



Planning

The interface with economic development

February 2019

Paul Duffy – Head of Planning

Presentation Overview

The journey so far

Where we were:

- Planning system pre transfer

Where we are now:

- Directorate structure
- Overview Local Government Reform
- Spatial Planning & Development Management

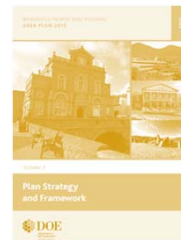
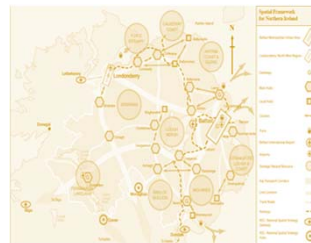
Economic Development:

- Things Planners doing differently
- Future Potential



Northern Ireland Planning pre April 2015

- 1973 – 2015 Unitary Planning Authority
- DOE – Central Government
 - Legislation
 - Regional Planning Policy
 - Local Area Plans
 - Development Management / Control
 - Enforcement



Local Government Reform Key Changes

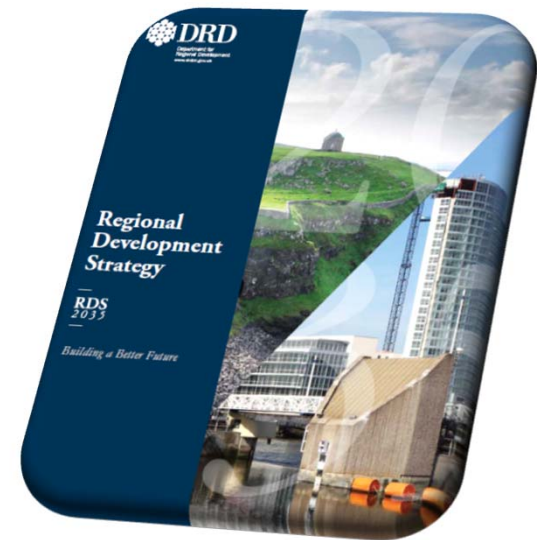
1 April 2015

- 26 councils reduced to 11 new “**supercouncils**”
- **Mid and East Antrim** incorporated former **Larne, Carrickfergus** and **Ballymena Borough Councils**
- Majority of Planning functions transferred to the new councils
- Introduced new two tier Planning System



Planning Functions remaining with Department

- Planning Legislation
- Regional Planning Policy
- Regionally Significant Planning Applications
- Development Plan scrutiny
- Performance Management
- Statutory Listing of Buildings
- Oversight and call in powers



Planning Functions which Transferred to Council

- **Local Development Planning**
- **Development Management** — all planning applications currently in the system, excluding regionally significant applications.
- **Enforcement** — all breaches of planning control.
- **Conservation Areas**

