerations
- b) a site close to the settlement limits which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment

c) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape.

Generally only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality.

Justification and Amplification

For the purposes of this policy, a village or small settlement is defined in the settlement hierarchy contained in Part One, Chapter Four of the Plan Strategy.

The majority of land considered by the Council as suitable for housing will be allocated through the development plan process within settlements at the Local Policies Plan stage.

An exception may be made where a specific need for affordable housing has been established through a local housing needs assessment undertaken by the Northern Ireland Housing Executive, and where the need has not been foreseen and provided for through the development plan process. Such proposals will need to be accompanied by information demonstrating that the potential to locate the

necessary housing within settlement limits has been explored, and that no suitable sites are available.

COU6 Personal and Domestic Circumstances

Planning permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances and provided the following criteria are met:

- a) the applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused
- b) there are no alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances.

All permissions granted under this policy will be subject to a condition restricting the occupation of the dwelling to a named individual and their dependents.

Justification and Amplification

Applicants will be expected to provide sufficient information to allow a proper assessment of each specific case. Such information should include:

- a statement detailing the special personal or domestic circumstances supported if appropriate by medical evidence from a medical or health professional
- details of the level of care required in relation to any medical condition again supported by the appropriate health professional, the identity of the main carer, their current address and occupation
- details of why care can only be provided at the specific location and how genuine hardship would be caused if planning permission were refused
- all alternative solutions must be explored and shown as not considered practical to meet the site specific need.

COU7 Dwellings for Non-Agricultural Business Enterprises

Planning permission will be granted for a dwelling house in connection with an established non-agricultural business enterprise where a site specific need exists that makes it essential for one of the business's employees to live at the site of their work.

Planning permission will be refused under this policy where an existing dwelling is already located within or adjacent to a non-agricultural business and from which an employee fulfils, or a former employee fulfilled a site specific function of that business.

Where such a site specific need is demonstrated and accepted, the dwelling house must be located beside, or within, the boundaries of the business enterprise and integrate with the buildings on the site.

Planning permission granted under this policy will be subject to a condition restricting occupation of the dwelling solely for the use of the business.

Justification and Amplification

The presence of a non-agricultural business in the countryside is not, of itself, sufficient

justification for a dwelling on the site. Applicants must at the time of application provide sufficient information to demonstrate that there is a current site specific need, rather than a general desire, which makes it essential for one of the firm's employees to live at the site of their work.

If the residing employee of the firm subsequently retires, this does not demonstrate the need for a second dwelling associated with the business.

A proposal for a dwelling by those involved in the keeping and breeding of horses for commercial purposes will also be assessed under the criteria set out in this policy. An equine business includes horse breeding and training and the operating of livery yards, trekking centres and riding schools.

Those keeping horses and/or ponies for hobby purposes will not satisfy the requirements of this policy.

In all cases applicants will have to provide sufficient information to demonstrate a level of involvement commensurate with commercial activity. Such information should include a statement of commercial rateable history for the business, appropriate insurances and any other information relevant to the particular case.

A need to provide improved security from theft and/or vandalism is unlikely on its own to warrant the grant of planning permission.

COU8 Infill/Ribbon Development

Planning permission will be refused for a building which creates or adds to a ribbon of development.

Exceptionally, there may be situations where the development of a small gap, sufficient to accommodate 2 dwellings within an otherwise substantial and continuously built up frontage, may be acceptable. For the purpose of this policy a substantial and continuously built up frontage is a line of 4 or more buildings, of which at least 2 must be dwellings, excluding domestic ancillary buildings such as garages, sheds and greenhouses, adjacent to a public road or private laneway.

The proposed dwellings must respect the existing pattern of development in terms of siting and design and be appropriate to the existing size, scale, plot size and width of neighbouring buildings that constitute the frontage of development. Buildings forming a substantial and continuously built up frontage must be visually linked.

Justification and Amplification

A ribbon of development cannot be defined by numbers, although, if there are two buildings fronting a road and beside one another, there could be a tendency to ribboning. Most frontages are not intensively built up and have substantial gaps between buildings, giving visual breaks in the developed appearance of the locality. Infilling of these gaps is visually undesirable and, in most cases, creates or adds to a ribbon of development.

For the purposes of this policy a building's frontage must extend to the edge of the public road or private laneway and not be separated from it by land or development outside of its curtilage.

Assessment of what constitutes an existing pattern of development must take account and have regard to the size and scale of buildings, their siting and position in relation to each other and the size and width of individual plots upon which they are situated.

COU9 Temporary Caravan

Planning permission will be granted for a residential caravan or mobile home, for a temporary period only, in exceptional circumstances which include:

- a) the provision of temporary residential accommodation pending the development of a permanent dwelling
- b) where there are compelling and site-specific reasons related to personal or domestic circumstances, as stipulated under Operational Policy COU6.

All permissions will normally be subject to a three-year time limit from the date permission is granted and conditioned that the temporary caravan will be removed at the expiration of that time limit.

The siting of a residential caravan or mobile home will be subject to the same planning and environmental considerations as a permanent dwelling. Permission will depend on the ability to integrate the unit within an existing building group and screen the unit from public view. Residential caravans or mobile homes on farms will be required to be visually linked or clustered with an established group of buildings on the farm.

Justification and Amplification

The nature of a residential caravan or mobile home limits its potential for integration into the landscape. Therefore, planning permission will not be granted for a permanently sited

residential caravan or mobile home in the countryside.

This policy acknowledges that their provision may in exceptional circumstances allow a sensible temporary residential solution.

It is unlikely that permission granted with a conditioned 3 year time limit will be extended.

COU10 Dwellings on Farms

Planning permission will be granted for a dwelling house on a farm where all of the following criteria are met:

- a) the farm business must be currently active and it must be demonstrated, with sufficient evidence, such as independent, professionally verifiable business accounts, that it has been established for at least 6 years
- b) no dwellings or development opportunities outwith settlement limits have been sold off from the farm holding within 10 years of the date of the application
- c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane.

Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided it is demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:

demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s).

The grant of planning approval for a dwelling on an active and established farm will only be permitted once every 10 years.

Justification and Amplification

New dwellings on farms will not be acceptable unless the existing farming business is both active and established. The applicant will therefore be required to provide the farm's business ID supplied by the Department for Agriculture, Environment and Rural Affairs (DAERA) along with other evidence to prove active farming over the required period, such as audited accounts compiled by an accountant. DAERA will confirm the business ID number. Other relevant consultees will be consulted as necessary on applications for dwellings on farms.

For the purposes of this policy 'agricultural activity' refers to the production, rearing or growing of agricultural products including harvesting, milking, breeding animals and keeping animals for farming purposes, or maintaining the land in good agricultural and environmental condition.¹⁴

Under this policy permission will not be granted for a dwelling where a rural business is artificially divided solely for the purpose of obtaining planning permission or has recently sold off a development opportunity from the farm (replacement dwelling or other building capable of conversion/reuse). For the purposes of this policy, 'sold off' will mean any development opportunity disposed of from the farm holding to any other person including a family member.

Where by exception an alternative site is proposed the applicant will be required to submit appropriate and demonstrable evidence from a competent and independent authority such as the Health and Safety Executive or Environmental Health Department of the Council to justify the siting. Additionally evidence relating to the future expansion of the farm business (including valid planning permissions, building control approvals or contractual obligations to supply farm produce) may be required.

NON-RESIDENTIAL DEVELOPMENT

COU11 Farm Diversification

Planning permission will be granted for a farm or forestry diversification proposal where it has been demonstrated that it is to be run in conjunction with the agricultural operations on the farm, and where all the following criteria are met:

- a) the farm or forestry business is currently active and established (for a minimum of 6 years)
- b) in terms of character and scale it is appropriate to its location
- c) it will not have an adverse impact on the natural or historic heritage
- d) it will not result in detrimental impact on the amenity of nearby residential dwellings including potential problems arising from noise, smell and pollution.

Proposals for farm diversification must involve the conversion or reuse of existing farm buildings.

¹⁴ This is in line with 27 EU and DAERA regulations; Article 2 of European Council Regulation (EC) No. 73/2009

Exceptionally, a new building may be permitted where it is demonstrated there is no existing building available to accommodate the proposed use, either because they are essential for the maintenance of the existing farm enterprise, are clearly unsuitable for conversion and reuse or cannot be adapted to meeting the requirements of other statutory agencies.

Where a new building is justified it should be satisfactorily integrated with an existing group of buildings.

Justification and Amplification

This policy aims to promote sustainable forms of farm diversification on an active and established business (in line with COU10), including suitable tourism or agri-tourism schemes. Diversification proposals should be of a scale and nature appropriate for the location. Large-scale proposals more suitable to the urban area or existing urban-based enterprises seeking relocation will not be acceptable.

COU12 Agricultural and Forestry Development

Planning permission will be granted for development on an agricultural or forestry holding where it is demonstrated that:

- a) the agricultural or forestry business is currently active and established (for a minimum of 6 years)
- b) it is necessary for the efficient use of the agricultural holding or forestry enterprise
- c) in terms of character and scale it is appropriate to its location
- d) it visually integrates into the local landscape and additional landscaping is provided as necessary
- e) it will not have an adverse impact on the natural or historic environment
- f) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.

In cases where development is proposed applicants will also need to provide sufficient information to confirm all of the following:

- there are no suitable existing buildings on the holding or enterprise that can be used
- the design and materials to be used are sympathetic to the locality and adjacent buildings

- the proposal is sited beside existing farm or forestry buildings.

Exceptionally, consideration may be given to an alternative site away from existing farm or forestry buildings, provided there are no other sites available at another group of buildings on the holding, and where:

- it is essential for the efficient functioning of the business; or
- there are demonstrable health and safety reasons.

Justification and Amplification

Planning permission will only be granted for agricultural and forestry buildings/works subject to the criteria stated, as well as the criteria for an active and established business set out under Policy COU10.

Prior to consideration of any proposed new building, the applicant will be required to satisfactorily demonstrate that renovation, alteration or redevelopment opportunities do not exist elsewhere on the agricultural or forestry holding. Any new buildings should blend unobtrusively into the landscape.

Sufficient information to demonstrate why a location away from the existing agricultural or

forestry buildings is essential for the efficient functioning of that agricultural or forestry holding will be required. If justified, the building will be required to visually integrate into the landscape and be of appropriate design and materials. A prominent, skyline or top of slope ridge location will be unacceptable.

All permissions granted under this policy will be subject to a condition limiting the use of the building to either agricultural or forestry use as appropriate.

Ammonia Emissions

Ammonia (NH₃) is an air pollutant largely emitted from agriculture which is known to have a damaging impact on biodiversity including sensitive habitats, and ecosystem resilience, as well as human health. It is produced by many common farming activities, such as the housing of livestock, the storage and spreading of manure and slurry and the application of fertiliser. Reducing ammonia emissions across Northern Ireland is a key priority of DAERA. In assessing all applications for agriculture and forestry development, DAERA is legally obliged to consider the impact of ammonia emissions and subsequent nitrogen deposition that a proposed building development would have on the environment. The Council will consult with DAERA as necessary regarding this issue.

COU13 Necessary Community Facilities in the Countryside

Planning permission will be granted for a community facility at an existing cluster of development where it is demonstrated, with sufficient evidence, that the proposal is necessary to serve the local rural population. In all cases such proposals must satisfy the requirements of Policy COU2.

Justification and Amplification

For the purposes of this policy a community facility is defined by any of the uses contained in Part D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015.

The policy approach for development in the countryside seeks to cluster, consolidate and group new development with existing established buildings. This sustainable approach facilitates essential new development, which can benefit from the clustering of existing services whilst mitigating the potential adverse impacts upon rural amenity and scenic landscapes arising from the cumulative effect of one off, sporadic development.

Effective design principles for compliance with the policies of COU13 are illustrated and set out in relevant design guidance, currently 'Building on Tradition'.

COU14 The Conversion and Reuse of Buildings for Non-Residential Use

Planning permission will be granted to proposals for the sympathetic conversion, with adaptation if necessary, of a non-listed vernacular building or a suitable locally important building (such as former school houses, churches and older traditional barns and outbuildings) for a variety of alternative uses where this would secure its upkeep and retention. Such proposals will be required to be of a high design quality and meet all of the criteria specified under Policy COU4.¹⁵

Justification and Amplification

The sympathetic conversion and reuse of older buildings in the countryside no longer required for their original purpose can represent a sustainable approach to development in the countryside and for certain buildings may be key to their preservation.

Alternative uses may include an appropriate economic, tourism or recreational use, local community facility or retail unit, subject to the proposed use complying with other relevant operational planning policies.

¹⁵ See Policy HE13 for proposals on the Conversion and Reuse of Non-Listed Buildings

Good design in all cases involving conversion and reuse of locally important or vernacular buildings must ensure their existing character is not lost.

For the purposes of this policy a 'Locally Important Building' is a building, structure or feature, whilst not statutory listed, has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance. 'Vernacular Buildings' are those that reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss - The Survival of Rural Traditional Buildings in Northern Ireland', published by DoE, March 1998.

GENERAL CRITERIA FOR ALL DEVELOPMENT

COU15 Integration and Design of Buildings in the Countryside

In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.

A new building will not be permitted if any of the following apply:

- a) it is a prominent feature in the landscape
- b) it is not sited to cluster with an established group of buildings
- c) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop
- d) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape
- e) it relies primarily on the use of new landscaping for integration
- f) the design of the building is inappropriate for the site and its locality
- g) ancillary works do not integrate with their surroundings.

Justification and Amplification

All development proposals in the countryside must integrate into their setting, respect rural character and be appropriately designed.

Integration

Integration is an assessment of the extent to which proposed development will blend unobtrusively with its surroundings, including; the position and scale of proposed building(s); their relationship with existing buildings; the degree of enclosure, including natural site boundaries and/or a visual backdrop and the suitability of building design within the locality.

Prominent, skyline or top of slope/ridge locations are considered unacceptable and new planting alone will not be sufficient for integration purposes. In addition to the retention of existing landscaping, applicants will be required to supplement landscaping using appropriate locally characteristic or indigenous species as necessary through provision of a landscape management plan. All landscape features which are required to be retained will be appropriately conditioned to be protected prior to the commencement of any other site works including site clearance.

Design

All proposals should be of high quality to mitigate visual impact on the landscape. The most successful rural designs are those based upon simple shapes and forms and use of traditional local building materials.

Opportunities for contemporary re-interpretation of tradition form in the locality will not be precluded.

Access and other ancillary works

A new access is often the most visible feature of a development proposal in the countryside. Wherever possible, access should be taken from an existing laneway and, as far as practicable, run unobtrusively alongside existing hedgerows or walls, complemented by additional landscaping.

Sweeping driveways are a suburban form of development and will not be acceptable. Roadside, field boundary hedges and traditional stone walls should be retained or reinstated following any access works, to help mitigate the impact of new development.

Large formal areas between a new building and the public road can result in a prominent and unnatural feature in the countryside and are considered unacceptable.

Effective site selection and design principles for compliance with the policies of COU15 are illustrated and set out in the Department's design guidance, 'Building on Tradition' (May 2012).

Additional design guidance for proposals within designated Areas of Outstanding Natural Beauty is contained in relevant design guide publications.

COU16 Rural Character and other Criteria

In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.

A new development proposal will be unacceptable where:

- a) it is unduly prominent in the landscape
- b) it is not sited to cluster with an established group of buildings
- c) it does not respect the traditional pattern of settlement exhibited in that area
- d) it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl
- e) it has an adverse impact on the rural character of the area

f) it would adversely impact on residential amenity

g) all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality

h) the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character

i) access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.

Justification and Amplification

In all circumstances proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings, must not have an adverse impact on the rural character of the area, and meet other planning and environmental considerations including those for drainage, sewerage, access and road safety.

Landscapes around settlements have a special role to play in maintaining the distinction between town and country. The principle of drawing a settlement limit is partly to promote and partly to contain new development within the settlement limit to maintain that distinction. Proposals that mar this distinction or create urban sprawl will be considered unacceptable. An exception will be allowed for Social and Affordable Housing, subject to compliance with this policy and those of Policy COU5.

Access arrangements must be in accordance with the Department's published guidance.¹⁶ Design guidance contained within the Department's publication, 'Building on Tradition': A Sustainable Design Guide for the Northern Ireland Countryside' (May 2012) must be taken into account in assessing all development proposals in the countryside.

¹⁶ Development Control Advice Note 15 'Vehicular Access Standards' (August 1999)

B: A Thriving Place

Driving Sustainable Economic Growth



4. ECONOMIC DEVELOPMENT

ED1 Economic Development¹⁷ in Cities and Towns

Class B1 Business

A development proposal for Class B1 business (a) office, (b) call centre, (c) research and development will be permitted:

- a) in a designated city or town centre or in other locations identified in the Local Development Plan for such uses such as a district or local centre or business park
- b) elsewhere in city or towns, where there is a definite proposal and it is demonstrated that no suitable site exists under part (a) applicants will be expected to demonstrate that an edge of city/town centre location is not available before a location elsewhere within the settlement limits is considered
- c) on zoned employment land identified in the Local Development Plan, where it is demonstrated that no suitable site exists under parts (a) and (b).

Class B2, Light Industrial, B3 General Industrial and B4 Storage or distribution

A development proposal for Class B2, B3 and B4 use will be permitted:

- a) on zoned employment land identified in the Local Development Plan where it is demonstrated that the proposed use is compatible with adjacent or nearby uses and is of a scale, nature and form appropriate to the existing area.

Elsewhere in cities and towns such proposals will be determined on their individual merits.

Justification and Amplification

The Local Development Plan will ensure that an ample supply of land is available for economic development purposes on suitable sites within larger settlements to meet the future demands of business, industrial, and storage and distribution enterprises.

The primary focus for expanding business employment, will remain the city and town centres. Some Class B1 development centred on activities such as Information Technology

and Computing (ITC) are clearly closely related to high technology knowledge-driven light industrial uses, and there are economic and other benefits in grouping such uses in a business park environment. The Local Development Plan will indicate suitable locations in district or local centres, or business parks at the Local Policies Plan stage.

Where it is demonstrated that there is a definite rather than a speculative proposal for a new Class B1 office development, which would make a substantial contribution to the economy of a particular town and no suitable site exists within the existing city or town centre, district or local centre or business park, consideration may be given to an alternative site within the urban area. A location on the periphery of the existing city or town centre must be considered first, having the least detrimental impact on town centre business functions.

In order to allow a degree of flexibility for business uses where opportunity does not exist within an existing city or town centre, or elsewhere within a city or town, proposals will be considered acceptable on zoned employment land in accordance with the policy requirements outlined. This would allow

¹⁷ For the purpose of policies ED1 to ED9 economic development is defined by those uses set out in Part B of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015

investors to secure a location for expansion which would not otherwise be available to them within the existing city/town centre.

For any proposed business use in a District or Local Centre Policy TC4 will apply. For any site to be found acceptable it will need to be compatible with existing land uses in the immediate area and meet all relevant planning and environmental standards.

B2, B3 and B4 uses will only be permitted on zoned employment land used for that purpose where it is compatible with adjacent and nearby uses.

Zoned employment land will be subject to further review as part of the Local Policies Plan.

ED2 Economic Development in Villages and Small Settlements

Class B1 Business Use

A development proposal for small-scale Class B1 business use will be permitted where it can be demonstrated that: the nature and design of the proposal are appropriate to the character of the settlement and it is centrally located. In addition, for small settlements the floorspace for any individual proposal is limited to a maximum of 200 square metres gross external floorspace.

Class B2 Light Industrial Use and Class B3 General Industrial Use and Class B4 Storage or Distribution Use

A development proposal for a Class B2 light industrial use, Class B3 general industrial use or Class B4 storage or distribution will be permitted where it can be demonstrated that the scale, nature and design of the proposal are appropriate to the character of the settlement and is compatible with any adjacent residential use.

Justification and Amplification

Within villages and small settlements, favourable consideration will be given to applications for industrial, business and storage or distribution uses provided the proposal is of a scale, nature and design appropriate to the character of the settlement involved and it meets the normal planning criteria for this type of development.

ED3 Expansion of an Established Economic Development Use in the Countryside

Such proposals in the countryside will be permitted where the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is

only a proportionate increase in the site area. Extensions or new buildings should respect the scale, design and materials of the original building(s) on the site and any historic or architectural interest.

Proposals for expansion will be expected to be accommodated through the reuse or extension of existing buildings on site. If demonstrated that this is not possible, new buildings are required to be in proportion to the existing building(s) and integrated into the overall development and surroundings.

Proposals for expansion that would not meet the above policy provisions will only be permitted in exceptional circumstances where it is demonstrated that:

- a) relocation of the enterprise is not possible for particular operational or employment reasons
- b) the proposal would make a significant contribution to the local economy
- c) the development would not undermine rural character and provide suitable integration (see Policies COU15 and COU16).

Justification and Amplification

While expansion is desirable for job creation, it can change the nature of the enterprise and impact on the local environment. The advantages to the rural economy of job creation or an expanded industrial/business facility must be balanced against the potential for adverse impacts on the environment.

In all cases where permission for expansion is granted, the Council will require measures to be taken to ameliorate the impact on the landscape by conditions relating to landscaping, parking and service provision.

ED4 Redevelopment of an Established Economic Development Use in the Countryside

A proposal for the redevelopment of an established economic development use in the countryside for employment or business purposes (or a sui generis employment use) will be permitted where it is demonstrated that all the following criteria can be met:

- a) the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is only a proportionate increase in the site area

- b) there would be environmental benefits as a result of the redevelopment

- c) **the redevelopment scheme deals comprehensively with the full extent of the existing site or in the case of partial redevelopment addresses the implications for the remainder of the site**

- d) **the overall visual impact of replacement buildings is not significantly greater than that of the buildings to be replaced.**

The redevelopment of an established industrial or business site for storage or distribution purposes, subject to the above criteria, will only be permitted in exceptional circumstances taking account of environmental or transport impacts. Redevelopment proposals involving retailing will not be permitted.

Proposals for the redevelopment of sites for tourism, outdoor sport and recreation or local community facilities will be viewed sympathetically where all the above criteria can be met.

Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing.

Justification and Amplification

The complete or partial redevelopment of these sites may offer the opportunity for environmental improvement and job creation without impacting on the amenity of the countryside.

Where proposals involve partial redevelopment, applicants will be required to address the potential impact on the remainder of the site.

An exception will be permitted for small-scale proposals for storage and distribution use on part of an existing site used for employment use, or for redevelopment schemes involving an ancillary element of storage or distribution use, provided in both cases the general policy criteria can be met.

The redevelopment of existing economic development sites in the countryside for other uses considered appropriate in a rural area, such as a tourism or recreation facility, will be permitted where the proposal meets the above criteria.

ED5 Major¹⁸ Economic Development in the Countryside

Any new B2 or B3 industrial development proposal which demonstrates a significant contribution to the regional economy will be permitted in the countryside where the proposal due to its size or site specific requirements needs a countryside location. Such proposals will be assessed taking account of:

- a) the long-term sustainable economic benefits
- b) the availability of alternative sites
- c) the environmental or transport impacts.

Where a development proposal is judged acceptable in principle in the countryside under the above, an edge of town location will be favoured over a location elsewhere in the rural area.

Justification and Amplification

Whilst economic development is generally best located within settlements the Council recognises that certain proposals, because of their size or specific site requirements, may require to be located in the countryside.

In all cases an economic development proposal will have to provide sufficient information to demonstrate that the proposal is regionally viable and an exploration of alternatives, including urban, and edge of urban sites, should be made and demonstrated to be unsuitable. The Council will consider not only the economic needs and benefits but also the wider long-term environmental effects of the proposal. A Transport Assessment and associated Travel Plan may be required, and proposals may also be subject to formal environmental assessment under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.

Where such a proposal is justified in principle, the Council will expect the design of any buildings and associated development infrastructure to be of the highest standard. The Council will not normally grant permission for existing urban based enterprises seeking relocation in the countryside.

ED6 Small Rural Projects

A proposal to develop a small community enterprise centre or a small rural industrial enterprise on land outside a village or small settlement will only be permitted where it is demonstrated that all the following criteria are met:

- a) it is a definite proposal and there is no suitable site within the settlement
- b) the proposal would benefit the local economy or contribute to community regeneration
- c) the development will cluster with the settlement, but will not dominate it, adversely affect landscape setting or otherwise contribute to urban sprawl.

Justification and Amplification

This policy allows a flexible approach, ensuring adequate provision of land outside a village or small settlement, where definite proposals exist for such projects and there is a lack of suitable land within existing settlements.

In all cases applicants will have to provide sufficient information to demonstrate:

- the proposal is viable and what sources of finance are available to sustain the project
- an assessment of the likely contribution the enterprise will make to the local economy and the level of community support
- detailed information to illustrate there is no reasonable prospect of securing a suitable site within the limits of the particular settlement

¹⁸ Thresholds for major economic development, including those of regional significance are set out in the Schedule to the Planning (Development Management) Regulations (Northern Ireland) 2015

- justification for the particular site chosen and illustrative details of the proposed design and site layout relative to the settlement.

The grant of planning permission will not in itself allow for inappropriate alternative uses on the site if an approved scheme for some reason does not go ahead.

ED7 Retention of Zoned Land and Economic Development

Zoned Land in all Locations

Development that would result in the loss of land or buildings zoned for economic development in a Local Development Plan to other uses will not be permitted, unless the zoned land has been substantially developed for alternative uses.

An exception will be permitted for the development of a B1 or sui generis employment use within an existing or proposed economic/employment area where it can be demonstrated:

- a) the proposal is compatible with the predominant economic use
- b) it is of a scale, nature and form appropriate to the location

- c) the proposal will not lead to a significant diminution of the economic/employment land resource in the locality and the plan area generally.

A further exception will apply to retailing and commercial leisure development which is ancillary in nature.

Unzoned Land in Settlements

On unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted where it is demonstrated that:

- a) redevelopment for a Class B1 business use or other suitable employment use would make a significant contribution to the local economy
- b) the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development use and may also include residential or community use, and which will bring substantial community benefits that outweigh the loss of land for economic development use

- c) the proposal is for the development of a compatible sui generis employment use of a scale, nature and form appropriate to the location
- d) the present use has a significant adverse impact on the character or amenities of the surrounding area
- e) the site is unsuitable for modern employment/economic, storage or distribution purposes
- f) an alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance, whether statutorily listed or not
- g) there is a definite proposal to replicate existing economic benefits on an alternative site in the vicinity.

A development proposal for the reuse or redevelopment of an existing Class B1 business use on unzoned land will be determined on its merits.

Justification and Amplification

The Council is keen to support the diversity of the local economy and the retention of existing sites for economic development is necessary to achieve this aim.

The existence of redundant business premises and derelict industrial land can be an important resource for the creation of new job opportunities in areas of high unemployment, particularly small businesses, helping reduce the demand for greenfield sites.

Any decision to reallocate such zoned land to other uses where necessary will be carried out as part of the Local Policies Plan process.

An exception on zoned land may be made for a sui generis employment use compatible with the existing or proposed economic development use.

On unzoned land for a mixed use scheme, as a specific regeneration initiative to meet the needs of a particular locality, a significant element of the lands should be retained for economic purposes.

ED8 Development Incompatible with Economic Development Uses

A proposal for development in the vicinity of an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation will be refused.

Justification and Amplification

In some instances new development could prejudice the continued existence of a particular economic development use. This arises where the particular processes being carried out have a tendency to cause adverse effects of some kind on adjacent land, even when all reasonable remedial measures have been taken by the operator.

Where development is proposed in the locality of an existing economic development use requiring a contaminant free environment, special attention will be paid to the needs of the existing economic development use for a clean/sterile environment in determining the proposal.

Non-planning legislation requirements, for example Environmental Health Regulations, may result in costly new requirements and restrictions being imposed on such businesses as a consequence of new neighbouring development. In such circumstances, planning permission will be refused in order to avoid jeopardising employment in the existing enterprise.

ED9 General Criteria for Economic Development

Any proposal for an economic development use (including extensions) outlined in Policies ED1 to ED8 will also be required to meet all of the following criteria:

- a) it is compatible with surrounding land uses
- b) it does not harm the amenities of nearby residents
- c) it does not adversely affect features of the natural or historic environment
- d) it is not located in an area of flood risk and will not cause or exacerbate flooding
- e) it does not harm the water environment
- f) it does not create a noise nuisance
- g) it is capable of dealing satisfactorily with any emission or effluent
- h) the existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified

i) adequate access arrangements, parking and manoeuvring areas are provided

j) a movement pattern is provided that meets the needs of people whose mobility is impaired and public transport, walking and cycling provision forms part of the development proposal

k) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity

l) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view

m) it is designed to deter crime and promote personal safety

n) in the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape

o) it meets the requirements of Policy NH1.

Justification and Amplification

When considering economic development proposals the Council will seek to minimise

adverse effects on the amenities of adjacent properties, particularly dwellings, and the natural and historic environment.

Environmental issues relating to economic development are not only important in themselves but can make sound economic sense. Well-designed buildings and sites are better for the wider environment and can minimise running costs. Development should aim to create an attractive, healthy, safe and sustainable environment.

For major developments a Transport Assessment and a Travel Plan will be required. The Council will seek to ensure that proposed development will not lead to increased congestion on the public road network and that the location chosen is also accessible to walking, cycling and public transport networks.

The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 set out the types of projects where an Environmental Statement will be required to assess the likely environmental effects of the proposal and properly consider any mitigating factors.

5. MINERALS DEVELOPMENT

MD1 Environmental Protection

The Council will support minerals development where proposals can demonstrate the need for that mineral resource balanced against the need to protect and conserve the natural and historic environment.

Minerals development within or in close proximity to an area that has been designated, or is proposed for designation to protect its landscape, scientific, natural or built heritage significance will not normally be granted permission where this would prejudice the essential character of the area and the rationale for its designation.

Permission for the extraction of peat for sale will only be granted where the proposals are consistent with the protection of Boglands valuable to nature conservation interests, and with the protection of landscape quality particularly in an Area of Outstanding Natural Beauty (AONB).

Justification and Amplification

The Council will balance the case for a particular mineral working proposal against the

need to protect and conserve the environment, taking account of all relevant environmental, economic and other considerations.

In all circumstances, decisions on mineral applications will be made with regard to the preservation of soil quality (where this is particularly suitable for agriculture), water quality, tree and vegetation cover, wildlife habitats, natural features of interest in the landscape and sites of archaeological or historic interest. Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough.

Mitigation of proposals impacting upon the environment will also include, where applicable, measures designed to prevent pollution of water bodies, watercourses and ground water. Such measures should be included in applications for mineral extraction and processing plants, including settlement ponds. The provision of reliable protective measures will be an important factor in assessing the acceptability of the proposal. The Council, having regard to Environmental Impact Assessment (EIA), Habitats Regulations Assessment (HRA) and the Wildlife and Natural

Environment Act (NI) 2011 (WANE), where necessary, will balance the case for a particular mineral working proposal against the need to protect and conserve the environment.

MD2 Visual Impact

Where permission is granted for minerals development, landscape quality should be protected by attaching conditions designed to avoid or mitigate any adverse visual impacts. Particular regard should be paid to the preservation of skylines and to the proposed location of plant, stockpiles and overburden/waste within the development.

Justification and Amplification

To minimise their visual impact in the landscape, workings should, where possible, be located to take advantage of existing landforms and features. Plant, stockpiles and overburden/waste associated with minerals development should be suitably located within the existing landform so they do not impact on the existing skyline. Landscape quality can be further protected through planning conditions that either avoid or mitigate any adverse impacts from the proposal.

MD3 Areas of Mineral Constraint

There will be a general presumption against the granting of planning permission for the extraction and/or processing of minerals in areas of Mineral Constraint with the exception of valuable minerals as set out in policy MD4. Further exceptions to this policy may be made within an area of constraint where the proposed operations are limited to short term extraction and the environmental/amenity impacts are not significant. In such cases, on-site processing of the excavated material is unlikely to be appropriate.

Justification and Amplification

Areas of Mineral Constraint are areas which should be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (including natural, historic and archaeological heritage). These may form all or part of an Area of Outstanding Natural Beauty (AONB) or be outside an AONB, for example in Areas of High Scenic Value (AoHSV). They may include or be part of areas designated, listed or otherwise protected for their scientific value or archaeological or historic interest. Where a designated area covers expansive tracts of land, the Council will carefully consider the scope for some minerals development that avoids key

sites and that would not unduly compromise the integrity of the area as a whole or threaten to undermine the rationale for the designation.

Areas of Mineral Constraint will be subject to review at the Local Policies Plan.

MD4 Valuable Minerals

Applications to exploit minerals which are particularly valuable to the economy, limited in occurrence and with some uncommon or valuable property, will be considered on their own merits. There will not be a presumption against their exploitation in any area, however, in considering a proposal where the site is within a designated area in the Local Development Plan, due weight will be given to the reason for the statutory zoning. All proposals that may affect a European or Ramsar site must meet the requirements of NH1.

Justification and Amplification

Minerals may be discovered which are particularly valuable to the economy. Their exploitation may create environmental effects which are particular to the methods of extraction or treatment of that mineral.

Applications are likely to be subject to assessment under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, and other assessments as outlined in the Justification and Amplification of Policy MD1.

MD5 Unconventional Hydrocarbon Extraction

Planning permission will not be granted for the exploitation of hydrocarbons which involve unconventional methods of extraction until there is sufficient and robust evidence on all environmental impacts.

Justification and Amplification

New methods of unconventional hydrocarbon extraction, such as fracking, are thought to have unacceptable impacts on the environment. Until proven otherwise unconventional methods of extraction will not be permitted.

MD6 Mineral Safeguarding Areas

Surface development which would prejudice future exploitation of an identified mineral resource of economic or conservation value will not be permitted.

Justification and Amplification

Where there are mineral resources of economic or conservation value the Council will seek to ensure the workable mineral resources are not sterilised by other surface development which would prejudice future exploitation.

Mineral Safeguarding Areas will be subject to review at the Local Policies Plan stage.

MD7 Safety and Amenity

Proposals for minerals development must have particular regard to the safety and amenity of the occupants of developments in close proximity to the mineral workings. Minerals development likely to compromise safety or to significantly impair the amenity of people living or working in proximity to the site will not normally be acceptable.

Justification and Amplification

Proposals which impact upon the residential amenity of adjacent or nearby development may require mitigation measures.

Adverse impacts could result from noise, vibration and dust arising through excavation, processing or transporting of materials. Where such impacts are judged by the Council to be

incompatible with adjacent or nearby uses planning permission should be refused, unless the developer can demonstrate adequate means of mitigation to address such impacts.

Proposals may be satisfactorily mitigated by requiring sufficient separation between mineral operations and housing development, particularly where such operations involve blasting. The distance required between nearby uses will vary according to a number of factors including the nature of operations, intervening topography and the layout/design of housing development.

MD8 Traffic Implications

Where traffic from a minerals development proposal would prejudice the safety and convenience of road users, planning permission will normally be refused unless the access road and/ or local road network can be satisfactorily improved.

Justification and Amplification

When considering applications for new mineral developments with access onto the main traffic route network, particular attention will be paid to the importance of the mineral to the economy of the area, alternative sources of the mineral, the availability of an alternative access and the suitability of the access.

MD9 Restoration Proposals

Applications for the extraction of minerals must include satisfactory restoration proposals.

Justification and Amplification

The preferred types of reclamation and after use depend on a number of factors, including, the characteristics of the deposits, nature of excavation, availability of fill materials, the surrounding landscape, the needs of the local community and the potential for nature conservation and biodiversity on the site.

In order to secure sustainable restoration, including the appropriate re-use of mineral sites, planning applications should be required to provide adequate details demonstrating the satisfactory restoration of sites subsequent to the completion of operations. Such provisions must be underpinned by appropriate conditions attached to any grant of planning permission.

C: A Vibrant Place

Growing our City, Town Centres,
Retailing and Other Uses



6.TOWN CENTRES, RETAILING AND OTHER USES

TC1 Town Centres, Retailing and Other Uses

A Sequential Approach will be adopted for planning applications for retail and other city/town centre uses¹⁹ to be considered in the following order of preference:

- a) primary retail core and retail frontage (where designated)
- b) city or town centres
- c) edge of city or town centres
- d) out of centre locations - only where sites are accessible by a choice of good public transport.

Justification and Amplification

Retail development within the city or town centres maximises business opportunities, promotes competition and innovation and enhances quality of life by stimulating economic investment. In order to sustain and enhance the vitality and viability of town centres and their functions, town centres, or where designated their primary retail core, and

retail frontage will be the first choice for all retailing development.

The provision of a sequential approach enables a range of retailing opportunities appropriate to the needs of the community. The sequential approach will help ensure that consideration is first given to the primary retail core and retail frontage, followed by city and town centres to encourage viability and vitality. Preference will then be given to an edge of centre location before considering an out of centre location. For a site to be considered as edge-of-centre a default distance threshold of 300 metres from the town centre boundary will apply.

Business uses are encouraged as appropriate to assist with urban regeneration, increase footfall and job creation. For the purpose of this policy 'businesses' are those uses falling within Classes A2 and B1 of Part B of the Schedule of the Planning (Use Classes) Order (Northern Ireland) 2015.

Other town centre uses, for example education, community and leisure buildings should follow this hierarchy approach to further enhance the attractiveness and vibrancy of centres in a sustainable manner, helping to reduce travel demand.

Proposals for retail or town centre type developments above a threshold of 1,000 square metres gross external area which are not proposed in a town centre location or in accordance with the Local Development Plan will be required to undertake a Retail Impact Assessment and/or an assessment of need. This includes proposed extensions to existing premises which would result in the overall development exceeding 1,000 square metres gross external area.

TC2 Lisburn City Centre Primary Retail Core and Retail Frontage

Within the designated primary retail core of Lisburn City Centre, planning permission will be granted for development proposals to convert non-retail uses to retail uses.

Non-retail development will be restricted within the primary retail frontage so that no more than 25% of the frontage of the street to which it relates is in non-retail uses and no more than 3 adjacent units are in non-retail use. Within the primary retail frontage, planning permission for non-retail uses will be permitted on upper floors.

¹⁹ Includes cultural and community facilities, retail, leisure, entertainment and businesses (Strategic Planning Policy Statement, Paragraph 6.271)

Outside the designated primary retail core and retail frontage, and elsewhere within the city centre, retail development will be granted planning permission where it can be demonstrated that there is no suitable site for the proposed development within the primary retail core.

Justification and Amplification

The purpose of the Primary Retail Core and the retail frontage is to ensure the continuance of a compact, lively, and attractive shopping environment. A strong identifiable, consolidated and visible retail offering will maintain the long term sustainability of retailing in Lisburn City Centre. The Plan seeks to strengthen the role of the primary retail core and retail frontage within the City Centre by encouraging retailing uses to locate within these areas first in order to enhance and sustain their vitality and viability.

TC3 Town Centres

The Plan seeks to strengthen the role of the three primary towns, Carryduff, Royal Hillsborough and Moira, which serve a local population and offer a variety of services. Planning permission will be granted for retail and other town centre uses where all of the following criteria are met:

- a) proposals are suitable in terms of scale, size, design and form**
- b) proposals do not conflict with other statutory designations, such as Conservation Area designation.**

Beyond a designated town centre boundary proposals for town centre uses will only be granted planning permission in accordance with the sequential approach of Policy TC1 and where there would be no adverse impact on adjacent land uses.

Justification and Amplification

Retail, leisure and business uses will be promoted within existing town centres. Promoting town centres as the principal locations for retailing and leisure, with a mix of employment, entertainment, cultural, bars, cafes and restaurants which complement the range and choice of facilities for residents, contributes to the night-time economy and supports tourism.

All proposals must be of scale appropriate to the location and take account of any designations potentially conflicting with the proposed development.

Carryduff is the only town currently with a designated town centre boundary. It is intended to propose town centre boundaries within Royal Hillsborough and Moira as part of the Local Policies Plan. Proposals must be appropriately designated to take account of the Conservation Area designation in these locations.

TC4 District and Local Centres

In these centres, planning permission for retailing, business or community development proposals will be granted provided it is demonstrated that:

- a) the proposal meets a local need**
- b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal**
- c) the proposal would not alter the role and function of the centre**
- d) proposed B1 (a) office developments do not exceed 400 square metres of gross floorspace.**

Outside of these centres, planning permission for local neighbourhood shop proposals will be granted where:

a) it is demonstrated that it meets a local need that cannot be met by locating within a District or Local Centre;

b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal.

Proposals for local neighbourhood shops must be of an appropriate scale to ensure that their retail function, providing for everyday local convenience shopping needs does not undermine the vitality and viability of Town, District and Local Centres.

Justification and Amplification

The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres; the role and function of a Local Centre, comprising small groups of shops and offices, is to provide commerce and community services to a local population.

The existing Forestside District Centre and Dundonald Local Centre provide a focus for local shopping and offer a complementary role in providing shoppers with convenience and choice. They should not compete with other hierarchy centres, however they form an

important role for local communities, allowing people to shop close to where they live.

Proposals for other town centre uses within these designated centres must remain appropriate to the primary convenience retailing role of these centres, ensuring that their function, scale and character is maintained. For this reason business use as defined under Class B1(a) of the Planning (Use Classes) Order (Northern Ireland) 2015 will be limited up to 400 square metres.

Applicants must clearly demonstrate a need for local neighbourhood shops. Local neighbourhood shops can play a significant role in the provision of everyday convenience shopping to existing or new residential areas (in accordance with Operational Policy HOU2 b) of the Plan Strategy), that are deficient in such provision and which other defined centres cannot readily serve. They should be small in scale appropriate to the local need only. The development of new buildings will not be permitted where there are existing vacant and suitable premises in the locality to accommodate the proposal.

All proposals must comply with the other relevant operational policies contained within the Plan Strategy. The amount of retail floorspace permitted will be controlled by planning condition.

It is intended to assess the District and Local Centre boundaries as part of the Local Policies Plan.

TC5 Villages and Small Settlements

Proposals for retailing, business or community uses in villages and small settlements will be granted where:

a) it is demonstrated a proposal meets a local need

b) it is of a scale, form and design that does not affect the existing character and appearance of the area.

Justification and Amplification

Growth of appropriate scale, nature and type should also be encouraged in villages and small settlements to retain their vitality and meet an identified local need. This will ensure the sustainability of the local community and also the wider rural population. This policy recognises the important role villages and small settlements can play in rural communities.

TC6 Petrol Filling Stations and Roadside Service Facilities

Petrol filling stations should be located within a defined settlement limit, subject to the following:

- a) safe and appropriate access can be achieved at the site
- b) it is demonstrated there is a clear need for the facility that cannot be catered for by an existing petrol station on the same transport route
- c) proposals for retail unit(s) associated with the Petrol Filling Station above a threshold of 1,000 square metres gross external area which are not within a defined settlement limit will be required to undertake a Retail Impact Assessment and/or an assessment of need.

In circumstances where an associated retail unit is proposed, which is under 1,000 square metres (gross area) and is provided at an edge of Town Centre or out of Town Centre location, a quantitative and qualitative assessment of need may be required that clearly demonstrates and takes account of the proposal's impact on defined centres and existing facilities serving a similar function.

An exception may be permitted for proposals on the trunk road network²⁰ in the countryside, subject to compliance with the above policy criteria and where it is demonstrated a clear need for the facility exists that cannot be provided within a defined settlement limit.

Proposals should include an appropriate number of reserved electric charging point spaces and their associated equipment.

Justification and Amplification

Petrol filling stations and associated retailing facilities can enhance the needs of the local community whilst roadside service facilities provide convenience for travellers along main transport routes. As such applicants must clearly demonstrate a need for such development proposals through robust analysis of quantitative and qualitative data of existing centres, petrol stations and roadside facilities.

The location of Petrol Filling Stations and Roadside Service Facilities can, by their nature, be difficult to integrate within the surrounding context. Such development should be accompanied by sufficient information to demonstrate the proposal conforms with Strategic Policy SP05 - Good Design and Positive Place-Making.

Proposals must comply with the requirements of the Access and Transport policies of this Plan Strategy, particularly Policies TRA2 and TRA3 to ensure safe and convenient access to the site.

Proposals in a countryside location are considered in exceptional circumstances only.

The level of retailing will be controlled by planning conditions.

²⁰ As designated by Article 14 of the Roads (Northern Ireland) Order 1993. Details of Trunk Roads can be obtained from the Department for Infrastructure - Eastern Roads Division.

D: An Attractive Place

Promoting Sustainable Tourism, Open Space,
Sport and Outdoor Recreation

7.TOURISM

TOU1 Tourism Development in Settlements

Planning permission will be granted for tourism development (including a tourism amenity or tourist accommodation) within a settlement, provided it is of a nature appropriate to the settlement, respects the site context and surrounding area in terms of scale, size & design and has regard to the specified provisions of the Local Development Plan.