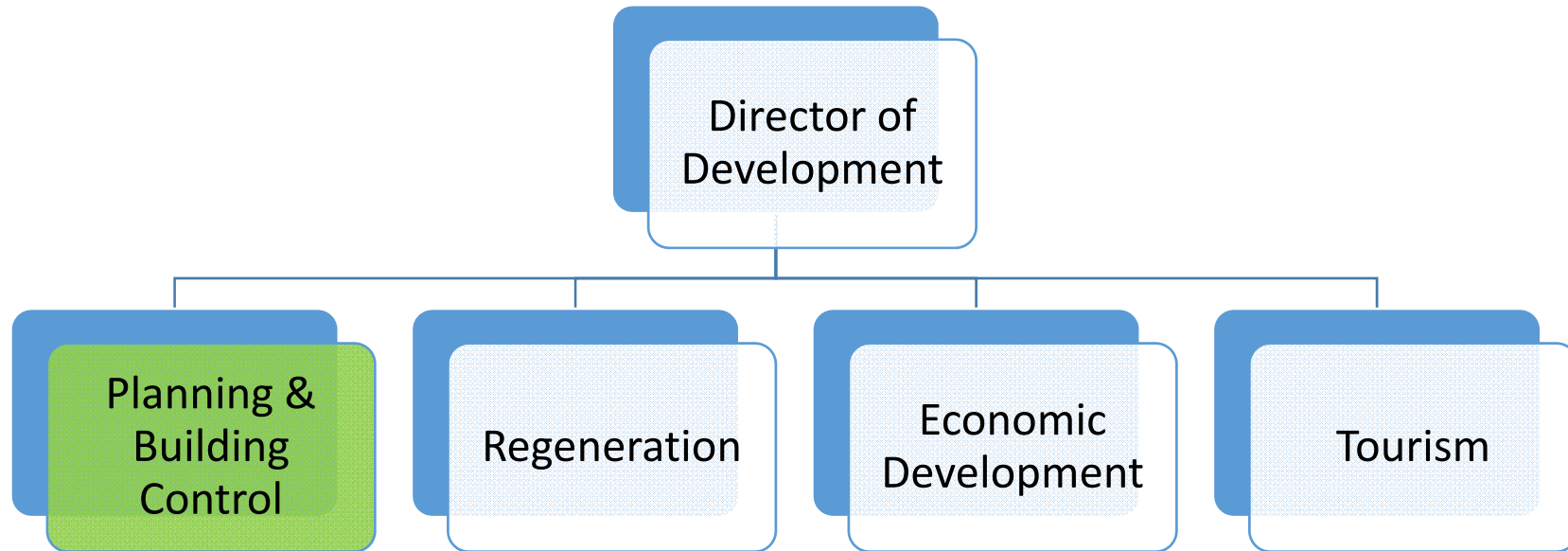


Council's Corporate Plan Priorities



Where we are now

Departmental Structure



Spatial Planning Northern Ireland



Role of the LDP

1. Framework to guide planning decisions & provide certainty

2. Assist statutory undertakers in planning for service provision

3. Implement regional policy (RDS, SPPS & Sustainable Development Strategy) at the local level

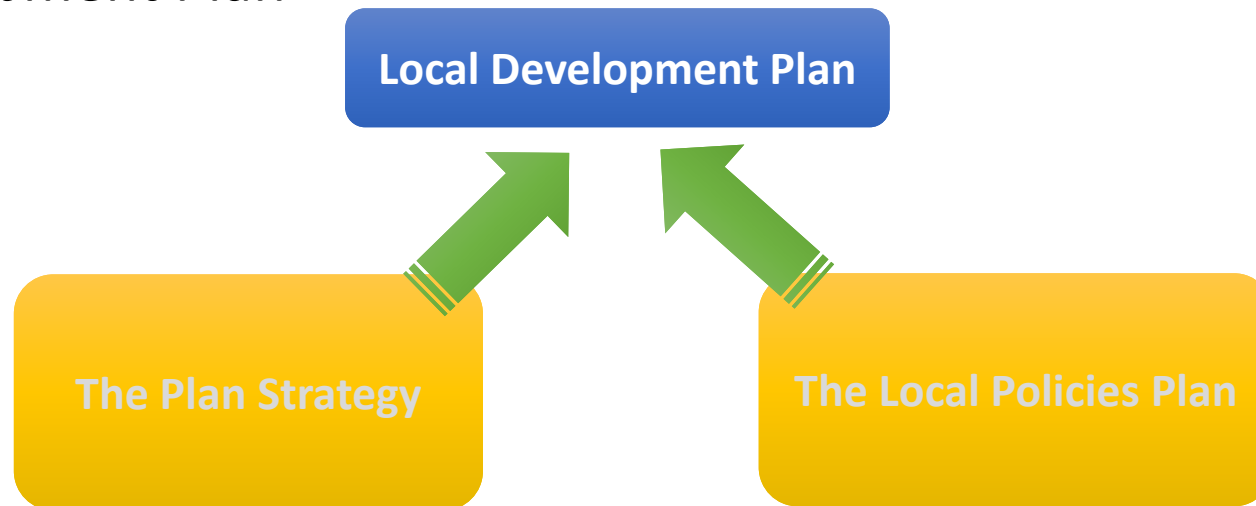
DOE Local Plans

- Most well past notional end date
- Ballymena Area Plan 1986 – 2001
- Larne Area Plan 2010
- Carrickfergus Area Plan 2001
- BMAP 2015



Local Development Plan

- **Local Government** – Mid and East Antrim Borough Council will be responsible for preparing a Local Development Plan



- Independent Examination
- Adoption
- New Plan Led System

Local Development Plan Vision

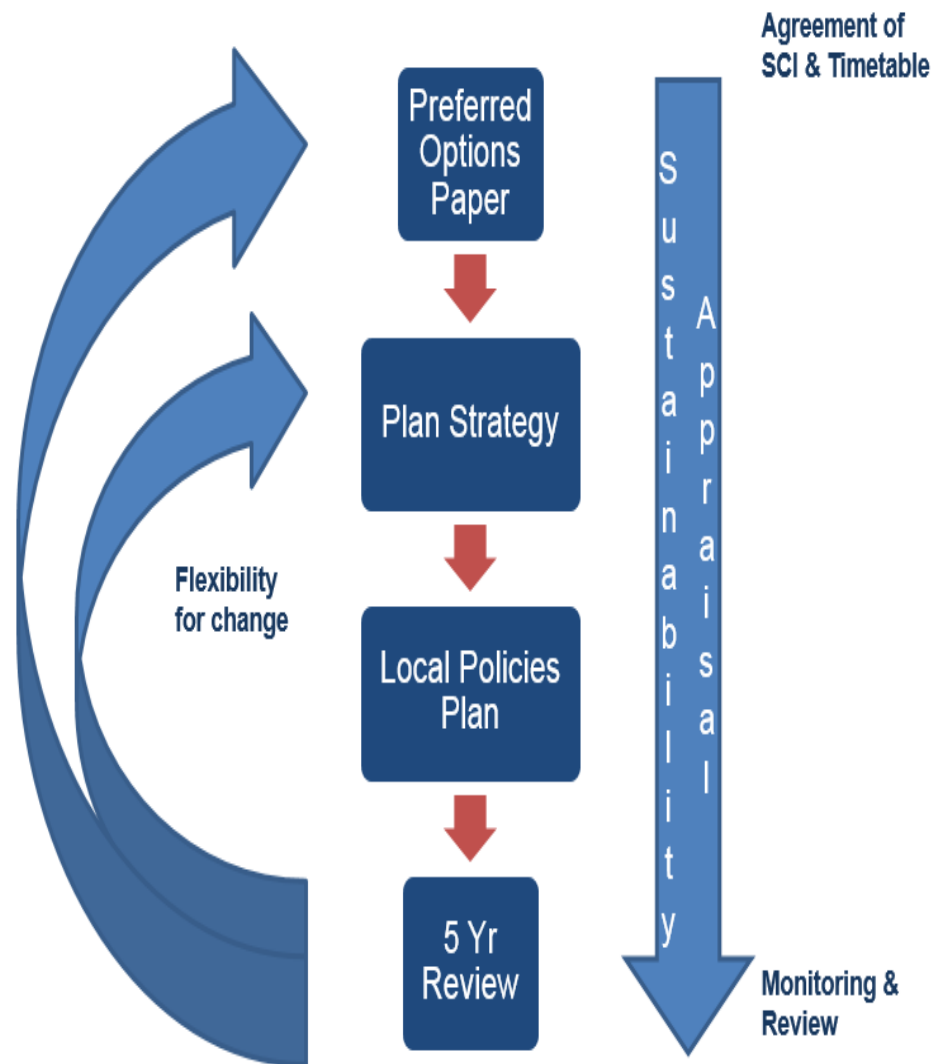
“Mid and East Antrim will be shaped by high quality, sustainable and connected places for people to live, work, enjoy, invest and visit, so as to improve the quality of life for all”