Justification and Amplification

A tourism amenity is defined by the Tourism (NI) Order 1992 as an amenity, facility or service provided primarily for tourists but does not include tourist accommodation.

Tourist accommodation is defined by the Tourism (NI) Order 1992 as a Hotel, Guest house, Bed and breakfast, Hostel, Self-catering, Bunk house/Camping barn, Campus accommodation or Guest accommodation. Further details on these categories are available on the Tourism NI website.

Tourism can provide a focus for regeneration schemes being a key component of mixed use

development. Tourism benefits by the synergy arising from the concentration of hotels, museums, art galleries, conference facilities, restaurants, bars, cinemas and theatres, often located within town centres. Transport links are also fundamental in the provision of sustainable tourism.

There is a requirement for high quality design and high quality service provision particularly in areas with other relevant designations such as Conservation Areas, Areas of Townscape or Village Character, Scheduled Monuments, Listed Buildings and Historic Parks, Gardens and Demesnes.

Consideration will also be given to environmental designations, which may preclude tourism development from particular areas, in order to safeguard its integrity, such as those of nature conservation importance.

TOU2 Proposals for Tourism Amenity in the Countryside

New Proposals

Planning permission will be granted for a tourism amenity in the countryside where it is demonstrated that:

- a) it is associated with and requires a site at or close to a particular tourism attraction located in the countryside; or
- b) the type of tourism amenity in itself requires a countryside location.

Where possible all proposals that include buildings must make provision in existing buildings.

Where a proposed tourism amenity is of regional importance or is otherwise significant in terms of the extent of new build or the scale of engineering operations, a tourism benefit statement and sustainable benefit statement must be submitted to demonstrate benefit to the region and locality.

Extension²¹ of an Existing Tourism Amenity

An extension of any existing tourism amenity will be permitted where its scale and nature does not harm the rural character, amenity, landscape quality or environmental integrity of its locality.

Proposals will be expected to be accommodated through conversion, the reuse

²¹ Refers to an extension of the Tourism Amenity operation or an extension to buildings within that operation

or extension of existing buildings on the site, unless it can, by exception, be demonstrated that this is not a viable option. Proposals for a new building should be sited and designed to integrate with the overall tourism amenity. In all cases the location, siting, size, design, layout and landscaping must be based on an overall design concept that respects the surrounding landscape, rural character and site context.

Justification and Amplification

Provision is made where the tourism amenity and associated facilities require a rural location in terms of their functionality or site/area specific requirements.

The impact on rural character, landscape and natural/historic environments is an important consideration, particularly within areas designated for their landscape, natural or cultural heritage qualities.

A tourism benefit statement and sustainable benefit statement must demonstrate benefit to the region and locality taking account of the considerations set out in Supplementary Planning Guidance, Part D, Tourism, Page 33. A tourism benefit statement must demonstrate the value of the proposal in terms of its tourism revenue and employment provision and how it

will further the aims of the Department for the Economy (DfE) tourism strategies and policies. Tourism NI will be requested to comment in regard to tourism benefit.

Relevant considerations on a sustainable benefit statement are set out in Supplementary Planning Guidance, Part D: Tourism.

TOU3 Proposals for Tourist Accommodation in the Countryside

Planning permission will be granted for Tourist Accommodation²² in the following circumstances and defined criteria:

Replacement of an Existing Rural Building

A definite proposal to replace an existing building in the countryside with tourist accommodation will be permitted subject to all of the following criteria:

- a) the building is of permanent construction
- b) the existing building and its replacement are both of sufficient size to facilitate the proposed use in accordance with the accommodation requirements set out in Tourism (NI) Order 1992
- c) the existing building is not a listed building

d) where the existing building is a vernacular building or is a suitable locally important building, replacement will only be approved where it is demonstrated that the building is not reasonably capable of being made structurally sound or otherwise improved

e) the overall size and scale of the new development, including car parking and ancillary facilities, will allow it to integrate into the surrounding landscape and will not have a visual impact significantly greater than the existing building

f) the design of the replacement building is of a high quality, appropriate to its rural setting.

Tourist Accommodation on the Periphery of a Settlement

A definite proposal to develop tourist accommodation on the periphery of a settlement limit will be permitted subject to all of the following criteria:

- a) must be demonstrated that there is no suitable site within the settlement or other nearby settlement
- b) there are no suitable opportunities by means of;

²² Defined by the Tourism (NI) Order 1992, tourist accommodation includes hotel, guest house, bed and breakfast, guest accommodation, tourist hostel, bunk house or campus accommodation

- the conversion and reuse of a suitable building(s) or
 - the replacement of a suitable building(s)
- c) the development will not dominate the settlement, adversely affect landscape setting, visually integrate into the landscape, or otherwise contribute to urban sprawl.

Expansion of Existing Tourist Accommodation

A proposal for the expansion of existing tourist accommodation will be permitted subject to the following criteria:

- a) new and replacement buildings remain subsidiary to the existing buildings and will integrate as part of the overall development
- b) any extension or new building should respect the scale, design, and materials of the original building.

Any proposed change of use or replacement of tourist accommodation approved under this policy to a non-tourism use will not be permitted.

Justification and Amplification

The conversion and reuse of a vernacular building or a suitable locally important building for such uses, will be favourably considered and assessed under policies HE13, COU4 and COU14 as appropriate. Where it is demonstrated that the environmental benefit of full or partial replacement will outweigh the retention and conversion of the building a report on the condition of the building and the economic feasibility of repairing and maintaining it will be assessed for such proposals.

It is important that definite proposals for new build tourist accommodation are not impeded due to a lack of suitable land within settlements. Where a location outside a settlement can be clearly demonstrated; the site should be on the periphery of a settlement limit, subject to amenity and environmental considerations.

Applications made under this policy will be required to be accompanied with the following information:

- Evidence to indicate how firm or realistic the particular proposal is and what sources of finance are available (including any grant aid) to sustain the project

- Evidence that there is no reasonable prospect of securing a suitable site within the limits of the particular settlement or other nearby settlement
- Justification for the particular site chosen and illustrative details of the proposed design and site layout.

In the case of replacement of a vernacular building or a suitable locally important building in the countryside, a proposal must be accompanied by reports to ascertain its structural soundness and the economic feasibility of repairing and maintaining it. Such reports must be submitted by suitably experienced and accredited engineers, architects or building surveyors in the conservation field.

Applicants should be aware of Tourism NI's current objective of achieving 3 star grading for any accommodation to meet the needs and quality expectations of local and international visitors.

Proposals which are deemed to be acceptable in principle will be required to include sufficient mitigation measures, including landscaping and design, to ameliorate any negative impacts and secure higher quality development.

TOU4 Self-Catering Tourist Accommodation in the Countryside

Planning permission will be granted for self-catering tourist accommodation units in either of the following circumstances:

- a) one or more new units all located within the grounds of an existing or approved tourist accommodation or holiday park
- b) a cluster of 3 or more new units are to be provided at or close to an existing or approved tourism amenity that is/will be a significant visitor attraction in its own right.

With regards to circumstances (a) or (b), self-catering development is required to be subsidiary in scale and ancillary to the primary tourism use of the site.

Where self-catering units are proposed in conjunction with a proposed or approved tourist accommodation, tourism amenity or holiday park, a condition will be attached to the permission preventing occupation of the units before the primary tourism use is provided and fully operational.

All permissions for self-catering accommodation will include a condition requiring the units to be used for holiday

letting accommodation only and not for permanent residential accommodation. The overall design of the self-catering scheme, including layout, the provision of amenity open space and the size and detailed design of individual units, must deter permanent residential use.

Justification and Amplification

Proposals under criteria a) of this policy will be considered within the grounds of existing or approved tourist accommodation or holiday park.

Under criteria b) the tourism amenity, as the primary function, must be significant in its own right. Considerations will include visitor numbers and the provision of facilities linked to and enabling usage of the amenity. The Council may consult with Tourism NI.

Where self-catering units are permitted, it is imperative that the primary tourism use which provides the justification is in place and functioning, before the units become operational. A condition will be attached to planning approvals to that effect.

Self-catering accommodation approved under this policy will be conditioned to ensure they are retained for tourism use as tourism has an

economic benefit for local communities. Their use as permanent residential accommodation will not be acceptable.

Policy COU14 also allows for the conversion and reuse of existing buildings for non-residential uses such as tourism.

TOU5 Holiday Parks in the Countryside

Planning Permission will be granted for a holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development.

The location, siting, size, design, layout and landscaping of the holiday park proposal must be based on an overall design concept that respects the surrounding landscape, rural character and site context.

Proposals for holiday park development must be accompanied by a layout and landscaping plan and will be subject to all of the following criteria:

- a) the site is located in an area that has the capacity to absorb the holiday park development, without adverse impact on visual amenity and rural character

- b) **effective integration into the landscape must be secured primarily through the utilisation of existing natural or built features. Additional boundary planting may be required**
- c) **adequate provision (normally around 15% of the site area) is made for communal open space (including play and recreation areas and landscaped areas), as an integral part of the development**
- d) **the layout of caravan pitches/motor homes is informal and characterised by discrete groupings or clusters of units separated through the use of appropriate soft landscaping.**

Justification and Amplification

Holiday parks are important for the domestic tourism market. Such parks offer a range of accommodation, including static caravan holiday homes, holiday chalets, glamping facilities, pitches for touring caravans, motor-homes and camping, as well as a diverse range of infrastructure and amenity provision.

Appropriate site selection is crucial to ensure visual integration into the landscape. Design, layout and landscaping is fundamental to achieve a high quality development that

integrates into the landscape and respects the surrounding rural context.

Further guidance on site layout and landscape design is set out in Supplementary Planning Guidance, Part D.

TOU6 Proposals for Major²³ Tourism Development in the Countryside

A definite proposal for a major tourism development in the countryside will be permitted if it meets all of the following criteria:

- a) **demonstration of exceptional benefit to the tourism industry supported by a detailed and comprehensive business case and business plan**
- b) **demonstration that the proposal requires a countryside location by reason of its size or site specific or functional requirements**
- c) **demonstration of sustainable benefit to the locality.**

All major proposals must be accompanied by a statement demonstrating how the proposal meets these criteria.

Justification and Amplification

The proposal's ability in itself to attract tourists to Northern Ireland will be significant in assessing whether it will offer exceptional benefit to the tourism industry.

Proposals offering a tourism amenity likely to attract significant numbers of visitors along with a commensurate level and quality of visitor accommodation will be considered under this policy.

All major applications will be expected to be accompanied with the following information:

- a tourism benefit statement demonstrating the value of the proposal in terms of tourism revenue, increased visitor numbers to Northern Ireland and the locality
- sufficient evidence to demonstrate how realistic the particular proposal is
- justification for the particular site chosen and illustrative details of the proposed design and site layout
- a sustainable benefit statement taking account of the considerations set out in Supplementary Planning Guidance, Part D: Tourism.

²³ Major thresholds are set out in the Schedule to the Planning (Development Management) Regulations (NI) 2015

The Council will consult with the Northern Ireland Tourist Board and other appropriate bodies on all Major Tourism schemes.

TOU7 General Criteria for Tourism Development

Any proposal for a tourism use, outlined in Policies TOU1 to TOU6 and any extension/alteration to existing tourism uses will also be required to meet all of the following criteria:

- a) the overall design insofar as possible, will indicate walking and cycling provision, meet the needs of people whose mobility is impaired, respect existing public rights of way and provides adequate and convenient access to public transport
- b) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality promoting sustainability and biodiversity
- c) appropriate boundary treatment and means of enclosure are provided and areas of outside storage are screened from public view
- d) sustainable drainage systems are provided to ensure surface water run-off is managed in a sustainable way

- e) it is designed to deter crime and promote personal safety
- f) public art linked to a tourism development, need to be of high quality, complementing the design of associated buildings and respecting the surrounding site context
- g) it is compatible with surrounding land uses and neither the use or built form will detract from the landscape quality and character of the surrounding area
- h) it does not harm the amenities of nearby residents
- i) it does not adversely affect features of the natural or historic environment
- j) it is capable of dealing with any emission or effluent in accordance with legislative requirements.
- k) all proposals that may affect a European or Ramsar site must meet the requirements of NH1.

Justification and Amplification

The general criteria is intended to achieve satisfactory forms of sustainable tourism development, providing a high standard of

design and service provision. This includes the reuse of redundant buildings for tourism purposes rather than new build on greenfield sites, energy conservation and the use of sustainable drainage systems.

Within the Council area there is one Special Protection Area (SPA) and the Ramsar site at Lough Neagh including the water body of Portmore Lough which could be adversely affected by cumulative disturbance effects. Such disturbance could arise directly from a tourism development or indirectly through increasing visitor pressures beyond the development.

TOU8 Safeguarding of Tourism Assets

Planning permission will not be granted for development that would in itself, or in combination with existing and approved development in the locality, have an adverse impact on a tourism asset such as to significantly compromise its tourism value.

This policy provides for the safeguarding of all tourism assets, including those which are subject to protection for other reasons under various legislative or policy instruments and those which are not subject to such protection.

Justification and Amplification

For the purposes of this policy, a tourism asset is defined as any feature associated with the historic or natural environment which is of intrinsic interest to tourists.

The safeguarding of tourism assets from unnecessary, inappropriate or excessive development is a vital element in securing a viable and sustainable tourism industry. To allow such development could damage the intrinsic character and quality of the asset and diminish its effectiveness in attracting tourists.

There are many diverse features or combinations of features associated with the natural and historic environment of the area which are of intrinsic interest to tourists. Some examples within the Council area include the River Lagan, the Lagan Navigation, the wider Lagan Valley Regional Park and Area of Outstanding Natural Beauty (AONB). Examples of historic environment assets include the Irish Linen Centre, Lisburn Museum, Lisburn's Historic Quarter, Conservation Areas and historical and archaeological sites in the Council area.

Policy TOU8 is applicable to all forms of development which may impact adversely on a tourism asset. Adverse impact includes a

proposal's visual impact, for example within an area of high landscape quality or in a Conservation Area, either of which could be important for attracting tourists. Adverse impact could also arise through other sources, for example odour, noise, dust or pollution of air or watercourses. What constitutes 'adverse impact' and the determination of the extent of its influence are matters of planning judgement and each case will be assessed on its merits.

This policy is not intended to prevent all development. Development that will not significantly compromise the overall tourism value of the asset may be facilitated. Where the tourism asset is large scale, for example an AONB, key locations of tourism value at a local level should also be safeguarded. Development of a tourism amenity intended to provide sustainable access to or interpretation of a tourism asset (as provided for through policy TOU2) will be required to be sensitive to the inherent qualities and setting that underpins its tourism value.

Some tourism assets are already subject to protection from inappropriate or excessive development through statutory designation. This policy is intended to complement such measures in the specific interests of tourism while affording protection to other undesignated environmental assets.

8. OPEN SPACE, SPORT AND OUTDOOR RECREATION

OS1 Protection of Open Space

Development that will result in the loss of existing open space or land zoned for the provision of open space will not be permitted, irrespective of its physical condition and appearance.

An exception will be permitted where it is demonstrated that redevelopment will bring substantial community benefits²⁴ that decisively outweigh the loss of the open space.

An exception may also be permitted where it is demonstrated that the loss of open space will have no significant detrimental impact on amenity, character or biodiversity of an area in either of the following circumstances:

- a) an area of open space of 2 hectares or less, where alternative provision is made by the developer and is as accessible to current users and equivalent in terms of size, usefulness, attractiveness, safety and quality
- b) playing fields and pitches within settlement limits, where it is demonstrated by the developer that the retention and

enhancement of that facility can only be achieved by the development of a small part of the existing open space, limited to a maximum of 10% of overall area, which will have no adverse impact on the sporting potential of the facility.

Justification and Amplification

For the purpose of this policy a definition of, and types of open space are set out in Supplementary Planning Guidance, Part D: Definition of Open Space.

Open space is essential in any community and supports many cultural, social, economic, health and environmental benefits. It enhances the quality of the residential environment and can also provide valuable areas for nature conservation and biodiversity, act as a buffer between conflicting land uses, help reduce flood risk, promote pedestrian linkages and provide 'green lungs' that improve air quality. Ultimately open space and its use contributes to general health and wellbeing.

Protection of open space is particularly important in urban areas where competing development pressures are greatest. There

will be a policy presumption against the loss of open space to competing land uses. Any exception to this policy approach will only be appropriate where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of open space, for example the provision of affordable housing by a Housing Association or the Northern Ireland Housing Executive in accordance with Policy HOU10; or where it is demonstrated that the loss of open space will have no significant detrimental impact.

Development can provide opportunities to recreate open space or outdoor recreational facilities at alternative locations. This will only be considered for areas of 2 hectares or less and a key consideration will be the accessibility of the proposed new space to all existing users.

A Section 76 Planning Agreement tying the financial gain arising from redevelopment of an existing playing field or pitch to the retention and enhancement of the open space facility will normally be required.

Any deterioration in the appearance or condition of open space due to inadequate management or maintenance over time, will not be sufficient justification in itself for the loss of the open space to alternative uses.

²⁴ Affordable Housing in accordance with Policy HOU10 is one such example

OS2 Intensive Sports Facilities

Development of intensive sports facilities will only be permitted where these are located within settlements.

An exception may be permitted in the case of the development of a sports stadium where it meets all of the following criteria:

- a) no alternative site within the settlement can accommodate the development
- b) the proposed development site is located close to the edge of the settlement and can be clearly identified as being visually associated with the settlement
- c) there is no adverse impact on the setting of the settlement
- d) the scale of the development is in keeping with the size of the settlement.

In all cases, the development of intensive sports facilities will be required to meet all of the following criteria:

- a) there is no unacceptable impact on 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

- b) there is no adverse impact on features of importance to nature conservation or the historic environment
- c) buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment
- d) the proposed facility takes into account needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport
- e) the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.

Justification and Amplification

For the purpose of this policy 'intensive sports facilities' are defined as a purpose built indoor or outdoor resource which facilitates one or

more activity fundamental to maintaining individual health and fitness. This may include stadia, sports halls, leisure centres, swimming pools and other indoor (and outdoor) sports facilities. They can also serve as a focus for the community.

The location of intensive sports facilities can be contentious, and by their very nature and scale can give rise to particularly complex planning considerations such as impact on amenity, and sustainability issues. Such facilities shall be located within settlements in order to maximise the use of existing infrastructure. As an exception a sports stadium may be allowed outside of a settlement, but only where clear criteria is established, which can justify a departure from this approach.

The Council wishes to ensure that development of intensive sports facilities takes place in appropriate locations. Factors for consideration include the need for the facility, the size and makeup of the proposed catchment population, accessibility to this population in terms of walking and cycling distances and proximity to public transport.

Detailed information should accompany proposals for intensive sports facilities to enable the Council to make a full assessment of the development. Exceptionally, the Council

may be prepared to accept development at the edge of a settlement. Specific justification for the choice of site, together with details of what alternative sites were considered and the reasons these could not accommodate the development, need to have been provided.

OS3 Noise-Generating Sports and Outdoor Recreational Activities

Proposals for the development of sport or outdoor recreational activities that generate high levels of noise will only be permitted where all the following criteria are met:

- a) there is no conflict, disturbance or nuisance caused to people living nearby or other noise sensitive uses
- b) there is no conflict, disturbance or nuisance caused to farm livestock and wildlife#
- c) there is no conflict, disturbance or nuisance caused to the enjoyment of the natural environment/nature conservation and the historic environment.

Justification and Amplification

The impact of noise is an important issue in assessing proposals for activities such as motorsports, shooting, water-skiing and

paintball adventure games. Such activities can cause disturbance to local residents conflicting with nearby noise sensitive uses such as schools, hospitals, nursing homes and places of worship. They can also be disruptive to farm animals and wildlife and have a detrimental effect on the natural and historic environment.

Measures can sometimes be taken to reduce noise at its source. Only in locations where the impact of noise can be effectively contained and minimised by the use of natural features, such as landform or woodland, should proposals generally be considered. There may be occasions where the Council may consider it appropriate to grant planning permission for a limited period to allow the impact of noise levels and any potential disturbance or nuisance to be assessed.

Particular care will also be necessary in assessing proposals in areas of high landscape quality such as Areas of Outstanding Natural Beauty (AONB).

Where appropriate the Council will liaise with Sport Northern Ireland to ascertain if the activity is subject to a code of practice or other means of control such as licensing conditions.

OS4 Facilities Ancillary to Water Sports

Development of facilities ancillary to water sports adjacent to inland lakes, reservoirs and waterways will be permitted where all of the following criteria are met:

- a) it is compatible with any existing use of the water, including non-recreational uses
- b) there is no adverse impact on features of importance to the natural environment/nature conservation, archaeology or the historic environment
- c) there is no adverse impact on visual amenity or the character of the local landscape
- d) it will not result in water pollution or an unacceptable level of noise or disturbance
- e) buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and demonstrate that they are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment
- f) the proposed facility takes into account the needs of people with disabilities

- g) there is no conflict with the provisions of any local management plan associated with the body of water.**

Justification and Amplification

Water-based sports in Northern Ireland are an increasingly popular activity and our rivers, reservoirs, lakes and canals are an important recreational resource. Management plans drawn up for particular water areas, for example River Basin Management plans or natural heritage designations such as Ramsar sites, seek to control and address the compatibility of varying demands on waterbodies.

In considering the development of ancillary facilities to support water sport uses, the Council will assess the impact on the visual amenity and character of the area. It is the intention of the Council to conserve the environmental quality and character of inland bodies of water and to protect them and their surroundings from harmful development.

Proposals for facilities must demonstrate that they will not damage either the waterbody or its wider environment. The Council will require proposals to achieve high standards of siting, design and landscaping in terms of layout, buildings and other structures and high quality treatment for boundaries either adjacent to public roads or the actual waterway. Proposals should include details of all landscaping and surface treatments, encouraging use of permeable surfacing where possible.

OS5 Floodlighting of Sports and Outdoor Recreational Facilities

The Council will only permit the development of floodlighting associated with sports and outdoor recreational facilities where its design and operation meets all of the following criteria:

- a) there is no adverse impact on the amenity of people living nearby**
- b) there is no adverse impact on the natural environment/nature conservation, visual amenity or character of the locality**
- c) public safety is not prejudiced.**

Justification and Amplification

Care must be taken to ensure that such development will not cause unacceptable harm to amenity, the natural environment or prejudice public safety. Issues for consideration include the potential for increased use of the facility, light pollution, visual amenity and increased traffic and noise generation.

Floodlighting can be disruptive to wildlife, for example foraging bats, having an adverse impact on their natural environment. Floodlighting can prejudice public safety, interfering with the safe use and operation of any form of traffic or transport on land, on or over water or in the air.

Floodlighting proposals may be permitted subject to the imposition of conditions limiting the operational hours/frequency of their use, restricting the luminance or brightness of the lights or requiring the installation of appropriate shielding.

OS6 Outdoor Recreation in the Countryside

Proposals for outdoor recreational use in the countryside will be permitted where all of the following criteria are met:

- a) there is no adverse impact on features of importance to natural environment/nature conservation, or the historic environment**
- b) there is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography**
- c) there is no adverse impact on the amenities of people living nearby**
- d) any ancillary buildings or structures are designed to a high standard, taking into account the needs of people with disabilities, are of a scale appropriate to the local area, and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment public**

- e) public safety is not prejudiced and the development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed.

Justification and Amplification

Recreational activity can make a contribution to the rural economy through provision of activity tourism, for example canoeing, climbing, horse-riding and mountaineering, to other activity-focused areas such as nature watching, food trails, or local culture and heritage trails, creating employment opportunities in various related sectors.

With the growth of activities which, by their nature are located in the countryside, the Council wants to ensure that any new recreational developments are sustainable and do not conflict with the need to preserve, and wherever possible, enhance our environment for future generations. Any ancillary facilities should not become dominant in the landscape or impact on the wider environment.

Special care will be exercised in areas of nature conservation, heritage importance or landscape amenity value. Proposals in such areas will also need to be considered in relation to the Council's operational policies relating to the Historic Environment and Natural Heritage (Policies HE1-HE14 and NH1-NH6).

Golf Courses

Golf courses and ancillary development associated with them can have a significant visual impact on the countryside. Golf courses should be located in harmony with the local landscape and designed to conserve the natural environment. Existing tree cover should be integrated into schemes and where additional planting is proposed preference will be given to indigenous/native species. In addition attention should be given, where possible, to habitat creation and the management and protection of wildlife networks.

Each proposal should contain full details of the site and its immediate environs, including the effect on any public rights of way together with information on potential adverse impacts or environmental benefits associated with the development. These details should include information on landscaping and land levels, both existing and proposed, access arrangements, car parking and ancillary facilities such as a clubhouse.

Golf Driving Ranges

Driving ranges often need high safety fencing and generally seek floodlighting to permit evening use. Driving ranges will generally only be acceptable where they will not be detrimental to the natural environment,

the local landscape setting and the general character of the locality.

Equestrian Uses

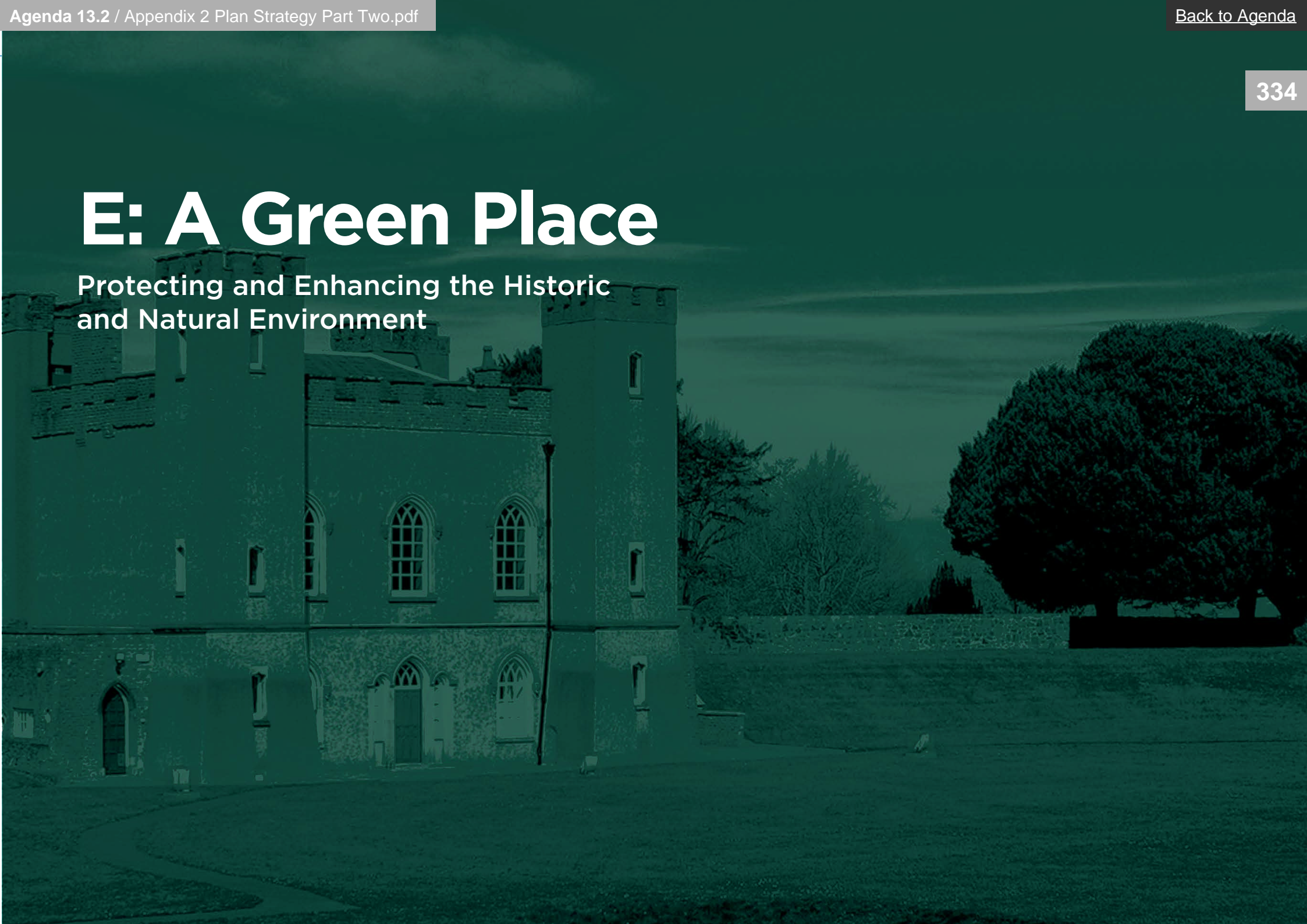
Outdoor participatory recreational uses such as riding schools will normally be considered acceptable in principle, provided the scale of ancillary buildings is appropriate to its location and can be integrated into their landscape surroundings. Consideration should be given to the reuse and conversion of existing traditional or redundant farm buildings for associated ancillary purposes.

Any other Development based on Recreational Use

The existence of any outdoor recreational use (and the subsequent demand for additional development) will not in itself provide the justification for approving an associated development if this would not be acceptable in its own right.

E: A Green Place

Protecting and Enhancing the Historic
and Natural Environment



9. HISTORIC ENVIRONMENT AND ARCHAEOLOGY

HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings

The Council will operate a presumption in favour of the physical preservation in situ of archaeological remains of regional importance and their settings. These comprise monuments in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAs). Development which would adversely affect such sites of regional importance or the integrity of their settings must only be permitted in exceptional circumstances. This approach applies to such sites which, whilst not scheduled presently, would otherwise merit statutory protection.

Justification and Amplification

The Council will consult with the Department for Communities (DfC) Historic Environment Division, taking into account all material considerations in assessing development proposals affecting sites of regional importance. Exceptions to this policy are likely only to apply to proposals of overriding importance in the Northern Ireland context.

In assessing proposals for development in the vicinity of monuments in state care the Council will pay particular attention to the impact of the proposal on:

- the critical views of, and from the site or monument including the protection of its setting
- the access and public approaches to the site or monument
- the experience, understanding and enjoyment of the site or monument by visitors.

Scheduled monument consent is required from DfC for any works affecting the scheduled monument. Accordingly where applications for planning permission are submitted which involve works affecting a scheduled monument the Council will encourage the submission of an application for scheduled monument consent in order that these may be considered concurrently, having been subject to prior engagement with DfC Historic Environment Division.

In assessing development proposals affecting sites which would merit scheduling the Council will proceed as for State Care and scheduled monuments and only permit development in exceptional circumstances.

HE2 The Preservation of Archaeological Remains of Local Importance and their Settings

Proposals which would adversely affect archaeological sites or monuments which are of local importance or their settings shall only be permitted where the Council considers that the need for the proposed development or other material considerations outweigh the value of the remains and/or their settings.

Justification and Amplification

The Council will consult with DfC and will consider a number of factors in assessing the local significance of archaeological sites and monuments. These factors should be viewed as indicators which contribute to a wider judgement based on the individual circumstances of a case and may include one or more of the following:

- Appearance: distinctive features in the landscape/townscape or local landmarks
- Quality: well-preserved or extensive buried remains
- Folklore/historical interest: association with a person or event in local tradition or legend
- Group value: one of a number of locally important sites
- Rarity: a locally rare example.

In cases where development proposals affect archaeological sites and monuments or their settings which are not of regional or local importance the Council will still have regard to the desirability of preserving such remains and their setting. Where it is decided that development may proceed this will be conditional on appropriate archaeological mitigation measures (see Operational Policy HE4).

HE3 Archaeological Assessment and Evaluation

Where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such

remains is uncertain, the Council will require developers to provide further information in the form of an archaeological assessment or an archaeological evaluation. Where such information is requested but not made available the Council will refuse planning permission.

Justification and Amplification

The needs of archaeology and development can often be reconciled, and potential conflict avoided or much reduced, if developers discuss their proposals with the Council at an early stage. An archaeological assessment normally entails a desk based study, by a qualified/suitably accredited archaeologist, of existing information including records of previous discoveries, historic maps or geophysical surveys.

An archaeological field evaluation involves ground surveys and limited and targeted licensed excavation²⁵ which is quite distinct from full archaeological excavation. Evaluations of this kind help to define the importance, character and extent of the archaeological remains that may exist in the area of a proposed development, and thus indicate the weight which should be attached to their preservation. They may also provide information useful for identifying potential options for minimising or avoiding damage.

Such information will permit informed and reasonable planning decisions to be taken by the Council through consultation with DfC.

HE4 Archaeological Mitigation

Where the Council is minded to grant planning permission for development which will affect sites known or likely to contain archaeological remains, the Council will impose planning conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development, including where appropriate completion of a licensed excavation and recording examination and archiving of remains before development commences or the preservation of remains in situ.

Justification and Amplification

The preservation in situ of important archaeological remains is always to be preferred to excavation.

There will however be occasions when the Council through consultation with DfC Historic Environment Division may decide that the significance of the remains is not sufficient when weighed against all other material considerations, including the importance of the development, to justify their physical

²⁵ Department for Communities (Historic Environment Division) are responsible for the licensing of archaeological excavations in Northern Ireland

preservation in situ and that the development should proceed with excavation. In such cases developers will be required to prepare and carry out a programme of archaeological works using professional archaeologists and working to a brief agreed by the Council through consultation with DfC Historic Environment Division.

An offer to facilitate excavation by developers will not justify a grant of planning permission for development which would damage or destroy archaeological remains whose physical preservation in situ is both desirable (because of their level of importance) and feasible.

Discovery of Previously Unknown Archaeological Remains

There may be occasions when the presence of archaeological remains²⁶ only becomes apparent once an approved development has actually commenced. On rare occasions the importance of such remains may merit their scheduling and developers would need to seek separate scheduled monument consent before they continue work. It is also open to the Council to revoke a planning permission if deemed necessary.

Areas of Archaeological Potential

There are areas within settlement limits, where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. These will be referred to as areas of archaeological potential within the Local Policies Plan.

Information on archaeological heritage within the Council area can be found at www.communities-ni.gov.uk.

HE5 Historic Parks, Gardens and Demesnes of Special Historic Interest

The Council will not permit development which would lead to the loss of, or cause harm to, the overall character, principal components or setting of historic parks, gardens and demesnes of special historic interest. Where exceptionally, planning permission is granted this will be conditional on the accurate recording of any features of interest which will be lost as a result of the development.

Justification and Amplification

Demesnes with their distinct boundary features make a valuable contribution to the quality and character of the local landscape, while those

parks, gardens and demesnes that are open to the general public provide an important informal recreational resource. It is important that these valuable features of our historic environment are protected from development which would harm their historic character.

In assessing proposals for development in or adjacent to parks, gardens and demesnes of special historic interest particular attention will be paid to the impact of the proposal on:

- the archaeological, historical or botanical interest of the site
- the site's integrity and overall quality and setting including its original design concept and other associated features which should where possible be maintained
- trees and woodland and the site's contribution to local landscape character
- any buildings or features of character within the site including boundary walls, pathways, garden terraces or water features
- planned historic views of, to or from the site or buildings within it.

²⁶ The Historic Monuments and Archaeological Objects (NI) Order 1995 requires the reporting of the discovery of any archaeological object

Where a decision is taken to permit development which would result in the loss of any distinctive features of historic parks, gardens and demesnes, the Council through consultation with the Department for Communities will require developers to carry out recording, working to a brief prepared by DfC, so that knowledge of this part of our landscape heritage is not entirely lost.

A Register of Parks, Gardens and Demesnes of special historic interest in Northern Ireland, based on a comprehensive inventory, is held by the Department for Communities. There are also a number of parks, gardens and demesnes which retain only some elements of their original form. These are included in an appendix to the main register as 'supplementary' sites.

HE6 Change of Use and/or Extensions or Alterations to a Listed Building

The Council may permit the change of use and/or extension or alteration of a listed building where this will secure its upkeep and survival. Such development should respect the essential character, special architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired.

Proposals should protect, conserve and where possible enhance the listed building, based on a clear understanding of the importance of the building/place/heritage asset. This should support the best viable use that is compatible with the fabric, setting and character of the building. Applicants should justify their proposals, and show why alteration of a listed building is desirable or necessary.

Justification and Amplification

The Council accepts that new compatible uses should be found for historic buildings where they can no longer reasonably be expected to serve their original use and where the integrity of their built fabric is under threat.²⁷ In most cases this will mean a use which is economically viable and may necessitate some degree of adaptation to the building. The works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building.

Any assessment requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural or historic interest of the building in question. The impact of the proposed new use to the established character of the building and the surrounding area should also

be assessed. In principle the aim should be to identify the best viable use that is compatible with the fabric, setting and character of the building and it should be noted that this may not necessarily be the most profitable use.

Many listed buildings can tolerate some degree of thoughtful alteration or extension to accommodate continuing or new uses; however the cumulative works over a period of time has the potential for negative impacts on the listed building in the longer term.

The Council through consultation with DfC Historic Environment Division will consider whether the works proposed would cause unnecessary damage to the listed building, whether the additions are in keeping with other parts of the building and if any new internal or external features harmonise with their surroundings.

In judging the effect of any alteration or extension DfC will assess the elements that make up the special interest of the building in question. All proposals for alteration should also be based on a proper understanding of the significance of the listed building.

Further detailed guidance on alterations to listed buildings is set out in Supplementary Planning Guidance, Part E: Guidelines for Listed Buildings. The Council would also draw

²⁷ Refer to Buildings at Risk Series (Historic Environment Division)

attention to the British Standards Institution publication BS 7913:2013 which provides advice, information and guidance on the principles of the conservation of historic buildings.

The Council recognises the importance of allowing people with disabilities easy access to and within listed buildings. If access requirements are treated in an integrated and systematic way, and a flexible and pragmatic approach is taken, then it is normally possible to plan suitable access for people with disabilities without compromising a listed building's special interest, subject to Listed Building Consent.

Where a building forms part of an architectural group, for example, part of a terrace it may not be possible to make even minor external alterations without disrupting the architectural unity of the group.

HE7 Control of Advertisements on a Listed Building

The Council will grant the consents necessary for advertisements or signs on a listed building only where these are carefully designed and located to respect the architectural form and detailing of the building, amenity of the locality and which are not detrimental to public safety.

Justification and Amplification

Proposals to display signs or advertisements on a listed building should use quality materials and be of a scale and form designed to complement the age and architectural style of the building. They should be carefully located and not impact on any architectural detailing or structural divisions of the building.

The use of standard corporate signage by major companies will generally be inappropriate. Signage on the upper floors of buildings and the internal illumination of signs will not normally be acceptable.

Projecting signs can often adversely affect the appearance and character of listed buildings and will therefore require very careful consideration. Where they are considered acceptable particular attention will be paid to size, design and materials. In most situations signs and advertisements displayed on listed buildings should not be illuminated. Where illumination is justified it should be achieved unobtrusively. Light fittings mounted above and projecting forward of the sign will not normally be acceptable.

Applicants should note that advertisements or signs on a listed building will also require a separate Listed Building Consent for the proposal.

HE8 Demolition or Partial Demolition of a Listed Building

There will be a presumption in favour of retaining listed buildings. Proposals for the total or partial demolition of listed building will not be permitted unless there are exceptional reasons why the building cannot be retained in its original or a reasonably modified form. Where, exceptionally, listed building consent is granted for demolition this will be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition.

Justification and Amplification

The demolition of any listed building should be wholly exceptional and will require the strongest justification through the provision of evidence of the building's condition that demonstrates it is not reasonably capable of being made structurally sound or otherwise improved. Consent will not be granted for the total or partial demolition of any listed building without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses.

A structural engineer's report to ascertain structural soundness will be required to indicate alternative options for stabilisation of

the existing structure have been considered in efforts to retain the listed building. Reports submitted for consideration on the integrity of the building including structural integrity must be submitted by suitably experienced and accredited engineers, architects, building surveyors in the conservation field. Structural issues will not be given substantive weight when making a case of demolition where these have arisen due to neglect of a listed building through lack of maintenance or failure to secure it by current or previous owners.

Consent will not be given simply because redevelopment is economically more attractive to the developer than repair and re-use of the building. Accordingly where proposed works would result in the total demolition of a listed building, or of any significant part of it, the Council, through consultation with DfC will assess the following factors:

- the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use; in rare cases where it is clear that a listed building has been deliberately neglected in the hope of obtaining consent for demolition, less weight will be given to the cost of repairs

- the adequacy of efforts made to retain the building in use
- the merits of alternative proposals for the site.

Proposals for the demolition of a listed building will not be considered in isolation from proposals for subsequent redevelopment. The Council will require developers to submit detailed drawings illustrating the proposed redevelopment of the site to accompany a listed building consent application for demolition.

Where consent to demolish a listed building is granted, this will normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building prior to its demolition.

A Section 76 Planning Agreement may be used to ensure the site is subsequently redeveloped for the purpose granted.

HE9 Development affecting the Setting of a Listed Building

Proposals which would adversely affect the setting of a listed building will not be permitted. Development proposals will normally only be considered appropriate where all the following criteria are met:

- a) the detailed design respects the listed building in terms of scale, height, massing and alignment
- b) the works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building
- c) the nature of the use proposed respects the character of the setting of the building.

Justification and Amplification

The Council will consult DfC on proposals for development which by its character or location may have an adverse effect on the setting of listed buildings. Such proposals will require very careful consideration even if the development would only replace a building which is neither itself listed nor immediately adjacent to a listed building. Development proposals some distance from the site of a listed building can sometimes

have an adverse effect on its setting e.g. where it would affect views of an historic skyline. Certain proposals, because of the nature of their use, can adversely affect the character of the setting of a listed building or group of buildings through noise, nuisance and general disturbance.

The setting of a listed building is often an essential part of a building's significant character. Therefore the design of the new buildings to stand alongside heritage assets is particularly critical. The extent to which proposals will be required to comply with the criteria will be influenced by a variety of factors: the character and quality of the listed building; the proximity of the proposal to it; the character and quality of the setting and the extent to which the proposed development and the listed building will be experienced in juxtaposition; and how the setting of the heritage asset is understood, seen experienced and enjoyed and the impact of the proposal on it.

The design of new buildings planned to stand alongside historic buildings is particularly critical. Such buildings must be designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment and use appropriate materials.

Where it is considered that a development proposal may affect the setting of a listed building the Council through consultation with DfC will normally require the submission of detailed and contextual drawings which illustrate the relationship between the proposal and the listed building.

HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character

The Council will require new development within a Conservation Area to:

- enhance the character and appearance of the area where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise.

The Council will require new development within an ATC/AVC to:

- maintain or enhance the overall character of the area.

In addition to the above criteria, the Council will permit development proposals for new buildings, alterations, extensions and changes of use in, or which impact on the setting of, a Conservation Area or ATC/AVC where all the following criteria are met:

- a) the development is in sympathy with the characteristic built form of the area
- b) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area
- c) the development does not result in adverse environmental impacts such as noise, nuisance or disturbance which would be detrimental to the particular character of the area
- d) important views within, into and out of the area are protected
- e) trees, archaeological or other landscape features contributing to the character or appearance of the area are protected
- f) the development conforms with guidance set out in Supplementary Planning Guidance, Part E.

Justification and Amplification

Conservation Areas are merited statutory designation by the Council based on their historic built form or layout as 'areas of special architectural or historic interest within its district the character or appearance of which it is desirable to preserve or enhance'.

Areas of Townscape Character (ATC) or Areas of Village Character (AVC) are designated through the Local Development Plan due to 'distinct character normally based on their historic built form or layout. For the most part this derives from the cumulative impact of the area's buildings, their setting, landscape and other locally important features'.

Designation as a Conservation Area or ATC/AVC puts an onus on prospective developers to produce a very high standard of design in accordance with the following criteria.

General Criteria

General issues to be taken into account in assessing development proposals in a conservation area or ATC/AVC include:

- the appropriateness of the overall massing of the development

- its scale and size
- its relationship with its surrounding context e.g. respecting historic layout, street patterns, land form and adjoining architectural style
- the use of materials generally matching those which are historically dominant in the area
- the need for the development not to have a visually disruptive impact on the existing townscape
- the development should not adversely affect the character of a conservation area through noise, nuisance and general disturbance

New Buildings, Change of Use and/or Extensions or Alterations

The development of new buildings and/or extensions or alterations of buildings in a Conservation Area or ATC/AVC should be high quality design, and sensitive to the existing buildings, character and appearance of the particular area and will not prejudice the amenities of adjacent properties. Extensions should be subsidiary to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear

elevations of a property. Careful consideration will be required for alterations and extensions affecting the roof of a property as these may be particularly detrimental to the character and appearance of a Conservation Area or ATC/AVC.

In assessing applications for the change of use of a property, consideration will be given to other land use policies and the impact of the proposed use on the character and appearance of the Conservation Area or ATC/AVC. Shop fronts should be sympathetic to their setting and relate in scale, proportions and materials to the remainder of the building and the local street scene.

Trees

Trees often make an important contribution to the appearance and character of a Conservation Area or ATC/AVC. In assessing development proposals affecting a conservation area the Council will take into account their potential impact on existing trees.

Where trees make an important visual, historic or amenity contribution to the area the Council will seek appropriate protection measures through the imposition of planning conditions or may consider making a Tree Preservation Order.

All trees within a Conservation Area are automatically protected as though a Tree Preservation Order was in place under Section 127 of the Planning Act (Northern Ireland) 2011.

Setting of a Conservation Area

New development will be expected to respect the character and appearance of the Conservation Area and retain important views in and out of the area.

Conservation Area Design Guides

Design Guides constitute supplementary planning guidance and are considered to be an important material consideration. The Council will therefore attach considerable weight to the need for proposals for new development to accord with the specific guidance drawn up for each particular Conservation Area and any other relevant documents identified.

Information to accompany all Planning Applications

The Council will require detailed drawings to accompany all planning applications in a conservation area which illustrate the proposal in its context.

When requested a Design and Access Statement incorporating a clear, concise analysis of how the proposal respects the essential character, heritage value and special architectural or historic interest of the building/structure and its setting.

Article 4 Directions within Conservation Areas

The Council will consider making an Article 4 Direction under the Planning (General Permitted Development) Order (Northern Ireland) 2015 removing certain permitted development rights. While the designation of a conservation area in itself does not automatically justify the making of Article 4 directions, they may have a role to play if they would help to protect features that are key elements within the area, taking into consideration the following:

- a clear assessment of an area's special architectural and historic interest has been undertaken
- the importance to that special interest of the features to be included in the direction is established
- there is evidence of local support for the direction

- the direction involves the minimum withdrawal of permitted development rights necessary to achieve its objective.

HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character

In a Conservation Area the Council will only grant consent for the display of advertisements in or close to a Conservation Area where they would not adversely affect the overall character, appearance or setting of the area.

In Areas of Townscape Character (ATC) or Areas of Village Character (AVC) consent for the display of an advertisement should only be granted where the overall character and appearance of the area will be maintained.

All proposals must also meet the requirements of operational policy AD1 Amenity and Public Safety.

Justification and Amplification

In assessing proposals for advertisements in a Conservation Area or ATC/AVC the Council will give careful consideration to the impact of the proposal on the visual amenity and overall character of the area. Particular regard will be paid to the scale and proportions of the sign, the materials used and whether it is illuminated. Consent will not normally be granted for advertisements which are inappropriate to the architectural style or character of the building on which it is proposed or which would detract from the area in general. Signage on the upper floors of buildings and the internal illumination of signs will not normally be acceptable. Proposals for large advertisement hoardings or which would result in a proliferation of signs can seriously harm the character and appearance of a Conservation Area/ATC/AVC and will therefore normally be refused consent.

Advertisements should conform with guidance set out in Supplementary Planning Guidance, Part F: Guidance for Outdoor Advertisements.

HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character

Within a Conservation Area the Council will only consider demolition of an unlisted building where the building makes no material contribution to the character or appearance of the area and subject to appropriate arrangements for the redevelopment of the site.

Within an Area of Townscape Character (ATC) or Area of Village Character (AVC) the Council will only consider demolition of an unlisted building where the building makes no material contribution to the distinctive character of the area and subject to appropriate arrangements for the redevelopment of the site.

Justification and Amplification

The Council will operate a presumption in favour of retaining any building which makes a positive contribution to the character or appearance of a Conservation Area or ATC/AVC.

The onus will be on the applicant to demonstrate and justify why the building makes no material contribution and the need for demolition. Any demolition would be subject to appropriate arrangements for redevelopment of the site and recording of the building before its demolition.

In determining proposals for demolition or partial demolition of unlisted buildings the Council will therefore take account of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the Conservation Area/ATC/AVC as a whole. In assessing proposals the Council will have regard to the same broad criteria outlined above for the demolition of listed buildings (see policy HE8).

A Section 76 Planning Agreement may be used to ensure the site is subsequently redeveloped for the purpose granted.

The preservation of the public elevations alone of an unlisted building in a Conservation Area or ATC/AVC which makes a material contribution to its appearance or character will only be acceptable in exceptional circumstances, provided the scale of the overall development proposal will not be detrimental

to the areas character or appearance and the scheme can be implemented without serious risk to the retained structure.

Where an applicant submits an application for demolition consent the Council will normally require the following to be submitted:

- A Conservation Structural Engineer's Report to ascertain structural soundness
- A Schedule of Repair Works indicating what measures are to be taken to protect those parts of the building to be retained during construction work
- A Schedule of Costs
- Evidence of options to find compatible alternative uses for the building which retain the historic fabric and structure.

HE13 The Conversion and Reuse of Non-Listed Buildings²⁸

Planning permission will be granted to proposals for the sympathetic conversion, with adaptation if necessary, of a non-listed vernacular building or a suitable locally important building²⁹ (such as former school houses, churches and older traditional barns and outbuildings) for a variety of alternative

uses, where this would secure its upkeep and retention. Such proposals will be required to be of a high design quality and to meet all of the following criteria:

- a) the building is of permanent construction**
- b) the reuse or conversion would maintain or enhance the form, character and architectural features, design and setting of the existing building and not have an adverse effect on the character or appearance of the locality**
- c) any new extension is sympathetic to the scale, massing and architectural style and finishes of the existing building**
- d) the reuse or conversion would not unduly affect the amenities of nearby residents or adversely affect the continued use of adjoining land or buildings**
- e) the nature and scale of the use is demonstrated to be appropriate to its location.**

Justification and Amplification

For the purposes of this policy 'Vernacular Buildings' are those that reflect the local 'folk tradition' and are typical of a common type of

building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss - The Survival of Rural Traditional Buildings in Northern Ireland', published by the Department, March 1998. A 'locally important building' is a building, structure or feature, whilst not statutory listed, that has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance.

The Council wishes to encourage the re-use of such buildings by sympathetic renovation or conversion for a range of appropriate uses. This may include proposals for tourism or recreation use, or small-scale employment uses. All development proposals for the conversion of a non-listed vernacular or locally important building should involve a minimum amount of work and should maintain or enhance the existing character of the building and its setting.

Approval will not normally be given to a scheme involving substantial demolition or extensions which significantly alter the appearance or character of the building. Design therefore is particularly important and where extensions or external alterations are proposed, these must reflect the scale, massing, materials and detailing of the existing property. All proposals will therefore be assessed on the

²⁸ This policy applies to buildings within settlements. See Policies COU4 and COU14 for policy which applies to conversion and reuse in the Countryside

²⁹ See Department for Communities 'Historic Buildings of Local Importance - A Guide to their identification and protection' May 2017

basis of the harm or loss to the significance of the heritage asset alongside their contribution to the conservation of the building to be converted.

HE14 Enabling Development

Proposals involving enabling development relating to the re-use, restoration or refurbishment of significant places will only be permitted where it can be demonstrated by the applicant in the submission of a Statement of Justification to accompany an application for planning permission that all of the following criteria are met:

- a) the significant place to be subsidised by the proposed enabling development will bring significant long-term benefits according to its scale and location
- b) the conservation of the significant place would otherwise be either operationally or financially unviable
- c) the impact of the enabling development is precisely defined at the outset
- d) the scale of the proposed enabling development does not exceed what is necessary to support the conservation of the significant place
- e) sufficient subsidy is not available from any other source
- f) the public benefit decisively outweighs the disbenefits of departing from other planning policies
- g) it will not materially harm the natural and historic heritage values of the significant place or its setting
- h) it avoids detrimental fragmentation of the management of the significant place
- i) it will secure the long term future of the significant place and, where applicable, its continued use for a sympathetic purpose
- j) it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than circumstances of the present owner, or the purchase price paid.

Justification and Amplification

For the purposes of this policy, a significant place means any part of the historic environment that has a heritage value including scheduled monuments, archaeological remains, historic buildings (both statutorily listed or of more local significance) together with any

historically related contents, industrial heritage, conservation areas or a historic park, garden of demesne.

The Department's Best Practice Guidance 'Assessing Enabling Development' (April 2014) will be taken into account in considering proposals. In considering enabling development proposals developers are encouraged to enter into pre-application discussions with the planning authority. In all cases proposals must not prejudice road safety.

The benefits to be derived from the conservation of the significant place will be secured either by conditional grant of planning permission or conditional grant accompanied by a planning agreement.

It is intended that this policy will only be used as a last resort where the long-term public benefit of securing a significant place decisively outweighs the disadvantages of departing from normal policy presumptions. It allows for assessment of these proposals as a preliminary requirement and is not to be implemented if the planning authority is not convinced that the public benefit will be gained.

Applications incorporating enabling development should be accompanied by a Statement of Justification. This statement

should include a conservation statement or plans and sufficient, detailed financial information as is necessary to allow the Council, and/or its consultees to make an informed decision upon the application. In particular, the information provided on the enabling development component should be sufficiently detailed to allow the Council to validate the need for, and assess the scale of the enabling development; and consider the impact on private concerns where this coincides with the public interest.

The information supplied by the developer should cover all the financial aspects of the proposed enabling development, in a sufficient degree of detail to enable scrutiny and validation by the Council in consultation with its economists. This applies both to the assessment of need and the assessment of the scale of the enabling development necessary to meet that need. The onus is on the developer to demonstrate that sufficient funds are not available from any other source, such as grant aid.

10. NATURAL HERITAGE

NH1 European and Ramsar Sites - International

Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:

- a) a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance)
- b) a listed or proposed Ramsar Site.

Where a development proposal is likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains, the Council, through consultation with the Department of Agriculture, Environment and Rural Affairs (DAERA), is required by law to carry out an appropriate assessment of the implications for the site in view of the site's conservation objectives. Only after having ascertained that it will not adversely affect the integrity of the site, can the Council agree

to the development and impose appropriate mitigation measures in the form of planning conditions.

In exceptional circumstances, a development proposal which could adversely affect the integrity of a European or Ramsar Site may only be permitted where:

- a) there are no alternative solutions; and
- b) the proposed development is required for imperative reasons of overriding public interest; and
- c) compensatory measures are agreed and fully secured.

As part of the consideration of exceptional circumstances, where a European or a listed or proposed Ramsar site hosts a priority habitat or priority species listed in Annex I or II of the Habitats Directive, a development proposal will only be permitted when:

- a) it is necessary for reasons of human health or public safety or there is a beneficial consequence of primary importance to the environment; or

- b) agreed in advance with the European Commission.

Justification and Amplification

The Council will consider the precautionary principle when determining the impacts of a proposed development on international significant landscape or natural heritage resources.

A development proposal which could adversely affect the integrity of a European or Ramsar site may only be permitted in exceptional circumstances as laid down in the relevant statutory provisions.³⁰

A list of existing international sites and further information can be found at www.daera-ni.gov.uk.

Candidate Special Areas of Conservation are sites that have been submitted to the European Commission, but not yet formally adopted.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk. This

³⁰ Directives 2009/147/EC and 92/43/EEC known as the Birds Directive and the Habitats Directive

Biodiversity Checklist is intended to provide a 'step by step' tool which can be used by applicants and their agents to help identify if a development proposal is likely to adversely affect any biodiversity and natural heritage interests and what information may be reasonably required to accompany a planning application in order to comply with the relevant legislation and planning policy.

NH2 Species Protected by Law

European Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where:

- a) there are no alternative solutions; and
- b) it is required for imperative reasons of overriding public interest; and
- c) there is no detriment to the maintenance of the population of the species at a favourable conservation status; and

d) compensatory measures are agreed and fully secured.

National Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species and which can be adequately mitigated or compensated against.

Development proposals are required to be sensitive to all protected species, and sited and designed to protect them, their habitats and prevent deterioration and destruction of their breeding sites or resting places. Seasonal factors will also be taken into account.

Justification and Amplification

It is a criminal offence to harm a statutorily protected species. The presence or potential presence of a legally protected species is an important consideration in decision-making. If there is evidence to suggest that a protected species is present on site or may be affected by a proposed development, steps must be taken to establish whether it is present, the requirements of the species must be factored into the planning and design of the development, and any likely impact on the species must be fully considered prior to any determination.

European protected species are listed under Annex IV of the Habitats Directive (transposed under Schedule 2 of the Habitats Regulations) and must be subject to a system of strict protection. Other national protected species are listed under the Wildlife Order under Schedules (1), (5) & (8).

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

The granting of planning permission does not obviate the holder of ensuring legal compliance with other legislative requirements.

Lists of all protected species of animals and plants can be found at www.daera-ni.gov.uk. As all fish are protected, no lists have been produced.

NH3 Sites of Nature Conservation Importance - National

Planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of:

- a) an Area of Special Scientific Interest
- b) a National Nature Reserve
- c) a Nature Reserve
- d) a Marine Conservation Zone.³¹

A development proposal which could adversely affect a site of national importance may only be permitted where the benefits of the proposed development clearly outweigh the value of the site.

In such cases, appropriate mitigation and/or compensatory measures will be required.

Justification and Amplification

The Council should apply the precautionary principle when considering the impacts of a

proposed development on national significant landscape or natural heritage resources.

Planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of:

- An Area of Special Scientific Interest - sites of special interest by reason of their flora, fauna, geological and/or physiographical features are designated under Part IV of the Environment (Northern Ireland) Order 2002. There is a legal duty to take reasonable steps to further the conservation and enhancement of the features by which the ASSI is of special scientific interest
- A Nature Reserve or National Nature Reserve - nature reserves can be of national (and sometimes international) importance. They are usually managed by DAERA or by agreement with another department, a Council or a voluntary conservation body
- A Marine Conservation Zone - sea areas, including the inter tidal zone, designated by the Department under Part 3 of the Marine Act (Northern Ireland) 2013. They are established for the conservation of marine

flora and fauna, habitats, and features of geological or geomorphological interest.

Planning authorities should note that nature conservation sites selected as European sites under the Birds and Habitats Directives may also be underpinned, either wholly or in part, by sites selected at national level.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

A list of existing national sites and their locations can be found at www.daera-ni.gov.uk.

³¹ Paragraph 215 of the Draft Marine Plan for Northern Ireland, April 2018

NH4 Sites of Nature Conservation Importance - Local

Planning permission will only be granted for a development proposal that is not likely to have a significant adverse impact on:

- a) a Local Nature Reserve
- b) a Wildlife Refuge.

A development proposal which could have a significant adverse impact on a site of local importance may only be permitted where the benefits of the proposed development outweigh the value of the site.

In such cases, appropriate mitigation and/or compensatory measures will be required.

Justification and Amplification

Local Nature Reserves are those established by councils under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985. Wildlife Refuges are provided for under the Wildlife (Northern Ireland) Order 1985.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

A list of existing local sites and their locations can be found at www.daera-ni.gov.uk.

NH5 Habitats, Species or Features of Natural Heritage Importance

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:

- a) priority habitats
- b) priority species
- c) active peatland
- d) ancient and long-established woodland
- e) features of earth science conservation importance
- f) features of the landscape which are of major importance for wild flora and fauna
- g) rare or threatened native species
- h) wetlands (includes river corridors)
- i) other natural heritage features worthy of protection including trees and woodland.

A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features

listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.

In such cases, appropriate mitigation and/or compensatory measures will be required.

Justification and Amplification

Priority habitats and species may fall within and beyond designated sites. They include both European (as identified under Annex I and II of the Habitats Directive and Annex I of the Birds Directive) and/or Northern Ireland priority habitats and species, identified through the Northern Ireland Biodiversity Strategy (NIBS) (in pursuance of the statutory duties under the Wildlife and Natural Environment (NI) Act 2011.)

'Other' natural heritage features worthy of importance are most likely to include those located along green and blue infrastructure, trees and woodland which do not fall under the priority habitat or long-established woodland categories but are in themselves important for local biodiversity. Certain other features which make a significant contribution to biodiversity may also be included.

To ensure international and domestic responsibilities and environmental

commitments with respect to the management and conservation of biodiversity are met, the habitats, species and features mentioned above are material considerations in the determination of planning applications.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

NH6 Areas of Outstanding Natural Beauty

Planning permission for new development within an Area of Outstanding Natural Beauty (AONB) will only be granted where it is of an appropriate design, is sensitive to the distinctive special character of the area and the quality of its landscape, heritage and wildlife and all the following criteria are met:

- a) the siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality
- b) it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape

c) the proposal respects:

- **local architectural styles and patterns**
- **traditional boundary details, by retaining features such as hedges, walls, trees and gates**
- **local materials, design and colour.**

Justification and Amplification

This policy requires development proposals in Areas of Outstanding Natural Beauty (AONB) to be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife.

The quality, character and heritage value of the landscape of an AONB lies in their tranquillity, cultural associations, distinctiveness, conservation interest, visual appeal and amenity value.

In assessing proposals, including cumulative impacts in such areas, account will be taken of the Landscape Character Assessments and any other published guidance such as countryside assessments produced as part of the development plan process, as well as AONB Management Plans and local design guides.

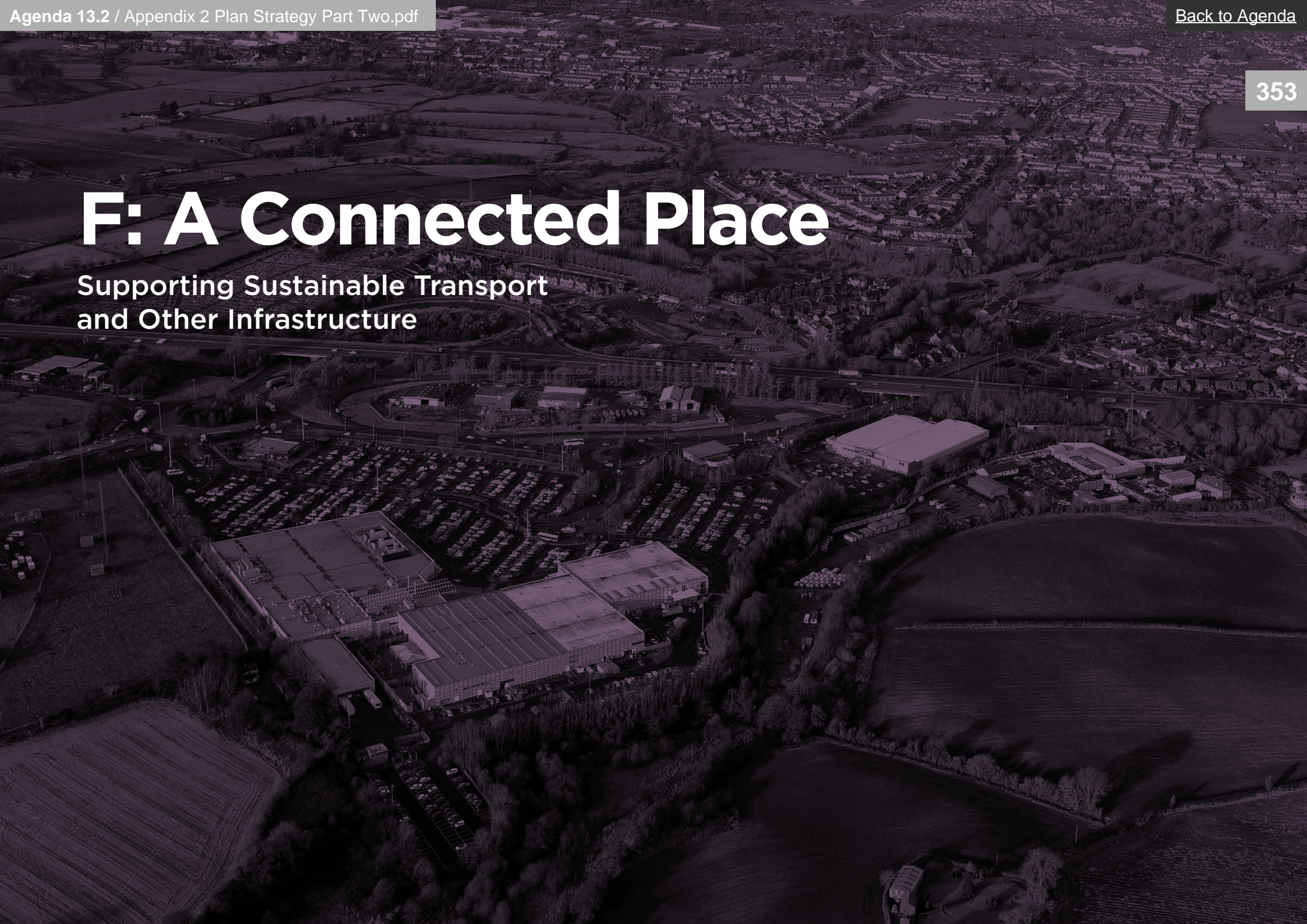
It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

Design guidance is contained within “Building on Tradition – A Sustainable Design Guide for the Northern Ireland Countryside” (May 2012).

Further information on statutory natural heritage designations can be found at www.daera-ni.gov.uk.

F: A Connected Place

Supporting Sustainable Transport
and Other Infrastructure



11.ACCESS AND TRANSPORT

TRA1 Creating an Accessible Environment

The external layout of all development proposals will incorporate, where appropriate:

- a) facilities to aid accessibility e.g. level access to buildings, provision of dropped kerbs and tactile paving etc, together with the removal of any unnecessary obstructions
- b) user friendly and convenient movement along pathways and an unhindered approach to buildings
- c) priority pedestrian and cycling movement within and between land uses
- d) ease of access to car parking reserved for disabled or other users, public transport facilities and taxi ranks.

Public buildings will only be permitted where they are designed to provide suitable access for customers, visitors and employees. Access to existing buildings and their surroundings should be improved as opportunities arise through alterations, extensions and changes of use.

Submission of a Transport Assessment Form (TAF)³² and a Design and Access Statement may also be required to accompany development proposals.

Justification and Amplification

For the purpose of this policy 'reserved car parking' refers to disabled or parent and child car parking spaces.

The requirements of this policy and integration of accessibility in the design of a development proposal will benefit everyone in society and should be considered at an early stage.

Many existing buildings are currently not designed for ease of access. In such cases there will be a presumption that suitable access for all will be incorporated as far as reasonably possible.

In the case of historic or listed buildings it should often be possible to plan suitable access for all without compromising the building's special interest or character.

A design and access statement is necessary for certain development proposals. Section 6 of

the Planning (General Development Procedure) Order (NI) 2015 (as amended) defines those development proposals and the detail required to show how proposed access arrangements are in compliance with this planning policy. Preference will be given to steps, ramps or mechanical aids located away from the public footpath.

Further information on designing for a more accessible environment is set out in the Department's 'Creating Places - Achieving Quality in Residential Developments' (May 2000).

TRA2 Access to Public Roads

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

- a) it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,
- b) it does not conflict with Policy TRA3 Access to Protected Routes.

³² Department for Infrastructure Transport Assessment, Guidelines for Development Proposals in Northern Ireland (Published 9 November 2006)

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.

Justification and Amplification

New development will often affect the public road network surrounding it. This policy seeks to avoid or mitigate adverse impacts and ensure that proposed access arrangements are safe and will not unduly interfere with the movement of traffic.

Development proposals involving a new access, or the use of an existing access must be in compliance with the requirements of the Department's Development Control Advice Note 15, Vehicle Access Standards (2nd Edition, published in August 1999). For the purposes of this policy, a field gate is not an existing access.

The proximity of the proposed access to junctions, other existing accesses and the total number of accesses onto a given stretch of road are relevant matters in the assessment of traffic hazards. The combining of individual

access points along a road will be encouraged as this can help to improve road safety.

Control over the land required to provide the requisite visibility splays will be required to ensure that they are retained free of any obstruction. This may be subject to a planning condition requiring that no development shall take place until the works required to provide access, including visibility splays, have been carried out.

Exceptionally a relaxation in visibility splay standards may be acceptable in order to secure other important planning objectives. Such standards, however, will not be reduced to such a level that danger is likely to be caused.

Where an existing access is available the Council will generally expect this to be used, unless there is an opportunity to provide a more acceptable access arrangement. Where an existing access is to be used, but is sub-standard, a condition requiring its improvement prior to the commencement of the development will be imposed. In cases where a new access is considered acceptable in preference to the intensified use of an existing access a condition requiring the existing access to be closed may be imposed.

For development proposals involving a replacement dwelling in the countryside, where an existing access is available but does not meet the current standards, the Council would encourage the incorporation of improvements to the access in the interests of road safety.

Within settlements there is a need to secure a higher level of design, layout and landscaping for residential development. The number of accesses onto the public road needs to be balanced with the greater emphasis on the overall quality of design and sustainability of development.

The Department's residential design guide 'Creating Places - Achieving Quality in Residential Developments' (May 2000) advocates the creation of permeable layouts with an interconnected network of carriageways and a number of access points. This will not only help improve quality, but it can also enhance safety by ensuring that vehicle flows are well distributed and low in most places by creating the shortest practicable routes to destinations. It will also provide alternative means of access for the emergency services.

TRA3 Access to Protected Routes

The Council will restrict the number of new accesses and control the level of use of existing accesses onto Protected Routes as follows:

Motorways and High Standard Dual Carriageways – All locations

Planning permission will not be granted for development proposals involving direct access. An exception may be considered in the case of motorway service areas.

Other Dual Carriageways, Ring Roads, Through-Passes and By Passes – All locations

Planning permission will only be granted for a development proposal involving direct access or the intensification of the use of an existing access in exceptional circumstances or where the proposal is of regional significance.

Other Protected Routes – Outside Settlement Limits

Planning permission will only be granted for a development proposal in the following circumstances:

- i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaced is served by an existing vehicular access onto the Protected Route;
- ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and
- iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route.

In all cases the proposed access must be in compliance with the requirements of Policy TRA2.

Other Protected Routes – Within Settlement Limits

Planning permission will only be granted for a development proposal involving direct access,

or the intensification of the use of an existing access where it is demonstrated that access cannot reasonably be taken from an adjacent minor road; or, in the case of residential proposals, it is demonstrated that the nature and level of access will significantly assist in the creation of a quality environment without compromising standards of road safety or resulting in an unacceptable proliferation of access points.

In all cases, where access to a Protected Route is acceptable in principle it will also be required to be safe in accordance with Policy TRA2.

Designated protected routes within this Council area are illustrated in Supplementary Planning Guidance, Part F: Protected Routes Map.

Justification and Amplification

There has been a long established policy of restricting access onto the main roads that facilitate the efficient movement of traffic over long distances in Northern Ireland. These roads contribute significantly to economic prosperity by providing efficient links between all the main towns, airports and seaports, and with the Republic of Ireland.

The roads onto which this policy of access control is exercised are known as 'Protected Routes' and comprise:

- primary routes
- routes between the principal city or town in each council and/or cross border
- routes to ports and airports
- selected routes with high traffic flows.

This encompasses the roads element of the Regional Strategic Transport Network contained in the Regional Development Strategy, 2035.

The Department for Infrastructure (DfI) Roads, is responsible for establishing and updating protected routes throughout the Council area. Further details of their functions can be obtained at www.infrastructure-ni.gov.uk.

TRA4 Protection for New Transport Schemes

Planning permission will not be granted for development that would prejudice the implementation of a transport scheme identified in the Local Development Plan.

Justification and Amplification

Land needed to facilitate a new transport scheme (such as a road scheme, improvements to pedestrian or cycle networks or a public transport scheme and associated facilities) will be protected from development that would prejudice its implementation.

Matters that will be taken into account in assessing whether the implementation of a particular scheme would be prejudiced include: the nature of the development proposal; the programming of the transport scheme; and, the extent to which implementation of the scheme would be compromised by the carrying out of the proposed development.

TRA5 Strategic Greenways and Disused Transport Routes

Planning permission will not be granted for development that would prejudice Strategic Greenways or the future reuse of a disused transport route identified in the Local Development Plan for transport or recreational purposes.

Justification and Amplification

This policy seeks to protect identified Strategic Greenways. The Department's publication - Exercise, Explore, Enjoy - A Strategic Plan for Greenways (November 2016) defines a Greenway as 'a traffic-free route designed for non-motorised use to connect people and communities to all kinds of destinations for commuting, everyday journeys or leisure and recreation'.

A number of disused rail and canal facilities exist within the Council area, which offer important opportunities, either through their re-opening for public transport, or for alternative active travel modes such as pedestrian routes or cycle networks.

The Local Development Plan will afford protection to these routes in accordance with this policy. Development prejudicing their use or future use will not be permitted.

TRA6 Transport Assessment

In order to evaluate the transport implications of a development proposal the Council will, where appropriate, require developers to submit a Transport Assessment.

Justification and Amplification

The provision of car parking needs to be considered within the context of wider government policy aimed at achieving more sustainable travel patterns.

In addition to areas of parking restraint a reduction in parking provision may be accepted where it forms part of a package of measures to promote alternative transport modes. Reduced parking provision may also be acceptable in locations which are highly accessible and well served by public transport. This includes town and district centres and locations close to public transport interchanges.

The Council may allow a reduction in parking provision:

- where it forms part of a package of measures to promote alternative transport modes
- in locations which are highly accessible and well served by public transport
- where it is close to existing public car parking where it is demonstrated there is available spare capacity

- where schemes propose shared car parking arrangements, particularly in town centres or as part of proposals where the peak car parking levels for different uses do not coincide
- for small scale developments which do not generate significant parking demand, to rely on using on-street parking for a portion of their parking provision.

In assessing these options the Council will require evidence to demonstrate capacity and availability of such alternative parking provision.

Where a reduction is considered acceptable in principle, the Council will negotiate the precise level of reduction with developers.

In many locations however it will remain important that development makes adequate provision for car parking. This is particularly important in rural areas and those towns and villages where the potential for using public transport is limited. Accordingly, with the exceptions outlined above, development proposals in areas not subject to parking restraint will generally be expected to meet the Department's published parking standards.

Servicing arrangements can exert a major influence on the quality of the urban environment and its attractiveness. In city and town centre locations, proposals will normally be expected to include the provision of rear servicing facilities where practicable. It is recognised, however, that historic settlement patterns may be a constraint upon such a provision.

TRA8 Active Travel Networks and Infrastructure Provision

Planning permission will only be granted for proposals where public transport, walking and cycling provision forms part of the development proposal.

A Transport Assessment/Travel Plan or, if not required, a supporting statement should indicate the following provisions:

- a) safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks**
- b) the needs of mobility impaired persons; and respect existing public rights of way**

c) safe, convenient and secure cycle parking.³⁵

In addition major employment generating development will be required to make appropriate provision for shower and changing facilities.

Justification and Amplification

Active travel can help to mitigate and adapt to climate change, improve connectivity and promote more sustainable patterns of transport and travel that reduce the need for motorised transport. In accordance with the Strategic Planning Policy Statement (SPPS) the Council will, through its Local Development Plan encourage active travel networks, primarily focused on cycling and walking.

Proposals should also demonstrate safe and convenient access arrangements to the public transport network.

The Bicycle Strategy for Northern Ireland, published by the former Department of Regional Development in 2015, now the Department for Infrastructure, sets out how Northern Ireland can be transformed into a place where travelling by bicycle is a healthy, every day activity. It seeks to achieve this through the building of a comprehensive bicycle network, supporting those who choose

to travel by bicycle and promoting it as an alternative mode of transport for everyday use.

Like walking, cycling is healthy, pollution free and makes relatively small demands on land. Walking and cycling have the potential to replace the car for short journeys and to form part of a longer journey when linked to onward travel by sustainable public transport.

This policy supports active travel by promoting the provision of safe, and convenient linkages to and from development proposals to wider sustainable transport networks.

Secure cycle parking should be available in town and district centres, employment sites, educational institutions and public transport interchanges, including Park and Ride and Park and Share sites.

Secure, weather protected parking will normally be required for employee cycle parking. Weather protection will also be required for visitor parking where space for cycles is provided or in cases where medium to long-term cycle parking is required, for instance at public transport interchanges.

Secure, weather protected cycle parking areas should be provided closer to a building's entrance than car-parking. They should be well

lit and located where staff or the public can provide informal surveillance.

Employment developments should provide shower and changing facilities to encourage those who travel to work by bicycle.

Cycle parking provision in association with residential development is addressed in Policy HOU4, Main Elements of Design and the Department's design guide 'Creating Places - Achieving Quality in Residential Developments' (May 2000).

TRA9 Park and Ride/Park and Share Car Parks

Planning permission will be granted for new, or an extension to an existing Park and Ride/Park and Share car park, where they meet an identified need agreed by the Department.

Justification and Amplification

Park and Ride and Park and Share facilities make an important contribution to integrated transport and will be appropriate in locations where they reduce travel by car, reducing levels of congestion and pollution.

Park and Ride/Park and Share car parks should be sited close to junctions on the motorway

³⁵ Department's Parking Standards, Annex B: Cycle Parking Design Details

and along the trunk road network, ideally within settlement development limits, and at public transport interchanges. There may be occasions where a countryside location is needed for such development.

The layout, design and landscaping of all car parking sites should integrate with, and protect local character and visual amenity. Where appropriate parking surfaces should make use of permeable materials and sustainable drainage solutions.

The security of users should be demonstrated in all development proposals, including safe and secure cycle parking.

TRA10 Provision of Public and Private Car Parks

Planning permission will be granted for public or private car parks which provide a high standard of design, layout and landscaping and where it is demonstrated that:

- a) they meet a need identified by the Department's Local Transport Plan or a comprehensive Car Parking Strategy prepared jointly with the Department, where applicable

- b) they do not contribute to an increase in congestion

- c) within areas of parking restraint they are only used for short- stay parking and are appropriately managed to deter long stay commuter parking

- d) they provide an appropriate number, to be agreed by the Council, of reserved electric charging point spaces and associated equipment

- e) they are compatible with adjoining land uses

- f) they respect local character, environmental quality and will not have an adverse effect on visual amenity

- g) they are secure and provide direct and safe access for pedestrians and cyclists.

Justification and Amplification

Overall transportation objectives seek to restrain the use of the car and encourage shoppers and commuters to use public transport and Park and Ride/Park and Share initiatives. Within defined centres, car parking facilities are comprised of the Department on-street parking and Council and private off-street car parks. Future provision must focus

on meeting short-stay parking demand to complement the role of centres.

The development and operation of public car parks by the private sector, including multi-storey provision and temporary car parks should seek to complement existing parking provision for short-stay needs. In locations where this is considered acceptable, the Council will require developers to enter into a Section 76 Planning Agreement to control the use of parking spaces in order to deter long stay commuter parking. This may include restrictions on the leasing of contract spaces.

The layout, design and landscaping of all car parking sites should integrate with, and protect local character and visual amenity. Where appropriate parking surfaces should make use of sustainable drainage solutions.

The security of users should be demonstrated in all development proposals including safe and convenient access for pedestrians and appropriate lighting schemes.

TRA11 Temporary Car Parks

Planning permission will not be granted for the development of a temporary car park unless it is demonstrated that:

- a) it is submitted in conjunction with programmed proposals to develop/develop the site in question
- b) it complies with Policy TRA10 and the developer can demonstrate that a need exists which cannot be met in the short term by existing public or the private operators.

Planning permission if granted will be subject to a time-limited condition, typically no more than for a period of 1 year.

Justification and Amplification

Temporary car parking on sites which have been acquired for development must be seen as a short-term expediency as their long-term existence may be contrary to transportation and broader environmental objectives.

There will be a presumption against such development where it is considered unnecessary and is not linked to firm proposals for the development of the site. Time limited planning permission for temporary car parking will not normally be renewed.

12. RENEWABLE ENERGY

RE1 Renewable Energy Development

The generation of energy from renewable resources will be permitted provided the proposal, and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on:

- a) public safety, human health, or residential amenity
- b) visual amenity and landscape character
- c) biodiversity or the natural or historic environment
- d) local natural resources, such as air quality or water quality or quantity
- e) public access to the countryside. Proposals will be expected to be located at, or as close as possible to, the resources needed for that particular technology, unless it can be demonstrated that the benefits of the scheme outweigh the need for transportation of raw materials.

Proposals likely to result in unavoidable environmental damage should indicate how this will be minimised and mitigated.

The wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given appropriate weight in determining whether planning permission should be granted.

Any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest as defined under The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 as amended.

Wind Energy Development

For wind farm development a separation distance of 10 times rotor diameter to occupied property, with a minimum distance of not less than 500m will generally apply.

Justification and Amplification

Renewable energy resources are vital to facilitating the delivery of international and national commitments on both greenhouse gas emissions and renewable energy. They will also assist in greater diversity and security of energy supply. The Council will therefore support renewable energy proposals unless they would have unacceptable adverse effects which are not outweighed by the local and wider environmental, economic and social benefits of the development.

This policy will apply to all renewable energy technologies, including proposals sourced from wind, solar energy, hydropower, heat extraction, biomass, micro-generation and passive building design measures.

All renewable energy proposals will be assessed in accordance with normal planning criteria including such considerations as access arrangements, road safety, good design, noise and shadow flicker, separation distance, cumulative impact, communications interference and the inter-relationship between these considerations.

All renewable energy proposals, including proposals to reutilise established sites, will be assessed against this planning policy, having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of the Environment 2009), Draft Supplementary Planning Guidance on Anaerobic Digestion (published 2013); and, 'Wind Energy Development in Northern Ireland's Landscapes' (published 2010) in assessing all wind turbine proposals.

RE2 Integrated Renewable Energy

Planning permission will be granted for a development proposal which integrates renewable energy technology including micro-generation and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.

Justification and Amplification

The Council will encourage greater integration of renewable energy technologies, both in the design of new buildings and through the appropriate retrofitting of such technologies to existing buildings. For many buildings this will mean increased consideration of the benefits of small-scale renewable energy technologies.

This is referred to as 'micro-generation' and is widely accepted to be the production of heat and/or electricity from low or zero carbon energy sources.

New large-scale urban, public sector and rural development proposals can maximise the benefits that can be derived from integrated renewable technology.

Some forms of micro-generation development currently benefit from permitted development rights under the Planning (General Permitted Development) Order (Northern Ireland) 2015. This legislation should be referred to when considering the retrofitting of small scale renewable energy development.

13. TELECOMMUNICATIONS

TEL1 Telecommunications Development

Planning permission will be granted for telecommunications development and any necessary enabling works that will not result in unacceptable damage to visual amenity or harm to environmentally sensitive features or locations. Developers will be required to demonstrate that telecommunications proposals, having regard to technical and operational constraints, have been sited and designed to minimise visual and environmental impact.

A new telecommunications mast will only be considered acceptable where the above requirements are met and it is reasonably demonstrated that:

- a) the sharing of an existing mast or other structure has been investigated and is not feasible
- b) a new mast represents a better environmental solution than other options.

In addition, applications for telecommunications development by Code System Operators or broadcasters will need to include:

- c) information about the purpose and need for the particular development and how it fits into the operator's or broadcaster's wider network
- d) where proposals relate to the development of a mobile telecommunications base station, a statement indicating its location, the height of the antenna, the frequency and modulation characteristics, details of power output; and declaring that the base station when operational will meet the ICNIRP³⁶ guidelines for public exposure to electromagnetic fields.

Justification and Amplification

For the purposes of this policy telecommunications is defined as both wired and wireless voice and digital data (broadband) transfer.

Code System Operators are electronic communications network operators (Code Operators) who are regulated through the Electronic Communications Code (the Code).

Code System Broadcasters are users of the electronic communications network provided by the Code Operators.

The visual and environmental impact of telecommunications should be kept to a minimum and equipment should become an accepted and unobtrusive feature of urban and rural areas.

Technical and Operational Constraints

Whilst the special needs and technical constraints associated with telecommunications development will be taken into account, there is also a corresponding need to adequately control telecommunications development so that rural landscapes, urban skylines and townscape character are not unduly spoiled. Wired telecommunication services should be laid underground for the majority of new development proposals. In rural locations, where underground provision is not practical or feasible, an exception will be permitted for the provision of overhead lines and poles, subject to compliance with the requirements of this policy. In all cases when bringing forward proposals, applicants will be expected to provide information about the purpose and need for the particular apparatus or equipment.

³⁶ The public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 (Reference: 1999/519/EC) on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)

The impact of all telecommunication proposals will be considered against this planning policy and the guidance contained in the Department's Development Control Advice Note (DCAN) 14, Siting and Design of Radio Telecommunications Equipment (Published by the former Department of the Environment, April 2008).

Applications for masts within 3 kilometres of the perimeter of an aerodrome or aircraft landing site within the Council area, will be required to include evidence that the Civil Aviation Authority, the Ministry of Defence or the aerodrome operator, as appropriate, has been notified of the proposal. The Council will take into account any relevant views expressed.

The planning system is not the place for determining health safeguards from electromagnetic emissions from telecommunications equipment. The Department of Health considers that the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) for public exposure to electromagnetic fields, as accepted by the World Health Organisation³⁷, are based on the best evidence available to date. Accordingly where concern is raised about the health effects of exposure to electromagnetic fields, it is the view of the

Department of Health that if the proposed mobile telecommunications development meets the ICNIRP guidelines in all respects it should not be necessary for the Council to consider this aspect further.

All mobile phone base stations in the UK are expected to meet the ICNIRP public exposure guidelines. Applications for mobile telecommunications base stations must be accompanied by a declaration that the apparatus when operational will meet the guidelines. Similarly where it is intended to place additional antennas onto an existing mast or site, the operator must confirm in a declaration that the cumulative exposure will not exceed the ICNIRP guidelines.

In any development, significant and irremediable interference with other electrical equipment of any kind will be a material planning consideration. Only if there is clear evidence that significant electromagnetic interference will arise, or will probably arise as a result of a telecommunications development, and that no practicable remedy is available, will there generally be any justification for the Council to take it into account in determining a planning application.

Amateur Radio, Taxi Firms and Private Users

Proposals to install masts used by amateur radio operators, radio taxi firms and other private and commercial users will be subject to the provisions of Policy TEL1. These masts usually present few potential planning problems in terms of size and visual impact over a wide area. They will not normally be of such a scale as to have a serious impact on local amenity. Such applicants will generally have less scope for using alternative sites or for sharing sites, and masts will often need to be located high enough on the premises for technical efficiency and located as far as possible from other antennas, in order to minimise the possibility of interference.

³⁷ WHO Fact Sheet No. 193 - Electromagnetic Fields and Public Health: Mobile Phones and Their Base Stations (www.who.int/inf-fs/en/fact193.html)

14.UTILITIES

UT1 Utilities

To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services, such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable.

Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following:

- a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion
- b) avoidance of areas of nature conservation, the historic environment or archaeological interest, where possible, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects
- c) wirescape should be kept to a minimum

d) associated infrastructure works should be visually integrated, making use of existing and proposed landscaping

Proposed power lines should comply with the 1998 International Commission on Non-ionizing Radiation Protection (ICNIRP).

Regional transmission network pylons and overhead lines will be considered against this policy.

Justification and Amplification

This policy does not apply to any development proposal that complies with the requirements of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or as amended) and Part 14 of its accompanying Schedule.

Utility services are laid underground with the exception, in older urban developments, of electricity lines. Overhead electricity transmission remains a feature of development proposals in rural areas, due to the existing infrastructure and the implications, often cost, of providing underground connections to an individual property.

Regional transmission networks supply electricity from power stations to local

distribution networks through larger scale pylons, carrying higher voltage lines, and electricity substations.

The siting of all electricity infrastructure will be controlled in terms of the visual impact on the environment with particular reference being given to designated areas of landscape or townscape value.

The presence of pylons and poles carrying overhead wires can be visually obtrusive particularly where the wires and poles figure above the skyline or where they dominate the streetscape in a built-up area. In this context it is the intention of this policy to minimise the visual intrusion of above ground utilities development.

The potential of overhead lines to disrupt the flight paths of birds, including site selection features of Lough Neagh and Lough Beg Special Protection Area and Ramsar Site is also a consideration.

The amount of information required to demonstrate compliance with this policy will depend upon the scale and location of a proposal, including where necessary a formal Environmental Impact Assessment as set out in the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.

15.WASTE MANAGEMENT

WM1 Waste Management Facilities

Proposals for waste management facilities will only be permitted where it can be demonstrated there is additional need for the facility and it is located at:

- a) an existing or former waste management facility
- b) an existing or worked out hard quarry
- c) an industrial area appropriate to the development proposed; in the case of civic amenity sites it is conveniently located in terms of access to service a settlement
- d) previously developed, derelict or contaminated land and which makes use of existing or redundant buildings and is grouped with those buildings
- e) at a site in the countryside where it involves the reuse of existing buildings or is grouped with those buildings and where there is no permanent loss of the best and most versatile agricultural land.