Role of the LDP

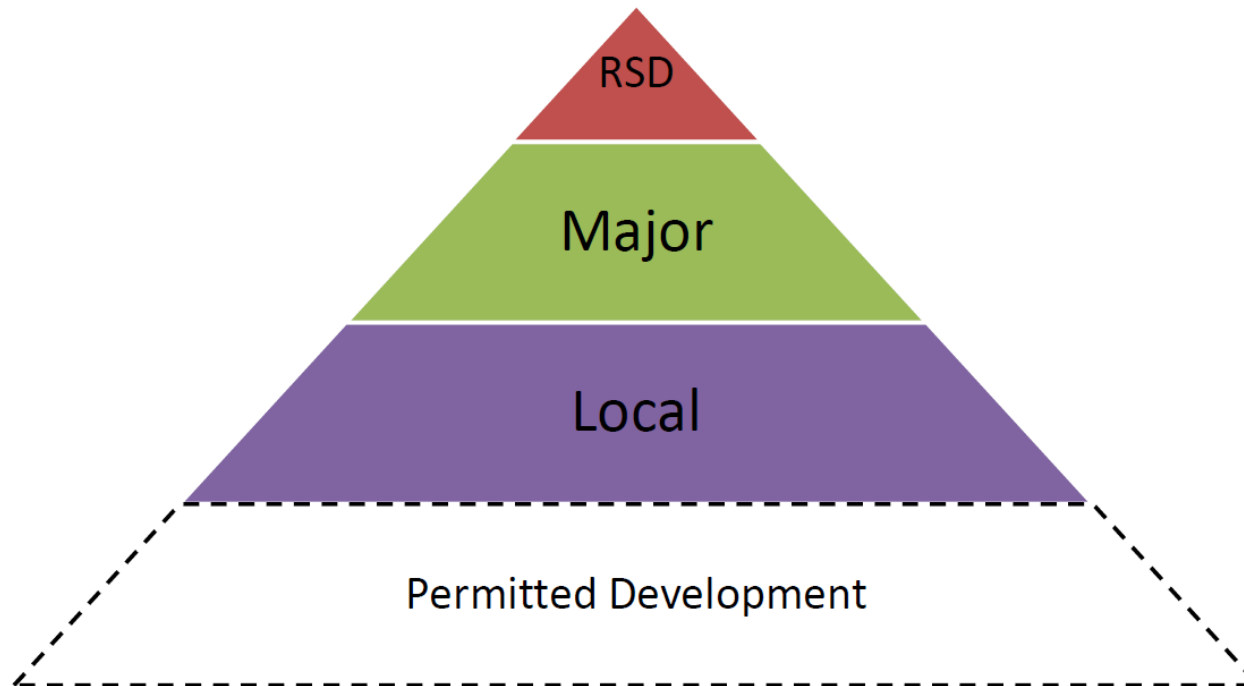


LDP Process



Development Management

Hierarchy of development



Planning Applications

Who will determine them?

- **Regionally Significant Applications**
Department for Infrastructure
- **All the rest (Major & Local)**
Mid and East Antrim Borough Council

Who in Mid and East Antrim Borough Council will decide applications?

- The **Planning Committee** will decide all **major planning applications**, all applications made by the council and applications submitted by Planning Officers and Heads of Service
- All **local development applications** whether for approval or refusal are **delegated to Officers**, with a number of exceptions
- Approximately **90%** of applications are delegated.



Planning Committee



- **The Planning Committee meets on a monthly basis**
- **The Planning Committee comprises of 12 Members**
- **Planning Committee meetings take place in the Council Chamber, the Braid, Ballymena**

Can public lobby Council Members?

- **YES** – preferably those Members not on the Planning Committee. If a Committee Member wishes to speak in support or against an application in order to influence the decision they must declare an interest and not vote on the application.
- Members can address the Planning Committee as per the agreed protocol.
- Such addresses will be limited to 4 minutes and where more than one Member wants to speak on an argument they will be asked to split the time.



Development Management Overview

- 303 Planning Applications transferred to Mid and East Antrim from the DOE
- 892 Applications were received 2015/2016
- 937 Applications were received 2016/2017
- 997 Applications were received 2017/2018
- 59 Planning Appeals since transfer
- 39 Planning Appeals dismissed
- 15 Planning Appeals allowed



Planning Performance

- **Statutory targets:**

1. Major Planning Applications (average processing time 30 weeks)
2. Local Planning Applications (average processing time 15 weeks)

- **Mid and East Antrim**

1. Major Applications 26 weeks (NI Average 59 weeks)
2. Local Applications 7 weeks (NI Average 15 weeks)

95% Planning Applications Approved





Interface with Economic Development

Economic Development

Emerging Issues:

- How Much Land is Needed for Economic Development?
- Is there a need for Offices / Where should they be located?
- Should other non-industrial uses be allowed on zoned sites?
- What type and scale of economic development /tourism development is appropriate in the Countryside?

Role of Local Development Plan

- Ensure ample supply of land to meet economic development needs
- Safeguard land for economic development
- Promote and protect the economy of Town Centres
- Promote tourism
- Support local industry
- Development of infrastructure
- Sustainable transport policy
- Protect the environment



Things Planners are doing differently:

- Pre Application Discussions
- Heathrow Hub
- Belfast Regional City Deal
- St Patricks Barracks
- Glenarm Regeneration
- Carrickfergus Regeneration



Conclusions

- Growing the economy is a strategic priority for Mid and East Antrim
- Planning powers are seen as a key enabling tool for delivering economic growth
- Planning is people orientated and business focused
- The Local Development Plan will be the spatial framework for building a better and stronger economy.



Thank you for listening

Any Questions?