In addition proposals will be subject to the following criteria:

- the facility will not cause demonstrable harm to human health and unacceptable adverse visual or environmental impacts, including surface or groundwater
- the facility is designed to be compatible with the character of the surrounding area and adjacent land use the visual impact, including the final landform of landfilling or land raising operations, is acceptable in the landscape
- the facility will not have an unacceptable adverse impact on nature conservation or archaeological/historic environment interests
- the waste disposed or treated will not pose a risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures
- the site is not at risk from flooding and the proposal will not cause or exacerbate flooding elsewhere
- in the case of landfilling the proposal includes suitable, detailed and practical restoration and aftercare proposals for the site
- in the case of a regional scale facility its location benefits from easy access to key transport corridors
- at recycling sites the sorting and processing of waste must be carried out within a purpose built, or appropriately modified existing building, unless it is demonstrated the operations can only be carried out in the open
- the built development associated with the handling, storage treatment and processing of waste is appropriate to the nature and hazards of the waste(s) concerned
- where incineration or thermal processing of waste occurs it shall maximise energy recovery in the form of heat or electricity
- adequate access, circulation and parking is available without detriment to the amenity of nearby residents or road users.

Justification and Amplification

For the purposes of this policy waste management facilities include, but are not limited to landfill sites, Council household civic amenity sites and recycling centres. Such facilities are subject to the EU Waste Framework Directive (WFD), the Waste Management Strategy (WMS)³⁸ and the Council's relevant Waste Management Plan (WMP).³⁹ A need for the facility is established through the WMS and the relevant WMP.

A key aim of the WMS is to achieve fully sustainable waste management. A waste hierarchy seeks to reduce the amount of waste materials produced and to recover maximum value from waste by encouraging reuse and recycling. Waste disposal to landfill should only occur when no other option within the waste hierarchy is possible.

As the Council continues to promote recovery, reuse and recycling the need for landfill sites decreases. Any proposals associated with the existing landfill sites, Council household recycling centres or privately operated waste recycling facilities will be assessed against the criteria of this policy to ensure they are developed to the highest standards.

The amount of information required will depend upon the nature, scale and location of the proposal. In general the bigger, or the more technically complex, the scheme the more information that will be required, including where necessary a formal Environmental Impact Assessment as set out in Regulations.⁴⁰ Where appropriate the Council will use its powers contained in the Planning (General Development Procedure) Order (Northern Ireland) 2015 to request applicants to supply such additional information as is considered necessary to allow proper determination of planning applications.

Many waste management facilities by reason of their size, nature or location have the potential to cause significant damage to the environment in terms of visual intrusion, habitat or heritage destruction and pollution. Therefore in assessing all proposals for waste management facilities the Council will be guided by the proximity principle⁴¹ which emphasises the need to treat and/or dispose of wastes in reasonable proximity to their point of generation. In assessing all proposals the Council will be guided by the precautionary principle in accordance with paragraph 6.322 of the SPSS.

In considering proposals for new, or extensions to existing waste management facilities there are a large number of matters which require to be considered. These include the following;

Health Considerations

In assessing public health impacts the Council will be guided by advice from its Environmental Health Department and any other relevant consultee, including NIEA Water Management Unit for any detrimental impact on surface or groundwater.

Compatibility with Adjacent Development

Some waste management facilities can cause significant amenity problems. Other facilities, especially those that are small scale, can be accommodated if it is demonstrated they will not impact upon the amenity of neighbouring properties. In such cases the Council will not restrict proposals just because the use differs to that of neighbouring land.

Pollution

Given the nature of waste management facilities there is an increased potential for problems associated with pollution, particularly in terms of noise, airborne or water pollution, litter and vermin or birds. Good practice

³⁸ The Northern Ireland Waste Management Strategy - Delivering Resource Efficiency (DAERA, published April 2015)

³⁹ arc 21 Waste Management Plan (September 2015)

⁴⁰ The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017

⁴¹ The Strategic Planning Policy Statement (Published September 2015), Page 111, Paragraph 6.308

requirements are normally incorporated into the terms of waste licences issued by pollution control authorities, however in determining planning applications for waste management facilities the Council will consult with its Environmental Health Department and any other relevant consultee on these matters. Development proposals should also demonstrate incorporation of measures to control pollutant risks, including earth bunds and landscaping to suppress noise, the use of modern, well maintained equipment and methods to contain airborne or water contaminants, and methods to restrict litter and vermin or birds.

Other Matters

The visual impact and any compensatory landscaping, as well as risks to the natural or historic environment, flooding and safety of the public road network are further considerations. These matters will be assessed against those other applicable policies contained within this Plan Strategy.

Incineration is an established method of reducing volumes of waste prior to landfilling or for the treatment of hazardous waste. The process of incineration and other thermal treatment facilities such as pyrolysis and gasification should maximise energy recovery

in the form of heat or electricity. In such cases the facilities associated with these processes, particularly incineration, are a material consideration as they often have significant environmental impacts requiring suitable mitigation, including traffic arrangements and landscaping schemes to aid integration.

Permission granted for a waste management facility will be subject to the imposition of necessary planning conditions. Such conditions can, for example, restrict operational hours in order to protect the amenity of nearby residential properties. Other conditions may require the phasing of landfill operations or restrict the lifetime of a facility.

Permission granted for landfill sites will be subject to a suitable scheme of reinstatement which creates a beneficial use after operations have ceased. As such developers should ensure that the landfill materials and the operations are not a cause of land instability during or after its permitted use.

WM2 Treatment of Waste Water

Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for new or extended capacity requirements

and the new facilities comply with the requirements of Policy WM1.

Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk.

Justification and Amplification

Wastewater Treatment Facilities

Due to their nature and scale many WwTWs have the potential to cause a significant impact on the environment and on the amenity of local communities. As a result they are often located in the countryside away from residential development. Odours, quality of discharge and visual impact are important considerations in determining new development proposals.

Non-Mains Sewage Provision

Where connection to mains sewage is not possible, either because of the location of development or the capacity of existing WwTWs, sufficient information on the means of sewage treatment must be submitted for consideration.

In areas where a pollution risk is identified development relying on non mains sewage disposal will only be permitted in exceptional circumstances.

The method of non-mains sewage disposal must be to the satisfaction of the Council's Environmental Health Department and the Northern Ireland Environment Agency. A consent to discharge under the Water (Northern Ireland) Order 1999 will also be required from the Department for Agriculture, Environment and Rural Affairs (DAERA) and the onus is on the developer/householder to ensure such consent is, or can be agreed for the development proposed.

The provision of a package treatment plant is preferred to the use of a septic tank in the treatment and dispersal of non-mains sewage.

WM3 Waste Disposal

Development of landfill or land raising facilities for the disposal of waste will be permitted where:

- a) a need for the facility is established through the WMS and Council's relevant WMP
- b) the proposal complies with the requirements of Policy WM1.

Justification and Amplification

Landfilling is the disposal of waste into void spaces in the land often left as a result of mineral extraction. Land raising is the disposal of waste by depositing on land thereby raising its level.

This planning policy applies to all proposals for the disposal of household, industrial and commercial waste with the exception of the deposition of inert waste which is suitable for the purposes of land improvement (Policy WM4).

Operations for landfilling and land raising of municipal waste are at the bottom of the waste management hierarchy and the least sustainable waste management option. The WMS envisages a progressive reduction and consolidation of landfill capacity and overall number of landfill sites. As such new development proposals must demonstrate they meet a need that cannot be met by other facilities, however the Council will also take account of any associated planning gain such as the remediation of contaminated land.

Whilst waste disposal sites may be suitably located within a hard rock quarry it is important that they do not sterilise mineral reserves considered to be of particular value to the economy.

Land raising has the potential to significantly impact on the landscape. As such careful consideration will be given to the scale of activity proposed. Careful restoration and aftercare will be necessary to prepare landfill and land raising sites for a use that is compatible with the surrounding area. All applications for such operations must be accompanied by drawings to illustrate proposed depth of fill, capping details, final restoration contours, landscaping and other relevant details.

WM4 Land Improvement

The disposal of inert waste by its deposition on land will only be permitted where it is demonstrated that it will result in land improvement and the following criteria are met:

- a) it is demonstrated that there is no alternative to deposition of the type of inert waste and that it cannot be reused or recycled
- b) it is demonstrated the type of inert waste to be deposited is exempt under the Waste Management Licensing Regulations (Northern Ireland) 2003 (as amended)

- c) it will not result in an unacceptable adverse environmental impact
- d) only the minimum quantity of fill necessary to achieve the demonstrated land improvement shall be deposited
- e) measures are included to demonstrate appropriate restoration and aftercare of sites that will enhance biodiversity.

Justification and Amplification

For the purpose of this policy inert waste is defined as material that does not undergo any significant physical, chemical or biological transformations when deposited. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm human health. The total leachability and pollutant content of the waste and the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater.

The main purpose of a proposal under this policy should clearly be to improve land quality rather than the disposal of waste. In this regard the quantity of waste to be deposited should be the minimum required to achieve the

proposed improvement. Care needs to be taken to ensure that such schemes do not adversely affect nature conservation and heritage interests, nor have an unacceptable impact on the visual amenity of the landscape.

Supplementary Planning Guidance, Part F: Agricultural Permitted Development, sets out the circumstances when agricultural land improvement does not require express planning permission.

WM5 Development in the Vicinity of Waste Management Facilities or Wastewater Treatment Works

Development proposals in the vicinity of existing or approved waste management facilities and wastewater treatment works (WwTWs) will only be permitted where all the following criteria are met:

- a) it will not prejudice or unduly restrict activities permitted to be carried out within the waste management facility
- b) it will not give rise to unacceptable adverse impacts in terms of people, transportation systems or the environment.

Justification and Amplification

The potential adverse impact of existing or approved waste management facilities will be a material consideration in the determination of planning applications for new development in their vicinity. Consideration will therefore need to be given to the sensitivity of development proposed, particularly for residential development or areas of public use.

Consideration of applications will depend on the circumstances prevailing at particular locations. Relevant considerations will include the nature and capacity of the waste management facility or waste water treatment works, local topography, prevailing wind direction, screening and disposition of existing development, the nature of the proposed development, the precise position of actual odour sources within the boundaries of the works and advice on relevant environmental health matters. In all cases, specific advice will be sought from the Council's Environmental Health Department.

Where development is to be located in close proximity to an existing or approved NI Water WwTW facility, developers should discuss their proposals with NI Water and may be required to undertake a development Encroachment/Odour Assessment. Further details are available at www.niwater.com

16.FLOODING

FLD1 Development in Fluvial (River) Flood Plains

New development will not be permitted within the 1 in 100 year fluvial flood plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases:

Exceptions in Defended Areas

On previously developed land protected by flood defences (confirmed by DfI Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event.

Proposals that fall into any of the following categories will not be permitted by this exception:

- a) essential infrastructure such as power supply and emergency services
- b) development for the storage of hazardous substances

- c) bespoke development for vulnerable groups, such as schools, residential/nursing homes, sheltered housing
- d) any development located close to flood defences.

Proposals involving significant intensification of use will be considered on their individual merits and will be informed by a Flood Risk Assessment.

Exceptions in undefended Areas

The following categories of development will be permitted by exception:

- a) replacement of an existing building
- b) development for agricultural use, transport and utilities infrastructure, which for operational reasons has to be located within the flood plain
- c) water compatible development, such as for boating purposes, navigation and water based recreational use, which for operational reasons has to be located in the flood plain

- d) the use of land for sport or outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings. This exception does not include playgrounds for children
- e) the extraction of mineral deposits and necessary ancillary development.

Proposals that fall into any of the following categories will not be permitted by this exception:

- a) bespoke development for vulnerable groups, such as schools, residential/nursing homes, sheltered housing
- b) essential infrastructure
- c) development for the storage of hazardous substances.

Development Proposals of Overriding Regional or Sub-Regional Economic Importance

A development proposal within the flood plain that does not constitute an exception to the policy may be permitted where it is deemed to be of overriding regional or sub-regional economic importance and meets both of the following criteria:

a) demonstration of exceptional benefit to the regional or sub-regional economy

b) demonstration that the proposal requires a location within the flood plain and justification of why possible alternative sites outside the flood plain are unsuitable.

Where the principle of development is established through meeting the above criteria, the Council will steer the development to those sites at lowest flood risk.

Minor Development

Minor development will be acceptable within defended and undefended flood plains subject to a satisfactory flood risk assessment.⁴²

Where the principle of development is accepted by the Council through meeting any of the above ‘Exceptions Tests’, the applicant is required to submit a Flood Risk Assessment (FRA) to demonstrate that all sources of flood risk to and from the proposed development have been identified; and there are adequate measures to manage and mitigate any increase in flood risk arising from the development.

Flood Protection/Management Measures

In flood plains the following flood protection and management measures proposed as part of a planning application, unless carried out by DfI Rivers or other statutory body, will not be acceptable:

a) new hard engineered or earthen bank flood defences

b) flood compensation storage works

c) land raising (infilling) to elevate a site above the flood level within the undefended fluvial flood plain.

Justification and Amplification

A fluvial flood plain is a generally flat area adjacent to a river or shoreline of inland waterbodies where water flows in time of flooding or would flow but for the presence of flood defences. New development within a flood plain will not only be at risk of flooding itself but it will add to the risk of flooding elsewhere. Accordingly, to minimise flood risk and maintain their natural function it is necessary to avoid development in flood plains wherever possible.

For planning purposes, taking into account climate change predictions based on available scientific evidence, a fluvial flood plain is defined as the extent of a 1 in 100 year flood event (or 1% annual exceedance probability (AEP)) of exceeding the peak floodwater level, taking into account climate change allowance as represented on DfI Flood Maps NI.

DfI Rivers advises on the extent of river flood plains. Information on present day flood plains and those which take account of climate change predictions, is available on DfI Flood Maps NI at www.infrastructure-ni.gov.uk This information is regularly updated and the extent of flood plains may therefore change over time.

For the purposes of this policy minor development is comprised of the following:

- non-residential extensions (Industrial/ Commercial/Leisure etc) with a footprint less than 150 square metres
- alterations: development that does not increase the size of buildings, eg alterations to external finishes
- ‘Householder’ development: eg sheds, garages, games rooms etc within the curtilage of the existing dwelling in addition to extensions to the existing dwelling. This

⁴² The need for a flood risk assessment for extensions and alterations to existing residential properties will be determined on a case by case basis

excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg subdivision of a dwelling house into flats.

Defended Areas

A 'Defended Area' is that part of the flood plain where flooding would normally occur except for the presence of flood defences. Previously developed land protected by existing flood defences, either cored earthen flood banks or hard engineered walls, constructed to an appropriate standard and height, will generally be considered acceptable for development. However, the flood risk within a defended area cannot be entirely eliminated due to overtopping, potential structural collapse and breaching of defences and when drainage systems become overwhelmed. Because of these flood risks this policy places restrictions on the location of development relative to flood defences as such land will often be low lying and therefore the most susceptible to flooding.

The policy restricts certain types of development for which the consequences of a flood event could be serious, such as a direct threat to vulnerable groups, such as the young, old or infirm. Therefore the policy operates a presumption against new developments such as children's nurseries, schools, residential care/

nursing homes, sheltered housing and hospitals. This list is not exhaustive.

Secondary impacts on the general population can arise through flood damage or disruption to essential infrastructure or pollution. Therefore proposals for emergency services/emergency depots, power-supply and telecommunications will be resisted because access and uninterrupted operation cannot be guaranteed in locations where there is a residual flood risk.

Proposals for development associated with the storage of hazardous substances, fuel storage depots, sewage treatment works or other development likely to give rise to environmental pollution in the event of flooding will only be granted planning permission where it is demonstrated that an alternative lower risk location is not available and that adequate provision is made for containment to prevent a pollution incident in the event of flooding.

Development involving a significant intensification of use, such as the conversion of a single dwelling unit to a number of apartments is not desirable in the context of flood risk. This factor must be balanced against other material considerations, including the provisions of other policy within this Plan Strategy that may tend to favour higher density

development in urban areas. Accordingly, the Council will determine each application on its individual merits taking account of the scope for mitigation of the residual flood risk.

Undefended Areas

The vast majority of fluvial flood plains are 'Undefended Areas' not protected by flood defences and are at much higher flood risk than defended areas.

Any built development will cause piecemeal reduction of valuable flood storage area, which may cause or exacerbate flooding elsewhere and impair the conveyance function of the flood plain. For these reasons, and also the need to limit exposure of people and property to flood risk, built development and infrastructure works, particularly on greenfield sites, will normally not be permitted.

However, it is recognised that in certain cases, development or infrastructure has to be in such locations and exceptions to the policy are therefore set out for a range of development types, including for example, agricultural development, minerals development and transport or utilities infrastructure. In regard to agricultural and minerals development, this exception will only apply where this is located wholly in the flood plain or where the use of

other land outside the flood plain would not be feasible and available.

Replacement of an existing building should not normally result in any material increase in the flood risk to the development or elsewhere. The adoption of suitable flood proofing measures through resistance and resilience construction (Supplementary Planning Guidance, Part F: Flooding) will normally be expected. However the replacement of a building to provide bespoke accommodation for vulnerable groups in the flood risk area is unacceptable. Similarly, replacement of a building to accommodate essential infrastructure will be unacceptable as continual access and egress for operational activities will no longer be possible when the area has been cut off during a flood event. Finally, a replacement proposal which involves significant intensification of use, for example through increasing the existing footprint or change of use, will be resisted if this would have the effect of introducing more people to a high flood risk area.

The policy allows areas for amenity open space, sports, outdoor recreation and nature conservation purposes on the basis that such areas are not generally occupied and are unlikely to incur major damage as a result of flood inundation. Children's playgrounds are not included in this exception as such proposals

would expose a vulnerable group to flood risk. Ancillary development such as changing facilities and job-related accommodation for caretakers and staff may be acceptable where justified by the flood risk assessment.

Even though these areas are intermittently occupied, proposals will be required to demonstrate mitigation providing for adequate flood warning procedures and safe means of evacuation from the site. Open space areas in the undefended flood plain should be suitably contoured to avoid ponding and to allow for the quick recession of flood water. The use of synthetic sports surfaces will not be permitted where this would increase the flood risk to the site or elsewhere.

Where a proposal for residential development includes land adjacent to or partially within a flood plain, it may be acceptable to utilise the flood plain land for public open space. This will only be acceptable where there is no infilling of the open space and suitable mitigation measures such as signage are in place to facilitate safe access and egress.

Development Proposals of Overriding Regional or Sub-Regional Economic Importance

Most economic development is best located outside of flood plains, however it is accepted that certain projects because of their nature,

size or site specific requirements, may require a site that falls within a flood plain. In such circumstances the policy allows for development that is demonstrated to be of significant regional or sub-regional economic importance.

Proposals must justify the need for a location within the flood plain and demonstrate that a thorough search for sites outside the flood plain has been undertaken and why these are considered unsuitable. Subject to the principle of development in the flood plain being accepted the developer will be prompted to identify a suitable site in the least vulnerable parts of the flood plain.

Flood Management and Mitigation Measures

Where the principle of development within the flood plain is accepted by the Council, the applicant is required to submit a Flood Risk Assessment (FRA). Planning permission will only be granted if the FRA demonstrates that all sources of flood risk to and from the proposed development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development. A FRA may also be required when a site is close to the margins of the flood plain as depicted on the Strategic Flood Map and a more accurate definition of the extent of potential flooding is needed.

Infilling or land raising within the undefended fluvial flood plain is not considered acceptable because the loss of flood storage area may well cause or exacerbate flooding elsewhere. Flood compensation storage involves the replacement of flood plain land lost through infilling for development, this is provided through excavation. Flood compensatory storage in itself is not considered as justification for development in a flood plain. However, in exceptional circumstances where infilling may be permitted to facilitate the provision of key infrastructure, such as a road embankment, flood compensatory storage may be acceptable as a flood mitigation measure.

New hard engineered or cored earthen bank flood defences, publically funded and constructed, are seen as a necessary and acceptable flood mitigation method to protect existing property that is already in the flood plain and is liable to repeated flooding and resulting damage. However such flood defences, proposed by the applicant, will not be justification to allow new development in the flood plain because they remove valuable flood storage from the flood plain; may put other locations at increased flood risk; and introduce people to an area where the threat of residual flooding by overtopping or collapse will always remain.

FLD2 Protection of Flood Defence and Drainage Infrastructure

Development will not be permitted that impedes the operational effectiveness of flood defence and drainage infrastructure or hinder access for maintenance, including building over the line of a culvert.

Justification and Amplification

Flood defence and drainage infrastructure are critical in providing a level of flood protection to people and property and adequate land drainage.

Where a development proposal is located beside a flood defence, control structure or watercourse it is essential that an adjacent working strip is retained to facilitate future maintenance. The working strip should have a minimum width of 5 metres, but up to 10 metres where considered necessary, and be provided with clear access and egress at all times.

There is a general presumption against the erection of buildings or other structures over the line of a culverted watercourse in order to facilitate replacement, maintenance or other necessary operations.

FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains

A Drainage Assessment (DA) will be required for development proposals that exceed any of the following thresholds:

- a) a residential development of 10 or more units
- b) a development site in excess of 1 hectare
- c) a change of use involving new buildings and/or hardsurfacing exceeding 1,000 square metres in area.

A DA will also be required for any development proposal, except for minor development⁴³ where:

- it is located in an area where there is evidence of historical flooding
- surface water run-off from the development may adversely impact on other development or features of importance to nature conservation, archaeology or historic environment features.

A development requiring a DA will be permitted where it is demonstrated through the DA that adequate measures will be put in

⁴³ As defined in Supplementary Planning Guidance, Part F: Flooding, Glossary

place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere. If a DA is not required, but there is potential for surface water flooding as shown on the surface water layout of DfI Flood Maps NI, it remains the responsibility of the developer to mitigate the effects of flooding and drainage as a result of the development.

Where the proposed development is also located within a fluvial flood plain, then Policy FLD1 will take precedence.

Justification and Amplification

Pluvial or surface water flooding occurs as a result of high intensity rainfall which overwhelms natural or man-made drainage systems resulting in water flowing overland and ponding in depressions in the ground. It is a particular problem in urban areas which are often dominated by non-permeable surfaces (eg roofs, roads and car parks). Such development inhibits the natural run-off process, often by removing opportunities for surface water storage and restricting infiltration of water into the ground. Surface water run-off and flooding has increased steadily with the expansion of urban areas, the infilling of green spaces and the cumulative effects of minor development such as house extensions and the paving of gardens to provide for patios and car parking.

All of these factors have combined to intensify surface water runoff and place additional pressures on the drainage network. Modern urban drainage systems are designed only to cope with a 1 in 30 year rainfall event while older parts of the network will invariably be operating to a much lower standard.

When carrying out a drainage assessment consideration should be given to the use of sustainable drainage systems (SuDS) as the preferred drainage solution.

The Council will consult DfI Rivers, and any other public body as necessary, for advice on development proposals affecting flood defences and drainage infrastructure where relevant.

FLD4 Artificial Modification of Watercourses

Artificial modification of a watercourse, including culverting or canalisation, will only be permitted in the following exceptional circumstances:

a) a short length of culverting necessary to provide access to a development site, or part thereof

b) where it can be demonstrated to the satisfaction of DfI Rivers that a specific length of watercourse needs to be culverted for engineering reasons and that there are no reasonable or practicable alternative courses of action.

Justification and Amplification

If part of a watercourse is already culverted prior to the commencement of any development, this does not necessarily mean that it can automatically be lengthened or upgraded to meet the site discharge requirements. Each application will be assessed on its own merits.

While culverting may in some instances alleviate local flood risk, it cannot eliminate it and often increases the flood risk downstream by the accumulation of higher flows. The artificial modification of watercourses through culverting or canalisation is also widely considered to be environmentally unsustainable as such operations can adversely impact upon landscape quality, ecological integrity and biodiversity of watercourses. Culverting creates barriers to the passage of fish, while the higher flow velocities generated cause the unnatural movement of sediment, increased erosion downstream and hinder the future recovery of the watercourse.

Protective grilles at inlets may reduce blockages within the culvert, but can often become blocked themselves causing local flooding during high intensity rainfall event or due to a lack of maintenance.

Good layout and design in new development should promote the retention of open watercourses as a central amenity feature. In new residential developments incorporating watercourses into the open space requirements will be preferred to locating them to the rear of properties where they are difficult to maintain or can become dumping grounds contributing to flood risk.

SuDS for the disposal of stormwater may be more sustainable than culverting or artificial modification of watercourses. SuDS such as ponds and swales and their integration into new development schemes as amenity features is encouraged. In some circumstances, culverting may be unavoidable. This may apply where there are insurmountable inherent structural problems. However, even in such circumstances other solutions should be considered first, as they will usually have lesser long term environmental/ecological impacts. Where there are health and safety concerns arising from open access to watercourses or hazardous riverbanks, solid barriers such as fencing, or planting of 'soft' landscape barriers, should be considered as alternatives to culverting.

Culverting of short lengths of the watercourse (usually less than 10m) is acceptable to enable access to and from the development as required. The site design should aim to keep the number of crossings to a minimum.

FLD5 Development in Proximity to Reservoirs⁴⁴

New development will only be permitted within the potential flood inundation area of a 'controlled reservoir'⁴⁵ as shown on DfI Flood Maps NI if:

- a) it can be demonstrated that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable the development to proceed; or
- b) where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed.

There will be a presumption against development within the potential flood inundation area for proposals that include:

- Essential infrastructure;
- Storage of hazardous substances; and
- Bespoke accommodation for vulnerable groups.

Replacement Building(s): where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere.

⁴⁴ This policy applies to Reservoirs, Dams and other impounding structures as defined by the Reservoirs Act (Northern Ireland) 2015

⁴⁵ A structure defined in Section 1 of the Reservoirs Act (Northern Ireland) 2015 holding 10,000 cubic metres or more of water above the natural level of any part of the surrounding land

Justification and Amplification

Reservoirs or dams constitute a potential source of flood risk that can have serious consequences. Flooding of downstream areas within what is known as the area of inundation may ensue if the structure fails or is overtopped. Downstream flooding may also arise from the controlled release of water, for example via spillways during periods of high flows due to weather conditions. This is normal practice to avoid capacity exceedance and overtopping.

In any of these circumstances there is potential for rapid inundation of downstream areas and response times to flooding are likely to be short.

Development within a flood inundation area can only be justified where the condition, management and maintenance regime of the reservoir are appropriate to provide assurance regarding reservoir safety. Accordingly, planning permission for new development can only be granted subject to such assurance and therefore a planning application must be accompanied by certification from a person with demonstrable experience in flood risk management, which will then be appraised by DfI Rivers.

In circumstances where an impounding structure does not fall within the policy it remains the responsibility of the applicant to consider and assess the flood risk and drainage impact of the proposed development and to mitigate the risk to the development and that beyond the site.

Applicants for development proposals affected by Policy FLD5 should note the information contained in DfI Rivers Technical Advice Note 25 - The Practical Application of Strategic Planning Policy for 'Development in Proximity to Reservoirs' revised June 2020.

17. ADVERTISEMENTS

AD1 Amenity and Public Safety

Consent⁴⁶ will be granted for the display of an advertisement where:

- a) it respects amenity, when assessed in the context of the general characteristics of the locality
- b) it does not prejudice public safety.

Justification and Amplification

The display of advertisements is a feature of our main streets and commercial centres, often adding colour and interest. Care, however, must be taken to ensure that an advertisement will not detract from where it is to be displayed or its surroundings and that it will not prejudice public safety. In particular it is important to prevent clutter, adequately control digital signs and signs involving illumination and to protect features such as listed buildings and conservation areas from the potential adverse effects of advertising.

Care is also necessary to ensure that advertisements do not detract from the qualities and amenity of our countryside nor diminish our archaeology and built heritage.

In assessing the impact of an advertisement or sign on amenity the Council will take into account all of the following matters:

- the effect the advertisement will have on the general characteristics of the area, including the presence of any features of historic, archaeological, architectural, landscape, cultural or other special interest
- the position of the advertisement on the host building and its scale and size in relation to that building
- the cumulative effect of the proposal when read with other advertisements on the building or in the surrounding area and whether the proposal will result in clutter
- the size, scale, dominance and siting of the advertisement in relation to the scale and characteristics of the surrounding area
- the design and materials of the advertisement, or the structure containing the advertisement, and its impact on the appearance of the building on which it is to be attached

- in the case of a freestanding sign, the design and materials of the structure and its impact on the appearance and character of the area where it is to be located
- the impact of the advertisement, including its size, scale and levels of illumination, on the amenities of people living nearby and the potential for light pollution.

The amenity of the countryside is particularly important and there is a need to protect its unique qualities from the negative effects of advertising. The only advertisements likely to be acceptable in the countryside are those proposed on the site of and which relate to an existing or approved commercial enterprise. Such advertisements should be small in scale and not detract from the quality and character of the local landscape.

Advertisements by their very nature are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. When assessing the impact of an advertisement on public safety the Council will have regard to its effect upon the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians), on or over water or in the air.

⁴⁶ The Planning (Control of Advertisement) Regulations (Northern Ireland) 2015

The main types of advertisements which are likely to pose a threat to public safety are:

- those which obstruct or impair sight lines at corners, bends or at a junction or at any point of access to a road
- those which, by virtue of their size or siting, would obstruct or confuse a road user's view or reduce the clarity or effectiveness of a traffic sign or traffic signal, or those which would be likely to distract road users because of their unusual design
- signs which leave insufficient clearance on or above any part of the road or footpath, or insufficient lateral clearance for vehicles on the carriageway
- those which are located so as to impair the safety of any person looking at them because there is no protection from moving vehicles or where the footpath is narrow at the point where the public stop to look at them
- illuminated signs:
 1. where the means of illumination is directly visible from any part of the road
 2. which, because of their colour, could be mistaken for, or confused with, traffic lights or any other authorised signals
 3. which, because of their size or brightness, could reduce the effectiveness of traffic lights/signs or result in glare or dazzle, or otherwise distract road users especially in wet or misty weather
- signs which incorporate moving or apparently moving elements in their display, especially where the whole message is not displayed at one time therefore increasing the time taken to read the whole message
- those which resemble traffic signs because of their colour or content or those which embody directional or other traffic elements and which could therefore cause confusion with traffic signs
- signs sited or designed primarily to be visible from a motorway or other special road
- those which cause possible interference with a navigational light or an aerial beacon.

Illumination

Thoughtful siting and illumination can overcome many of the potential hazards listed above. Public safety issues are less likely to occur where an advertisement is proposed within an existing industrial or commercial centre, and when the level of illumination proposed is appropriate to the location. The luminance of digital screens should be automatically controlled to adjust screen brightness for ambient light levels in order to avoid glare at night and facilitate legibility during daytime.

In assessing the brightness of signs, these will be expected to accord with the guidance contained in the Institution of Lighting Professionals Guidance PLG05, The Brightness of Illuminated Advertisements (2015).

Listed Buildings, Conservation Areas and Areas of Townscape/Village Character

Policies and guidance for the control of advertisements affecting Listed Buildings, Conservation Areas and Areas of Townscape/Village Character are set out in Operational Policies HE7 and HE11.

Supplementary Planning Guidance, Part F: Guidance for Outdoor Advertisements sets out the different categories of outdoor advertisement considered by this policy.

GLOSSARY

Affordable Housing – affordable housing is:

- Social rented housing; or
- Intermediate housing for sale; or
- Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market.

Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.

Areas of High Scenic Value (AoHSV) – designated to protect the setting of Urban Areas and other areas of particular landscape merit.

Areas of Mineral Constraint – sensitive areas because of their natural heritage, built heritage or scenic value, protected from further mineral extraction.

Areas of Outstanding Natural Beauty (AONB) – areas designated in recognition of their national importance as landscapes of distinctive character and special scenic value.

Areas of Significant Archaeological Interest (ASAI)s – areas of the historic landscape that are likely to include a number of archaeological sites and monuments.

Areas of Special Scientific Interest (ASSIs) – areas that represent the best wildlife and geological sites that make a considerable contribution to the conservation of our most valuable natural places.

Areas of Townscape Character – areas of our city and towns which exhibit a distinct character, normally based on their historic built form or layout.

Areas of Village Character – areas of our villages which exhibit a distinct character, normally based on their historic built form or layout.

Belfast Metropolitan Area Plan (BMAP) – draft Local Development Plan published in November 2004.

Biodiversity – the variety of animal and plant life found in one area.

Blue Infrastructure – canals, rivers, streams, ponds and lakes

Brownfield Land – This is sometimes referred to as previously developed land being land that is, or was occupied by a permanent structure within a defined settlement limit. The term may encompass vacant or derelict lands, infill sites, land occupied by redundant or underused buildings, a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated. The following are excluded from the definition of previously developed land:

- open space of public value as defined in Supplementary Planning Guidance, Part D: Definition of Open Space
- the gardens of dwellings and apartments (broadly defined as those areas within the curtilage of a dwelling not containing buildings).

Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside – Department for Infrastructure guidance published in May 2012 that provides assistance to all those involved with sustainable development in the Northern Ireland countryside. The guide promotes quality and sustainable building design for proposals in the countryside.

Community Greenways – enhance existing open space provision by linking urban green space areas and the countryside. They can serve recreational, ecological, environmental and visual amenity roles. They offer pedestrians and cyclists the opportunity to travel from one green area to another via pleasant green surroundings; and provide an ecological haven and green linkage along river corridors, pathways and disused railway lines.

Community Facilities – are those uses as defined in Part D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).

Community Need – resources, services and solutions that build communities in support of its children, youth, and families.

Conservation Areas – places of special architectural or historic interest where it is desirable to preserve and enhance the character and appearance of such areas.

Comparison Goods – Clothing, shoes and fashion; Furniture, floorcoverings & furnishings; Large domestic appliances; DIY and hardware; and Personal goods.

Convenience Goods – include Food and Non-Alcoholic drinks; Alcoholic drinks; Tobacco;

Most non-durable household goods (90%) and Newspapers and magazines.

Creating Places – Achieving Quality in Residential Developments – Department for Infrastructure guidance published in 2000 that describes the contributions to quality and sustainability that developers in Northern Ireland will be expected to make through the design of new residential developments.

Design and Access Statement – A Design & Access Statement (D&AS) is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting.

District Centre – perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres.

Environmental Impact Assessment (EIA) – the process by which information about the environmental effects of a project is collected, assessed and taken into account in determining whether a proposed development should be approved.

Equality Impact Assessment (EQIA) – to ensure public authorities comply with their responsibilities under Section 75 of the Northern Ireland Act 1998 to take into account the needs and effects of policy development on people within the Section 75 equality groups.

Executive – the Northern Ireland Executive.

Gasification – a process that uses a feedstock, often municipal or industrial waste, for a thermo chemical conversion of waste in high heat.

Geological Survey of Northern Ireland (GSNI) – part of the Department for the Economy NI, provides geoscience information and services to inform decision making.

Green Infrastructure – parks, green spaces and street trees.

Greenfield – Land (or a defined site) usually farmland, that has not previously been developed.

Habitats Regulations Assessment – Regulation 43 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), requires an appropriate assessment of a land use plan on International habitats in view of their conservation objectives.

Heritage Asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Historic Parks, Gardens and Demesnes – An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demenses of special historic interest, maintained by the Department for Communities.

Housing Growth Indicators (HGI) – an estimate of future housing need in Northern Ireland. HGIs are used in the preparation of the Local Development Plan as a guide to where development should be directed.

Lagan Navigation – a Trust formed in 2009, funded by Central Government Departments and the three local councils along the 27 mile route; Belfast City Council, Lisburn & Castlereagh City Council and Armagh City, Banbridge and Craigavon Council. The Trust is a registered Charity with the primary objective of reopening the Lagan Navigation from Belfast Harbour to Lough Neagh.

Lagan Valley Regional Park – designated in 1967 it is Northern Ireland's only Regional Park lying within Lisburn & Castlereagh City Council

and Belfast City Council. The aim is to protect and conserve its unique landscape character, enhance the Park's biodiversity, cultural heritage and promote its benefit to visitors and the community.

Landscape Character Assessment – an overview of the landscape of the area, subdivided into 15 Landscape Character Areas based upon local patterns of geology, landform, land use, cultural and ecological features which makes each area unique.

Landscape Wedges – are designated in both Urban and Rural areas to provide visual separation in built up areas, or between settlements.

Lifetime Homes – homes designed to incorporate the changing needs of individuals and families at different stages of life.

Listed Buildings – A listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic interest.

Living Over the Shop – the utilisation of existing retail premises with conversion of floors above shops in town centres into homes. Such conversion repopulates urban areas that

have become places only to work or shop and during evenings and at weekends are often empty and desolate.

Living Places Urban Stewardship and Design Guide – Department for Infrastructure guidance published in September 2014, that aims to establish the key principles behind good urban place making.

Local Centre – small groups of shops and offices providing commerce and community services to a local population.

Local Landscape Policy Areas (LLPAs) – features and areas within and adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and worthy of protection from undesirable or damaging development.

Mixed Use – development proposals comprised of a more than one land use such as residential and commercial, retail or cultural uses.

Northern Ireland Housing Executive (NIHE) – as the overall housing authority it seeks to ensure that everyone has access to a good affordable home in a safe and healthy community.

Northern Ireland Statistics and Research Agency (NISRA) – is the principal source of official statistics and social research on Northern Ireland. These statistics and research inform public policy.

Passive Solar Gain – the use of the sun’s energy for the heating and cooling of living spaces.

Ramsar Site – designated for wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. Stems from the Convention on Wetlands, called the Ramsar Convention that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

Regional Development Strategy 2035 (RDS) - the spatial strategy of the Executive’s Programme for Government. It informs the spatial aspects of the strategies of all government departments.

Retail Impact Assessment – undertaken for an application for retail use to assess its impact on the vitality and viability of existing retailing centres within the catchment area of the proposed development.

Rural Proofing – consideration of the needs of people living in rural areas when developing, revising or implementing strategies, policies or plans.

Scheduled Monuments – statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance.

Sites of Local Conservation Interest (SLNCIs) – designated for their characteristic habitats, species or earth science features. As well as making a contribution to local natural heritage, they contribute to National and European biodiversity.

Special Areas of Conservation (SAC) – are those which have been given greater protection under the European legislation of The Habitat’s Directive. They have been designated because of a possible threat to the special habitats or species which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale.

Special Protection Area (SPA) – designated internationally important area for breeding, over-wintering and migrating birds.

Strategic Greenways – connect towns and cities to the villages and countryside across all eleven councils. Greenways aim to bring back into use much of the disused railway network and give people ready access to a safe traffic-free environment for health, active travel and leisure.

Strategic Planning Policy Statement for Northern Ireland (SPPS) – regional planning policies for securing the orderly and consistent development of land in Northern Ireland under the reformed two-tier planning system.

Strategic Settlement Evaluation – evaluation of all existing settlements in the area and identification of their role within the settlement hierarchy of the Local Development Plan.

Supplementary Planning Guidance (SPG) – guidance to be used in conjunction with the operational policies of this Plan Strategy.

Sustainability Assessment – to promote sustainable development through the integration of social, environmental and economic considerations of policies and proposals.

Sustainable Drainage Systems (SuDS) –

alternatives to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS mimic natural drainage regimes by lowering flow rates and increasing water storage capacity to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

Sustrans – leading UK charity enabling people to travel by foot, bike or public transport for more of the journeys made every day. Sustrans works with communities, policy-makers and partner organisations so that people are able to choose healthier, cleaner and cheaper journeys, with better spaces to move through and live in. Sustrans supports development of the National Cycle Network.

Technical Supplements – specialist studies forming the evidence base for this Plan Strategy.

Urban Capacity Studies – for the purpose of the Local Development Plan an urban capacity study identifies potential sites for future housing growth within urban footprints and the capacity for different types and densities of housing.

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Local Development Plan 2032

Supplementary Planning Guidance (SPG)
October 2023

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A: A Quality Place - Enabling Sustainable Communities and Delivery of New Homes

Established Residential Areas

The Plan Strategy, whilst seeking to achieve higher densities in urban areas, does not support overdeveloped and unsympathetic housing schemes in established residential areas. The overriding objective in such areas should be to avoid unacceptable damage to the environmental quality, density and privacy enjoyed by existing residents.

Proposals for the redevelopment of existing dwellings and infill development in residential areas will be assessed in the context of Council's Operational Policies (HOU1-HOU12) and in particular Policy HOU8 – Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas.

Residential development should be brought forward in line with the following density bands:

- City Centre Boundary 120-160 dwellings per hectare
- Settlement Development Limits of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare
- Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare.
- Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities.

Definition of an Established Residential Area

For the purposes of the Council's Operational Policies, established residential areas are normally taken to mean residential neighbourhoods dominated by medium to low density single family housing with associated private amenity space or gardens. These areas may include

buildings in commercial, retail or leisure services use, usually clustered together and proportionate in scale to the size of the neighbourhood being served.

Within our city and towns established residential areas often display a clear spatial structure. Building forms, plot sizes and shapes are sometimes similar with a well-defined pattern of local development. Properties may exhibit comparable design styles including common architectural detailing and treatments. Areas of public amenity space together with the private gardens of properties are frequently defined with mature trees, shrubs and hedgerow planting. The overall spatial structure is often delineated by a clear network of streets and roads. However, it is recognised that there are also settled housing areas where there is a greater range and mix of dwelling styles and where the overall pattern of development is less uniform. These areas too have an established residential character worthy of protection against redevelopment or infill at a significantly higher density than that found in the locality.

In our villages and small settlements, established residential areas generally display a more intimate character and spatial scale. There is often more local variety in architectural styles and treatments, with building lines, property sizes, plot ratios, and road layouts being much more changeable. Residential developments in these locations may have a close spatial relationship with land used for other purposes such as for employment, local schools, and other local services.

Exceptions

In recognition of the desirability of promoting increased density housing in appropriate locations, the term established residential areas will not apply to:

- the designated city centre, and designated town centres (including previously developed land/brownfield land);
- higher density inner city areas (including previously developed land/brownfield land)

- along key and link transport corridors (including designated arterial routes) within the city and on sites adjacent to main public transportation corridors and arterial routes nodes within the city and towns.

Space Standards for Dwellings

The following table must be used to calculate minimum dwelling sizes in new developments. The space standards represent the required area of internal floor space.

Space Standards			
Type	Single Storey / Flat (m ²)	Two Storey (m ²)	Three Storey (m ²)
1-Person / Bedsit	30/35	-	-
1-Person / 1-Bedroom	35/40	-	-
2-Person / 1-Bedroom	50/55	-	-
3-Person / 2-Bedroom	60/65	70/75	-
4-Person / 2-Bedroom	70/75	75/80	-
4-Person / 3-Bedroom	75/80	80/85	-
5-Person / 3-Bedroom	80/85	90/95	95/100
6-Person / 3-Bedroom	85/90	95/100	100/105
6-Person / 4-Bedroom	90/95	100/105	105/110
7-Person / 4-Bedroom	105/110	115/120	115/120

Guidance for Residential Extensions and Alterations

This guidance seeks to provide a consistent basis against which to consider an extension and/or alteration to a dwelling house or flat, including those in multiple occupancy and any proposal for a domestic garage or an outbuilding.

The guidance is intended to expand on the requirements of Operational Policy HOU7 to advise home owners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

Although the guidance may not cover all the site specific issues that can arise it covers the main considerations that will be taken into account when determining a planning application. If it is followed, an extension or alteration is more likely to be granted planning permission.

Context and Design

An extension or alteration to a residential property should be designed to become an integral part of the property both functionally and visually. Such works should not be designed in isolation solely to fit in a required amount of accommodation. Proposals that are badly sited or designed, or that are incompatible with their surroundings, can lead to an undesirable change in the character of the existing property and the area in which they are located. Success depends upon striking the right balance between adaptation and sensitivity to the original design.

The overall aim is to encourage high quality design solutions irrespective of whether the approach followed seeks to mirror the style of the existing property or adopts a contemporary modern design approach. To ensure good design any extension or alteration will need to complement the host building and respect its location and wider setting.

An extension or alteration should not be so large or so prominent as to dominate the host property or its wider surroundings, rather development proposals should be in scale with existing and adjoining buildings. All such works should have proportion and balance, fitting in with the shape of the existing property. The height, width and general size of an extension should generally be smaller than the existing house and subordinate or integrated so as not to dominate the character of the existing property, although it is accepted that on occasion a larger

extension may be required, for example to facilitate the renovation and upgrading of a small rural dwelling to meet modern amenity standards. It will not usually be appropriate to allow an extension to project above the ridge line of the existing dwelling and this will be especially important where uniform building height is part of the street scene.

Proposals in an urban context should not overdevelop the site in terms of massing, plot size and proximity to boundaries thereby, for example, creating a visual 'terrace' effect. This is one of a number of problems associated with side extensions, where they can alter the character of the area by filling the visual gaps between residential properties. The need for adequate space alongside boundaries is also important to provide ease of access to the rear of the property and to allow for maintenance. This will also serve to eliminate the possibility of any part of the extension, including rainwater goods, overhanging neighbouring property.

A further concern may arise where a side extension to a semi-detached dwelling is proposed at the same height and follows the same building line as the block comprising an original pair of dwellings. This will often compromise the appearance and architectural integrity of the block, and if repeated throughout a neighbourhood is likely to have an adverse impact upon the character of the wider area. To address this particular problem, proposals of this nature should be 'set back' from the building line or front of the house and also 'set down' from the ridge line.

Extensions or alterations to the front of a property require great care as the front elevation is often the most visible to public view. Poor design can upset the architectural integrity of the existing property and have an intrusive effect on the street scene. It is important, therefore, to ensure that extensions and alterations to the front of property do not detract from the street scene, especially where there is a clear and visually obvious 'building line' or architectural features. In such cases they should appear to be part of the existing property and not an obvious addition. This can be achieved by ensuring any such works are in proportion with the property, its fenestration and detailing, with matching

materials, roof design and pitch.

Alterations or an extension to a dwelling should not infringe upon a neighbour's property. For example, it is an infringement of a neighbour's property rights should foundations or guttering encroach onto their land or if an extension overhangs or attaches to their property. Where an extension abuts or runs close to a property boundary, permission to enter neighbouring land will also be required to enable approved works to be carried out or for future maintenance purposes. Consequently, it is advisable to discuss proposals with neighbours before submitting a planning application. Infringement of property rights is primarily a legal matter between the relevant parties.

Garages and other associated outbuildings

Buildings within the residential curtilage, such as, garages, sheds and greenhouses can often require as much care in siting and design as works to the existing residential property. They should be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. The use of false pitches should be avoided as these often detract from the appearance of these buildings, particularly when viewed from the side.

Garages or outbuildings wholly located in front gardens or those that extend in front the established building line can over-dominate the front of the property and detract from the street scene and will therefore generally be resisted.

In the countryside, ancillary buildings should be designed as part of the overall layout to result in an integrated rural group of buildings.

Roof Extensions

An extension or alteration which copies the roof type and angle of pitch of the original residential property will be more successful than those proposals that introduce a completely different type of roof. The roofing material of any pitched roof extension should seek to match that of the original. Flat or mansard roofed extensions to traditional buildings are

seldom harmonious. However, they may be acceptable where they are not open to public views.

The use of loft space to provide bedrooms or other living space can often provide additional accommodation. However, alterations to the roof profile of any building can be particularly sensitive as roofs play an important part in contributing to a building's appearance and the overall character of the area. An extension to the rear of a property should ensure that the roof of the extension does not project above the ridge of the existing dwelling as this can give an unsightly view along the streetscape. Roof lights, which lie parallel with the plane of the roof, are a particularly sympathetic way of providing light to a room within a roof space. They may often constitute permitted development but care should be taken to ensure compliance with Building Regulations where such windows are intended to provide a means of escape.

The regular repeated rhythm and uniformity of roof forms and chimneys may be a particular feature of a group of similar buildings or the wider townscape and should therefore be retained. If elements, which are not part of the original property are proposed, for example, a dormer roof extension, these should be designed in a manner that complements the period and style of the original property, or to reflect the best examples of such features on properties of a similar period in the area.

Where a dormer is open to public view, it can interfere with both the original design of the existing building and cause a visual intrusion into the street scene or rural setting. Dormer windows to the front or side of a property will be resisted in areas where they are uncharacteristic, particularly large box dormers that are over-dominant often extending the full width of the roof. The size and number of dormers should therefore be kept to a minimum to avoid dominating the appearance of the roof and should be located below the ridge line of the existing roof. Positioning dormer windows vertically in line with the windows below and ensuring that they are smaller in size will usually avoid a top-heavy or unbalanced appearance.

Detailing

Attention should be paid to design details such as the position, shape, proportion and style of windows, doors and other features to complement the existing property and respect the character and appearance of the area. To facilitate the integration of an extension or alteration with the existing property, new windows should be aligned to the existing fenestration and match the symmetry of the existing dwelling. The relationship between solids and voids is an essential component of any new proposal, but particularly when extending or altering an existing property where window size and height diminish on upper floors.

Older residential properties in particular often have interesting arches, brick detailing and other special features or ornamentation which add character. Continuing or reflecting such ornamentation around doors, windows and at the eaves in the design approach followed can be an effective way of integrating any extension or alteration work with the existing property.

External Finishes

The external finish of a proposal should aim to complement the type of materials, colour and finish of both the existing building and those of neighbouring properties, particularly where certain materials strongly predominate. Using similar or complementary materials to those of the existing property is more likely to produce a successful extension or alteration. The re-use and recycling of building materials is encouraged and will be especially important when carrying out work to a listed building, or buildings within a conservation area or an area of townscape character.

Sustainable Design

A sustainable approach to development is encouraged. The extension or alteration to a residential property can provide the opportunity to improve its sustainability in terms of incorporating energy efficiency

measures, renewable energy technologies and the re-use of existing materials.

Where existing walls are being demolished or roofs altered, existing materials can often be salvaged and re-used, which will benefit the visual appearance of the new work and its integration with the existing property. Solar thermal panels that produce hot water and photovoltaic (PV) panels that produce electricity can be installed in roofs. PV tiles are now available that look like traditional tile and slate roofs, allowing the installation of these systems to be sensitive to the character, colour and style of the existing roof. Green or 'living' roofs can further benefit the environment by enhancing biodiversity and providing high standards of insulation. Extensions also provide the opportunity to consider the provision of additional landscaping to soften the impact of such works.

Walls and Fences

Walls and fences, particularly in front gardens, can have a significant effect on the appearance of the property and streetscape. When erected beside driveways or on corner sites they can have an impact on sightlines and traffic safety. Both the visual and road safety aspects of a wall or fence will be assessed when proposals are being considered. Materials should always complement the character of the property and the neighbourhood. Expanses of close-board fencing bordering public areas are visually unacceptable. It should be noted that some walls or fences may be permitted development.

The Countryside

The impact of an extension or alteration on the visual amenity of the countryside and, in particular, Areas of Outstanding Natural Beauty needs to be considered. Proposals should be in keeping with the character of the existing property and its countryside setting. Through poor design the individual and cumulative effect of extensions and alterations which are disproportionate in size to the existing property, or which require the use

of land outside the established curtilage of the property, will result in a detrimental change to rural character.

Many rural dwellings occupy larger plots than their urban counterparts. Whilst there may be sufficient room on the plot to accommodate an extension in physical terms, great sensitivity is required to ensure the proposal integrates with the existing dwelling and surrounding landscape. In assessing the potential impact of development in the countryside, particular regard will be paid to the quality and nature of the landscape in the locality and at the particular site.

The suburban boundary treatment of walls or fences and the introduction of ornate pillars are inappropriate in the rural landscape and will be resisted.

Residential Amenity

It is important that the amenity of all residents is protected from 'unneighbourly' extensions as these can cause problems through overshadowing/loss of light, dominance and loss of privacy. The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass and location of an extension and window positions. Single-storey extensions to the rear of a semidetached or terraced dwelling will generally be acceptable where the depth does not exceed 3.5 metres from the back wall of the original building, at the boundary with an adjoining dwelling. Larger extensions will be assessed in light of the following guidance, although it is acknowledged that flexibility may be needed in respect of older properties with small plot areas or where the proposal seeks to meet the specific needs of a person with a disability.

Privacy

Except in the most isolated rural location, few households can claim not to be overlooked to some degree. The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration

where an extension or alteration is proposed adjacent to existing properties. Balconies, roof terraces, decking, dormer windows, windows in side elevations and conservatories all have the potential to cause overlooking problems, due to their position and orientation, particularly from upper windows. The use of obscure glass, velux windows and high-level windows in appropriate circumstances can often minimise this potential, for example, the use of obscure glass for bathroom and landing windows. However, this is not considered an acceptable solution for windows serving main rooms such as bedrooms, living rooms, dining rooms or kitchens.

Proposals should seek to provide reasonable space between buildings in order to minimise overlooking. This will also assist in providing acceptable levels of daylight to properties. In the case of dormer windows, restricting the size of the window and setting it back from the eaves is usually an adequate solution that can protect neighbouring privacy.

Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property, of your neighbours' house. As a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.

Dominance

Dominance is the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property. Neighbouring occupiers should not be adversely affected by a sense of being 'hemmed in' by an extension. This can often result from the construction of a large blank wall. Dominance can be increased when the neighbouring property is at a lower ground level to the development site. Loss of light is usually a consequence of dominance. Two storey rear extensions to semi-detached and terraced dwellings are usually very prominent when viewed from adjoining dwellings and can dominate outward views from adjoining ground floor windows, appearing

excessively large and overbearing. It is appropriate, however, to take account of the prevailing local environment.

Overshadowing/Loss of Light

Sunlight and daylight are valued elements in a good quality living environment. Effective daylighting can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of our homes through passive solar heating. In designing a new extension or alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties.

Where an extension is poorly sited or badly designed it can cast a shadow that may reduce a neighbour's daylight and adversely affect their amenity to an unacceptable level. It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension. Overshadowing to a garden area on its own will rarely constitute sufficient grounds to justify a refusal of permission.

In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.

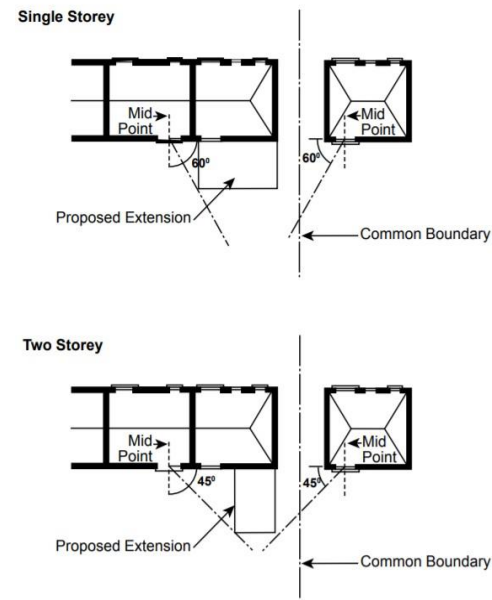
Significant problems of sunlight or daylight loss are most likely to occur in terraced or semi-detached housing situations and it is here that most care needs to be taken. An extension should be kept as far as possible from neighbouring windows and boundaries to minimise impact.

To help assess the loss of light as a result of a proposed development to the front or rear of a residential property, the 60 degree and 45 degree lines, as shown in Figure 1 for single storey and two storey extensions respectively, will be employed. These lines will be taken from the centre of the closest neighbouring window. It should be noted that where the

closest window is located at first floor level it may be more appropriate to consider this against the 60 degree line. The elevations and outline plans of adjoining properties must be shown on drawings, accurately scaled (in metric measurement) to allow proper consideration of this matter.

Figure 1

House Extensions



Adjoining development should be shown on plan for the proper assessment of the proposal

The guidance in Figure 1 is not however a rigid standard which must be met in every case. Rather it is an assessment tool which will be used in conjunction with other relevant factors in order to gauge the acceptability of proposals in terms of the overshadowing / loss of light impact upon

neighbouring properties. Other relevant factors which will be considered in this assessment are set out below:

- The existing form and type of extension prevalent in the area. For example, where the majority of dwellings in a terrace have already been extended in a similar way to the application proposal this matter will be balanced against any adverse impact on neighbouring properties.
- The proposed design of the extension or alteration. For example, where a proposed extension incorporates significant glazing in the design, the impact on neighbouring properties may be acceptable in circumstances where alternatives might result in unacceptable overshadowing.
- The particular characteristics of the site and its context. For example, where daylighting to an adjacent dwelling is already impeded by an existing building or boundary wall and the proposal would not significantly exacerbate the existing situation.
- The orientation and position of a neighbour's window in relation to the proposed extension, the room it serves and whether the window affected is the primary source of light for that room. For example, account will be taken as to whether a room affected by a proposed extension benefits from an alternative natural source of light.
- The potential size and form of an extension allowable under permitted development. For example, where a proposal would not have an impact significantly greater than that of an extension allowable under permitted development rights.
- Provision of an extension or alterations to meet the particular needs of a person with a disability. For example, a modest single storey extension required to meet the particular needs of the person in question will be a material consideration to be balanced against any adverse impacts on the neighbouring property. This may result in the criteria relating to daylighting and overshadowing being relaxed.

Noise and General Disturbance

Residential areas can be sensitive to noise and general disturbance, particularly in the late evening when there is an expectation that surrounding background noise will remain low. An extension or alteration such as a balcony, roof-terrace or high level decking can all increase the level of noise and general disturbance experienced by residents of adjacent properties and will be subject to particular scrutiny.

Landscape

Landscaping is a vital consideration for all development and should form an integral part of any proposal. Landscaping can create a high quality setting, help integrate new development into its surroundings and assist the promotion of biodiversity of native species or other species characteristic of a particular area.

Proposals for landscaping should therefore always be considered as part of any application for an extension. The retention of existing trees, hedges and other significant landscape features will often be an important element in this and will usually help to reduce the impact of an extension on the character of the surrounding area more readily than walls or fences. Where important trees and landscape features exist within a site, care should be taken that extensions are not sited too close to them. Best practice in relation to this matter can be found in the publication 'Trees and Development' co-sponsored by the former Planning Service (DoE), the Forest of Belfast and the Construction Employers' Federation.

To ensure that full account is taken of existing trees and landscape features within the residential curtilage, such features should, as part of a planning application, be accurately detailed on a site survey map in accordance with British Standards BS 5837 (2012) 'Trees in Relation to Construction'. Where it is proposed that existing trees or significant landscape features are to be removed, the layout plan should indicate proposals for compensatory planting.

Private Amenity Space

Amenity space is an essential part of the character and quality of the environment of residential properties. It is important therefore to ensure, when bringing forward a proposal to extend, that adequate amenity space - particularly private space, is left. Garden space around a residential property is an integral part of its character and appearance and should not be reduced to a point where it is out of scale or fails to meet the present and future occupiers need for adequate useable private amenity space.

All residential properties require some in-curtilage private open space, usually to the rear, compatible with the overall size of the plot, for normal domestic activities, such as, bin storage, clothes drying, sitting out and play space. This space should enjoy a high degree of privacy from the public street and from any other public places.

Residents now have several bins per household to facilitate recycling. It is not appropriate for these to be stored in front gardens, which are rarely private, as they provide a public aspect and can adversely affect the character and appearance of the area.

Care should be taken to ensure that proposals to extend do not decrease the amount of private open space to a level that cannot accommodate the normal domestic activities identified above.

The level of private open space for new residential property is detailed in the 'Creating Places' design guide. In considering the effect of an extension on private amenity space the Council will take these guidelines and the prevailing standard of private amenity space in the local environment into account.

Extensions, particularly to the side of a residential property, whereby refuse and garden equipment will need to be carried through the house or stored in the front garden, will not normally be permitted. An exception may be made where a route can be maintained through the extension via a garage or utility room on the ground floor.

Access and Car Parking

An extension or alteration to a residential property that involves the conversion of an attached or integral garage to create additional living space can result in the loss of in-curtilage car parking provision. In such cases, care should be taken to ensure that any car parking space lost due to the proposed development is capable of being accommodated elsewhere within the curtilage of the site or can be accommodated on street.

Proposed works that would result in the significant loss of car parking spaces or a turning area, with no reasonable alternative being available, will not be acceptable. Similarly the use of an entire garden area to provide car parking or a turning area will be resisted.

Garages should be positioned where they can be accessed safely. To ensure the highway is not blocked while the door is being opened, a new garage which gives access to the public highway should retain a minimum of 6.0m driveway within the residential curtilage. Further detailed guidance in relation to in-curtilage driveways, hard standings and vehicle turning facilities is set out in the 'Creating Places' design guide.

Extensions and Alterations to provide for Ancillary Uses

An extension or alteration to a residential property to provide an ancillary use, such as additional living accommodation for elderly or dependent relatives, should be designed to demonstrate dependency on the existing residential property. Proposals of this nature should be designed in such a manner as to easily enable the extension to be later used as an integral part of the main residential property. Ancillary uses should provide limited accommodation and shared facilities, for example kitchens and be physically linked internally to the host property. Ancillary uses that could practically and viably operate on their own will not be acceptable.

Security and Designing out Crime

When undertaking any building work in the home, it is important to consider how this could affect security. Indeed planning for such works provides an ideal opportunity for householders to review security measures for their entire property and this can help promote a more secure residential environment.

Incorporating sensible security measures during the extension or refurbishment of buildings has been shown to reduce levels of crime and the fear of crime. By bringing the crime prevention experience of the police more fully into the planning and design process, a balance can be achieved between safety and security. The Police Service of Northern Ireland have specially trained officers who, free of charge, can advise on Crime Prevention and how to design out crime. Contact your local Crime Prevention Officer or visit the police web-site www.psnl.police.uk for more information.

Permitted Development

In some cases it is possible to carry out an extension or make an alteration to a dwelling house (for the purposes of permitted development a dwelling house does not include a building containing one or more flats, or a flat contained within such as building. It also excludes any house or flat in multiple occupation) without the need to obtain planning permission, provided you meet specific requirements. This is known as 'permitted development' and detailed information on this matter is contained in the Planning (General Permitted Development) Order (Northern Ireland) 2015.

Permitted development rights are complex and sometimes more restrictive in designated areas, such as, conservation areas and areas of outstanding natural beauty; and for certain properties, such as listed buildings (Any works of alteration or extension to a listed building which would affect its character as a building of special architectural or historic interest require Listed Building Consent). It may also be the case that in

some instances permitted development rights have been removed from a property by condition or have already been used and you should clarify this with the Council's Planning Department before proceeding with any proposal.

If you consider the works you propose to carry out are permitted development you are advised to apply formally to the Planning Department for a Certificate of Lawful Use or Development before proceeding with the development.

Residential and Nursing Homes

The following is intended to provide general guidance on the planning criteria to be applied when an applications for residential and nursing homes are being considered. It is not a specific statement of Council policy but rather one of advice and guidance. Each application is treated on its merits and the guidance given to a particular case is always a matter calling for planning judgement.

'Residential and nursing homes' fall within Class C3(a) of the Planning (Use Classes) Order 2015 which covers the following:

'Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C1 (Dwellinghouses)'

Although this advice concentrates on residential and nursing homes, the advice given can also be applied to hospitals in appropriate circumstances.

Types of Planning Application

Applications for residential and nursing homes fall into the following categories:

- (1) New development. This covers situations where a new home is to be built on an undeveloped site or a site which is due for redevelopment.
- (2) Change of use of a building to a residential or nursing home. Detached dwellings are likely to be the most acceptable for this type of use,

particularly if they are substantial villas or mansions set in reasonably large grounds with mature landscaping.

- (3) Extension to an existing residential or nursing home.

Within Settlements (Cities, Towns and Villages)

It is to be expected that, other than in exceptional circumstances, residential and nursing homes will be located in cities, towns and villages where services are readily and conveniently available. Assessment of such proposals will be made against Operational Policy HOU11, Specialist Accommodation, and any other applicable operational policy having regard to the following planning considerations:

Siting: Attention will be paid to the size of site, its configuration and any physical characteristics and constraints attaching thereto, including the position of the buildings.

Locality: The Council will consider the existing (and anticipated) character of the area in which the proposal is to be located and the compatibility of the use in such an area. The existence or otherwise of similar establishments will be considered from the point of view of precedent, noting that Operational Policy HOU11 requires a demonstration of community need for the proposal, as well as from the point of view of the effect of an additional establishment or establishments on the character of the area.

Traffic Aspects: Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration. The Council will have to be satisfied on the following points:

- (a) That access requirements can be met.
- (b) That the existing road network can satisfactorily accommodate any additional traffic from the proposal.

(c) On and off street parking and servicing requirements can be met taking into account provision for staff, (full-time and part-time) visitors, doctors, ambulances, service vehicles, taxis etc and bearing in mind the capacity of the site/area to accept them. Service vehicles, particularly doctors and ambulances should be able to manoeuvre unimpeded within the site.

Amenity: Due regard will be given to the effect of nursing and residential homes on the amenity of the area in question, both visually and with regard to noise, nuisance and general disturbance.

Design and Layout: In cases other than changes of use it is important to ensure that the design and layout of buildings on site are satisfactory in themselves and in relation to adjoining properties. The Council will have regard to the height, scale, massing, space around buildings, distances from boundaries etc and to the provision of garden amenity space for use by residents.

Landscaping: The impact of any proposals on existing landscaping will be considered together with the need for the provision of new or additional landscape treatment on any proposed site.

Within the Countryside

Proposals for residential and nursing homes in rural areas, having regard to the requirement for a demonstration of community need as set out in Operational Policy HOU11, will be considered in the context of the Council's rural planning policies, particularly Operational Policies COU15 and COU16 and the satisfaction of all traffic aspects of the proposal.

Planning permission is only likely to be granted for nursing or residential homes in the countryside in exceptional circumstances. In considering what might be exceptional it is necessary to weigh the relevant considerations. These fall into 2 categories:

- (1) The need to locate in the countryside.
- (2) Impact on the countryside.

The Need to Locate in the Countryside

Residential and nursing homes should not normally be located in the countryside where such locations can be a disadvantage due to the absence of service facilities near at hand. Convenient public transport is desirable for visitors and relatives. Exceptionally there may be circumstances where the peace and quiet of the countryside might be particularly appropriate e.g. for the nursing of the terminally ill or convalescent cases.

Impact on the Countryside

Planning considerations such as location, siting, traffic aspects, amenity, design, layout and landscaping referred to above are important. In addition in rural areas it is important to ascertain that satisfactory drainage and sewerage arrangements can be provided.

The nature of the proposal will also be important. Whilst a change of use and limited alterations or extension of a large rural house in extensive grounds may be acceptable in particular circumstances, new building or extensive additions to modest buildings would normally not be permitted.

Crèches, day nurseries and pre-school play-groups

This advice deals with the planning issues that arise concerning applications to establish crèches, day nurseries and pre-school play-groups and sets out the criteria which the Council will take into account when determining such proposals.

Early Years Teams are specialist teams of social workers within Health and Social Care (HSC) Trust. They are responsible for the registration, inspection, monitoring and support of childminders and day care providers.

Persons who wish to use their own homes for child minding will not normally require planning permission for such a use where the number of children is restricted to 6 or less. Other factors such as hours of operation,

size of premises, potential traffic hazards, etc, may however have important implications in particular situations and in such cases a planning application may be necessary.

New development or a change of use of an existing building will require planning permission for the operation of crèches, day nurseries and pre-school play-groups. There is no specific definition given in planning legislation of the term 'crèche', 'day nursery' or 'pre-school playgroup' however the following is a broad description which would cover the uses.

'A place where a number of children under 5 years of age are brought together for part or all of a working day on a regular basis and where provision is made for their care, recreation and in some cases meals'.

A crèche or pre-school playgroup normally caters for children of 3 to 5 years and for part of a day only. Day nurseries often cover the complete age range under 5 years old and normally operate on a full day basis. Also, a number of such facilities provide care for older children, i.e., over 5 years old, after school hours.

'Crèches, day nurseries, after school facility or day centres' fall within Class D1 of the Planning (Use Classes) Order (Northern Ireland) 2015.

In order to allow the Council to make a full assessment of the impact of the proposed development on the amenity of the immediate area, applicants will be required to provide information on the following:-

the proposed number and age range of children to be catered for;

the proposed number of staff, the ratio of staff to children and the maximum number of staff on the premises at any given time;

hours and days of opening;

plans indicating the internal floorspace arrangements and for external playspace provision (both soft and hard surfaces);

a block layout plan indicating proposed car parking provision, landscaping and screening proposals, the means of access and internal vehicle manoeuvring space.

Settlements

Within those settlement limits defined in the Council's Local Development Plan, proposals for the development of crèches, day nurseries and pre-school play-groups will be considered against the provision of Operational Policy CF01:

Non-Residential Areas – city or town centres, villages and smaller settlements; previously developed land (brownfield sites)

In areas of predominantly commercial land uses or areas of mixed commercial and residential uses, the provision of a crèche, day nursery or pre-school playgroup would normally be acceptable subject to the consideration that such a use would not be allowed to break up an otherwise continuous shopping frontage. In some instances, it may be possible for the use to locate on the upper floors of a building thus overcoming this objection. In areas of mixed land use, the effects of the proposal on any residential properties will be considered in the same way as proposals in wholly residential areas.

Residential Areas

To a limited extent, crèches, day nurseries and pre-school playgroups have operated for some time as part of the overall activities within existing community buildings such as church complexes and community centres. However, such day care facilities have become increasingly specialised in nature and operated on a commercial basis with a tendency for such operations to be carried on within residential areas.

Such proposals are unlikely to be acceptable in terraced or semi-detached properties in residential areas where the predominant form of occupation is by single families. Detached dwellings may be more acceptable for this type of use, particularly if they are substantial villas set in reasonably

large grounds with mature landscaping. In determining the suitability of premises for such purposes, the Council will consider the impact of any proposed development on the existing character and amenity of the area and the implications for road safety. In residential areas, the Council will not normally grant permission for the change of use of an entire dwelling but may give favourable consideration to proposals for the joint use of a property as a residence and crèche, day nursery playgroup.

Settlements – Conservation Areas, Areas of Townscape Character and Areas of Village Character

Proposed conversion to a crèche, day nursery or pre-school playgroup will be considered in light of Operational Policy HE10 for such areas. Where the proposal is considered acceptable in principle the detail of the proposed development must have special regard to the special architectural and historic character of the area.

The change of use of a building listed for its special architectural or historic interest to a crèche, day nursery or pre-school playgroup may be acceptable especially if such a use would help prolong its viable use or enhance its appearance. Proposals for the alteration or extension of such buildings will be considered against the criteria of Operational Policy HE6. Such proposals to listed buildings will be strictly controlled and schemes which are unsympathetic to the character, structure or appearance of listed buildings will not be permitted.

Rural Areas

Beyond those settlement limits defined in the Council's Local Development Plan, proposals for the development of crèches, day nurseries and pre-school play-groups will be considered against the following operational policies:

New Build – where a new building is sought to cater for a crèche, day nursery or pre-school play-group, Operational Policy COU13 will apply. Permission will be granted for such a community facility at an existing

cluster of development where it is demonstrated, with sufficient evidence, that the proposal is necessary to serve the local rural population. The proposal must also satisfy the requirements of Operational Policy COU2.

Change of Use – proposals for the change of use of non-listed vernacular buildings or a suitable locally important building to a crèche, day nursery or pre-school play-group will be considered in accordance with Operational Policy COU14. In all other cases proposals will be considered on a case by case basis and in accordance with operational policy applicable to rural areas.

In all cases proposals must satisfy Operational Policies COU15 and COU16.

In considering the impact of the proposal on the adjacent and immediate surrounding area, the Council will have particular regard to the following in all cases:

(1) Scale of Operation

One of the main determinants of the acceptability of a proposal will be its scale. Whilst a proposal involving a small number of children might be acceptable in a residential area, one catering for 30 children could have a serious detrimental effect on residential amenity. The Council will therefore wish to be satisfied that the scale of operation is appropriate both in relation to the specific site and the general neighbourhood.

(2) Potential Nuisance and Disturbance

The main source of disturbance is noise generated either by additional traffic attracted to the site, or by the outdoor playing of the children. In considering a proposal the Council will wish to be satisfied that traffic arrangements are satisfactory and adequate outdoor playspace is available. Such playspace should not be located in close proximity to habitable rooms of any adjacent residential properties. The Council will consider the impact that the proposed hours of operation may have on residential amenity.

(3) Visual Impact

Regard will be taken to the effect of the proposal on the visual amenity and character of the area. The impact on existing landscaping will be considered together with the need for the provision of new or additional landscape treatment on any proposed site. Proposals to provide car parking space in front gardens in residential areas are unlikely to be acceptable. Parking provision and outdoor play areas should normally be screened from the public road and from adjoining property. Careful consideration should be given to materials used on surfaces. As a general rule the hardsurfacing of gardens will be discouraged. Applications which involve the use of temporary structures such as portacabins will be considered only in the most exceptional circumstances, and if approved the permission will be for a strictly limited period of time. Again screening from the public road and adjacent properties would be important. Extensions to existing buildings will only be permitted where it is clear that the extension would not result in a significant impact on residential amenity.

(4) Access and Car Parking Arrangements

Proposals must demonstrate suitable access and car parking arrangements that are in accordance with Operational Policy and comply with the requirements of the Department's Parking and Vehicle Access Standard publications. Whilst these set standards will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration.

(5) Proliferation of Use

The Council is of the opinion that while in many areas the introduction of one or two specialist uses of this nature may be acceptable, a proliferation of such uses can collectively lead to a change in the overall character of an area. In determining each individual application therefore, the Council will take into consideration the number and location of other non-residential and specialist residential uses and the cumulative effect of these uses on the immediate neighbourhood.

B: A Thriving Place – Driving Sustainable Economic Growth

Development incompatible with Existing Economic Uses

This guidance provides clarification in regard to the circumstances referred to in Policy ED8 where certain types of economic development use would be incompatible with existing or approved industrial undertakings requiring a particularly contaminant free environment, referred to in this guidance as ‘sensitive industrial enterprises’.

There are background levels of contaminants in the air as a result of natural processes and normal human activity. However some industries, because of the nature of the product or processes, may be particularly sensitive to the presence of contaminants in the air. Examples of such industries include pharmaceuticals (drugs manufacture, research and development), medical products (e.g. medical equipment and sterile packaging), food processing, electronics, information and communication technology (ICT) and general research and development. Many of these sectors tend to represent the ‘higher value’ end of the economic development spectrum offering employment in specialised jobs and significant sales in markets outside Northern Ireland. Often, an individual enterprise engaged in one of these sectors will be important to the local economy and may be significant to the regional economy. It is in the public interest to ensure that their operations are not unduly compromised through new development, including the expansion of existing enterprises, likely to result in harmful air contamination.

Economic development activities that by their nature emit dust, odour, or other contaminants may have the potential to impact upon ‘sensitive industrial enterprises’. Some sources of these emissions include the following:

- Dust – quarrying, manufacture of cement / concrete products, landfill.

- Odour – some agri-food business (e.g. intensive farms, dairies, slaughterhouses and rendering plants) and waste management activities (e.g. landfills, waste transfer stations, composting, land spreading, mechanical biological treatment facilities, hazardous waste treatment facilities, sludge treatment facilities).
- Microbial contamination (micro-organisms and particles) – some agri-food business (e.g. slaughter houses and rendering plants), clinical or municipal waste treatment facilities.
- Viral contamination – contamination from viruses emanating from food and other sources that are present in municipal waste.

This list is not exhaustive.

Additionally activities that generate significant levels of noise and vibration or which have indirect effects, for example, attracting pests such as flies to the area, may have potential to impact upon ‘sensitive industrial enterprises’.

In assessing development proposals likely to give rise to such emissions and contaminants, the Council and applicants should consider the requirements of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 at an early stage in the planning process.

Non-planning legislation, particularly in relation to public health and the regulation of environmental pollution and the proper exercise of such controls, may to some extent limit the exposure of ‘sensitive industrial enterprises’ to contaminants in the air. However, this may not be a sufficient safeguard for two reasons. Firstly, such enterprises often require particularly high standards of air quality. Secondly, in assessing the impact of new economic development proposals or the expansion of existing facilities, the focus of the regulating authorities may not be on the contaminant of concern.

Policy ED8 provides protection for existing 'sensitive industrial enterprises' through the land use planning system.

The policy requires 3 tests to be met, as follows:

- 1) **The proposal is in the vicinity of an existing or approved economic development use.**
- 2) **The proposal is incompatible with the existing or approved use.**
- 3) **The proposal would prejudice the future operation of the existing or approved use.**

In applying the policy there are a number of process issues that flow from the above tests which the Council will consider and apply.

Policy Test 1 – The Proposal is in the vicinity of an Existing or Approved Sensitive Economic Development Use

The determination of planning applications for new industrial development will involve consideration of any potentially adverse impact(s) upon existing or approved sensitive economic development uses. Such proposals might give rise, for example, to emissions or other environmental effects harmful to sensitive processes. It should not be assumed therefore that industrial estates are suitable locations for all forms of economic development use, even those which *prima facie* might be acceptable for such development as the possibility of incompatibility between different uses is a material consideration which will be taken into account.

In liaison with relevant stakeholders the local Council will:

- compile and maintain a list of sensitive industrial enterprises located in the plan area and within industrial estates. Applicants are advised therefore to discuss development proposals with the Council's Planning Department;

- seek to minimise the potential for conflict between economic development uses for example by taking account of this issue when zoning land in development plans.

Policy Test 2 – The Proposal is incompatible with the Existing or Approved Use

The second policy test requires an assessment of the compatibility of the proposed use with 'sensitive industrial enterprises' in the vicinity. This may trigger the following actions:

- Consider the proposal in relation to the types of emissions that might arise.
- Consider the proposal in relation to its proximity to the sensitive industrial enterprise and in particular to the specific parts of the plant that require a clean or sterile environment.
- Consider the potential for pollution associated with the transport of materials to or from the proposed development taking account of such factors as the volume of such traffic and the proximity of the road to the sensitive industrial enterprise / specific areas requiring a clean or sterile environment.
- Ensure that adequate information, particularly with regard to environmental outputs or emissions, transport arrangements and intended working practices is available at the outset. This requirement should be flagged to the developer in any pre application discussion.
- Consult NIEA (IPRI¹ or LRM²) as appropriate to ascertain the actual or potential environmental impact of emissions from activities that it regulates. NIEA can advise on the actual or potential environmental impact of emissions from activities that it regulates where comparative information on various air quality standards is available. They may also be able to advise on whether emissions are likely to

¹ Industrial Pollution & Radiochemical Inspectorate

² Land and Resources Management

give rise to loss of amenity due to noise, dust, odour etc. While this may not address the specific impact on individual industrial enterprises, the information and advice may nevertheless help to inform decision making or highlight the need to seek specialist advice.

- Consult with the Council's Environmental Health Department in relation to potential impact on public health. In cases where the sensitive industry is one that is engaged in activities closely linked with human health; for example food processing, medical products or pharmaceuticals, it will be important to take account of any issues raised by the Council's Environmental Health Department. It may also be appropriate to consult with the relevant industry regulator for example the Medicines and Healthcare Products Regulatory Agency (MHRA) or the Foods Standards Agency (FSA) as necessary.

Policy Test 3 – The Proposal would prejudice the future Operation of the Established Use

This is an assessment of whether the proposal, if seemingly incompatible with an existing / approved sensitive industrial enterprise in the area, would be likely to prejudice its future operation.

This may trigger the following actions:

- Consider representations from the affected enterprise taking account of the precise nature of the adverse impacts that are anticipated should the proposal be approved. Likely impacts that the affected enterprise will be required to address in order to maintain regulatory standards should be specially noted.
- Assess the potential for diverting the proposed development to an alternative site.
- Consider the scope for mitigation on behalf of both the established enterprise and the proposed new development. This will be informed by consultation responses and by taking account of information sought from both parties. The aim being to identify the remedial or mitigating measures that could be adopted by one or both parties in

order to render the proposal acceptable. Such measures could include the installation or upgrading of equipment (e.g. air purification / filtration systems or sealed units), internal re-siting of vulnerable areas in the established enterprise or pollution sources in the proposed development so as to increase separation distances, changes in working practices that could be adopted by one or both parties and changes to the transport systems and practices of the proposed development where this is relevant. The additional costs likely to be incurred by both parties should be quantified insofar as possible.

- Assess whether remedial measures that might be open to the established enterprise are sufficiently reasonable so as to avoid prejudice to its future operation. All evidence should be considered in the round and specialist advice sought if necessary. Relevant considerations will include the expense likely to be incurred by the established enterprise and whether there is likely to be a significant increase in the regulatory burden.
- Assess whether appropriate remedial / mitigation measures on the part of the proposed development can be properly delivered through conditions attached to planning permission. Such conditions need to meet the normal legal tests of validity and therefore, for example, must be for a planning purpose, reasonable and fairly and reasonably related to the permitted development.

The final decision rests with the Council and will require all relevant information and advice to be carefully considered. Having applied the various policy tests referred to above, it is envisaged that there will be very few cases where a new economic development proposal is demonstrably incompatible with an existing sensitive industrial enterprise, where reasonable measures of mitigation cannot be applied. However, in the event of such a case, the overall economic and employment benefit arising from the new proposal relative to the retention of the existing enterprise will be an important material

consideration in the assessment of the application. The employment potential arising from any firm proposal for expansion of the established enterprise will also need to be taken into account. In carrying out this assessment of the economic / employment implications, the Council may seek expert advice from the Department for the Economy and/or an independent consultant.

Should the proposed site be unacceptable, the Council will endeavour to work with the applicant to consider potential alternative sites that could be explored either at the pre application stage or later in the process when it may become clearer that the proposal is untenable.

The clarification provided in this supplementary guidance does not amend Policy ED8. Rather, it provides guidance on particular aspects of the policy in order to provide additional clarity for developers and the public on the main planning considerations. This guidance also seeks to assist Council planning officials in their processing and assessment of such cases.

Homeworking

Many small businesses are started by people working in their own homes, and technological innovations are likely to increase the incidence of homeworking. This will be particularly important in rural areas where modern communications permit businesses to be located without any major disadvantage.

Homeworking does not necessarily require planning permission. Permission is not normally required where the use of part of a dwelling house for business purposes does not change the overall character of the property's use as a single dwelling, for example, the use by a householder of a room as an office or the provision of a child-minding service.

With regard to this latter example, the Council considers that persons who wish to use their homes for child-minding will not normally require planning permission where the number of children does not exceed six.

This is based on the maximum number of children between the ages of 0-12 years (including their own children) that child-minders registered by the Health & Social Care Trust can care for. This advice now takes precedence over the provisions of Development Control Advice Note 13 'Crèches, Day Nurseries and Pre-School Playgroups' (1993) insofar as it relates to childminding.

Those considering working from home are advised to seek the advice of the Council's Planning Department at an early stage. Homeworking is likely to be ancillary to the residential use if:

- work is carried out primarily by persons living in the residential unit;
- the business use is clearly secondary to the main use of the property as a dwelling house;
- the use is carried out totally within the building;
- there will be no loss of amenity for neighbouring residents, for example, from noise, advertising, impact on visual amenity or traffic generation; and
- the use is not one which by its nature would attract more than occasional visitors.

Where the business activity increases and the non-residential use of the property ceases to be ancillary to its use as a single dwelling, a material change of use for which planning permission is required is likely to have taken place. The likelihood of there having been such a material change of use may be indicated where the following have occurred:

- a significant alteration to the appearance of the dwelling;
- a significant increase in the volume of visitors or traffic;
- a significant increase in noise, fumes or smell;
- the installation of special machinery or equipment not normally found in a dwelling; and,
- the laying out of rooms in such a way that they could not easily revert to residential use at the end of the working day.

C: A Vibrant Place – Growing our City, Town Centres, Retailing and Other Uses

Amusement Centres

The following is intended to provide general guidance on the planning criteria to be applied when an application for proposals to establish amusement centres, however described, whether or not they comprise coffee bars, bingo halls and other amusements as well as pin tables and video games; casinos or premises used for gaming is being considered. It is not a specific statement of Council policy but rather one of advice and guidance. Each application is treated on its merits and the guidance given to a particular case is always a matter calling for planning judgement.

The development of an amusement centre, whether by new construction or by the material change of use of existing premises, requires planning permission. In addition centres may also require licences to operate legally and to not have an affect on the amenity of an area; as such considerations on a planning application for an amusement centre are its effects on the amenity and character of its surroundings, and its effects on road safety and traffic flow.

The effects on amenity and the character of the surroundings usually depend on the location of the proposed amusement centre in relation to other development, its appearance, the kind of amusement to be provided, the noise likely to be produced and the hours of operation. As regards the location, amusement centres are not normally acceptable near residential property nor are they good neighbours for schools, churches, hospitals, or hotels. They are out of place in conservation areas or other places of special architectural or historic interest. In areas where one amusement centre may not be out of place, it would be permissible to take into account the effect of larger numbers on the character of a neighbourhood.

In towns where there is no provision for areas for amusement or entertainment, amusement centres are usually best sited in districts of mixed commercial development. In areas where shopping is the predominant use, the likely effect of the development on the character of the shopping centre is relevant. An important consideration will be whether an amusement centre would break up an otherwise continuous shopping frontage; and although this can be mitigated by attention to the design of the facade and entrances, it may nevertheless be a serious objection in some shopping streets.

The kinds of amusement offered will determine the number of people visiting the centre at any one time and the likelihood of crowding and disturbance. Sessional events such as bingo cause greater concentrations of people at certain times than casual forms of amusement.

Hours of opening are important in some cases. An amusement centre may be disturbing to occupants of nearby property if it stays open late in the evenings and at weekends. One which is only open during the day may, in certain areas, be more acceptable than one which stays open late at night. These matters are, however, relevant only insofar as they affect proper planning considerations, e.g., amenity.

Noise: Amusement centres are often noisy. Although it may be possible to minimise noise by sound proofing and by limiting the area open to the street, the amount of noise likely to be caused directly or indirectly and its effects on nearby development should always be taken into account in considering the siting of an amusement centre. This may, however, be of less consequence in an area where there is already considerable noise from other sources, including amusement and sporting activities. Some activities, such as shooting galleries, are particularly noisy.

Conditional Permissions: It is sometimes reasonable to give permission for an amusement centre subject to conditions regulating the form of construction or the use of the premises. Examples of conditions which may be imposed for the reasons given above - in addition to any others

that may be necessary - are a prohibition of shooting galleries or the playing of games of a sessional character; a restriction on the times during which the premises may be open to the public; or a requirement that certain works should be carried out to control the emission of noise, such as sound proofing walls or ceilings and requiring external doors to be self-closing.

Bookmaking Offices

This advice deals with the planning issues that arise concerning applications to establish bookmaking offices, however described, and sets out the criteria which the Council will take into account when determining such proposals.

A proposal to develop a bookmaking office, whether by new construction or by the material change of use of existing premises, requires planning permission. Bookmaking offices are expressly excluded from the definitions of both 'shop' and 'office' given in the Planning (Use Classes) Order (Northern Ireland) 2015 so that a change in the use of either type of premises will require the consent of the Council.

Additionally, to operate within the law, bookmaking offices require to be licensed under the Betting, Gaming, Lotteries and Amusements (Northern Ireland) Order 1985. It is a matter for an applicant to decide in what order he will seek a licence and apply for planning permission. Normally, however, planning permission is sought first. Planning permission cannot be withheld solely on the grounds that the premises have not been licensed.

The two forms of control, planning control and licensing are quite distinct and should not be confused. The Council, as planning authority, in determining a proposal will deal only with those aspects of the proposal which are relevant to planning.

In considering applications for bookmaking offices the Council will consider their proper location, their effect on adjoining property, the

question of noise, litter and disturbance, car parking, and design, especially where the proposal lies within an existing or proposed Conservation Area.

Proposals for bookmaking offices are unlikely to receive favourable consideration from the Council if located in a predominantly residential area. In such locations noise, litter, general disturbance and the generation of additional traffic both vehicular and pedestrian would be likely to give rise to conditions which would have an adverse effect on amenity and cause inconvenience to neighbours.

Bookmaking offices may be acceptable in a town centre or in areas of mixed (commercial and residential) land uses where there are concentrations of other leisure facilities, e.g. public houses. Such areas are often to be found on the periphery of a town or city centre or in secondary shopping streets. In villages or small towns or in a Conservation Area amenity value may be higher, here the major consideration will be the effect of the proposal upon the general character of the area.

The loss of retail floor space and the fact that the proximity of bookmaking offices may discourage of certain types of retail outlet will be considered when appropriate. In some instances it may be possible for bookmaking offices to locate on the upper floors of a building thus avoiding the problems associated with breaks in the continuity of shopping frontage.

Bookmaking offices by the nature of the activities carried on generate a certain amount of noise, litter and disturbance which may be detrimental to the amenities of an area. These factors are valid planning considerations. In dealing with proposals to establish such premises the Council's Planning Department will consult with the Environmental Health Department. Its advice will be considered when deciding whether or not to give permission and also when formulating any conditions to be attached to a planning permission.

The amount of car parking provision required for bookmaking offices is dependent upon their location and size. Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration.

In considering proposals for bookmaking offices, and particularly in Conservation Areas, the Council will pay particular attention to design to ensure that it does not mar the street frontage and that the nature and colour of the external finishes are compatible with the surrounding properties. This can be achieved by the provision of shop-window type display and a fascia and lettering that is compatible with surrounding retail outlets. Designs which are fundamentally alien to the existing character of an area or building are not acceptable, e.g. blank frontages with high level windows.

Public Houses

This advice deals with the planning issues that arise concerning applications to establish public houses and sets out the criteria which the Council will take into account when determining such proposals. Public houses do not fall within any particular Use Class and require planning permission whether it is a proposed new building or a change of use from another form of development.

Public houses are defined in Section 5 of the Licensing (Northern Ireland) Order 1996 as premises in which the business carried on under the licence is the business of selling intoxicating liquor by retail for consumption either in or off the premises. Public houses may also be subject to additionally licensing requirements, for example, public entertainment or for the sale of food. In addition the Council's Environmental Health Department is responsible for the control of excessive noise emissions.

The effects of noise and disturbance and traffic safety are the main planning considerations in relation to public houses. There may be a number of suitable locations provided that problems of noise can be minimised and other amenity and traffic considerations are met. For example, a suitable location for a public house may be on the edge of a residential estate, in an area of mixed land uses or within a neighbourhood shopping centre. A public house may also be suitable in a town centre area or a rural area, although the proposal would be subject to the Council's policies for the control of development in countryside areas. However, a public house will not generally be acceptable within a wholly residential area. This is because of loss of amenity, including the problems of noise and disturbance which may arise, and also the possible traffic hazards associated with heavy lorries delivering supplies, and customers arriving and leaving by car in the latter part of the evening.

The amount of car parking provision required for public houses is dependent upon their location and size. Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration. It should be noted that since heavy lorries are likely to be delivering supplies to a public house, rear servicing of the establishment is preferable to on-street delivery.

Public houses can be a source of annoyance to the occupants of neighbouring properties due to problems of noise and disturbance and this is a valid planning consideration in terms of loss of amenity. However, it is possible to reduce the likelihood of excess noise emanating from a public house by the use of such measures as sound proofing and self-closing doors on entrance and exits. Where the proposed public house involves a change of use of an existing building, modifications to meet acceptable noise levels may not be possible, or if possible, may not be economic. In such circumstances the applicant may be asked to indicate

what feasible measures he proposes to take to reduce noise and the Council will consider these measures in consultation with its Environmental Health Department.

Noise from live entertainment and discos in public houses can also be a source of annoyance to neighbours. The control of such forms of entertainment is the responsibility of the Council's Environmental Health Department. However, noise from such a source is also a valid planning consideration when determining whether or not to grant permission. The Council will be particularly concerned about such noise where the proposed public house would be in the vicinity of residential property.

Any possible loss of amenity due to external noise is also a valid planning consideration, and the problems of noise and disturbance likely to be caused by customers, and the arrival and departure of delivery lorries are more difficult to resolve. For this reason a public house will only in exceptional circumstances be allowed to locate in an area which is 'noise sensitive', for example, opposite or adjacent to residential property.

A proposed extension to a public house requires planning permission regardless of the size of that extension. When considering such extensions account will be taken of the likely effects of the intensification of the existing use on the surrounding area. In particular, the suitability of any existing access and parking facilities will be carefully considered as well as any loss of amenity due to an increase in noise and disturbance.

Restaurants, Cafés and Fast Food Outlets

This advice deals with the planning issues that arise concerning applications to establish restaurants, cafés and fast food outlets and sets out the criteria which the Council will take into account when determining such proposals.

Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises is excluded from any class specified in the Planning (Use Classes) Order (Northern Ireland) 2015 and use for the retail sale of hot food is explicitly excluded from Class 1

(Shops) of the Schedule to the Order. Therefore the construction of, or conversion of an existing building to a restaurant, café or fast food outlet is a material change of use that requires express planning permission.

Although many of the planning considerations applicable to a fast food outlet apply equally to a café or restaurant, a change of use of part of either of these premises to incorporate a 'carry-out' facility also requires planning permission. However, if the 'carry-out' facility is only of a very minor nature and obviously ancillary to the main use of the premises, planning permission will not normally be required.

Any test of whether a use is ancillary to another is a matter of fact and degree, and each case has to be determined on its particular merits. However, in practice two principal criteria have emerged in terms of assessing if an activity is ancillary. Firstly, a severability test, i.e. can the ancillary use practically and viably operate on its own were the primary use of the premises to cease, if it could then the use is very unlikely to be ancillary as there is no clear linkage or dependency. Secondly, an environmental impact test can be used to examine the outward effects of the use, in terms of the appearance of the premises, the amenity of the surrounding area or neighbourhood traffic conditions. If it could be shown that there would be a significantly greater impact following from the introduction of the alleged ancillary activity, then it is unlikely it could be described as ancillary.

Hot food sales from shops

Hot food sales from shops will require planning permission only if excluded by a planning condition or if beyond an ancillary level. Primary uses of land often embrace one or more ancillary activities i.e. uses which are closely linked and subservient to them. Any test for whether a use is ancillary to another is a matter of fact and degree, and each case has to be determined on its particular merits.

Mobile hot food vehicles

The casual or temporary parking of a mobile hot food vehicle is not likely to be development i.e. a material change of use, and is therefore not likely to need planning permission. However, the regular parking of such a vehicle for long periods may create a material change in the land on which it is stationed. Permitted development rights granted by the Planning (General Permitted Development) Order 2015, Part 5 – Temporary Buildings and Uses, Class B, relates to ‘the use of any land for any purpose for not more than 28 days in total in any calendar year... and the provision on the land of any moveable structure for the purposes of the permitted use’. Therefore, if a mobile food vehicle is parked for more than 28 days it ceases to be regarded as temporary, and planning permission may be required.

Delivery services

Delivery services per se may not require planning permission unless at a level where they dominate the existing restaurant or café use.

‘Alfresco’ eating

Planning permission is not likely to be required where it is proposed to place tables and chairs on the forecourt or any open land within the curtilage of a restaurant, where that land forms part of a planning unit. It may, however, be necessary to obtain licences from other authorities.

Other consents

Other planning consents that may be required include; Listed Building Consent; Conservation Area Consent; and, Advertisement Consent.

Other approvals may also be necessary, for example, Council’s Building Regulation approval and compliance with Environmental Health regulations.

Locational Considerations

In its broadest sense, retailing refers to the sale of goods to consumers, and this includes the sale of food for consumption on the premises, or hot food for consumption off the premises. Retailing will generally be directed to existing settlements and the development of inappropriate retail facilities in the open countryside will be resisted.

Preferable locations for restaurants, cafés and fast food outlets include:

- city or town centres; and
- district centres and local centres.

Any planning application for a restaurant, café or fast food outlet, which is not in any of the above locations, will be determined on its particular merits, in accordance with the council’s Local Development Plan, Operational Policies and any other material considerations.

Town centres

Restaurants, cafés and fast food outlets complement the primary shopping function of city and town centres. In accordance with operational policy TC2 the council will control non-retail uses at ground floor level within the primary retail frontage. Applications in the primary retail frontage for change of use from shops to local services, including restaurants, cafés or hot-food take-away premises may be acceptable where:

- no more than 25% of the frontage of the street is in non-retail use; and,
- no more than 3 adjacent units are in non-retail use.

Within town centres, but outside the primary retail core, proposals will be determined on their merits and in accordance with operational policy TC3.

Assessment of proposals in Town Centres

Taking into account the locational guidance set out above, the assessment of proposals for new restaurants, cafés or fast food outlets, or for the change of use of the ground floor of established shops to such uses, in primary retail core areas, will involve consideration of a number of factors including:

- The impact of the proposal (including any extension to an existing use), by itself or cumulatively, with other non-retail uses, on the role, character, vitality and viability of the town centre. While, restaurants, cafés and fast food outlets contribute to the variety and attraction of town centres, the intrusion, proliferation and/or clustering of new or additional uses of this nature can also be seriously detrimental to the character and vitality of the primary retail core. In the Lisburn City Centre primary retail frontage restaurants, cafés, or fast food outlets are unlikely to be permitted where it is considered that the integrity and continuity of the existing retail frontage would be eroded. Proposals for such uses in frontages where there are concentrations of existing and/or approved similar uses are unlikely to be acceptable.
- The impact in terms of the size of the premises and whether they can be absorbed without dominating the prime retail frontages in visual terms.
- The quality and attractiveness of the proposed development, as the design and appearance of town centre shop fronts and signage are matters to which the Council attaches considerable importance. Proposals should avoid giving the appearance of a 'dead' frontage and should therefore pay particular attention to:
 - the scale of the proposal;
 - the materials, colours and lettering to be used;
 - the design and appearance of security shutters and grilles;
 - the design and appearance of signage and means of illumination;

- the design and appearance of the ground floor in terms of its relationship to upper floors;
- the implications for access to upper floors; -the relationship to adjoining buildings; and -the character of the surrounding area.
- the likely effects on the amenity of the shopping area and residents within it. This will involve consideration of the potential of the proposal to adversely affect the ambience of the shopping area for other reasons, for example, unsightly litter or excessive late night noise. Concern over such issues may be of particular significance in sensitive areas such as conservation areas where litter and smells could spoil the enjoyment of visitors or discourage residential occupation within the conservation area, thereby harming its character.
- the possibility of the proposal causing parking and/or traffic difficulties with associated congestion and inconvenience, thereby jeopardising the safety of road users.
- the period for which the premises have been vacant, and the general level of vacancy in the area. This will be dependent on the merits of each individual case.

If a proposed restaurant, café or fast food outlet, can be shown to cause demonstrable harm to interests of acknowledged importance, particularly in relation to the issues outlined above, the application is likely to be refused.

District and Local Centres

District and Local Centres provide a focus for local shopping and offer an important complementary role to the city and town centres by providing local communities the opportunity to shop close to where they live.

Within settlements commercialised radial routes have many similarities with district and local centres, in terms of scale and function and in the variety of shops and local services. Therefore, proposals for restaurants,

cafés and fast food outlets on such routes will be subject to the same considerations as those applicable to district and local centres.

Assessment of proposals in District and Local Centres

Applications relating to new buildings, or the change of use of retail/non-retail premises to restaurants, cafés and fast food outlets in district or local centres will be considered in accordance with operational policy TC4. A number of factors need to be considered:

- The impact of the development on the vitality and viability of the centre, and the need to retain local retailing. The proposal should not by itself or cumulatively with other non-retail uses, undermine the primary role of the 'centre' in providing for local convenience shopping needs. In this respect, the following will be regarded as particularly relevant:
 - the level and nature of existing non-retail uses;
 - the number of unimplemented valid planning permissions for change of use to restaurants, cafés and fast food outlets.
 - the impact in terms of the size of the premises and whether they can be absorbed without dominating the district or local centre in the visual sense.
- The quality and attractiveness of the proposed development. In order to avoid giving the appearance of a 'dead' frontage, attention should be paid to:
 - the scale of the proposal;
 - the materials, colours and lettering to be used;
 - the design and appearance of security shutters and grilles;
 - the design and appearance of signage and means of illumination;
 - the design and appearance of the ground floor in terms of its relationship to upper floors;

- the implications for access to upper floors;
- the relationship to adjoining buildings; and
- the character of the surrounding area.

- Adverse impact on the amenity of any adjoining residential areas in terms of noise disturbance, smell, fumes or litter. Unlike town centres, where there may be a residential component, district centres are often entirely commercial in nature, purpose-built and self-contained. However, they may be located in close proximity to established residential areas and so their potential impact on amenity is likely to be a consideration in determining their overall acceptability. In addition, along the commercialised radial routes, many retail and non-retail premises will often have dwellings nearby or flats directly above. If it is not possible to reduce amenity impacts, for example, from late night activity, smells and fumes to a level acceptable in such locations, this could render the premises unsuitable for restaurants, cafés and fast food outlets.
- Likely impact on the amenity of the centre itself. This will involve consideration not only of the matters referred to above but also the potential of the proposal to adversely affect the ambience of the centre for other reasons, for example, problems with litter or excessive late night noise.
- The possibility of the proposal causing parking and/or traffic difficulties with associated congestion and inconvenience, thereby jeopardising the safety of road users.
- The period for which the premises have been vacant and the general level of vacancy in the area. This will be dependent on the merits of each individual case.

If a proposed restaurant, café or fast food outlet can be shown to cause demonstrable harm to interests of acknowledged importance, particularly in relation to the issues outlined above, the application is likely to be refused.

Other Considerations

Applications for restaurants, cafés or fast food outlets generally give rise to a number of issues and objections which are specific to these particular categories of land use. As a result, the likely impact of such proposals on the character and amenity of the adjoining or surrounding area will be an important concern when determining applications. In assessing this impact, a number of factors need to be taken into account i.e.

- noise disturbance;
- smells and fumes;
- refuse and litter;
- traffic considerations and car parking; and
- provision for people with disabilities.

The use of planning conditions is often paramount to the control of restaurants, cafés and fast food outlets, particularly in relation to the above considerations. The impact of many proposals which would otherwise be rejected, may be mitigated by the imposition of such conditions. Preventative measures can be taken through the development management process by, for example restricting opening hours and dealing with the technical aspects of noise and fume attenuation. The Council's Environmental Health Department will be consulted as appropriate during the processing of planning applications and in the formulation of any conditions considered necessary for the approval of the development. Environmental Health also has an important role to play and has extensive regulatory control of restaurants, cafés and fast food outlets, especially in relation to food and hygiene aspects.

Noise Disturbance

Whilst residential areas are likely to be sensitive to noise disturbance, it can also be a serious problem in town centres and in areas where commercial activities dominate but where there may be residential accommodation beside or over the proposed use.

Noise associated with restaurants, cafés and fast food outlets emanates from a variety of sources, the main ones being:

- vehicles - starting, revving of engines, screeching of tyres, sounding of horns, radios playing, opening and closing of doors, manoeuvring;
- people - the comings and goings of customers and staff (talking, shouting);
- use of equipment associated with catering establishments.

These sources of noise are especially noticeable in the late evening when local residents have a legitimate expectation that surrounding background noise levels will remain low. In that respect, take-away uses, which often generate frequent vehicle and pedestrian movements, can be particularly annoying and unacceptable. The weight that the Council will attach to noise disturbance will be greater where there is an increased likelihood that customers will seek to park close to the premises, or in nearby residential streets.

Objections to planning proposals, based on the harmful effects of noise, may, however, be overcome by means of planning conditions attached to a grant of permission in appropriate cases. If the Council is not satisfied that such objections can be overcome by the imposition of conditions, the application will be refused.

Conditions designed to prevent noise disturbance will generally involve or require some, or all of the following:

- Restrictions on hours of opening (in predominantly residential areas).
- Restrictions on the use of land within the curtilage of the premises e.g. open areas at the front or rear of the premises. -Sound-proofing of the premises i.e. walls and ceilings. -Double-glazing of windows and installation of self-closing external doors.

- The prevention or restriction of live or amplified music.
- The installation and maintenance of any necessary equipment.
- Restriction on customer numbers/floorspace. -Restrictions on servicing.

Smells and Fumes

Objections based on the likely impact on amenity of smells and fumes, particularly in relation to nearby residential property, are among the most common objections to which proposed restaurants, cafés and fast food outlets give rise.

Although nuisance caused by the unpleasant effects of smells and fumes emanating from food preparation areas can be considerably reduced by modern filtering and extraction equipment, residual odour often proves detrimental to residential amenity, particularly if there are a number of such uses in close proximity to one another. The problem can be exacerbated if ducting cannot be installed to a height sufficient to ensure efficient dispersal of smells or if topographical and atmospheric conditions combine to impair such dispersal. Where high levels of odours or inadequate odour dispersal are anticipated, an active odour abatement system may be required e.g. activated carbon or the use of electrostatic precipitation combined with odour neutralisation after the main grease filters in the canopy. The adoption of such a system coupled with atmospheric dispersion and dilution represents the best practicable means of mitigating odour nuisance.

If unacceptable smells and fumes cannot be prevented by means of effective low or high level ducting, or if ducting cannot be installed without significant detriment to visual amenity, planning permission will be refused.

Generally, conditions to prevent smell nuisance will involve or require the following:

- Approval by the Council of a scheme for the extraction of cooking odours.

- Installation of equipment before commencement of the use and maintenance thereafter.

- Appropriate siting and design of ducting and other external equipment.

Refuse and Litter

Litter is inherently unsightly and causes considerable annoyance to residents and adjoining businesses. It can also be prejudicial to regeneration efforts, particularly within town centres. The fact that litter will be a consequence of a proposed use of land, particularly a take-away premise use, is therefore a material planning consideration.

Inadequacy of storage facilities for refuse can result in harm to visual amenity as well as serious risk to public health, and it is important to ensure that there is sufficient physical space for its accommodation. Proposals for restaurants, cafés and fast food outlets should therefore include adequate facilities on the premises for the storage/disposal of refuse generated by the business. Refuse should not be left outside the premises, for example, on forecourts or on the public road (except for collection purposes) but should be stored in containers within an enclosed area of the premises. Suitable access must also be provided for the collection of refuse.

Typically, conditions to prevent nuisance arising from refuse and/or litter will involve or require:

- Provision of space within the premises for the storage of refuse in containers.
- Prohibition on the use of public footpaths and/or roads for the storage of refuse (except for collection purposes).
- Provision of litterbins both inside and outside the premises.

Traffic Considerations and Car Parking

Restaurants, cafés and fast food outlets often give rise to concerns about their effect in terms of traffic flow, road safety and car parking, and the

following matters will be taken into account by the Council on applications for restaurants, cafés and fast food outlets.

- The planning history of the site.
- The existing use of the site.
- Existing traffic conditions.
- The availability of public transport.
- The availability of public parking provision.
- The implications for the amenity of the surrounding area (particularly if predominantly residential).
- The availability of private parking provision, where required.

Fast food outlets are often located on busy urban or suburban main roads, and experience has shown that a significant proportion of their trade is car borne and short-stay. Where there is limited or no parking, either outside or in the immediate vicinity of the premises, customers may be tempted to indulge in short stay parking of an opportunistic and possibly dangerous nature, for example, near to junctions and traffic lights or within the approaches to pedestrian crossings. Combined with the manoeuvring of vehicles (in order to park in a confined space, for example) and the additional movements of vehicles stopping at and leaving the premises, the free flow of traffic on the main roads can be obstructed, causing congestion and inconvenience and jeopardising the safety of other road users.

In such circumstances, the Council may have to refuse planning permission or to impose conditions on a restaurant use, for example, to prevent its use as a take-away (this will be inappropriate where the use is ancillary). Applicants may therefore wish to consider other options such as locating on secondary roads or a location not directly fronting onto a highway, which would satisfy traffic/car parking considerations.

Inadequate car parking provision may also lead to an increase in parking in adjacent streets where parking problems may already exist, causing inconvenience to residents. Restaurants, cafés and fast food outlets cause most parking problems in the evenings and at weekends when the demand for on-street parking spaces by residents is heaviest. The Department will have regard to the availability of kerbside spaces and any off-street parking provision. Planning permission may be refused if customer and staff car parking would prevent local residents from parking their cars near to their homes.

Adequate arrangements must also be made for the servicing of the premises, both by delivery vehicles and for refuse collection. Ideally this should occur away from the main road.

It is important that each case is decided on its own specific merits and that advice from DfI Roads is fully considered.

Taxi Offices

The following is intended to provide general guidance on the planning criteria to be applied when an application for proposals to establish taxi offices are being considered. It is not a specific statement of Council policy but rather one of advice and guidance. Each application is treated on its merits and the guidance given to a particular case is always a matter calling for planning judgement.

In dealing with planning applications for a private hire taxi service office the Council is mainly concerned with the functions of the office, where staff are employed to take and relay messages to taxi drivers and for any other administrative purposes. Consideration will be given to their proper location, their effect on adjoining property including the effect of noise and disturbance, and also car parking requirements.

Proposals for taxi offices in wholly residential areas are unlikely to be favourably considered by the Council. This is primarily because of the noise and disturbance which is likely to be incurred by taxi-cabs arriving

late at night to collect customers who have called at the offices. It should be noted that taxi services tend to have their peak hours in the evening, from approximately 6.30 pm to 2.00 am.

Within an area which is predominantly residential but perhaps with some commercial land uses, the Department will carefully consider the effect of the proposed development on adjoining residential properties.

The fringe of the central area of a city/town, within an area of mixed land uses but primarily of a commercial nature, can be an ideal location for a taxi office. A secondary shopping area within a town centre may also be a suitable location. However, a prime shopping area will generally not be regarded as acceptable because of the loss of a potential retail outlet.

The amount of car parking provision required for taxi offices is dependent upon their location and size. Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration. For taxi depots, where the taxi-cabs are stored on the premises, the Department's Parking Standards additional car parking provision may be required.

Radio masts are often associated with taxi offices. These are not permitted development under the Planning (General Permitted Development) Order (Northern Ireland) 2015, and require a separate planning application. Planning applications for radio masts associated with taxi offices will be considered against Operational Policy TEL1.

D: An Attractive Place – Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

Tourism

Glossary of Terms

Tourism – The activities of persons travelling to and staying in places outside their usual environment for not more than one consecutive year for leisure, business and other purposes (World Tourism Organisation).

Tourism Asset – Any feature associated with the historic or natural environment which is of intrinsic interest to tourists.

Tourist – Includes both overnight visitors and same day visitors.

Tourist Accommodation – Overnight sleeping accommodation for tourists provided by way of trade or business (Article 2 Tourism (Northern Ireland) Order 1992).

Tourism Amenity – An amenity, facility or service provided primarily for tourists, but does not include tourist accommodation (Article 2 Tourism (Northern Ireland) Order 1992).

Hotel – As defined in Schedule 1 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a hotel shall provide overnight sleeping accommodation for visitors in separate rooms comprising not less than 15 double bedrooms, of which 100% shall have an ensuite bathroom.

Guest House – As defined in Schedule 2 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a guest house shall provide overnight sleeping accommodation for visitors in separate rooms comprising not less than 3 double bedrooms.

Hostel – As defined in Schedule 1 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a Hostel is a form

of tourist accommodation for the letting of single beds in bedrooms or dormitory rooms with mostly shared facilities.

Bed and Breakfast Establishment – As defined in Schedule 3 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a Bed and Breakfast establishment shall provide comfortable overnight sleeping accommodation for visitors in separate bedrooms and be capable of providing a cooked breakfast.

Self-Catering Establishment – As defined in Schedule 4 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a self-catering establishment shall comprise one or more self-contained units providing furnished accommodation (including sleeping accommodation and catering facilities) for visitors. The Tourism (NI) Order 1992 defines a self-catering unit as including ‘houses, cottages, apartments or rooms, bungalows, chalets, cabins and caravans’.

Holiday Park – A holiday park is defined as a caravan site licensed under the Caravans Act (NI) 1963, which in addition to static caravans, may also contain holiday chalets or cabins, pitches for touring caravans, motor homes and tenting.

Touring Caravan Site – A touring caravan site is defined as a caravan site licensed under the Caravans Act (NI) 1963, which provides pitches for touring caravans and may in addition also provide pitches for motor homes and tenting.

Tourism Proposals Information Requirements

This guidance is intended to provide detail on the information that may be expected to accompany proposals for certain tourism development.

Environmental Impact Assessment (EIA)

Some tourism developments, depending on their nature, scale or location may require Environmental Impact Assessment (EIA) under the provisions of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. Schedule 2 of the Regulations lists a number of

categories of development, including defined tourism and leisure related projects³ which will be likely to require an EIA if they meet or exceed the thresholds specified in the Schedule.

In addition, where such development is located within a 'sensitive area'⁴, 'an EIA will be required if it is likely to have a significant effect on the environment. Development Control Advice Note 10 Environmental Impact Assessment provides general guidance for prospective developers on this matter.

Transport Assessment

Under Policy TRA6 development projects likely to generate significant volumes of traffic may require a transport assessment to be submitted with the planning application. The Department's guidelines on Transport Assessment in Northern Ireland (2006) provides detailed information on this process.

Tourism Related Information

Information may be sought for any tourism development proposal, as considered necessary by the Council, to determine an application. The following information to facilitate assessment of applications for various forms of tourism development in the countryside, as detailed in Policies TOU1 to TOU8, may be required.

Tourism Benefit Statement

Proposals for tourism amenities or major tourism development in the countryside will be assessed against Operational Policies TOU2 and TOU6.

³ *Ski-runs, ski lifts and cable cars and associated developments; Marinas; Holiday villages and hotel complexes outside urban areas and associated developments; permanent camp sites and caravan sites, theme parks*

⁴ *The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 defines a sensitive area as: an Area of Special Scientific Interest (ASSI); an Area of Outstanding Natural Beauty (AONB); a National Park; a property appearing on the World Heritage List; a scheduled Monument; or European Sites as defined in regulation 9 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995*

Where such proposals are of regional significance, or significant in terms of new build or the scale of engineering operations, a planning application must be accompanied by a tourism benefit statement and a sustainable benefit statement to demonstrate the benefit of the proposal to the locality.

Sustainable Benefit Statement

A sustainable benefit statement should detail the following:

Economic Sustainability

- the proposed development will result in locally significant employment and / or training opportunities;
- a significant level of spend expected to flow into the local economy;
- the proposal will enhance the range and quality of tourism attractions and facilities in the local area;
- the proposed development will extend the tourist season in the local area;
- Significant utilisation of local goods and services, including trades and crafts;
- the proposal is an important element in farm or broader rural diversification.

Community/Social Sustainability

- the proposed development will, in addition to meeting tourist needs, provide facilities (recreational / cultural / social) that can be accessed by the local community;
- the proposal will contribute to a local community regeneration scheme.

Environmental Sustainability

- the proposed development will help to protect or improve an environmental asset associated with either the natural or built heritage;

- the proposed development will enhance biodiversity, for example through the creation or improvement of wetland or woodland habitat;
- utilisation of 'green' technology, for example recycling waste, utilisation of renewable energy, reduction of CO2 emissions;
- utilisation of sustainable drainage systems where appropriate (SUDS);
- sustainable design in line with BREEAM standards for the environmental performance of buildings;
- development of 'green' transport initiatives, for example dedicated rail or bus links between the amenity and a nearby settlement or linking several tourist amenities in the locality;
- use of a visitor management programme for larger scale proposals or to mitigate against damage to fragile sites;

Locational Sustainability

- the proposal is accessible by public transport, walking or cycling;
- large scale proposals are conveniently accessible from the regional strategic transport network;
- the proposed development is conveniently located with respect to existing tourism development in the local area

Landscape Design Considerations for Holiday Parks

In accordance with Operational Policy TOU5 the following matters should be addressed in preparing a layout / landscaping plan:

- The creation of an appropriate link with the surrounding landscape (e.g. a dense tree belt may be appropriate in a heavily treed part of the countryside, but in an open landscape may draw attention to the development rather than allowing it to blend into the surrounding countryside).
- Appropriate boundary treatment, taking account of point 1 above and reflecting needs for shelter, screening and privacy. Buffer zones of at least 3 metres in width should be retained and kept free of development on the inside of all boundaries.
- Informal layout of caravan units / motor homes / chalets characterised by the use of small informal clusters separated by appropriate landscaping and the avoidance of 'regimented' rows of units that typically results in a detrimental visual impact (a 'sea' of caravans effect).
- The avoidance of long straight lines for roads and paths with due regard to the protection of key views from the holiday park. An exception to this may arise where an avenue is an appropriate design element.
- Integration of ancillary buildings, hard landscaping and facilities such as car parks and water points by reflecting local design characteristics, the use of local materials and appropriate planting. The use of muted colours (usually green tones) for caravan units / chalets may be appropriate particularly for those close to site boundaries.
- The use of permeable surfaces for caravan pitches, hard landscaped areas and car parking in order to safeguard against flood risk through surface water runoff.
- Appropriate planning and selection of planting taking account of function, suitability for prevailing soil and climatic conditions (e.g. coastal environments), durability, seasonal changes and ease of maintenance. Planting will be required for a variety of functions including:
 - linking the holiday park into its wider landscape setting,
 - enhancing the visual character of the development and promoting a distinctive sense of place,
 - boundary treatment and screening,
 - creating visual diversity in the layout,
 - integrating public and private open spaces into the design of the holiday park,
 - softening the visual impact of accommodation units and ancillary buildings and facilities,
 - adding definition and interest to accesses, particularly footpaths and cycle tracks.

- Retention and enhancement of existing natural features such as ponds, copses of trees and hedgerows. This may also apply in some instances to archaeology and features of the built heritage.
- The provision of communal open space should be considered as an integral part of the design in order to :
 - meet formal and informal recreation and amenity open space needs,
 - contribute to the attractiveness of the development,
 - create a safe, convenient and accessible space for all holiday park users, particularly children, the elderly and people with disabilities,
 - reduce the need for people to seek open space outside the park,
 - enhance security through providing opportunity for onsite activity.

Reliance on the use of residual areas of unused land for open space provision will not be acceptable.

Definition of Open Space

For the purposes of Operational Policies OS1 to OS6, open space is taken to mean all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.

The following typology illustrates the broad range of open spaces that are of public value:

- parks and gardens – including urban parks, country parks, forest parks and formal gardens;
- outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sport pitches, golf courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;
- amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens;
- provision for children and teenagers – including play areas, kickabout areas, skateboard parks and outdoor basketball hoops;
- green corridors – including river and canal banks, amenity footpaths and cycleways;
- natural and semi-natural urban green spaces – including woodlands, urban forestry, grasslands (e.g. meadows), wetlands, open and running water, and rock areas (e.g. cliffs);
- allotments and community gardens:
- cemeteries and churchyards; and
- civic spaces, including civic and market squares and other hard surface areas designed for pedestrians.

The Council recognises that most areas of open space can perform multiple functions. These will be taken account of when applying Open Space Policies. These include:

- strategic functions - defining and separating urban areas; providing community greenways, 'green lungs' or landscape buffers within urban areas; better linking of town and country; and serving recreational needs over a wide area;
- urban quality - helping to support regeneration and improving quality of life for communities by providing visually attractive green spaces close to where people live;
- promoting health and well-being - providing opportunities to people of all ages for informal recreation, or to walk, cycle or ride within parks and open space or along paths, bridleways and canal banks. Allotments may provide physical exercise and other health benefits;
- havens and habitats for flora and fauna – sites may also have potential to be corridors or stepping stones from one habitat to another and may contribute towards achieving objectives set out in the Northern Ireland Biodiversity Strategy;
- as a community resource – a place for congregating and for holding community events; and

- as a visual amenity – even without public access, people enjoy having open space near to them to provide an outlook, variety in the urban scene, or as a positive element in the landscape.

Fields in Trust is an independent charity, formerly the National Playing Fields Association (NPFA) that champions the value of parks and green spaces and to achieve better protection for their future.

The NPFA recommends a minimum standard for ‘outdoor playing space’ of 2.4 hectares per 1,000 population. This is commonly referred to as the ‘6 Acre Standard’. The NPFA does not regard ‘outdoor playing space’ to be the same as public open space, rather it is space that is safely accessible and available to the general public, and of a suitable size and nature, for sport, active recreation or children’s play. Accordingly it is a significant component, but not the only form, of open space.

‘Outdoor playing space’ is made up of two main components. The first of these is land provided for outdoor sport, principally for adults and youths. The second is playing space for children.

The NPFA maintains that its recommended levels for the allocation of ‘outdoor playing space’ are justified. Furthermore it confirms that these are minimum standards and advises that they should be exceeded whenever possible. The NPFA commends these standards to all local authorities throughout the United Kingdom.

The following facilities are excluded from the definition of ‘outdoor playing space’, although the NPFA recognises that there are circumstances where some of them can make a valuable contribution to the total recreational provision of communities. They are not however regarded as substitutes for elements of the NPFA standard:

- outdoor sports facilities which are not as a matter of policy and practice available for public use, such as professional sports stadia;

- grounds of Her Majesty’s Services, unless as a matter of policy and practice and by formal agreement they are made available for public use;
- verges, woodlands, commons, the seashore, nature conservation areas, allotments, ornamental gardens and parks (except for clearly defined areas within them for sports, games, practice and play);
- golf facilities;
- water used for recreation, except where it forms an interactive feature of an outdoor play area;
- sports halls or leisure centres;
- commercial entertainment complexes and theme parks; and
- car parks for non-recreational use.

The total NPFA standard should be met by ensuring land is available for outdoor sport and children’s play in the manner set out below.

<p>(A) Outdoor Sport: 1.6 hectares</p> <p>(i) Facilities such as pitches, greens, courts, athletic tracks and miscellaneous sites such as training areas in the ownership of councils;</p> <p>(ii) Facilities as described in (i) above within the educational sector which are available for public use by written agreement; and</p> <p>(iii) Facilities as described in (i) above within the voluntary, private, industrial and commercial sectors, which serve the leisure time needs for outdoor recreation of their members, or the public.</p> <p>Note: - Included within the standard for outdoor sport is a specific allocation of 1.2 hectares per 1000 people for pitch sports.</p>
<p>(B) Children’s Playing Space: 0.8 hectares</p> <p>(i) Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focussed opportunities for outdoor play; and</p> <p>(ii) Casual or informal playing space within housing areas.</p>

Further information and guidance is available at www.fieldsintrust.org

E: A Green Place – Protecting and Enhancing the Historic and Natural Environment

Alteration, Extension and Maintenance of Listed Buildings

These guidelines are primarily for the consideration of owners and their agents in the preparation of applications for listed building consent and planning applications for change of use, extensions or alterations to listed buildings. In view of the considerable variety in the character and type of listed buildings these guidelines cannot be comprehensive. Nevertheless they do summarise the characteristics and features which make up the special interest of most listed buildings and will therefore be given full weight in the process of judging listed building consent applications alongside other considerations and in assessing grant applications. Every listed building has its own characteristics which are usually related to an original or subsequent function and these should as far as possible be respected when proposals for alteration are put forward. It must also be remembered that marks of special interest appropriate to a particular type of building are not restricted to external elements.

General Considerations

It is always important to differentiate between statutory requirements, recommendations and the corporate policies of owners, insurers and others as the boundaries are often confused. Listed buildings are bound by the same statutory rules as is any other building unless the particular statute provides for an exemption or a waiver. For example, the Council has the power to relax certain requirements of the Building Regulations where their strict application would be unreasonable in a particular case. The Council would similarly encourage the Fire Authority for Northern Ireland to adopt a sympathetic approach when exercising their responsibilities under fire safety legislation in respect of listed buildings. While British Standards are not statutory the Council would commend the advice and guidance set out in BS 7913:2013 'The Principles of the Conservation of Historic Buildings'. It will often be possible therefore for

proposals to meet the requirements of statutory regulations and other standards in a way which does little or no damage to the character of listed buildings and the Council will expect applicants for listed building consent to have fully investigated these matters.

The Guiding Principles for Conserving Historic Buildings

There are three main guiding principles that will ensure that the character of the listed building is safeguarded when changes to its fabric are being proposed:

The first principle is that of minimum interference and every scheme should therefore aim to conserve a maximum of the original fabric of the listed building, whether or not it will be seen. An historic building is like a coded book and every inch of it speaks to us about its past, its owners, its builders, fashions, customs, times of plenty and times of scarcity. Each piece of its fabric lost is like tearing a page out of this history book. A certain amount of replacement is inevitable, but the practicalities of repair must always be weighed in the balance before that decision is finally made.

The second principle is that the listed building in its original form should remain the dominant feature in relation to any additions or extensions proposed to it. There are certain historic buildings where any extension would be damaging and such works will therefore not normally be acceptable.

The third principle relates to architectural styles when altering or adding to the listed building. Sometimes it will be essential for new work to match the existing architectural style. This would certainly be true where a relatively minor alteration, for example making a window into a door, was to be made to a building of one definite architectural style. However when more extensive changes are being considered, for example the addition of a substantial wing, then it may be acceptable for the new work to make its own architectural statement which could contrast, but must never compete, with the original building. Where an extension

wishes to copy the original building it is critical that it does so accurately. A poor copy will always be unsatisfactory and can never exist in harmony with the original building. Whichever stylistic path is chosen, if the new work will finally form part of the architectural perception of the listed building then the most important factor in the design is that the quality of the new work is a match for the old.

Building Elements

The following paragraphs will look at each building element in turn and examine the general criteria that will be applied in assessing proposals for works to listed buildings. It is impossible to describe every situation and problem that can arise and the guidance does not purport to be a manual of good conservation practice and should not be used as such. Those seeking more detailed information about any aspect of conservation work referred to briefly in this guidance should contact the Department's Historic Environment Division where further advice will be available.

Roofs

The roof is nearly always a dominant feature of a building and the retention of its original structure, shape, pitch, cladding and ornament is important. Natural slate and lead are the most common materials to be found on the roofs of listed buildings in Northern Ireland. Other roofing materials include thatch, tiles and copper. These traditional roof coverings should be retained wherever possible and their replacement with modern substitute materials will not normally be acceptable. The relationship of the roof to the supporting walls at verges, eaves and parapets are also important features and part of the historic character of most listed buildings. Such details should not be altered during renovations. Where original timber or metal framing remains in a roof this too can contribute greatly to the historic interest of the building as a whole.

The provision of roof ventilation will normally require listed building consent as it is likely to alter the appearance of the building. Where such

work is proposed it should be undertaken without disfigurement to the roof, so thought will be required before deciding on a suitable method. There is a wide range of manufactured items to choose from. If it is the intention to use a standard item then it will be helpful if a section of trade literature is submitted with the listed building consent application in order that the precise item type, material, colour etc. can be established. An alternative is to copy the design of traditional ventilators.

Dormers and Rooflights

Original dormer windows should be retained and carefully repaired. If beyond repair they should be reconstructed with all details reproduced. Enlargement of existing dormers on principal elevations should normally be avoided. Any decision as to whether new dormers or roof lights can be added to a roof must be approached carefully. Historic roof structures must not be damaged by their insertion. This can be difficult to achieve as original ties and braces can get in the way and where alterations would result in large scale loss of original fabric they will not be acceptable. New dormers should not upset a symmetrical design of an historic building, while in terraces their introduction may be inappropriate in townscape terms. New roof lights may provide an alternative in such cases, although they should be in flush fittings and not located on prominent roof slopes.

Chimneys

These are essential elements for most listed buildings and are important to their silhouette and three dimensional character. In some instances they will be part of the formal architectural composition. In terraces and groups the exact form and detailing can be critical to the overall architectural concept. In many cases chimneys also perform a vital structural function and they should generally be kept whether or not they continue to have a functional use. When it is necessary to build a new chimney it must be considered as a positive part of the listed building. A stainless steel tube bracketed to the wall can only detract from the character and quality of the parent building. Chimney pots, especially in

groups and terraces, are often an important architectural element in their own right and a traditional roofscape may be damaged if they are removed.

Rainwater Goods

Rainwater goods should not interfere with any mouldings or decorative features. The profile of guttering and the positioning of downpipes are often part of the formal architecture of a listed building and are to be respected in any scheme of work. Where the contribution of the guttering is less formal it will still be important to keep to original profiles and to use traditional materials.

External Wall Finishes

Most listed buildings are stone, brick or rendered, a few are faced in faience or terracotta or are half timbered. Of these finishes, render is the one most prone to inappropriate changes. The character of an historic building can be considerably altered by choosing a render that has not been based on a proper study of historic mixes. To render over stone and brick finishes will not normally be acceptable because of the resulting change to the building's character. Equally it will be wrong to strip render to expose stonework if it is clear that the building was historically rendered. When considering a new render particular attention should be given to the choice of sand and aggregate in the mix, as this choice will affect both colouring and texture. Modern rendering techniques such as dry dashing are rarely appropriate.

Inscriptions and Other Features

Inscriptions, date stones, coats of arms etc. are all an important part of the history of a building and such features should be retained in situ wherever possible. Signs and advertisements will require listed building consent. Where considered acceptable in principle they should be carefully designed and positioned with appropriate fixings that will not damage the building.

Windows

As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'. In considering listed building consent applications for additional windows it is important that their design, scale and proportion should be sympathetic to the character of the building. The fact that owners so often wish to alter windows demonstrates that windows attract the attention of practically anyone who objectively looks at a building. They are the eyes of the building and they catch the eye. The finish, the material from which they are made, the method of opening, the subdivisions of the glass, the characteristics of the glass, the interplay of panes, the profiles of each component, the relation of sills, architraves, encasements, shutters etc. all play their part in the overall character of the window. The window plays a vital role in the overall appearance and character of the building internally as well as externally.

Old windows were generally made of sturdy materials, they may look shabby and rundown and they may fit badly and admit drafts but nevertheless it is possible, more often than not, to repair and restore the original units. Repair rather than replacement should be the first aim in any scheme for a listed building. Original timber sliding box sash windows and casement windows can be fitted with seals, gaskets and improved ironmongery to provide a performance that will match any modern window type.

Within the broad window types such as sash or casement there is a wide variation of detail according to date, function and region. Standardisation to one pattern should be avoided. The thickness and moulding of glazing bars, the size and arrangement of panes and other details should be appropriate to the date of the building or to the date when the aperture was made.

Replacement Windows

The insertion of factory made standard windows of all kinds, whether in timber, aluminium, galvanised steel or plastic is almost always damaging

to the character and appearance of historic buildings. In particular, for reasons of strength the thickness of frame members tends to be greater in plastic or aluminium windows than in traditional timber ones. Modern casements with top-opening or louvered lights or asymmetrically spaced lights are generally unsuitable as replacements for windows in historic buildings. Such alterations will not therefore be permitted or allowed. Architects' drawings and specifications should make clear the manner in which new windows are intended to open.

It is usually impossible to install double-glazed units in existing frames without altering the character or appearance of a listed building. Listed building consent is quite likely to be refused for such an alteration because the form and detailing of windows is so often a key architectural element of historic buildings. The more complicated the glazing pattern the more difficult it will be to double glaze and for the installation to meet acceptable conservation standards. Conversely, where there is a simple undivided single sheet of glass in each frame double glazing can usually be fitted without any appreciable change to the appearance and character of the window.

Where there are difficulties, the first step is to discover, by calculation, whether or not double glazing would provide a material benefit in controlling heat loss. Traditional internal timber shutters and good quality curtains will give an equal performance during the hours of darkness. However, heat may be lost through other routes. Commonly this is via the air gaps around badly fitting frames. The installation of draft strips and weather seals is a simple and very effective procedure. Reglazing with thicker single sheet glass or the installation of secondary glazing are other options that will not normally require listed building consent. Plastic strips simulating glazing bars and sandwiched into the cavity of the double glazed unit are not an acceptable conservation option.

In certain circumstances trickle ventilation will be a statutory requirement. There are a variety of ways to modify the designs of traditional windows to make this provision and there are ventilators available that have been specially designed to meet conservation criteria.

Where difficulties arise it is as well to remember that the purpose of the ventilator is simply to ventilate the room; it is not a requirement that it be provided through the window. Other locations should therefore be assessed in difficult circumstances.

Doors

Original doors, both external and internal, and their encasements are important elements in listed buildings and wherever possible they should be retained. Their replacement or defacement is often entirely unnecessary. The main features that characterise doors are their size, shape, proportions, the method of construction and individual details such as fanlights or knockers. Timber doors may be sheeted or panelled. The panels may be flush, recessed, fielded and may be decorated with mouldings. Finishes are important as are ironmongery and fittings. Replacement doors should copy the original in the materials, the detail of design and the paint finish. Modern off-the-peg doors are not generally acceptable for use in listed buildings, nor are doors with incongruous design features such as integral fanlights, or furniture such as knockers, letter boxes or moulded details should not be removed or mutilated but retained even if the doorway is redundant.

A modern threat to original doors is protection against fire. Consideration should always be given to ways of retaining original doors. These may include fitting a second door to create a lobby, providing additional escape routes, or investigating a fire engineering approach. Sometimes work to original doors cannot be avoided, but there are techniques that provide the required fire ratings with only minor loss of character. It should also be noted that it is now possible to obtain a waiver for listed buildings from the requirement under fire safety legislation to raise door heights to modern standard heights.

Changing Openings

Door and window openings establish the character of an elevation and should not generally be altered in their proportion or details. Alterations

will only be considered where all reasonable alternatives for continued use have been carefully examined. Sometimes such alteration is unavoidable, but it should be noted in load bearing masonry walls this will almost always create a structural weakness for all time. Where it is proposed to close existing openings it will be important that evidence of that opening is featured in the new work. Sometimes this will entail the retention of the window or door and blocking in behind. This is particularly important in terraces for the sake of the overall design of the terrace. On other occasions it may be acceptable to simply recess the blocking to maintain the outline of the old opening or to conserve a sill or an architrave as evidence of the change. In this way the pattern of change can add to the historic interest of the building.

Shop Fronts

Old shop fronts are already very rare. Wherever shop fronts of merit survive they should be retained and any alterations will require the greatest care and attention. Features of value such as blinds in blind boxes, shutters in shutter boxes against an upright and stall-risers should be retained. Often such features are concealed behind later alterations and premises where works to shop fronts are proposed should be checked for the possible survival of such features. The major threats to old shop fronts are security, fashion, advertising and the corporate image. However, there are almost always ways to meet reasonable working needs without resorting to wholesale change and increasingly, in the commercial world, it is now being recognised that individualism, when it is of good quality, is often better for business than thoughtless standardisation.

Shop Blinds and Security Grilles

Retractable apron blinds covered in canvas are often characteristic features of historic shopfronts and should be retained. Modern plastic canopies are not acceptable. External steel roller shutters are not suitable for historic shopfronts. Acceptable alternatives include laminated glass and internal shutters.

New Shop Fronts

New shop fronts should be designed in sympathy with the rest of the elevation and incorporate any ground floor details of interest. Large inserted plate-glass shop fronts without any visual support for the upper part of the premises can have an unfortunate effect, and shop fronts should not extend into the storey above or alter the proportion of first floor windows. Modern materials such as plastics are to be avoided as facings. The fascia board should not be out of scale with the building as a whole and should usually be finished at the top with console brackets and a cornice or other capping. Not only is this the traditional treatment for shop fronts but the cornice provides an architectural division between the modern shop front and the old upper floors.

Depending on the nature of a proposed commercial or office use, it is very often unnecessary to provide display windows and thus alter an intact ground floor. Existing openings should be retained wherever possible, and if alteration is necessary it should only be to the minimum extent required. Standard corporate shop fronts are seldom appropriate for historic buildings, nor are internally illuminated fascia boxes or signs. The prestige value of listed building premises and their distinctive detailing can be emphasised instead.

Ironwork

Where original ironwork exists it is often an important feature sometimes giving unity to a group or terrace of historic buildings. Local foundries and blacksmiths developed individualism in their work and this local flavour can give a particular character to an area or locality. Broken cast iron can be repaired and damage should not be regarded as an excuse for removal. In some areas there is pressure to convert gardens and yards to parking but if this means loss of ironwork or other important features or if the proposal intrudes into a unified landscape, proposals are likely to be refused.

Conservatories

A new conservatory is a new extension and the same criteria for a successful listed building consent application pertain as for any other extension. The first consideration is the relationship of the proposed new structure to existing architectural features. The second is the intrinsic quality of the new design and the third is the sympathetic choice of materials and finishes. The design can be thoroughly traditional or thoroughly up to date. Whichever is chosen it must have a quality that will equal the qualities of the parent building.

Parapets and Other Features

Parapets (solid or balustrade), pediments, parapeted or coped gables and saddlestones, eaves, cornices and moulded cappings are essential terminal features in the articulation of an elevation of an historic building. If they have to be replaced, it should be in facsimile and in the same materials.

Porches

Porches are sometimes the dominant feature of an elevation; their detailing should always be respected. Open columned porches of the classical type should not normally be enclosed (e.g. with glazed sides and doors to the front), but should be left open. In those instances where new porches are considered acceptable, their design should be undemonstrative and should not challenge the integrity of the facade.

Balconies and Verandas

Balconies and verandas are very often formal components in the design of an elevation. They should be maintained and repaired wherever possible; and if they have to be replaced, facsimiles should be erected using matching materials. As with porches they should not normally be enclosed with glazing.

Interiors

Doors have been discussed separately at E19 above. Equally important to the special interest of many historic buildings are other internal features

such as original floorboards, stairways, dadoes, balustrades, panelling, skirting, chimneypieces, chimneybreasts, decorative plasterwork and in some of the more important interiors the paintwork, gilding, gesso etc.

Very often important early features may be brought to light during refurbishment works. Fittings too are often of considerable historic and/or architectural importance; for example curtain fittings, early light fittings, sanitary and kitchen fittings, mirrors and built in paintings. While it is more difficult to generalise about interiors than the external elements of an historic building, all internal features and fittings of interest should be respected and left unaltered as far as possible.

Minor Additions to Listed Buildings

There are also some external fixtures that require listed building consent when they affect the character of a listed building. These include satellite dishes and aerials, burglar alarms, sensors, exit signs, security and other floodlighting. Only non-damaging and visually unobtrusive positions for such fixtures will normally be permitted. The principle when proposing such fixtures will be to put the building first and maximum use should be made of existing cavities and clearways such as disused flues, roof spaces and cellars. Where it is unavoidable that such features will be seen, they should be designed to integrate with the older features of the building by the careful choice of fitting, location and colour. Acceptable alternative locations for satellite dishes include outbuildings, yard and garden walls and separate and detached purpose built low level mounting cradles.

Escape Stairs in Case of Fire

The requirement for escape stairs may originate in a change of use or the need for a fire certificate. If additional stairs have to be provided then listed building consent will be required. The preferred option will always be to provide escape stairs in a new extension to the building where this is acceptable in principle. The next best option will be to locate them discretely inside the envelope of the listed building while the least satisfactory solution will be to provide a staircase externally. Any external staircase comprises an extension to a listed building and a location and

design that is sympathetic to the character of the listed building will be required. The use of appropriate materials and finishes as well as a positive relationship to existing architectural features will be critical considerations. A well designed staircase can be a positive enhancement, but a cheap, basic steel ladder will never be appropriate.

Ramps and Access for People with Disabilities

It is often essential for the continuing use of historic buildings that people have access to them. In many cases provision of access for people with disabilities is mandatory. Alterations to a listed building to provide such access will normally require listed building consent.

Many listed buildings have been designed to have elevated processional entrances. Often these are the most impressive elements of the entire architectural composition. In these instances the greatest care must be taken in the design of the new works. Where there is symmetry it is essential that this is maintained. Where there is a natural slope across a site it may be possible to take advantage of this in the design process. In some cases permanent ramps to optimal standards are just not practically or aesthetically acceptable and in these instances alternatives will have to be investigated. Such alternatives include, the use of a temporary ramp, a hydraulic platform lift, a chairlift, assisted access or access by way of another entrance.

Cable Services

If the installer holds a licence granted under the Telecommunications Act 1984 then the installer is bound to notify the Department's Historic Environment Division in advance of any proposed works that may alter the appearance of a listed building. If the installer does not hold such a licence then listed building consent will normally be required. The design for such an installation should be formulated with the aim that it will have a minimal impact on the appearance of the listed building. There will however be the occasional instance when the prospective impact will be so great that the installation cannot be approved.

External Cleaning

Cleaning a building normally requires listed building consent. This is not only because cleaning can have a marked effect on the character of buildings, but also because cleaning processes can affect the historic fabric. The cleaning of a building within a homogeneous terrace would obviously affect the appearance of the terrace as a whole. Certain efforts to clean historic buildings have created long term problems of discoloration and decay. It is equally true that some historic buildings have been enhanced by good quality cleaning. The pros and cons for cleaning buildings are therefore the basis for an ongoing debate. The keyword is care; care in assessing the work at the start, care in specifying methods and materials and care in execution and supervision.

Protection of Listed Buildings during Building Works

Protection is always necessary to a greater or lesser extent when work to a listed building is underway. This may be as little as providing a few dust sheets and sealing communicating doors to prevent dust and dirt from invading the whole building. Especially vulnerable features will need greater protection. Stairs are one element commonly damaged and abused during building work. If work is so extensive that the user has to leave the building empty then security measures against vandalism and theft must be considered; this may entail the removal of important and valuable fittings to safe storage elsewhere. Due consideration should always be given to the wording of the Building Contract to protect fittings and features during the works.

Development in Designated Conservation Areas, Areas of Townscape Character (ATC) or Areas of Village Character (AVC)

General Criteria

General issues to be taken into account in assessing development proposals in designated areas include the appropriateness of the overall massing of the development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complementary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It should also, as far as possible, fit into the 'grain' of the area, for example, by respecting historic layout, street patterns or existing land form. It is also important where new uses are proposed that these respect the unique character and general ambience of an area, for example certain developments may adversely affect the character of a designated area through noise, nuisance and general disturbance.

New Buildings

The development of new buildings in a designated area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore while development of a gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area in other cases modern designs sympathetic and complementary to the existing character of the area may be acceptable.

Alterations and Extensions

Proposals for the alteration or extension of properties in a designated area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and will not prejudice the amenities of adjacent properties. Extensions should be subsidiary to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions affecting the roof of a property as these may be particularly detrimental to the character and appearance of the area.

Change of Use

In assessing applications for the change of use of a property within a designated area consideration will be given to both the general land use policies of the Council and the impact of the proposed use on the character and appearance of the area. New uses will normally only be acceptable where any associated external alterations, for example new shopfronts, are sympathetic to their setting and relate in scale, proportions and materials to the remainder of the building and the local street scene.

Trees

Trees often make an important contribution to the appearance and character of designated areas. In assessing development proposals affecting a designated area the Council will therefore take into account their potential impact on existing trees. Where such trees make an important visual, historic or amenity contribution to the area and should be retained the Council will seek appropriate protection measures through the imposition of planning conditions or may consider making a tree preservation order. In some instances development may be acceptable subject to conditions requiring new tree planting or re-planting.

Natural Heritage Statutory Framework

International

The United Kingdom has transposed into UK law the terms of the European Commission (EC) Birds and Habitats Directives¹³, and both the Water Framework and Marine Strategy Framework Directives. It is also a signatory to the Ramsar Convention in relation to the protection of wetlands.

Special Protection Areas: The Birds Directive provides for the selection of sites for their importance as areas for breeding, over wintering and migrating birds known as Special Protection Areas (SPAs). The Directive also requires Member States to strive to avoid the deterioration of habitats for wild birds outside designated sites.

Special Areas of Conservation: The Habitats Directive requires the protection of certain natural habitats through the designation of Special Areas of Conservation (SACs). It also requires the establishment of a system of strict protection for a list of species (other than birds) whose resting and breeding places and whose habitats must be protected to secure their survival, wherever they occur in the member state's territory.

The protection and management of these European sites and their habitats and species (known collectively as 'Natura 2000' sites) is transposed under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) ['the Habitats Regulations'].

Regulation 3(3) of the Habitats Regulations requires all competent authorities (including Planning Authorities), in the exercise of functions generally, to have regard to the requirements of the Habitats and Birds Directive.

Ramsar sites are wetlands listed under the Ramsar Convention to protect those of international importance. It requires signatories to formulate and implement their planning for the conservation and wise use of wetlands and their resources. As a matter of policy, the UK Government

has chosen to apply the procedures under the Habitats Regulations in respect of Ramsar sites. This position is the stated policy within this Plan Strategy.

The Water Framework Directive is transposed into law through the Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2003 (Statutory Rule 2003 No. 544). The aim of the Water Framework Directive is to establish a framework for the protection of all surface waters and groundwater with the aim to reach good ecological and chemical status in all waters as a rule by 2015. Both the Habitats and Birds Directives and the Water Framework Directive aim at ensuring healthy aquatic ecosystems while at the same time ensuring a balance between water/nature protection and the sustainable use of nature's natural resources.

In addition, the measures implemented under the Marine Strategy Framework Directive through the Marine Policy Statement (MPS)¹⁶ adopted in March 2011 (under the Marine and Coastal Access Act 2009) can make an important contribution to achieving the wider objectives of the Habitats and Birds Directives.

The European Landscape Convention¹⁷ (ELC) promotes the protection, management and planning of landscapes and organises European co-operation on landscape issues. The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. One of the major innovations of the ELC is the definition of 'landscape quality objectives', meaning, for a specific landscape, the formulation by the competent authorities of the aspirations of the public with regard to the landscape features of their surroundings.

National

The Wildlife (Northern Ireland) Order 1985 (as amended) ['the Wildlife Order'] prohibits the intentional and reckless killing, taking, injuring or disturbance of all wild birds and of certain animals and any person who

knowingly causes or permits this to be done shall be guilty of an offence. It also prohibits the intentional and reckless destruction, uprooting or picking of certain wild plants.

The Wildlife and Natural Environment (NI) Act 2011 in addition places a statutory duty on all public bodies to further the conservation of biodiversity when exercising any functions.

Nature conservation sites selected as European sites under the Birds and Habitats Directives may also be underpinned, either wholly or in part, by sites selected at national level.

Areas of Special Scientific Interest are given legal protection under the Environment (Northern Ireland) Order 2002 (as amended) which provides powers to designate, protect and manage them. These sites are of special interest by reason of their flora, fauna, geological and/or physiographical features and are designated under part IV of the Order.

Under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985, other statutory designations include:

- Nature Reserves and National Nature Reserves – nature reserves can be of national (and sometimes international) importance. They are usually managed by the Department¹⁸ or by agreement with another Department, a District Council or a voluntary conservation body;
- Marine Nature Reserves – inter-tidal or sub-littoral areas designated by the Secretary of State. They are established for the conservation or study of areas of marine flora, fauna, geological or physiographical features of special interest;
- Areas of Outstanding Natural Beauty – designated by the Department primarily for their high landscape quality, wildlife importance and rich cultural and architectural heritage. The Department can also designate a National Park under this legislation.

Local

Local Nature Reserves and Wildlife Refuges – Local Nature Reserves can be provided by District Councils for nature conservation under powers conferred to them under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985. They are particularly appropriate for educational, recreational or public information services. The Department can also provide a Wildlife Refuge under the Wildlife Order.

Trees and Woodland – Trees can be protected through Tree Preservation Orders (TPO) under the Planning (Trees) Regulations (Northern Ireland) 2003 and the Planning (Amendment) (Northern Ireland) Order 2003. A TPO provides protection for trees considered to be of special value in terms of amenity, history or rarity. It makes it an offence to cut down, top, lop, uproot or wilfully damage or destroy a protected tree, or to permit these actions, without first seeking the Council's consent to do so.

Sustainable forest management, as set out by the Forestry Standard, is a fundamental part of forest policy in the north of Ireland. One of the purposes of the Forestry Act (NI) 2010 is to manage forests to help protect the environment and biodiversity. Unless otherwise exempt, the Forestry Act and associated subordinate legislation, regulates the felling of trees in private woodland.

Other Key Legislation

Environmental Impact Assessment (EIA): Many projects which are likely to affect designated sites will be covered by the EIA Directive, which is transposed into domestic law in Northern Ireland through the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. These regulations ensure that the likely effects of new development on the environment are fully understood and taken into account before planning permission is given for a proposed development to proceed. As such its purpose is to improve the quality of decision making by identifying potential environmental issues early in the project process.

Strategic Environmental Assessment (SEA): European Directive 2001/42/EC, on the assessment of the effects of certain plans and programmes on the environment, commonly referred to as the Strategic Environmental Assessment (SEA) Directive, is transposed into Northern Ireland law by the Environmental Assessment of Plans and Programmes Regulations (NI) 2004. The objective of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental consideration into the preparation and adoption of plans and programmes with a view to promoting sustainable development.

The common principle of both directives (EIA and SEA) is to ensure that plans, programmes and projects likely to have significant effects on the environment are made subject to an environmental assessment, prior to their approval or authorisation. Consultation with the public is a key feature of environmental assessment procedures.

The Environmental Liability Directive and Regulations²⁰ establish a framework for environmental liability based on the 'polluter pays' principle, with a view to preventing and remedying environmental damage.

Tree Preservation Orders

This advice is intended to provide advice for tree owners, conservation groups and the general public on protected trees. It has been prepared for guidance only and should not be taken as an authoritative statement of the law. If you have any concerns regarding legal issues relating to trees you should contact a solicitor.

What is a Tree Preservation Order (TPO)?

A TPO is a statutory protection afforded to trees under the Planning Act (Northern Ireland) 2011. More detailed information on the relevant legislation and associated regulations can be found at www.lisburncastlereagh.gov.uk/resident/planning/trees-in-the-council-area

What is a tree?

For the purposes of TPOs the Council uses the following definition 'A tree may be defined as a woody, perennial plant which can attain a stature of 6m or more on a single stem. The stem may divide low down, but it must do so above ground level'. (Collins Field Guide, Trees of Britain and Europe by Alan Mitchell).

Why Protect Trees?

Trees can have a high amenity value and can make an important contribution to the environment, creating a varied, interesting and attractive landscape. They can help define the character of an area and create a sense of place. Trees can help to screen and integrate development. Trees provide wildlife habitat and contribute to the health and well-being of humans. TPOs are imposed in order to protect selected trees or woodland if their removal is likely to have a significant impact on the local environment and its enjoyment by the public.

The Council has specific duty in relation to trees under Part 4, Chapter 3 of the Planning Act (Northern Ireland) 2011.

What type of trees can be covered by a TPO?

All types of tree can be protected. The Order can cover anything from a single tree to woodlands. Normally, unless a Woodland TPO is proposed, only trees over 3.5m in height are considered for a TPO. Hedges, bushes and shrubs will not be protected.

What is a Woodland TPO?

A Woodland TPO protects all trees within the defined area, including natural regeneration – seedlings and saplings i.e. trees less than 3.5m in height are not excluded.

How are TPOs initiated?

All requests for a TPO, from an elected representative, a member of the public or an interest group, should be sent to the Council's Planning

Department for consideration. Additionally the Department for Infrastructure, after consultation with the Council, may initiate TPOs.

How does the Council decide which trees to protect?

The Council may make Tree Preservation Orders for the purpose of:

- Protecting trees considered to be of special value in terms of amenity, history or rarity, which may or may not be under threat.
- Ensuring the continuance of a woodland area which may be felled with Departmental consent, by securing the replanting of trees, where this is considered necessary.

To be considered for a TPO trees must be of high amenity value and in reasonable condition. The following criteria will be used when assessing the merits of a potential TPO;

Potential Threat: Priority will be given to the protection of those trees deemed to be at immediate risk from active felling or damage from development on site. All other requests will be assessed and prioritised accordingly.

Visibility: The extent to which the trees or woodlands can be seen by the general public will inform the assessment of whether the impact on the local environment is significant.

Individual Impact: The mere fact that a tree is publicly visible will not itself be sufficient to warrant a TPO. The tree's particular importance will be assessed by reference to its size and form, its future potential as an amenity should also be assessed taking into account any special factors such as its screening value or contribution to the character or appearance of an area. In relation to a group of trees or woodland, an assessment will be made of the collective impact.

Wider Impact: The significance of the trees in their local surroundings will also be assessed, taking into account how suitable they are to their particular setting, as well as the presence of other trees in the vicinity.

Historical Importance: Certain trees because of their age, association with the setting of listed buildings or the contribution they make to the special character of a conservation area may require consideration for TPO protection.

Rarity: There may be occasions where a tree(s) may be considered for TPO protection solely on the grounds of its rarity. The priority of the consideration will reflect the rarity of the species.

How are TPOs processed?

In most cases the Council will impose a Provisional TPO, which takes effect immediately on the date specified in the notice sent to the owner, and provides protection for the trees for a period of six months. During this six month period a detailed assessment of the trees is carried out by the Council's arboriculturists and a decision is made as to which trees, if any, should be protected. The Provisional Tree Preservation Order will then be confirmed on those trees which are deemed worthy within the six months or allowed to lapse if it is considered, as a result of the detailed assessment, that they are not worthy of protection.

Alternatively a Full TPO may be served in circumstances where the Council considers it unlikely that there is any significant risk to the trees. The Council may give notice to the owner and occupiers of the land that it proposes to make a TPO within a 28 day notice and representation period. Within this period a detailed assessment of the trees is carried out by the Council's arboriculturists and a decision is made as to which trees, if any, should be protected. The Full Tree Preservation Order will then be imposed on those trees which are deemed worthy, within the 28 day period, or not proceeded with if it is considered, as a result of the detailed assessment, that they are not worthy of protection.

At the time a TPO is served on the owner a copy of the order will be attached to a protected tree in an obvious location and neighbours will also be notified by letter.

Are trees in a Conservation Area protected?

Trees in a Conservation Area are also subject to protection as if a TPO is in place. In a Conservation Area anyone proposing to carry out works to trees must apply to the Council which has 6 weeks to consider the proposal and respond. Work cannot proceed until the Council has responded or the 6 week period has expired. If the Council considers that the proposed works should not be carried out it will impose a formal TPO to cover the specific trees. In exceptional circumstances, where there is imminent danger, the applicant may proceed, at risk, with works immediately but must satisfy the Council by submitting evidence in the form of a report and photographs.

Can I object to or comment on the imposition of a TPO?

Comments and representations may be made by anyone within 28 days from the date of a Provisional TPO or from the date of issue of the letter of notification for a Full TPO. Representations will be taken into account by the Council before deciding whether or not the TPO is to be confirmed. All representations will be acknowledged in writing.

How can I find out if a tree is protected by a TPO?

The Council holds details of all Orders in its district, these can be made available for inspection by contacting the Tree Officer in the Council's Planning Department. Alternatively TPOs within the Council district can be viewed at www.lisburncastlereagh.gov.uk/resident/planning/trees-in-the-council-area

An official search of the local land charges register can be made before you purchase a property and this should reveal if there are any TPOs affecting the property.

This search will also indicate if the property is in a Conservation Area.

Can works to protected trees be carried out?

Any person wishing to carry out works to protected trees must first seek the Council's consent to do so by contacting the Tree Officer. You must clearly specify the trees involved, identify their locations, the extent of the work you wish to carry out and the reasons why you wish to carry out the work. The Council will consider the application and may grant approval, grant approval subject to condition or refuse consent. Should an application for consent be refused or granted subject to conditions applicants have the right to appeal in writing to the Planning Appeals Commission (PAC) within 4 months of the decision stating the grounds on which your appeal is based. The PAC then decides on a date for a hearing and requests written representations in the form of a statement of case.

Please note that anyone can apply to carry out works, even if you are not the owner. If approval is granted you would, however, require the owner's consent prior to entering his land or carrying out works on or from his property.

What happens if I carry out works to protected trees without consent?

It is a criminal offence to cut down, lop, top, uproot or wilfully damage a protected tree in a manner likely to destroy it, without the consent of the Council and on summary conviction you could be fined up to £100,000 (and on conviction on indictment, to an unlimited fine).

What if a tree is dead or dangerous?

Currently consent is not required for the removal of dead or dangerous trees. The Council has the right, however, to require the replanting of trees of an appropriate size and species in the same location as soon as is reasonable. The owner must ensure that he has proof that the tree is dead or dangerous. It is recommended that the Council is made aware of the proposed works prior to them being carried out. Anyone who is unsure as to the condition of a tree is advised to obtain the advice of a qualified arboriculturist.

Can prior consent be obtained from the Council for certain routine and anticipated works to protected trees?

The Council encourages you to enter into a Tree Management Agreement which may provide you with prior consent for anticipated and agreed tasks over a 5 – 10 year period. To do this you should contact your local Tree Officer.

Does a TPO prevent the carrying out of normal garden maintenance on the land?

No. Normal garden maintenance can continue to be carried out and can include hedge trimming, weeding beds and the removal of germinated tree seeds (seedlings) and saplings less than 3.5m in height from any location unless the TPO imposed is a Woodland TPO which protects the woodland's natural regeneration.

If a TPO is imposed does the Council become responsible for the trees?

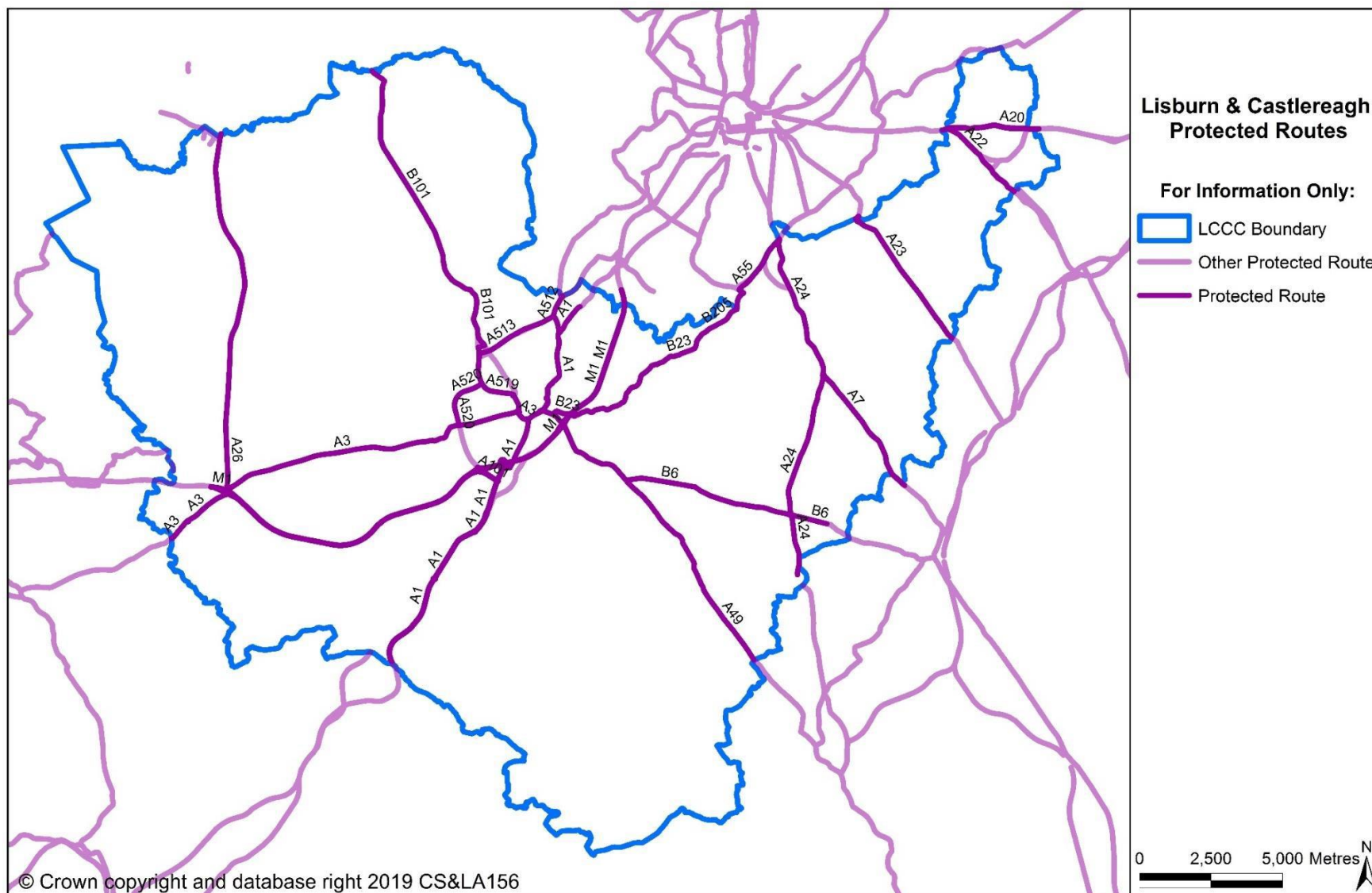
No. The landowner remains responsible for the trees, their condition and any liability in relation to damage they may cause.

Where can I get more information?

Further information can be obtained by contacting your local Tree Officer or on the Council's website
www.lisburncastlereagh.gov.uk/resident/planning/trees-in-the-council-area

F: A Connected Place – Supporting Sustainable Transport and Other Infrastructure

Access and Transport



Renewable Energy

Supplementary Planning Guidance for renewable energy proposals are contained in the following publications:

Best Practice Guidance to Planning Policy Statement 18 'Renewable Energy' (2009) published by the Department

Draft Supplementary Planning Guidance to PPS 18 'Renewable Energy' – Anaerobic Digestion (2013) published by the Department

Accommodating Telecommunications Infrastructure in New Development

The Council wishes to ensure, as far as is practicable, that telecommunication needs are accommodated in an appropriate fashion in the design and layout of new development.

Prospective developers of new housing areas, retail and office developments, community buildings and industrial areas should therefore consider at initial design stage with telecommunications operators how the future needs of occupiers will be met. Developers should provide adequate ducting for telecommunications cables (and for other services where appropriate) to be installed at the outset both underground and in the structure of the buildings proposed, sufficient to meet foreseeable demand for competitive services likely to be provided to those developments. This will help to minimise the disruption and expense if provision has to be made later.

The development or alteration of tall buildings may provide the opportunity to incorporate antennas as an integral feature of the design of their building and developers are encouraged to consult on this matter with the telecommunications operators.

Telecommunications Systems

The following paragraphs describe the principal telecommunications systems and the physical developments associated with them. Each system has different antenna types, siting needs and other characteristics which need to be taken into account in assessing proposals.

Fixed-link Systems

Fixed-link systems operate through cable connections (copper wire or optical fibre), and radio signals transmitted through line-of-sight antennas or satellites.

The trunk networks may use fixed radio links as well as underground or above ground cables. These radio links require the provision of radio relay stations. A station usually consists of a small building to accommodate the radio equipment and a tower normally of up to 60 metres in height supporting a number of antennas. Antennas can also be located on buildings or other structures. Fixed radio link antennas are round 'dishes', with typical diameters of 0.3, 0.6 and 1.2 metres, although reflectors may be of other shapes and sizes.

Fixed radio links operate at frequencies which require direct line of site, with range diminishing as frequency increases. The radio links must be free from obstruction, such as hills, buildings, trees or large moving objects. These factors, together with the need to take account of the curvature of the earth and differing atmospheric conditions, affect the siting and height requirements of antennas. To cover long distances, or to circumvent obstacles, intermediate repeater radio stations are often necessary. They require at least two antennas, one to receive and the other to relay the signal; other antennas may be required for additional capacity or for fallback use.

The antennas used for transmitting and receiving radio signals via satellite should not be confused with satellite television antennas. Television broadcasters use fixed links to distribute programmes and to link to studios and some businesses also use them for private commercial

networks. Another example of a fixed-link system is the local cable network which is installed underground and requires the erection of usually small junction boxes at intervals.

Third and Fourth Generation Mobile ('GSM' Global System for Mobile)

Digital Cellular GSM systems are provided on the current mobile networks to cater for mobile telephone users. Fifth generation (5G) mobile systems are evolving and their rollout is commencing. With this rollout the Council would encourage operators to continue to re-use existing sites, wherever practicable, in order to minimise the need for new base stations.

Coverage for each cellular system is provided by a network of radio base stations. A base station is a facility that provides transmission and reception for radio systems and each covers a certain area known as a cell.

- Macrocells provide the main structure for the base station network. The base stations for macrocells have power outputs of tens of watts and communicate with phones up to about 35 kilometres (22 miles) distant.
- Microcells are used to infill and improve the main network, especially where the volume of calls is high. They are sited in places such as airports, railway stations and shopping malls. The microcell base stations emit less power than those for macrocells and their range is a few hundred metres.
- Picocell base stations have a lower power output than those of microcells (a few watts) and are generally sited inside buildings.

These systems are demand-led. Increase in the use of mobile phones has meant that operators are continually expanding their networks to accommodate customer requirements of service and quality. The greatest need for base station sites is usually in built-up areas where there is the greatest density of mobile users, and within a mile or two of the main roads, where the demands on network capacity are greatest.

The size of each cell is planned by the network operators. It is determined by a number of factors, but particularly the number of subscribers expected to require access to the system during the peak usage period. In areas where usage exceeds the limits of the network, capacity can be expanded either by introducing new base stations (macrocells or microcells), or by splitting existing cells, thus effectively doubling capacity. Cell splitting requires the erection of additional antennas at an existing base station.

The location of transmitter antennas is important, as signals from one cell will interfere with nearby cells on the same frequency. To avoid blind spots from buildings and hills, antennas must usually be placed high up. In urban areas antennas are often best placed on existing buildings.

Cellular operators typically use vertical multiple pole type antennas about 1-3m in length, some with reflectors attached, mounted on a mast or other supporting structure. In addition, a number of small terrestrial microwave antennas (0.3m-1.2m) may be required, for example to provide links from the base station to the exchange. Associated equipment housing is usually between 4 and 35 cubic metres in volume.

Terrestrial Trunk Radio System (TETRA)

TETRA is an advanced digital technology standard, promoted by Europe. It is a digital standard used by the Emergency Services and ideal for Public Access Mobile Radio or for private network users needing multichannel operation (such as road breakdown services, use at airports or for large construction sites). TETRA base stations operate in a similar way to mobile phone base stations, in that they can be configured in cellular patterns.

Other National and Local Networks

In addition to those mentioned above there are national public networks for data and paging, national networks for maritime, aeronautical, defence, police and a number of other official services. There are also public interest national networks for rail, road breakdown, utility support,

and regional networks for local health authorities, local government and many private networks (e.g. for road haulage, retail, security, taxis and couriers, agriculture and so on).

Radio is also used for hobby and leisure purposes. Amateurs have to pass examinations to be licensed to operate, but may then install fixed antenna subject to planning rules. Because many want to use low short-wave frequencies, these need long wire type antenna.

Satellite Television Broadcasting

Television signals are beamed direct-to-home from the satellite to individual receiving antennas, the more common ones known as satellite dishes. Antennas have to be in direct line-of-sight of the geostationary satellite, and almost always have to be mounted outdoors.

The location of a satellite dish on a building will depend on the direction of the satellite. The size of the dish will depend on the technology used and the strength of the broadcast signal. New developments in antenna technology bring to the market new kinds of antennas with different visual characteristics.

Terrestrial Broadcasting

Digital terrestrial broadcasting uses existing TV rooftop aerials for domestic reception. Rooftop aerials need to be in range of the transmitter to ensure good quality reception. The construction of new buildings or other structures, such as wind turbines, can interfere with broadcast and other telecommunications services, and the possibility of such interference can be a material planning consideration.

Wirescape

Wirescape is a term within Policy UT1 that refers to pylons and poles carrying overhead wires for telephone or electricity services. Such wirescape can be visually obtrusive.

In areas of landscape or townscape sensitivity, such as Areas of Outstanding Natural Beauty or Conservation Areas, the Council will seek to ensure proposals assessed against Policy

UT1 will enhance the visual amenity by encouraging the removal of all unnecessary wirescape, either overhead or on building elevations. For example, when new paving and footpaths are being laid, consideration should be given to undergrounding existing services with new proposals.

Further guidance is provided in the following Departmental Guidance Documents;

Creating Places – achieving quality in residential developments, Provision of Services, page 99 – 101; Living Places – An Urban Stewardship and Design Guide for Northern Ireland, Serviceability, page 51; and, The electricity transmission system operator for Northern Ireland (SONI) Guidance Document; Transmission Development Plan Northern Ireland 2021 – 2030.

Waste Management

Glossary of Terms

Biodegradable Municipal Waste (BMW) – the portion of the municipal waste stream [see definition of municipal] that is capable of undergoing anaerobic or aerobic decomposition, such as food and garden waste, and paper and paperboard.

Civic Amenity Site – site for the collection of recyclable materials and bulky household waste.

Commercial Waste – waste from premises used for the purpose of trade or business, sport, recreation or entertainment.

Compost – organic matter decomposed aerobically or anaerobically and used as a fertiliser or soil conditioner.

Construction/Demolition Waste – masonry and rubble wastes arising from the demolition or construction of buildings or other civil engineering structures.

Contaminated Land – land which has been subject to the addition of a material or materials to such a degree as to render it unfit for its intended purpose.

Controlled Waste – refers to household/municipal, industrial and commercial waste.

Environmental Impact – the total effect of any operation on the surrounding environment.

Essential Interim Landfill Capacity – the Waste Management Strategy provides for the development of additional landfill capacity to meet essential capacity needs identified by councils prior to the establishment of an integrated network of waste management facilities.

Groundwater – water held in water-bearing rocks.

Hazardous Waste – a waste that, by virtue of its composition, carries the risk of death, injury or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact if improperly handled, treated or disposed of. The term should not be used for waste that merely contains a hazardous material or materials. It should be used only to describe wastes that contain sufficient of these materials to render the waste as a whole hazardous within the definition given above.

Household Waste – waste from a domestic property, caravan, residential home or from premises forming part of a university or school or other educational establishment; premises forming part of a hospital or nursing home.

Hydrogeology – the study of water in rocks.

Incineration – the burning of waste at high temperatures. This results in a reduction in bulk and may involve energy reclamation.

Industrial Waste – wastes from any factory, transportation apparatus, from scientific research, dredging, sewage and scrap metal.

Inert Waste – waste material that does not undergo any significant physical, chemical or biological transformations when deposited in landfill. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution

or harm human health. The total leachability and pollutant content of the waste and the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater.

IPPC – Regulations to transpose the requirements of EC Directive 96/61 on Integrated Pollution Prevention and Control (IPPC). The Regulations are designed to protect the environment through the prevention of or reduction in pollution of air, water and land caused by emissions from industrial installations. Under the Directive Specified Waste Management Activities which includes most landfill sites and certain types of hazardous waste treatment will require permits.

Landfill Gas – a gas produced by the decomposition of biodegradable waste. It consists primarily of a mixture of methane and carbon dioxide.

Land Improvement – the deposition of inert waste on land for the purposes of improving agricultural land, for example where steep gradients are reduced and the land re-graded with an adequate surface layer of topsoil; land reclamation for necessary development; preparing other land for necessary development, or landscaping, screening or re-grading other land.

Landfill Site – the controlled deposit of waste to land generally involving the infilling of voids following mineral extraction.

Land Raising – involves the deposit of waste above ground, e.g. in naturally occurring depressions or as part of reclamation schemes.

Land Spreading – the application of waste or sludges to the land and thereby facilitating their degradation and incorporation into the top layer of soil. Fertiliser is usually added to assist aerobic breakdown.

Leachate – liquid that seeps through a landfill site and by so doing extracts substances from the deposited waste.

Municipal Waste - household waste and any other waste under the control of councils or their agents acting on their behalf.

Proximity Principle – highlights a need to treat and/or dispose of waste in reasonable proximity to the point at which it is generated.

Putrescible – liable to decompose or rot with an offensive smell.

Recovery – the reclamation, collection and separation of waste materials from the waste stream.

Recycling – the recovery and re-use of materials from the waste stream.

Re-use – the repeated utilisation of an item/material for its original (or other) purpose.

Self-sufficiency – is a central tenet of EC legislation which requires all member states to apply this principle in their waste management practices at national level and, as far as is practicable, also at regional and sub-regional levels.

Special Waste – waste which contains substances deemed to be dangerous to life as defined by the Special Waste Regulations (Northern Ireland) 1998.

Waste – the unwanted by-product of industrial, commercial and domestic activities or anything otherwise discarded.

Waste Disposal – the process of getting rid of unwanted, broken, worn out, contaminated or spoiled materials in an orderly, regulated fashion.

Waste Management Hierarchy – is at the centre of European waste management policy. The hierarchy indicates the relative priority of different methods of managing waste, and provides instruction to waste management policy and planning initiatives on how to progress towards sustainable waste management policies.

Waste Management Strategy – published on 20th March 2000, this document's main purpose is to provide a framework for the development of regional waste management facilities in Northern Ireland.

Waste Management Plans (WMPs) – the principle mechanism for implementation of the Waste Management Strategy that requires councils to prepare WMPs in line with the timetable contained within the Strategy. Article 23 of the Waste & Contaminated Land Order 1997 imposed a duty on councils to prepare WMPs detailing what arrangements were appropriate for dealing with the recovery, treatment and disposal of controlled waste arising in their districts.

Waste Management Licence (WML) – a licence granted by

the Northern Ireland Environment Agency under the Waste & Contaminated Land Order (Northern Ireland) 1997.

Waste Management Planning Conditions

When planning permission is given for waste management, the Council will often impose conditions or negotiate agreements in respect of matters that include, as appropriate, the following:

- transport modes, access and routing arrangements, and the volume of traffic generated
 - the hours of operation where these may have an impact on neighbouring land-use
 - the level of noise
 - the physical nature of waste acceptable or excluded, insofar as this might affect local amenity or neighbouring land-use
 - landscaping
 - plant and buildings
 - ancillary development
 - the timescale of the operations and any phasing of uses on a site
 - minimising nuisance from dust, birds, vermin, or litter
 - the historic environment, industrial heritage and archaeological remains
 - the protection of surface and underground water
-
- removal, handling and preservation of topsoil and subsoil, and their replacement at the restoration stage
 - precautionary measures against the risks of sites suffering from or causing land instability
 - landscaping of operational areas and facilities
 - the area to be filled
 - restoration and aftercare
 - parking and servicing arrangements
 - any other significant impact on the environment or human health.

Waste Minimisation in New Development

Waste minimisation is concerned with reducing the quantity of waste that is produced and which would otherwise require treatment or disposal by one of the other options in the waste hierarchy. The main benefits of waste minimisation are the lower environmental and economic costs associated with production and waste disposal. The Council wishes to ensure, as far as is practicable, that waste minimisation is incorporated in an appropriate fashion in the design and layout of new development.

Prospective developers of new housing areas, retail and office developments, community buildings and industrial areas should therefore consider at initial design stage the waste implications and requirements of future occupiers of such development.

The extent to which the Council can influence waste minimisation is limited. Nevertheless good design can ensure that communal and large scale developments occupied or used frequently by people may provide the opportunity to incorporate recycling facilities such as Bring Banks and to separate, recycle and recover as many waste outputs as possible.

Waste Legislation

A number of European Community Directives are relevant to land-use planning policy on waste management. In particular:

The Framework Directive on Waste

The statutory framework necessary to implement the Waste Framework Directive 75/442/EEC (as amended by 91/156/EEC and 91/692/EEC) is contained in the Waste and Contaminated Land (Northern Ireland) Order 1997 and its 2011 amendments. The Directive requires Member States to prepare waste management strategies to ensure the development of an integrated network of regional waste facilities. The Directive also introduces the polluter pays principle and the need for licences and registration of carriers.

Waste Management Plans prepared by the councils provide a basis to implement this Directive. The Waste and Contaminated Land (Northern Ireland) Order 1997, which implements the Directive in Northern Ireland, includes the requirement for a waste management strategy and integrated network of regional facilities, together with the introduction of a duty of care, registration of carriers and comprehensive provisions for new waste management licences. The Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations (Northern Ireland) 1999 establish a system for registration of carriers of controlled waste. These controls make it a criminal offence for any person who is not registered as a carrier to transport controlled waste, and enable the seizure and disposal of vehicles used for illegal waste disposal. The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 came into force on 1st October 2002 and non-compliance will be a criminal offence.

The Landfill Directive

The EC Landfill Directive 1999/31/EC aims to harmonise controls on the landfill of waste throughout the European Union. It came into force in July 2001. It contains two main elements:

- three progressive targets for Member States to reduce the amount of biodegradable municipal waste (BMW) going to landfill. These are aimed at reducing the amount of methane (a powerful greenhouse gas) emitted from landfill sites. They also reflect the UK's wider and legally binding target for the reduction of greenhouse gases agreed at Kyoto in December 1997; and
- the introduction of more stringent operational and technical regulatory requirements on waste and landfills.

The Directive also places restrictions on the co-disposal of hazardous and non-hazardous waste. The Waste Management Strategy for Northern Ireland provides the basis for meeting the BMW targets.

The Hazardous Waste Directive

The Directive on Hazardous Waste (91/689/EEC) requires that hazardous wastes be included within the scope of waste management strategies and plans. Its requirements are implemented by the Special Waste Regulations (Northern Ireland) 1998 which introduce a new definition of special waste and require a tracking system to control the movement of hazardous waste from its point of production to its final destination for disposal or recovery.

The Groundwater Directive

The Groundwater Directive (80/68/EEC) seeks to protect groundwater against pollution caused by specified dangerous substances. This Directive is implemented by the Groundwater Regulations (Northern Ireland) 1998 that control discharges of List I (Substances which possess carcinogenic, mutagenic or teratogenic properties in or via the aquatic environment) and List II (Substances which have a deleterious effect on the taste or odour of groundwater, and compounds liable to cause the formation of such substances in such water and to render it unfit for human consumption) substances to groundwater.

The Assessment of the Effects of Certain Public and Private Projects on the Environment

This Directive (the EIA Directive 85/337 EEC as amended by Directive 97/11/EC) requires formal consideration of the environmental effects of certain projects and is implemented by the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.

Integrated Pollution Prevention and Control (IPPC)

Council Directive 96/61/EC on integrated pollution prevention and control lays down measures designed to prevent or, where that is not practicable, to reduce emissions in the air, water and land from certain listed activities including some waste management facilities. Transposing legislation is currently being prepared and this will replace the current arrangements in the Industrial Pollution Control (NI) Order 1997.

The Urban Waste Water Treatment Directive

The Urban Waste Water Treatment Directive (91/271/EEC) defines treatment standards and monitoring requirements for urban waste water. It is implemented by the Urban Waste Water Treatment Regulations (Northern Ireland) 1995.

Council Directive 2000/76/EC sets out stringent requirements and operational controls for waste incinerators and co-incinerators. It includes standards of management, control and monitoring and determination of emission limits.

Waste and Agricultural Permitted Development

Under the Planning (General Permitted Development) Order (Northern Ireland) 2015, a planning application is not required for the carrying out, on agricultural land comprised in an agricultural unit, of engineering operations reasonably necessary for the purposes of agriculture.

Agricultural land improvement can fall into this category provided the Council is satisfied that the following conditions are met:

- The development is on an agricultural land holding of at least 0.5 hectares in area
- No part of the development is within 24 metres from the nearest part of a special road, or within 24 metres of the middle of a trunk or second-class road or 9 metres from the middle of other classes of road.

In deciding whether or not such land improvement is reasonably necessary for the purposes of agriculture or amounts to a separate land use activity in its own right the Council will take the following considerations into account:

- whether the amount of material brought onto the site is the minimum required to achieve the needed improvement
- the nature of the material being deposited
- the extent, scale and duration of the operations involved

- the quality of the agricultural land being filled
- whether the landowner is a farmer actively engaged in farming operations on the holding.

The Council will consider the circumstances of each case very carefully to ensure that the proposed development is required for genuine agricultural purposes. The introduction of Landfill tax has led to a number of applications to deposit waste on agricultural land to avoid payment of the tax. Farmers should confirm with HM Customs and Excise whether or not landfill tax is payable or should register with the Council as an exempt activity.

Flooding

Glossary of Terms

Annual Exceedance Probability (AEP) – The annual probability of a flood exceeding the peak floodwater level.

Culvert – a structure with integral sides, soffit and invert, including a pipe that contains a watercourse as it passes through a beneath a road, railway, building, embankment etc., or below ground.

Catchment – the area drained, either naturally or with artificial assistance, by a watercourse, including all drainage channels, tributaries, floodplains, estuaries and areas of water storage

Coastal Flooding – flooding from sea water, often arising through storm surge

Drainage Assessment – a statement of the drainage issues relevant to a development proposal and the measures to provide the appropriate standard of drainage. The detail of the assessment will be proportionate to the nature of the proposal. (It may also be called a Drainage Impact Assessment).

Drainage Infrastructure – equipment such as culverts, weirs and sluices provided to facilitate drainage

Flood Defence – a structure or works designed to prevent the inundation of land and property from watercourses and/or the sea. Such defences may take the form of floodwalls or embankments or the management of water levels through drainage works.

Flood Hazard – the features of flooding which have harmful impacts on people, property or the environment (such as the depth of water, speed of flow, rate of onset, duration, water quality etc.).

Floodplain – the generally flat areas adjacent to a watercourse or the sea where water flows in time of flood or would flow but for the presence of flood defences. The limits of the floodplain are defined by the peak water level of an appropriate return period event.

Flood Risk – the statistical probability of an event occurring combined with the scale of the potential consequences of that event.

Flood Risk/Inundation Areas – areas susceptible to flooding from the 4 main sources, i.e. rivers, the sea, surface water and reservoirs.

Flood Storage – an area, usually within floodplain where water is stored in time of flood.

Fluvial Flooding – flooding from a river or other watercourse.

Freeboard – a height added to the predicted level of flood to take account of waves or turbulence and the uncertainty in estimating the probability of flooding.

Groundwater – water below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

Minor Development;

Non-residential extensions (Industrial/Commercial/Leisure etc.) – with a footprint less than 150 sq. metres

Alterations – development that does not increase the size of buildings, e.g. alterations to external finishes.

‘Householder’ development – e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to extensions to the existing dwelling. This excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of a dwelling house into flats.

Precautionary Approach – the approach to be used in the assessment of flood risk which requires that lack of full scientific certainty, shall not be used to assume flood hazard or risk does not exist, or as a reason for postponing cost-effective measures to avoid or manage flood risk.

Pluvial Flooding – usually associated with convective summer thunderstorms or high intensity rainfall cells within longer duration events, pluvial flooding is a result of rainfall-generated overland flows which arise before run-off enters any watercourse or sewer. The intensity of rainfall can be such that the run-off totally overwhelms surface water and underground drainage systems.

Reservoir – reservoirs, dams and other impounding structures, to be defined by the forthcoming Reservoirs legislation.

Residual Risk – the risk which remains after all risk avoidance, substitution and mitigation measures have been implemented, on the basis that such measures can only reduce risk, not eliminate it.

Resilience – sometimes known as ‘wet-proofing’, resilience relates to how a building is constructed in such a way that, although flood water may enter the building, its impact is minimised, structural integrity is maintained, and repair, drying & cleaning and subsequent re-occupation are facilitated.

Resistance – sometimes known as ‘dry-proofing’, this relates to how a building is constructed to prevent flood water entering the building or damaging its fabric.

River Basin – see catchment.

Run-off – that proportion of rainfall which is not absorbed into the ground and finds its way, by surface water drainage systems or overland flow, into watercourses and eventually discharges into the sea.

Storm surge – the increase in sea level caused by the combined effects of low atmospheric pressure, wind and a high tide.

Stormwater – Surface water in abnormal quantities resulting from heavy falls of rain or snow. Stormwater that does not infiltrate into the ground becomes surface runoff.

Sustainable Drainage Systems (SuDS) – a form of drainage that aims to control run-off as close to its source as possible using a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques such as stormwater networks.

Watercourse – a river, stream, canal, ditch, culvert and surface water drainage systems. (Water mains and sewers are not included in this definition).

Impacts of Climate Change

The most recent climate change predictions up to 2100 date from 2018 and have been estimated by the United Kingdom Climate Projections (UKCP 18). These predictions are based on anticipated change to climate variables such as precipitation, temperature, wind speed and sea level rise and take account of different scenarios concerning varying levels of greenhouse gas emissions over the period. UKCP 18 projections suggest hotter drier summers and warmer wetter winters, coupled with increased frequency of extreme weather occurrences.

Whilst flood risk is generally expected to increase in response to climate change, there is uncertainty surrounding the flood risks that particular areas of Northern Ireland face both today and in the future.

Flood risk is also driven by non-climate change factors. In this context the ongoing expansion of urban areas will increase flood risk as the loss of natural permeable ground and its replacement with impermeable surfaces leads to faster surface run-off into watercourses in the event of heavy rainfall.

The key challenge for flood risk management is that the effect of these drivers (and more specifically changes in these) on the risk of flooding is not certain, with no clear evidence linking changes in these factors to given changes in flooding levels in particular areas. As a result, there are many potential future levels of flood risk that could be realised, with no clear consensus over which levels of flood risk are more likely than others.

Climate change adaptation is about dealing sustainably with the consequences of a changing climate, adapting to those impacts and reducing exposure to the risk of damage. It is also about developing the capacity to cope with unavoidable damage and taking advantage of any new opportunities that arise. Sustainable adaptation with regard to flood risk will include a combination of a number of the following measures:

- (a) updating climate change flood maps to inform future development proposals.
- (b) strengthening planning policy so as to minimise development in flood prone areas.
- (c) improving the resilience of existing flood defence/drainage infrastructure.
- (d) upgrading of storm and drainage culverts and managing exceedance.
- (e) introducing SuDS solutions to complement traditional drainage solutions.

(f) better preparation and flood proofing for those properties that are at increased flood risk including those which may have had no previous flood history.

(g) improved flood warning systems and emergency call out procedures.

Further information is available online:

<https://www.daera-ni.gov.uk/topics/protect-environment/climate-change>

Impact of Flooding on People and Property

The effects of flooding can impact on a wide range of human activities and interests, the most obvious being the health and well-being of people directly caught up in flood events and the damage caused to property by inundation of flood water.

Related socio-economic impacts can also affect the well-being of the wider community. These may range from loss of homes and personal possessions, to the disruption of key infrastructure and services and the local economy, the loss of business confidence and damage to cultural heritage and the environment. Additionally, repeated flooding of properties is likely to impact on property prices, the ability to get mortgage agreements and affordable property insurance.

When considering new development in flood risk areas it is important to understand all the impacts that the flooding may bring.

The Impact on Health and Well Being

Loss of life or physical injury arising from floodwater is very rare in Northern Ireland. However, there is growing concern about the potential adverse health effects associated with the trauma of a flood event. Living in a damp and dirty environment that such events cause and the anxiety that living in an area liable to flooding can create are increasingly recognized. Table 1 highlights the possible health implications flooding can have.

Table 1: Health Implications of Flooding

Direct Effects

Causes	Health Implications
Stream flow velocity; topographic land features; absence of warning; rapid speed of flood onset; deep floodwaters; landslides; risk behaviour; fast flowing waters carrying debris.	Drowning Injuries
Contact with water	Respiratory diseases; shock; hypothermia; cardiac arrest.
Contact with polluted waters	Wound infections; dermatitis; conjunctivitis; gastrointestinal illnesses; ear, nose and throat infections; possible serious waterborne disease.
Increase in physical and emotional stress	Increase of susceptibility to psychosocial disturbances and cardiovascular incidences

Indirect Effects

Causes	Health Implications
Damage to water supply systems; sewage and sewage disposal damage; insufficient water supply	Possible waterborne infections (e.g. enterogenic E coli, shigella; hepatitis A; leptosperiosis)
Disruption to transport systems	Food shortages; disruption of emergency services.
Underground services disruption; contamination from waste sites; release of chemicals, oil, petrol storage etc.	Potential acute or chronic effects from chemical pollution.
Standing waters; heavy rainfall, expanded range of vector (disease carrying organism – especially insects) habitats	Vector borne diseases.
Rodent migration	Possible diseases caused by rodents.
Disruption of social networks; loss of property, jobs and family members/ friends	Possible psychosocial disturbance
Post flood clean up activities	Electrocutions; other injuries
Damage to or disruption of health services	Decreases in standard of or insufficient access to health care

Source: *Floods: Climate Change and Adaptation Strategies for Human Health (WHO 2002)*

The Impact on Property

The severity of damage to buildings is often dependent on the depth and duration of the flood event. Table 2 illustrates flood damage to a typical residential property.

Table 2: Flood Damage to a Typical Residential Property

Depth of Flood	Damage to Building	Damage to Services/ fittings	Loss of Personal Possessions
Below ground level	Minimal damage to main building. Flood water enters basements, cellars and under floor voids. Possible erosion under foundations.	Damage to electrical sockets and other services. Carpets in basements and cellars may need replaced	Possessions and furniture in basements and cellars damaged.
Up to half a metre above ground floor level (GFL)	Damages to internal finishes, plaster, wall coverings etc. Floors and walls become saturated requiring cleaning and drying. Flooring may require replacement. Damage to external and internal doors, skirting, etc.	Damage to electricity meter and fuse-box. Damage to gas meter, low level boilers and telephone services. Carpets and floor covering may need replaced. Kitchen units and electrical appliances may need replaced	Damage to furniture and electrical goods. Damage to small personal possessions. Food in low cupboards contaminated
More than half a metre above GFL.	Increased damage to walls. Possible structural damage	Damage to higher units, electrical services and appliances	Damage to personal possessions

Source: *Preparing for Floods (DTLR, 2002)*

Impact on the Environment

River and coastal flood plains are valuable ecological resources which provide habitat for a wide range of plants and animals, many of which are rare. A number of the priority habitats identified in the Northern Ireland Biodiversity Strategy are associated with floodplains. Flood plains are often important landscape assets and the location of features of the archaeological and built heritage. Flood events can damage ecosystems, habitats, archaeological / built heritage assets and landscape features, and development can exacerbate such damage. The natural regulation of

floodwater limits ecological damage caused by flooding, while pondage areas provide for the trapping and deposition of sediments and recycling of the nutrients from run-off.

Human activity can therefore have a significant impact in increasing flood risk and new development that is constructed without regard to flood risk may serve only to endanger life, increase property and environmental damage and require wasteful expenditure on remedial works.

Development and Drainage

Development inevitably results in hard, impermeable surfaces such as roofs, roads, footpaths and parking areas which traditionally drain surface water to pipes and sewers and thence to rivers. With development, the area of green space decreases and the volume and velocity of drainage water from the development site increases. Our existing engineered drainage network serving Northern Ireland is under considerable capacity pressures. Sustainable drainage offers a solution to support future development while avoiding increased pressure on the existing infrastructure. The use of sustainable drainage systems (SuDS), particularly for new developments, will provide drainage solutions while not adding more pressure to the existing drainage network.

Sustainable drainage is a key element in future climate change adaptation planning. Traditional piped drainage systems can become overwhelmed during prolonged periods of high intensity rainfall and water quality problems will occur where surface water and sewage are transported in the same pipes and flooding occurs.

When accompanied by ongoing urban development and the projected changes to rainfall patterns resulting from climate change, the climate change predictions, if realised, will significantly increase both the volume and flow rate of storm water, thus increasing the risk of flooding in the future. An alternative approach widely used in other parts of the United Kingdom and European Union to address these problems involves the embedding of sustainable drainage measures into new development

through the planning system. The current uptake of sustainable drainage solutions for new development within Northern Ireland is estimated to be below 5%.

Sustainable Drainage Systems

Careful design and incorporation of SuDS into new development or redevelopment schemes will deliver effective drainage while at the same time avoiding increased flood risk downstream. Sustainable drainage effectively delivers on the three 'pillars' that define the concept, i.e. water quantity, water quality and amenity / biodiversity, as depicted below:

Water Quantity

Manage rainfall to mimic natural drainage

- reduce run-off rates
- reduce additional run-off volumes and frequencies
- encourage natural groundwater recharge
- reduce the impact of short duration intense storm events, in particular helping to reduce the impact of 'out of sewer' flood / pollution events

Water Quality

Minimise adverse impacts on water quality

- reduce pollution and protect the quality of receiving waters
- prevent direct discharge of spillage -, SuDS used at the construction stage for a development is considered as 'best practice'
- reduce the volume of surface waste runoff to sewers and so reduce storm overflows

Amenity and Biodiversity

- contribute to the amenity and aesthetic value of the development and the wider environs
- provide habitat for wildlife and enhance biodiversity

Sustainable Stormwater Management Techniques

There is a wide range of sustainable drainage techniques available to developers⁵, which can be applied, individually or in combination. A combination of techniques will deliver the best results – for example, a housing development where downpipes are fitted with water butts, the driveways use permeable paving, all connecting to conveyance swales, which in turn are linked to a pond or wetland area. This combination of drainage techniques is known as a ‘treatment train’.

Benefits of Sustainable Drainage

Sustainable drainage offers a wide range of environmental, economic and social benefits.

Flood Risk Management Benefits

With climate change predictions for more extreme rainfall events, sustainable drainage systems will provide more drainage capacity and will incorporate a design capacity considerably greater than traditional pipes. Accordingly, they offer greater flood protection. The main flood risk management benefits are outlined below:

- SuDS reduce peak flows through the use of appropriate sustainable drainage techniques and will reduce the impact of localised surface water flooding;
- the reduction of peak flows from new development sites incorporating SuDS means that less stormwater will discharge to downstream drainage networks or watercourses, thereby reducing flood risk;
- effective sustainable drainage systems can reduce the demand for and cost of flood emergency response and preparedness procedures;

Sustainable drainage promotes a joined up approach to flood risk management as it requires input from a range of responsible bodies (e.g.

the flood risk management authority, the Council and statutory undertakers).

Environmental Benefits

While flood risk, disposal of surface water and the impact on human health and safety is a material consideration in the determination of planning applications; environmental considerations such as amenity, ecology and water resource issues have historically had limited influence on drainage system design and planning decisions. Continuing to drain built up areas without taking due account of wider environmental impacts, particularly on water quality, is no longer acceptable.

Sustainable drainage provides opportunity for the realisation of a number of environmental benefits. These include:

- improved water quality. This can be delivered in a number of ways, including: (a) natural treatment provided within the SuDS component; (b) absorbing of nutrients by plants growing within the SuDS system; and (c) reduced volumes within the combined piped sewerage systems will mean fewer spills of storm sewage to watercourses.
- increased capacity for water storage through retention of storm water, for example in basins, ponds and water butts provides opportunities for this water to be reused;
- conservation of biodiversity and ecology will be supported through the incorporation of SuDS features such as ponds and wetlands;
- a well-designed SuDS system can connect into and support the existing drains and waterways located beyond the development site, thus extending biodiversity via new nature corridors.

⁵ British Standards Institution Publication BS 8582:2013

Code of practice for surface water management for development sites

Economic Benefits

Economic benefits likely to accrue from sustainable drainage include the following:

- the increased application of on-site sustainable drainage solutions will mean that less investment will be required in the provision and maintenance of traditional piped infrastructure;
- the removal of storm water from combined sewerage systems will reduce the running costs of sewage treatment works and costs associated with pollution of watercourses;
- Developer savings can accrue through the combination and integration of sustainable drainage with open space provision, particularly on residential sites where the latter is usually required for amenity reasons;
- Developer costs associated with designing and installing a sustainable drainage system are invariably less than with a traditional piped system;
- the retention of stormwater as a consequence of sustainable drainage may offer scope for rainwater harvesting and the reuse of this water can result in economic benefits;
- Buildings overlooking water features generally command higher than average premiums.

Social/Amenity Benefits

Sustainable drainage also offers scope for the realisation of significant social, recreational and health / quality of life benefits. Examples include the following:

- the potential of some elements, such as swales, basins, ponds and wetlands to contribute to the provision and integration of 'green infrastructure' within the urban fabric;
- the potential use of some elements, such as ponds, for active and passive recreational purposes and educational purposes;

- improved water quality generally will benefit public health and enhance the enjoyment of water based recreational activities;

Sustainable Drainage and the Planning Process

Development proposals that facilitate sustainable drainage while meeting broader planning objectives or requirements will usually be considered favourably by the Council. The Council encourages early engagement with the developer and also between the developer and other relevant agencies and disciplines. This will inform the planning and design of a sustainable drainage system that is suitable for the particular characteristics of the site and its surroundings. It will also influence the layout of the site and identify the potential for the drainage system to deliver planning and environmental benefits. Other considerations such as safety issues and long term operation and maintenance arrangements are also best addressed at an early stage.

Assessing Flood Risk and Drainage Impact

In accordance with Operational Policies FLD1 to FLD5 a proposal must be accompanied, depending on the sources of flooding, by a Flood Risk Assessment (FRA) and/or a Drainage Assessment (DA). The detail of the Assessment should be proportionate to the scale and nature of the proposed development and the risks involved. The applicant should appoint a suitable qualified and competent professional to carry out the assessment.

A FRA must consider the flood risk from all sources of flooding where the proposed development is located within or in proximity to the fluvial (river) flood plain, the coastal flood plain or the flood inundation area of a reservoir. It should then identify measures that can be adopted to control and mitigate the flooding to the development or elsewhere as a result of

the development. The main sources of flooding⁶ (under the implementation of the EU Floods Directive in Northern Ireland) are:

- **Fluvial** – flooding from watercourses, either natural or man-made and either open or culverted. Such flooding is normally caused when channel or culvert capacity is exceeded and water flows out-of-bank onto the natural flood plain.
- **Coastal** – flooding from the sea when water levels exceed the normal tidal range and flood onto low lying areas along the coastline.
- **Pluvial** – flooding which results from excessive rainfall, generating overland flow that overwhelms existing drainage systems and / or collects in low lying areas.
- **Reservoirs** – flooding which occurs to the surrounding area as a result of reservoir failure, overtopping or the controlled release of water via spillways during periods of high flows.

A Drainage Assessment should consider the flood risk mainly from pluvial flooding where the proposed development is located beyond the fluvial and / or coastal flood plain or a reservoir flood inundation area. It should then identify measures that can be adopted to control and mitigate the risk of flooding to the development or elsewhere as a result of it and include for the safe disposal of surface water runoff from the site.

When is a Flood Risk Assessment required?

When a more accurate definition of the Flood Plain and Extents is needed

Due to the nature of the Strategic Flood Map for Northern Ireland the geographical extent of predicted flood areas cannot be precisely defined. In some cases reservoir inundation maps may not be available. A FRA to determine a more accurate extent of flooding is therefore necessary for development proposals located in proximity to the margins of the predicted flood plain, irrespective of whether the site lies just outside or

just inside (wholly or partially) the extent as depicted on the Strategic Flood Map. In these circumstances it is sufficient for the FRA to identify the sources of flooding and the resulting flood extents. For some sites the applicant may be able to demonstrate through a combination of local knowledge, photographs of historic flood events or a level survey that the site or part of the site lies outside the flood plain and would be suitable for development from a flood risk aspect. For other sites, a more detailed river model may be required. Preliminary discussion with DfI Rivers is advisable to ascertain the type of information required. Should the outcome of this exercise confirm that the development site or part thereof lies within the flood plain, then the applicant should consider a more suitable alternative location.

When the proposed development is within the (fluvial/coastal flood plain/reservoir flood inundation area) and is otherwise acceptable under the policy

In circumstances where the proposed development is acceptable in principle under the policy, for example where it constitutes an exception to policy FLD1; a FRA must still be submitted to the Council as part of the planning application, so as to ensure the identification of all sources of flooding, the resulting flood extents and the means by which flooding is to be controlled and mitigated. A FRA should not be undertaken when a proposal is clearly unacceptable in principle under the policy as this will invariably result in nugatory work and expense on the part of the developer.

⁶ Infrastructure failure should also be considered as a potential source of flooding, which may occur as a result of a blockage or collapse within a watermain, culvert or sewer system.

What information should be in a Flood Risk Assessment?

When a more accurate definition of the Flood Plain and Extents is needed

For this purpose, the FRA will typically be required to contain the following information:

- a location plan to a suitable scale, which clearly illustrates geographical features and identifies the catchment, watercourses in the vicinity and the built development;
- a site plan (and where appropriate, cross sections) showing existing levels related to Ordnance Datum Belfast), existing structures, watercourses in or bounding the site, internal site drainage and drainage outfalls;
- data on historical flooding events, including photographs and media reports, supported by information on rainfall, flood return periods and the probability of storm surge occurrences, where appropriate. Evidence on trends in flood occurrences and changes in the local environment since the last event is particularly valuable;
- a plan of the site showing the extent of the predicted Q100 / Q200 flood plain, and / or in the case of a reservoir, the extent of the predicted flood inundation area. This may require a local hydraulic model based on the topographical information, historical flood events and the assessment of design flow discharges at the site using industry standard methodologies.

When the proposed development is within the fluvial/coastal flood plain

The FRA in these circumstances will typically be required to contain the following information relating to the Assessment of the Flood Risk:

- a location plan;
- a site plan (and where appropriate, cross sections) showing pre-development and post-development levels related to Ordnance Datum Belfast, existing structures, development proposals, watercourses in or bounding the site, internal site drainage and drainage outfalls;

- details of any existing or proposed flood alleviation measures or flood defence structures that may influence the site including information on their structural condition, level of protection and maintenance regime;
- the identification of all sources of flooding pre and post- development;
- an assessment of the hydraulic capacity and structural integrity of all drains and sewers within or bounding the site. The methodologies for assessment must be clearly identified;
- data on historical flooding events accompanied by supporting information;
- a plan of the site showing the extent of the predicted Q100 / Q200 flood plain and / or in the case of a reservoir, the extent of the predicted flood inundation area. This will involve the production of hydraulic models requiring longitudinal / cross sections of the watercourse and the site, assessment of flood discharges using industry standard methodologies, and the inclusion of information such as finished floor levels, access road and car park levels, estimated flood water levels, flood depths and velocities and associated probability of flooding;
- a plan and description of features which may influence local hydraulics. For example, bridges, pipes or ducts crossing watercourses, culverts, embankments and walls;
- an assessment of the likely speed of potential flooding, the sequence in which various parts of the site may flood, the likely duration of a flood event, the potential consequences of a flood event, the depth and velocity of flood water;
- where appropriate, the likely impact of any displaced water or increased run-off from the development site should be estimated and the consequences for neighbouring or other locations assessed.

Where the proposed development is located within the fluvial/coastal flood plain (or reservoir flood inundation area), the FRA will also be required to provide details of flood control and mitigation measures as

well as safety procedures that will address the flood risks identified. The following considerations may be relevant:

Flood Control Measures

- Infrastructure and drainage design where it may be possible to limit the flow and duration of flood water to the proposed development by diversion of flow paths, culvert upgrading and introduction of control structures such as sluices, weirs and sealed manholes;
- Management of residual flood risk through keeping development a safe distance away from flood defence structures and introducing sacrificial flood storage areas at the rear of defences;
- Suitable maintenance and management procedures;
- Ground water control and pumping.

Flood Mitigation Measures

- Site design and layout such as siting built development so as to avoid areas of the site liable to flooding and flood flowpaths;
- Raising finished floor levels of new buildings;
- Coastal infilling / land raising;
- Flood resistant and resilient construction

Safety Procedures

- Flood and weather warning systems;
- Clear communication lines between those at flood risk and those with flood risk responsibilities;
- Emergency evacuation plans and procedures including safe access and egress for emergency rescue services;
- Capacity and procedures for the rapid movement of furniture and goods to locations outwith of the flood risk area;
- Safe shutdown of electrical supply for domestic and industrial use;
- Pollution control procedures.

Flood Risk Assessment – General Considerations

While it will be necessary to consider all the factors identified above, the detail necessary is likely to vary from case to case, depending on local conditions and the scale and type of development proposed.

Because of the uncertainties inherent in flood estimation and expected climate change impacts, the application of the precautionary approach to hydrological analysis of flood flows and the determination of flood event return periods requires any assessment of flood risk to incorporate the necessary allowances for increased rainfall, storminess and sea level rise specified in current UK research and guidance.

All FRAs should acknowledge that there are no circumstances in which the risk of flooding can be removed entirely. In defended areas therefore consideration should always be given to the potential impacts of extreme events on defences, the residual risks and the minimising of risks to life and property in such events.

When is a Drainage Assessment required?

Policy FLD 3 requires a Drainage Assessment to be submitted to the Council along with the planning application, for development proposals located outside the fluvial and / or coastal flood plain, in any of the following circumstances:

- Where the proposed development exceeds the thresholds specified in the policy (FLD3 a), b) or c)), for example 10 or more new dwellings;
- Where run-off from the development may adversely impact upon other development or features of importance to nature conservation, archaeology or the historic environment;
- Where there is evidence of a history of surface water flooding.

The Drainage Assessment, as well as addressing surface water flooding, may also need to identify control measures for storm water discharge from the site. The use of sustainable drainage systems to manage and limit site discharges to pre-development run-off rates is encouraged.

What information should be in a Drainage Assessment?

A Drainage Assessment will typically be required to contain the following information relating to the assessment of surface water flood risk:

- A location plan;
- A site plan;
- Confirmation as to whether the proposed development is to be located on previously developed land (that may have minimal impact on the existing drainage network);
- Indication as to whether the local area has past flooding problems, which may limit site discharge to the local drainage and watercourses to pre-development run-off rates;
- Identification of likely overland flow paths including depth, velocities, timing and sequence of inundation;
- An assessment of hydraulic capacity and structural integrity of all drains and sewers within or bounding the site, which may result in out of sewer flooding. The methodologies for assessment must be clearly identified;
- Data on historical flood events accompanied by supporting information;
- The likely impact of any displaced water or increased run-off from the development site should be estimated and the consequences for neighbouring or other locations assessed.

Flood Control Measures

- Internal drainage design, including rehabilitation of existing sewers and suitable discharge points to the local drainage and watercourse system that will encourage the safe disposal of storm water run-off away from the site and other neighbouring areas.
- On site SuDS solutions such as flood infiltration and storage that will alleviate the flooding and encourage the slow release of storm water to the local drainage and watercourse system.
- Where the upgrading / use of local drainage networks for additional extreme flows is not possible, designing for exceedance by including

sacrificial flood storage areas, such as amenity areas, car parks, roads and pathways into the drainage design.

- Suitable maintenance and management procedures.

Flood Mitigation Measures

- Site design and layout to include infilling, ground re-profiling, raising of finished floor levels and landscaping.
- Flood resistance and resilience construction where raising the building is not possible.
- Ground water control and waterproofing for basement areas.

Safety Procedures

- Safe emergency access and egress routes to safe areas.

Supplementary Information in regard to site discharge to the local drainage network and/or watercourses

In addition to planning requirements, developers will also need to ensure that the following requirements are met:

- An initial application should be made to the local DfI Rivers office for consent to discharge storm water under Schedule 6 of the Drainage (NI) Order 1973.

If it is proposed to discharge storm water into an NI Water system then a Pre-Development Enquiry should be made and if a simple solution cannot be identified then a Network Capacity Check should be carried out.

- Details of how runoff from the site will be controlled and safely disposed of supported by relevant correspondence from DfI Rivers and/or Northern Ireland Water.
- It is the responsibility of the developer to satisfy the appropriate authorities that the internal site drainage complies with the appropriate legislation and includes for exceedance.

Flood Proofing - Resistance & Resilience Construction

The primary aim of planning policy on flood risk is to avoid new development in areas known to be at risk of flooding. However in certain cases, development within areas of flood risk may still proceed, for example where a proposal is deemed to be of overriding regional importance or is accepted as an exception to the policy for development in flood plains. Outside of flood plains, development within areas of surface water flood risk may be permitted subject to a satisfactory drainage assessment. In all such cases, consideration should be given to assessing and managing the flood risk through the adaptation of suitable flood proofing measures. For new development, permanent solutions which incorporate flood proofing into the structure of the building, such as by raised floor levels and impermeable walls will be preferred to other temporary measures. Below ground occupancy and basements should be avoided.

Advertisements

This guidance is intended to advise applicants and commercial companies involved in promoting outdoor advertising how such advertising, if appropriately designed and sited, can contribute towards a quality environment.

Poster Panel Displays

Poster panel displays do not generally relate directly to the land or premises on which they are located. They comprise the more traditional paper posters on panels or hoardings, either freestanding or attached to buildings, modern displays, including moving prismatic panels, and internally illuminated PVC faced panels.

Poster panel displays are a common feature of urban advertising and rely on size and siting for their impact. As a result they have the potential to be over dominant and obtrusive in the street scene. There is a need therefore to ensure that such displays respect the scale of their surroundings. Equally there is a need to prevent clutter and the undue dominance of such advertisements over other uses of land.

The Countryside

Poster panel displays are out of place in the countryside and will generally be unacceptable. An exception may be made where the display advertises a particular event, such as a local agricultural show or fair, and is restricted to a specified time period.

Villages and Small Settlements

Large scale poster panel displays are generally out of place in villages and small settlements because of their potential to detrimentally impact on the visual amenity of these locations. Smaller poster panels may be acceptable depending on their size and on the scale and character of the village. The position and siting of such signage should respect the size, scale and character of surrounding buildings and features.

Residential Areas

Poster panel displays are out of place in any predominantly residential locality. The priority in residential areas is to maintain local character and environmental quality and to protect the amenity of residents. The size, scale and intrusive nature of poster panel displays therefore make them generally unacceptable. An exception may be made for the display of a poster panel on bus shelters in residential areas where there will be no significant impact on the amenity of adjacent residents.

Predominantly Commercial Areas

In commercial areas the scale of buildings may be sufficiently large to accommodate poster panel displays without adverse effect on visual amenity. The scale of commercial and industrial surroundings in our cities and towns can however vary greatly, often within short distances. It will be expected therefore that the scale of advertisement displays should respect the scale of adjacent buildings and the wider area.

Where an area is in mixed use, with shops and offices interspersed with residential properties, poster panel displays may on occasion be acceptable. They should be carefully related to the size and scale of surrounding buildings and designed in a manner that will not damage visual amenity or prejudice public safety.

Freestanding Advertisement Displays

Large freestanding panels (generally 48 sheet displays or greater) are commonly used to screen derelict and untidy land. These sites can be a potential eyesore and in many cases a carefully designed scheme for screening that integrates advertisement panels can often prevent fly tipping, vandalism and help ensure security. Such schemes need to be well maintained and will generally only be acceptable on a temporary basis.

Freestanding displays are also often found at airports, ports and other gateway locations where they generally provide information on the locality, local events and services.

Design Guidelines:

- the number, scale, proportions and design of freestanding advertisement panels should respect the site and its surrounding area. In particular where these are situated at the back edge of the pavement, or in other prominent locations, care will be needed to ensure that their effect on pedestrians is not overwhelming;
- panel displays should be integrated into a well designed scheme of good quality screening which allows for visual breaks between each panel. Areas to the sides of and around the hoardings should be considered with as much care as the display itself;
- wherever possible, good quality hard and soft landscaping should form part of the proposal and should be of sufficient scale to assist integration of the panel by reducing the visual impact of the overall display; and
- where the rear of the advertising panel is visible from surrounding roads or properties it should be appropriately treated.

Gable Mounted Advertisement Displays

Large scale poster panels (generally 48 sheet displays) located on gables are a common feature in the predominantly commercial parts of our towns and cities and may offer benefits, such as screening an untidy gable. Care however needs to be taken with such proposals to ensure they are not over dominant, and relate well to the building on which they are proposed to be positioned.

Design Guidelines:

- the form, design, size, proportions and siting of a wall mounted poster panel should be sympathetic to the building to which it is to be attached;
- the panel should generally be above ground floor level on the gable and be symmetrical with the wall on which it is to be positioned;
- interesting features, for example architectural details, should not be obscured or destroyed; and
- windows should not be covered and the normal functioning of the building should not be adversely affected.

Tiers of advertisement poster panels affecting the gable or flank wall of a building should be avoided as they can have a significant detrimental impact over long distance views, whilst more local views can appear cluttered.

The guidance above also applies to large electronic screen displays and to freestanding panels in front of a gable or flank wall of a building.

Shroud Advertisement Displays

Shroud advertisement displays are known by a variety of names such as meshes, wraparounds or blow-up signs. They range in size, but are generally large-scale and can cover the whole of an elevation of a building. They can even be used to present an image of what a building will look like when alterations, renovations or building works have been completed.

In view of their scale and size, shroud advertisements have the potential to seriously conflict with the visual amenity of the buildings upon which the display is situated and the area in which buildings are sited.

Accordingly, proposals for this type of advertisement are only likely to be acceptable in commercial areas, where they are to be attached to

scaffolding surrounding a building or development site and where a contract has been drawn up for the building or renovation works.

To prevent clutter, account will be taken of the number of similar proposals located within the vicinity of the site and others that have the benefit of advertisement consent.

Signs on Commercial Premises

Signs and advertisements on commercial premises are important in announcing the presence of a business in the street and in directing customers to that location, and can assist the vibrancy of our city and town centres and other commercial areas. When sympathetically sited and designed they can contribute positively to the distinctive visual amenity of an area by giving a sense of quality and permanence.

The most common signs on commercial premises are fascia signs and projecting signs, either box or hanging. Their design should always complement the design of the shopfront and building and respect the wider locality. An excessive number of signs or those which are too large can dramatically affect the premises on which they are sited and have an adverse impact on the general character of the area.

Fascia Signs

Design Guidelines:

- fascia signs should be of an appropriate size, and sited and designed to harmonise with the shop front, the façade of the building and any detailing thereon;
- where there is an original fascia, the sign should make use of this with generally no advertising at sub-fascia level or on pilasters or columns;
- where a new commercial building is proposed, the location of fascia signage should be integrated into the overall design.
- on older and more traditionally styled buildings, painted signs or non-illuminated letters are preferable to panels or other types of display;
- internal illumination should preferably be in the form of individually backlit letters; and
- where external illumination is proposed, trough lighting is preferred. The trough should extend over the whole fascia and be painted to integrate it into the whole display.

Projecting Signs

Design Guidelines:

- projecting signs should be sympathetic to the design of the building where they are to be displayed and respect fascia signage;
- box signs should be located at fascia level and are generally best situated at the end of the fascia;
- hanging signs may be acceptable at first floor level and are generally best situated in a central position between windows;
- to reduce visual clutter a projecting sign will generally only be acceptable where there is no other projecting advertisement such as a canopy, awning, flag or horizontal banner;
- internal illumination should preferably be in the form of individually backlit letters;
- where external illumination is proposed trough lighting is preferred with the trough painted out;
- projecting signs should generally project no more than 1 metre including fixings, with a maximum end width of no more than 0.1m in the case of a box sign;
- projecting signs should be a minimum of 2.25m above ground level in the interests of public safety; and
- illuminated projecting signs are generally unacceptable immediately adjacent to a neighbouring residential property.

Blinds and Awnings

Originally the function of blinds was to protect perishable goods from deterioration due to strong sunlight. Today however blinds, awnings and canopies are increasingly used as a means to provide additional advertising.

Blinds that are well designed can improve the attractiveness of a building or street. Poorly designed or prominently located blinds or canopies displaying advertising can however detract from the appearance of buildings, the surrounding neighbourhood, and can result in clutter. They

are particularly obtrusive when located above windows on upper floors and should be avoided.

Design Guidelines:

- blinds and awnings should be retractable, made from non-reflective material and be designed to integrate with the appearance and construction of the shopfront as a whole; and
- such blinds should be a minimum of 2.25m above ground level in the interests of public safety.

Advertisements on Upper Floors

Where commercial premises occupy the upper floors of buildings the need to advertise their whereabouts can be important to their viability. Great care needs to be taken in considering how this can be achieved without the exterior of the building appearing cluttered.

Fascia signs, panel style signs, canopies, flags and banners are generally out of place on upper floors.

Design Guidelines:

- advertising on upper floors should be printed or etched onto the glass or on to internal window blinds. As an alternative, individual letters rather than an advertisement panel may be suspended behind the glass.

These guidelines also apply to commercial premises on ground floors wishing to advertise on upper floors.

High Level Signs

High level signs generally relate to those vertical or horizontal signs on the walls of tall, single use buildings such as hotels. If not treated with great sensitivity they have the potential to give the appearance of clutter within the local street scene and be obtrusive and dominant over long distances particularly when located on roofs.

Design Guidelines:

- high level signs will generally only be appropriate where they relate to the scale and primary use of the host building;
- they should be designed to be read as part of the building and should not detract from any architectural feature;
- they should not project above the eaves or parapet of the host building; and
- they should have only the lettering illuminated.

Offices in Former Residential Properties

In predominantly residential areas, where offices occupy part or all of a former residential property, it is essential that advertising remains unobtrusive in order that the residential amenity of the area is not prejudiced. Even in situations where offices occupy a row of former residential properties it will generally still be important to retain the overall residential appearance of the area. A more flexible approach will however be considered in those areas where, through ongoing change, surroundings have become mainly commercial.

Design Guidelines

- the advertisement of offices in former residential properties should be by means of nameplates made of metal or other suitable materials and should be fixed to the doorway pilaster, or if there is no pilaster, they may be fixed to the masonry beside the front door; and
- painted or etched lettering on a front window will also generally be acceptable.

Signs at Retail and Business Parks

In retail parks and business parks the uncoordinated display of advance advertisements or ad hoc directional signs to individual businesses, which bears no direct relationship to the building, land or structure upon which

it is displayed is often confusing, untidy and detrimental to the appearance of an area.

There is great potential for all advertising associated with retail or business parks to be undertaken in a planned and coordinated manner. Ideally the fascia signs for individual premises should form an integral part of the building, while a single carefully designed directory board located at the entrance to the park or in other acceptable locations can avoid a proliferation of advance signs.

Design Guidelines:

- all new buildings in a retail or business park should incorporate a signing zone as part of the design;
- fascia and projecting signs should be in scale with the host building and surrounding buildings and be consistent across the whole unit; and
- advance signage should be provided in the form of a combined directory board within a proposed or existing landscaped area designed and integrated as one scheme.

Signs at Filling Stations and on Forecourts

Signage at filling stations usually comprises a combination of a canopy, a pole/pylon, and shop fascia signage together with a number of smaller forecourt signs. In view of the range of signs involved there is often potential for their cumulative effect to result in clutter. To help prevent this a coordinated approach should be taken when bringing forward proposals, particularly where existing signage is being replaced.

Particular care is needed in assessing proposals for illuminated advertisements at filling stations located adjacent to or near residential properties.

Design Guidelines:

- all signs should be in scale with their surroundings and not detract from the amenity of the surrounding area;
- illumination should generally be restricted to the sign lettering and logo; and
- freestanding signs should be located so as not to interfere with or obstruct sightlines.

Pylon and Pole Mounted Signs

Pylon and pole mounted signs are a common feature at petrol filling stations. Increasingly they are found in association with drive-through restaurants, supermarkets, retail warehousing, retail parks and car showrooms.

The height, size and levels of illumination of these signs may result in visual intrusion within the locality where they are situated. They can be extremely dominant over long distances and detract not only from the character and appearance of the area in which they are sited but also that of the area from which they are viewed. In addition where they are proposed close to residential properties they can be detrimental to amenities enjoyed by local residents.

Design Guidelines:

- pylon and pole mounted signs should be in scale with their surroundings and they should not significantly exceed surrounding building heights;
- they should not detract from the visual amenity or character of the surrounding area;
- they should not be sited adjacent to, and wherever possible should not directly face residential properties; and
- illumination should generally be restricted to the sign lettering and logo.

Mobile Advertisements

The display of an advertisement stationed on a trailer or other mobile equipment, which is principally used, or designed or adapted principally for use, for the display of advertisements, without the express consent of the Council is a breach of advertisement control.

Such unauthorised mobile advertising is often sited close to the roadside and can have serious implications for road safety. It can cause distraction to drivers and impede visibility. In addition it is generally visually intrusive and can significantly detract from amenity.

The Council has encountered problems in taking effective action against such signage. There is generally nothing that can assist the Council in identifying the person, business or company responsible for the trailer, equipment or apparatus used for displaying the advertisement. Additionally, because these can quickly be moved to an alternative location, in an attempt to evade enforcement action, this can hinder effective enforcement action against landowners.

Accordingly, in the case of unauthorised mobile advertisements, the Council intends to focus enforcement action on the person, business or company being given publicity by the advertisement.

A warning letter will normally be served on the person, business or company being advertised. In addition to its normal contents, the letter shall advise that the Council will take the view that should the advertisement be moved to another location, without the requisite consent, the person, business or company will subsequently be liable to court action on this matter without further warning/notification by the Council.

The Council's approach to the enforcement of mobile advertisements will apply equally in circumstances where the wheels may have been removed from a trailer or other mobile equipment where the advertisement is displayed.

In addition to planning legislation, there are separate provisions within roads legislation for the control of advertisements. Where an advertisement is displayed in breach of the roads legislation the Department for Infrastructure Roads may also instigate the appropriate enforcement action.

Local Development Plan 2032

Plan Adoption Statement
October 2023



Lisburn &
Castlereagh
City Council

www.lisburncastlereagh.gov.uk

Plan Adoption Statement

Adoption of Lisburn & Castlereagh City Council Local Development Plan 2032– Plan Strategy

Lisburn & Castlereagh City Council adopted its Local Development Plan 2032 Plan Strategy on 2nd October 2023 in accordance with Section 12 of The Planning Act (Northern Ireland) 2011; Regulation 24 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015; Regulation 15 (c) of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004; and The Conservation (Natural Habitats etc.) Regulations (Northern Ireland) 1995.

Detail

The Plan Strategy is the first of two documents comprising the Local Development Plan.

The draft Plan Strategy was subject to Independent Examination by the Planning Appeals Commission in March-May 2022. The PAC made its recommendations under section 10(8) of the Planning Act (Northern Ireland) 2011 (hereafter “the Act”) and presented these as recommended amendments as part of its report to the Department for Infrastructure (DfI) on 30th November 2022. The report concluded the draft Plan Strategy was, subject to modifications, ‘sound’.

A Direction subsequently issued on 28th June 2023 from the Department of Infrastructure (DfI) in exercise of the powers conferred on it by section 12(1)(b) of the Act, to adopt the Plan Strategy with modifications.

Adoption

The Plan Strategy is effective on the date of adoption.

Availability

Copies of the adopted Plan Strategy, the Sustainability Report incorporating Strategic Environmental Assessment, the Adoption Statement, the Report of the Planning Appeals Commission, the Direction made by the Department for Infrastructure, and all associated Plan Strategy documents are available for inspection at the Lisburn & Castlereagh City Council Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL during normal office hours.

The documents are also available for inspection on the Council’s website at www.lisburncastlereagh.gov.uk

Hard copies of the Plan Strategy are available to purchase at a cost of £30.

Any queries should be directed to the Local Development Plan team at ldp@lisburncastlereagh.gov.uk or in writing to Local Development Plan Team, Lisburn & Castlereagh City Council Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL.