

The Planning Service



Development Management Statistics Northern Ireland 2006/07

April 2008



An Official Statistics Publication

The Planning Service is the only official source for planning statistics in Northern Ireland

The Planning Service would value any feedback on this report and welcome recommendations on the future addition of data that may be of use to readers. Please contact us at:

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Development Management Statistics, Northern Ireland, 2006/07

Important Note

This publication is the Planning Service's first annual report on development management statistics in Northern Ireland. The report covers the 2006/07 financial year. Historic data has not been included in this report for comparison purposes. Future reports will however provide data on planning applications back to the 2002/03 financial year and will include comparative analysis where appropriate. The Statistical information page on the Planning Service website (http://www.planningni.gov.uk/Corporate_Services/stats/planning-statistics.htm) provides access to the Agency's reporting strategy for development management statistics and a schedule of publication dates for annual statistical reports and quarterly updates.

This report has been produced in accordance with NISRA¹ and ONS² standards for reporting government statistics. Adopting this methodology has required the Planning Service to move away from the practice of reporting from a "live" database which is subject to continuous change to reporting from an off-line database of static cleansed data. As a consequence there may be some differences between information released previously and the figures now contained in this and in any future published reports.

This publication comprises three chapters:

- Chapter 1 provides information on all types of applications received and decided
- Chapter 2 provides information on types of development for which applications were received and decided
- Chapter 3 reports on the performance on processing planning applications and the time taken by the Planning Service to validate applications and issue decisions.

¹ The Northern Ireland Statistics and Research Agency - www.nisra.gov.uk

² The Office for National Statistics - www.statistics.gov.uk

Contact points for further information

Development management statistics

An electronic version of this annual statistical report is available at
http://www.planningni.gov.uk/Corporate_Services/stats/planning-statistics.htm

Quarterly planning statistics publications will be made available from May 2008 onward at
http://www.planningni.gov.uk/Corporate_Services/stats/planning-statistics.htm

Enquiries about the figures in this publication or requests for extracts of the data should be addressed to:

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Planning appeals statistics

Planning appeals in Northern Ireland fall under the jurisdiction of the Planning Appeals Commission (PAC) which was established as an independent appeals body in 1973.

The Planning Appeals Commission publishes statistics on planning appeals and is based at the following address:

Planning Appeals Commission
Park House
87-91 Great Victoria Street
Belfast BT2 7AG

Enquiries on statistics relating to *planning appeals* should be directed to the Planning Appeals Commission at www.pacni.gov.uk

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Executive Summary

'Development management' is the process for regulating and managing the development of land. Most forms of development, such as the construction of new buildings, alterations of existing buildings or changes of land use, require planning permission from the Planning Service.

Applications received and decisions issued

Chapter 1 presents a range of statistics about all types of applications received and decided by the Planning Service.

In 2006/07:

- 26,145 applications were received;
- 29,077 applications were decided, of which 24,007 were approved, representing an overall approval rate of 82.6%;
- 72.7% of all applications received were for planning permission (outline or full planning permission)

Types of development

Chapter 2 presents a range of statistics on applications received and decisions issued for planning permissions by types of development.

In 2006/07:

- 75.3% of planning applications received were for some form of residential development.

Performance in processing planning applications.

Chapter 3 reports on the time taken to process planning applications.

The key Ministerial target for the Planning Service, as reflected in the Department of the Environment's Public Service Agreement (PSA), is to process planning applications to a decision or withdrawal as follows:

- 60% of Major planning applications to be decided or withdrawn in 23 weeks;
 - 70% of Intermediate planning applications to be decided or withdrawn in 31 Weeks; and
 - 80% of Minor planning applications to be decided or withdrawn in 18 Weeks
-

Performance against key Ministerial Public Service Agreement (PSA) Targets

- 33.4% of Major planning applications were decided or withdrawn within 23 weeks and 60% of Major planning applications were decided or withdrawn within 41.6 weeks
- 35.1% of Intermediate planning applications were decided or withdrawn within 31 weeks and 70% of Intermediate planning applications were decided or withdrawn within 52.2 weeks.
- 66.0% of Minor planning applications were decided or withdrawn within 18 weeks and 80% of Minor planning applications were decided or withdrawn within 24.2 weeks.

The Agency's Business Plan Targets

- 75% of all applications to be validated within 6 days;
- 95% of all applications to be validated within 10 days;
- 75% of decisions to issue within 2 weeks of last Council consultation;
- 95% of decisions to issue within 4 weeks of last Council consultation;
- 15% reduction in the number of applications in the system for longer than 12 months.
- 94% of Property Certificates to be issued within 10 working days of receipt

Achievement

- 63.1% of planning applications were validated within 6 days.
 - 75% of planning applications were validated within 9 days.
 - 79.1% of planning applications were validated within 10 days.
 - 95% of planning applications were validated within 25 days
 - 74.2% of decisions were issued within 2 weeks of last Council consultation.
75% of decisions were issued within 2.2 weeks of last Council consultation.
 - 88.3% of decisions were issued within 4 weeks of last Council consultation.
95% of decisions were issued within 8.4 weeks of last Council consultation.
 - The reduction in the number of applications in the system for longer than 12 months cannot be calculated as the number of applications in the system in 2005/06 has not yet been produced.
 - 94% of Property Certificates were issued within 10 working days of receipt of application.
-

Chapter 1 – Types of applications received and decided

This chapter examines all types of applications for planning permission and consents received and decided by the Planning Service.

Broadly speaking, there are two main types of planning permission:

- **Outline permission**

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

- **Full permission**

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

The Planning Service also receives and decides a variety of other planning related applications which include:

- **Approval of Reserved Matters**

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

- **Consent to Display**

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

- **Listed Building Consent**

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

- **Conservation Area Consent**

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

- **Certificates of Lawful Use or Development (Lawful Development Certificates)**

The Planning Service will issue a Certificate of Lawful Use or Development if it is satisfied that a particular development is lawful within the provisions of planning legislation. Examples include proposed extensions, which fall within the provisions of the Planning (General Development) Order (Northern Ireland) 1993 for permitted development and do not require planning permission, or uses that have become lawful due to the length of time they have been in existence.

- **Hazardous Substances Consent**

The Planning (Control of Major-Accident Hazards) Regulations (Northern Ireland) 2000 are concerned with the storage and use of hazardous substances which could, in quantities at or above specified limits, present a major off-site risk. Hazardous Substances Consent ensures that hazardous substances can be kept or used in significant amounts only after Planning Service has had the opportunity to assess the degree of risk arising to persons in the surrounding area, and to the environment.

Incomplete applications

In 2006/07 the Planning Service received 16,286 applications that were subsequently deemed to be incomplete for a variety of reasons, including errors on the application form, lack of documentation or incorrect application fees. These applications were subsequently returned to the applicant or planning agent. The figure of 16,286 applications deemed incomplete includes applications which may have been returned more than once to applicants and planning agents due to ongoing errors with the submitted application. Figures for incomplete applications are not included in any tables in this report.

Applications received

Table 1 shows all applications received, withdrawn and decided by type of application. In 2006/07 the Planning Service received 26,145 applications.

Tables 2 and 3 respectively show the distribution of all applications received by Local Government District and Northern Ireland Assembly constituency area.

Applications withdrawn

Applicants and planning agents can withdraw an application at any time up to the point when a decision notice has been issued. Applications are frequently withdrawn due to the Planning Service consulting the District Council with what the applicant considers to be an "unfavourable" opinion. **Table 1** shows that during 2006/07 2,238 applications were withdrawn prior to a decision being issued. This figure relates to valid applications received in 2006/07 and in earlier financial years. **Tables 2 and 3** respectively show the distribution of planning applications withdrawn by Local Government District and Northern Ireland Assembly constituency area.

Applications referred to the Planning Service Management Board

The purpose of the Management Board Referral process is to provide enhanced arrangements for consultation between Planning Service and District Councils on planning applications. Specifically, it affords District Councils the opportunity to refer a planning application to the Planning Service's Management Board when the District Council is strongly of the opinion that a decision contrary to that proposed by the Divisional Planning Office should be made because of significant policy or local issues that are unique and/or have not been previously encountered and addressed.

In 2006/07, 57 planning applications were referred to the Planning Service Management Board.

Applications decided

Table 1 shows that the Planning Service decided 29,077 applications in 2006/07. Of the 29,077 applications decided 24,007 were approvals, giving an approval rate of 82.6%. **Tables 2 and 3** respectively show the distribution of application decisions by Local Government District and Northern Ireland Assembly constituency area.

Types of application received and decided

Table 1 shows that applications received and decided in 2006/07 comprised a wide variety of application types.

Applications received

The majority (92.6%) of the 26,145 applications received were for outline planning permission (1,924), full planning permission (17,092) and approval of reserved matters (5,194). The remaining proportion (7.4%) consisted of applications for consents to display (708), certificates of lawful use or development for a proposed development (631), certificates of lawful use or development for an existing development (115), listed buildings consent (345) and other consents (136) which includes hazardous substance consent and conservation area consent.

Applications decided

The majority (93.8%) of the 29,077 applications decided were for outline planning permission (7,559), full planning permission (16,289) and approval of reserved matters (3,421). The remaining proportion (6.2%) consisted of applications for consents to display (659), certificates of lawful use or development for a proposed development (607), certificates of lawful use or development for an existing development (94), listed buildings consent (305) and other consents (143) which includes hazardous substance consent and conservation area consent.

Chapter 2 –Types of development

This chapter looks specifically at applications for planning permission [outline and full planning permission] as described in chapter 1 and the type of development proposed.

Types of Development

The applications for planning permissions received and decided in 2006/07 comprised a wide variety of types of development.

These include:

- **Residential** - housing developments (incorporating a mixture of house types and apartments), purpose built apartment developments, sheltered housing schemes, single dwellings including dwellings on farms, holiday chalets, caravans and mobile homes, alteration, extension or improvement of existing dwelling houses, residential homes or nursing homes.
- **Industrial and Manufacturing** – Factories, warehousing, light and general industrial floorspace, quarries, sand and gravel extraction and fuel depots.
- **Commercial** – Food supermarkets and superstores, non food retailing, major retail developments exceeding 1000 sq m, alterations, extensions and improvements to buildings used for retailing, retail warehouses, warehouse clubs, post offices, factory outlets, petrol stations, offices, purpose built office developments, hotels, motels and restaurants, car parking, and motor vehicle display, hire, repair or sale.
- **Mixed Use** – Application for mixed use buildings or mixed use developments incorporated a mix of complementary uses, such as residential, retailing, offices, community and leisure uses, within a building, buildings or on a development site.
- **Change of Use** – Application for a change in the use of land or buildings including changes to residential, retailing, offices, community or leisure uses.
- **Government and Civic** – Police stations, coastguard stations, civic amenity sites, recycling centres, schools and colleges, hospitals, clinics, other medical establishments including surgeries and dental practices. “Hard infrastructure” facilities such as roads, water mains, water treatment works, trunk sewers, waste water treatment works and natural gas pipelines. Recreational facilities including indoor and outdoor sports facilities, and swimming pools.
- **Agricultural** – Agricultural buildings including buildings or structures for the storage of slurry and/or manure, agricultural glasshouses, stables and livery yards and infilling of land for agricultural purposes.

-
- **Other types of development** – amendments to existing applications and miscellaneous applications which include satellite dishes, cash dispensers, ancient monuments, and access fences and walls.

Table 4 shows that:

- The majority (75.3%) of planning applications received were for some form of residential development;

Residential Development

The majority (52.5%) of planning applications within the residential development sector were for alterations and extensions to existing dwellings. Housing developments (including purpose built apartment developments, student accommodation) accounted for 16.0% of all planning applications received for residential development. Single dwellings in the countryside both new and replacement (including dwellings on farms) accounted for 8.2% of all residential planning applications received.

Table 5 provides details of planning applications received and decided for residential development by Local Government District.

Table 6 provides details of planning applications received and decided for residential development by Northern Ireland Assembly constituency area.

Table 7 provides details of planning applications received and decided for residential development in urban areas and the countryside

Table 8 provides details of planning applications received and decided for residential development by type of development.

Housing in the countryside

Analysis of **Table 8** indicates the extent to which applications for new housing and replacement housing in the countryside areas contributed to the overall number of new planning application received by the Planning Service. In 2006/07 the Planning Service received 1,177 planning applications for new and replacement single dwellings in the countryside.

It should be noted that the number of planning permissions granted for new dwellings in the countryside do not equate, one for one, to the number of new dwellings built in the countryside. Outline planning permission does not of its own accord permit a new dwelling to be constructed. A further approval of reserved matters or full planning permission is required before a dwelling can be constructed. Full planning permissions have a condition attached stating that development must be commenced within five years. Therefore growth of the rural housing stock should be considered over a five year timeframe.

Applications for residential developments received and decided by area

Local Government Districts

Planning application submission and approval rates for residential developments in 2006/07 varied by Local Government District (LGD). The number of applications received for residential development ranged from 198 in Moyle LGD to 1,605 in Belfast LGD.

Approval rates for residential developments varied by Local Government District and ranged from 48.7% in Banbridge LGD to 95.8% in Carrickfergus LGD. The five Local Government Districts which contain the five cities of Armagh, Belfast, Lisburn, Londonderry and Newry had approval rates for residential developments ranging from 65.6% in Newry and Mourne LGD to 95.2% in Belfast LGD.

See **Table 5** for details

Northern Ireland Assembly Constituency Areas

Planning application submission and approval rates for residential developments in 2006/07 varied by Northern Ireland Assembly constituency area. The number of applications received for residential development ranged from 291 in Belfast West Assembly constituency area to 1,270 in South Down Assembly constituency area.

Approval rates for residential developments varied by Assembly constituency area ranging from 63.7% in South Down Assembly constituency area to 96.8% in Belfast West Assembly constituency area.

See **Table 6** for details

Chapter 3 – Performance on Processing Planning Applications

This chapter reports on the time taken to process planning applications in 2006/07. It includes information on the time taken to complete the entire end-to-end process from receipt of application to the issue of a decision, in which the Planning Service and a number of consultee bodies are involved. This performance is set out under the Agency's Public Service Agreement (PSA) Targets section below. The chapter also reports on the time taken by the Planning Service to complete those elements of the application process for which it has sole responsibility, namely validation and issue of decisions. This is covered in the Agency's Business Plan Targets section below.

Public Service Agreement (PSA) Targets

The key Ministerial target for the Planning Service, as reflected in the Department of the Environment's Public Service Agreement (PSA) was as follows:

- 60% of Major planning applications to be decided or withdrawn in 23 weeks;
- 70% of Intermediate planning applications to be decided or withdrawn in 31 Weeks; and
- 80% of Minor planning applications to be decided or withdrawn in 18 Weeks

Performance against PSA Targets

- 33.4% of Major planning applications were decided or withdrawn within 23 weeks and 60% of Major planning applications were decided or withdrawn within 41.6 weeks
- 35.1% of Intermediate planning applications were decided or withdrawn within 31 weeks and 70% of Intermediate planning applications were decided or withdrawn within 52.2 weeks.
- 66.0% of Minor planning applications were decided or withdrawn within 18 weeks and 80% of Minor planning applications were decided or withdrawn within 24.2 weeks.

Agency's Business Plan Targets

In addition to the Agency's Public Service Agreement targets, the Planning Service Business Plan 2006/07 included operational targets for validating applications, issuing decisions and for reducing the number of long outstanding applications.

Planning Service operates the Property Certificate service which delivers development management history relating to land and property to solicitors involved in conveyancing. In addition to development management history, the Property Certificates service collates information about roads, water and sewerage services in respect of land or property. Planning Service provide an integrated service co-ordinating property certificate responses from Roads Service, Water Service and Environment & Heritage Service respectively

before forwarding this information to solicitors in the form of a Property Certificate. In 2006/07, Property Certificates Unit received 54,621 applications and issued 54,330 property certificates.

Target

- 75% of all applications to be validated within 6 days;
- 95% of all applications to be validated within 10 days;
- 75% of decisions to issue within 2 weeks of last Council consultation;
- 95% of decisions to issue within 4 weeks of last Council consultation;
- 15% reduction in the number of applications in the system for longer than 12 months.
- 94% of Property Certificates to be issued within 10 working days of receipt

Achievement

- 63.1% of planning applications were validated within 6 days. 75% of applications were validated within 9 days.
- 79.1% of planning applications were validated within 10 days. 95% of planning applications were validated within 25 days
- 74.2% of decisions were issued within 2 weeks of last Council consultation. 75% of decisions were issued within 2.2 weeks of last Council consultation.
- 88.3% of decisions were issued within 4 weeks of last Council consultation. 95% of decisions were issued within 8.4 weeks of last Council consultation.
- The reduction in the number of applications in the system for longer than 12 months cannot be calculated as the number of applications in the system in 2005/06 has not yet been produced.
- 94% of Property Certificates were issued within 10 working days of receipt of application.

Average Processing times by Division

The average length of time taken to process planning applications in 2006/07 by divisional office is shown in the table below. On average, Planning Service processed major planning applications in 32.6 weeks, intermediate planning applications in 40.2 weeks and minor planning applications in 14 weeks. The processing times varied by divisional office.

Average number of weeks to process applications

Divisions	Major	Intermediate	Minor
Ballymena	25.9	32.0	12.2
Belfast	27.6	17.2	11.0
Craigavon	43.8	57.8	23.4
Downpatrick	32.2	33.0	13.6
Headquarters ¹	30.4	-	-
Londonderry	38.5	33.6	15.0
Omagh	33.0	39.8	17.6
Planning Service	32.6	40.2	14.0

¹ Headquarters generally only process major applications

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Information relating to the tables

1. The reference notes below each table refer to only the table above the notes and not any previous or subsequent tables.
 - denotes that the numbers are too small to calculate a percentage.

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Table 1: All applications received, withdrawn and decided by type of application

April 2006 - March 2007

	Applications Received ²	Applications Decided (received 06/07)	Applications Decided (received pre 06/07)	All Applications Decided	Applications Approved ³		Applications Refused ³		Applications Withdrawn ⁴
					Number	%	Number	%	
Outline Planning Permission	1924	467	7092	7559	3911	51.7	3648	48.3	864
Full Planning Permission	17092	7866	8423	16289	15087	92.6	1202	7.4	1198
Approval of Reserved Matters	5194	2094	1327	3421	3412	99.7	9	.3	53
Consent to Display	708	420	239	659	554	84.1	105	15.9	37
Certificates of Lawful Use or Development for a Proposed Use	631	500	107	607	550	90.6	57	9.4	23
Certificates of Lawful Use or Development for an Existing Use	115	63	31	94	77	81.9	17	18.1	9
Listed Building Consent	345	126	179	305	281	92.1	24	7.9	23
Other Types of Consent ¹	136	21	122	143	135	94.4	8	5.6	31
All Applications	26145	11557	17520	29077	24007	82.6	5070	17.4	2238

Notes

¹ Other types of consent include Hazard Substance Consent and Conservation Area Consent

² All applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07. Therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

³ The number and percentage of applications approved is based on the number of decisions issued in the same financial year.

⁴ Withdrawn applications are those applications which have withdrawn within the financial year 2006/07. These applications are not all received in the financial year 2006/07.

Table 2: All applications received, withdrawn and decided by Local Government District

April 2006 - March 2007

Local Government District	Applications Received ¹	Applications Decided	Applications Approved ²		Applications Refused ²		Applications Withdrawn ³
			Number	%	Number	%	
Antrim	857	1057	861	81.5%	196	18.5%	89
Ards	1159	1141	1026	89.9%	115	10.1%	106
Armagh	999	1073	899	83.8%	174	16.2%	85
Ballymena	1052	1136	952	83.8%	184	16.2%	79
Ballymoney	538	666	582	87.4%	84	12.6%	47
Banbridge	960	1088	685	63.0%	403	37.0%	72
Belfast	2662	2345	2215	94.5%	130	5.5%	146
Carrickfergus	313	302	289	95.7%	13	4.3%	17
Castlereagh	609	581	537	92.4%	44	7.6%	67
Coleraine	1002	1232	1040	84.4%	192	15.6%	111
Cookstown	768	979	728	74.4%	251	25.6%	152
Craigavon	1091	961	846	88.0%	115	12.0%	71
Derry	1128	1014	865	85.3%	149	14.7%	79
Down	1109	1384	1089	78.7%	295	21.3%	108
Dungannon & South Tyrone	1338	1926	1570	81.5%	356	18.5%	170
Fermanagh	1521	2507	1771	70.6%	736	29.4%	159
Larne	392	360	333	92.5%	27	7.5%	21
Limavady	514	553	477	86.3%	76	13.7%	42
Lisburn	1414	1278	1175	91.9%	103	8.1%	75
Magherafelt	1031	1309	1060	81.0%	249	19.0%	49
Moyle	332	406	353	86.9%	53	13.1%	59
Newry and Mourne	2042	1654	1230	74.4%	424	25.6%	105
Newtownabbey	652	593	560	94.4%	33	5.6%	81
North Down	815	815	764	93.7%	51	6.3%	68
Omagh	1086	1688	1310	77.6%	378	22.4%	117
Strabane	761	1029	790	76.8%	239	23.2%	63
Totals	26145	29077	24007	82.6%	5070	17.4%	2238

Notes

¹ All applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07. Therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

² The number and percentage of applications approved is based on the number of decisions issued in the same financial year.

³ Withdrawn applications are those applications which have withdrawn within the financial year 2006/07. These applications are not all received in the financial year 2006/07.

Table 3: All applications received, withdrawn and decided by Northern Ireland Assembly Constituency Area

April 2006 - March 2007

Northern Ireland Assembly Constituency Area	Applications Received ¹	Applications Decided	Applications Approved ²		Applications Refused ²		Applications Withdrawn ³
			Number	%	Number	%	
Belfast East	719	626	584	93.3%	42	6.7%	47
Belfast North	665	612	584	95.4%	28	4.6%	27
Belfast South	1281	1102	1035	93.9%	67	6.1%	97
Belfast West	496	432	416	96.3%	16	3.7%	26
East Antrim	840	785	741	94.4%	44	5.6%	52
East Londonderry	1516	1786	1518	85.0%	268	15.0%	154
Fermanagh and South Tyrone	2491	3925	2918	74.3%	1007	25.7%	282
Foyle	1128	1014	865	85.3%	149	14.7%	79
Lagan Valley	1623	1555	1335	85.9%	220	14.1%	102
Mid Ulster	2167	2796	2211	79.1%	585	20.9%	248
Newry and Armagh	2061	1923	1539	80.0%	384	20.0%	137
North Antrim	1922	2207	1886	85.5%	321	14.5%	184
North Down	987	987	926	93.8%	61	6.2%	88
South Antrim	1291	1456	1234	84.8%	222	15.2%	149
South Down	2341	2540	1844	72.6%	696	27.4%	162
Strangford	1370	1365	1221	89.5%	144	10.5%	134
Upper Bann	1400	1249	1050	84.1%	199	15.9%	91
West Tyrone	1847	2717	2100	77.3%	617	22.7%	179
Totals	26145	29077	24007	82.6%	5070	17.4%	2238

Notes

¹ All applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07. Therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

² The number and percentage of applications approved is based on the number of decisions issued in the same financial year.

³ Withdrawn applications are those applications which have withdrawn within the financial year 2006/07. These applications are not all received in the financial year 2006/07.

Table 4: Planning Applications received and decided by type of development

April 2006 - March 2007										
Type of Development ²	Outline Planning Applications					Full Planning Applications				
	Applications Received ³	Decisions ⁴				Applications Received ³	Decisions ⁴			
		Decided	Approved	Refused	% Approved		Decided	Approved	Refused	% Approved
Agricultural	1	1	0	1	-	234	227	199	28	87.7%
Commercial	33	38	23	15	-	1261	1196	1086	110	90.8%
Government and Civic	29	36	28	8	-	1888	1763	1715	48	97.3%
Industrial	11	22	15	7	-	396	339	303	36	89.4%
Mixed Use ⁵	37	14	12	2	-	242	175	167	8	95.4%
Residential	1795	7428	3817	3611	51.4%	12516	12107	11182	925	92.4%
Other	18	20	16	4	-	555	482	435	47	90.2%
Totals	1924	7559	3911	3648	51.7%	17092	16289	15087	1202	92.6%

Notes

¹ Planning applications exclude reserved matters, consent to display, certifications of lawfulness, hazardous substance consents, listed building consents and other consents.

² Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes. Commercial types include shops, car parks, hotels and restaurants, offices and motor trade facilities. Industrial types include quarries, warehousing and fuel depots. Government and civic types include police stations, civic amenity sites, education and medical establishments, utilities and recreational facilities.

³ All planning applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07. Therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

⁴ The number and percentage of applications approved is based on the number of decisions issued in the same financial year.

⁵ Mixed Use applications will include some residential units

Table 5: Planning applications received and decided for residential developments by Local Government District (LGD)

April 2006 - March 2007

LGD	Outline Planning Applications					Full Planning Applications				
	Applications Received ³	Decisions ⁴				Applications Received ³	Decisions ⁴			
		Decided	Approved	Refused	% Approved		Decided	Approved	Refused	% Approved
Antrim	56	225	106	119	47.1%	315	360	318	42	88.3%
Ards	71	130	48	82	36.9%	691	629	604	25	96.0%
Armagh	110	337	188	149	55.8%	402	348	335	13	96.3%
Ballymena	71	263	129	134	49.0%	400	403	368	35	91.3%
Ballymoney	30	156	94	62	60.3%	185	221	205	16	92.8%
Banbridge	68	473	129	344	27.3%	331	280	238	42	85.0%
Belfast	48	43	33	10	-	1557	1330	1274	56	95.8%
Carrickfergus	21	28	23	5	-	201	188	184	4	97.9%
Castlereagh	18	19	11	8	-	437	409	384	25	93.9%
Coleraine	67	300	169	131	56.3%	526	550	515	35	93.6%
Cookstown	42	390	199	191	51.0%	261	300	265	35	88.3%
Craigavon	87	129	63	66	48.8%	565	452	427	25	94.5%
Derry	60	128	55	73	43.0%	621	557	520	37	93.4%
Down	76	303	83	220	27.4%	622	668	615	53	92.1%
Dungannon & South Tyrone	77	750	498	252	66.4%	478	573	493	80	86.0%
Fermanagh	78	1348	742	606	55.0%	502	614	514	100	83.7%
Larne	35	34	22	12	-	238	214	204	10	95.3%
Limavady	39	121	69	52	57.0%	241	238	225	13	94.5%
Lisburn	98	113	72	41	63.7%	812	715	683	32	95.5%
Magherafelt	99	361	144	217	39.9%	459	520	502	18	96.5%
Moyle	36	77	43	34	55.8%	162	188	174	14	92.6%
Newry and Mourne	237	482	195	287	40.5%	838	625	531	94	85.0%
Newtownabbey	26	33	28	5	-	410	353	335	18	94.9%
North Down	40	49	36	13	-	555	531	509	22	95.9%
Omagh	123	793	475	318	59.9%	364	460	417	43	90.7%
Strabane	82	343	163	180	47.5%	343	381	343	38	90.0%
All NI	1795	7428	3817	3611	51.4%	12516	12107	11182	925	92.4%

Notes

1 Planning applications exclude reserved matters, consent to display, certifications of lawfulness, hazardous substance consents, listed building consents and other consents.

2 Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes. Non-residential applications include all other types of developments including commercial, industrial, agricultural, Government, civic and mixed use.

3 All planning applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07. Therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

4 The number and per cent of applications approved is based on the number of decisions issued in the same financial year.

Table 6: Planning applications received and decided for residential developments by Northern Ireland Assembly Constituency

April 2006 - March 2007

Northern Ireland Assembly Constituency	Outline Planning Applications					Full Planning Applications				
	Applications Received ³	Decisions ⁴				Applications Received ³	Decisions ⁴			
		Decided	Approved	Refused	% Approved		Decided	Approved	Refused	% Approved
Belfast East	19	15	11	4	-	485	421	400	21	95.0%
Belfast North	13	12	11	1	-	368	301	291	10	96.7%
Belfast South	22	19	12	7	-	760	653	621	32	95.1%
Belfast West	8	6	3	3	-	283	247	242	5	98.0%
East Antrim	58	68	51	17	-	549	497	479	18	96.4%
East Londonderry	106	421	238	183	56.5%	767	789	741	48	93.9%
Fermanagh & South Tyrone	139	1915	1121	794	58.5%	841	1023	861	162	84.2%
Foyle	60	128	55	73	43.0%	621	557	520	37	93.4%
Lagan Valley	110	250	106	144	42.4%	883	767	725	42	94.5%
Mid Ulster	157	934	462	472	49.5%	859	984	913	71	92.8%
Newry & Armagh	241	561	279	282	49.7%	827	669	600	69	89.7%
North Antrim	137	496	266	230	53.6%	747	811	746	65	92.0%
North Down	50	58	41	17	-	673	643	617	26	96.0%
South Antrim	76	251	127	124	50.6%	581	590	535	55	90.7%
South Down	206	796	246	550	30.9%	1064	990	891	99	90.0%
Strangford	80	146	60	86	41.1%	821	777	734	43	94.5%
Upper Bann	108	216	90	126	41.7%	680	547	506	41	92.5%
West Tyrone	205	1136	638	498	56.2%	707	841	760	81	90.4%
All NI	1795	7428	3817	3611	51.4%	12516	12107	11182	925	92.4%

Notes

1 Planning applications exclude reserved matters, consent to display, certifications of lawfulness, hazardous substance consents, listed building consents and other consents.

2 Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes. Non-residential applications include all other types of developments including commercial, industrial, agricultural, Government and civic and mixed use.

3 All planning applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07. Therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

4 The number and per cent of applications approved is based on the number of decisions issued in the same financial year.

Table 7: Planning applications received and decided for residential development in urban areas and the Countryside

April 2006 - March 2007

	Applications Received ¹	Applications Decided	Applications Approved ²		Applications Refused ²	
			Number	%	Number	%
Planning applications in urban areas						
New	2623	1985	1663	83.8%	322	16.2%
Replacement	157	128	123	96.1%	5	3.9%
Other ³	6178	5519	5407	98.0%	112	2.0%
All Urban applications	8958	7632	7193	94.2%	439	5.8%
Planning applications in the countryside						
New	1199	7841	4109	52.4%	3732	47.6%
Replacement	1324	1374	1165	84.8%	209	15.2%
Other ³	2830	2688	2532	94.2%	156	5.8%
All applications in the countryside	5353	11903	7806	65.6%	4097	34.4%
All applications	14311	19535	14999	76.8%	4536	23.2%

Notes

¹ All planning applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07. Therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

² The number and percentage of applications approved / refused is based on the number of decisions issued in the same financial year.

³ Other includes temporary buildings, change of use and renewal of planning permissions.

Table 8: Planning applications received and decided by type of residential development

April 2006 - March 2007										
Type of Residential Development ²	Outline Planning Applications					Full Planning Applications				
	Applications Received ³	Decisions ⁴				Applications Received ³	Decisions ⁴			
		Decided	Approved	Refused	% Approved		Decided	Approved	Refused	% Approved
Domestic Alterations and extensions	3	3	2	1	-	7512	6835	6713	122	98.2%
New single dwellings in Urban Areas	323	340	247	93	72.6%	417	327	287	40	87.8%
New single dwellings in the countryside	538	5866	2650	3216	45.2%	492	1766	1355	411	76.7%
Replacement single dwellings in Urban Areas	13	8	5	3	-	134	116	114	2	98.3%
Replacement single dwellings in the countryside	363	551	416	135	75.5%	949	815	742	73	91.0%
Housing Developments (including apartments)	459	422	307	115	72.7%	1825	1235	1079	156	87.4%
Other ⁵	96	238	190	48	79.8%	1187	1013	892	121	88.1%
Totals	1795	7428	3817	3611	51.4%	12516	12107	11182	925	92.4%

Notes

¹ Planning applications exclude reserved matters, consent to display, certifications of lawfulness, hazardous substance consents, listed building consents and all minor amendments to previously approved applications.

² Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes.

³ All planning applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07, therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

⁴ The number and percentage of applications approved is based on the number of decisions issued in the same financial year.

⁵ Other category includes applications for residential homes, mobile homes and also change of use applications

⁶ Apartments cannot be identified separately as they are included within housing development

⁷ Some residential units fall within mixed use applications and so are not included in this table.

Table 9		All applications received and decided for infrastructure			
		April 2006 - March 2007			
All Areas		Renewable Energy	Waste Management	Infrastructure Providers ¹	Telecoms Apparatus
Number Received ²		164	52	612	103
Number Decisions ²		112	50	629	118
Applications Approved ³	Number	106	47	624	106
	Percent	94.6%	-	99.2%	89.8%

Notes

¹ Infrastructure providers includes transport, water and energy providers.

² All planning applications received in the financial year 2006/07 may not have had a decision within the same year and applications decided in the year may not have been received in 2006/07, therefore direct comparisons between the figures can not be made. Applications received do not include withdrawn applications.

³ The number and per cent of applications approved is based on the number of decisions issued in the same financial year.

NOTES ON THE DATA

- The records of all applications from April 2006 to March 2007 were transferred in September 2007 from a live database, inspected for consistency in coding, and discovered errors amended.
- The records of all applications for 2006/07 were transferred six months after the end of the financial period to permit the majority of planning details to be recorded. Investigation into the shortfall estimate for the number not captured in the six month period, revealed the figure to be less than 0.01 per cent. Therefore the figures for 2006/07 are considered complete.

Notes on Performance Processing Planning Applications

- Planning decisions are categorised as major, intermediate and minor, depending on the type of development. Intermediate applications, which are predominately single houses, usually take the longest number of weeks for a decision to be reached. The majority of major applications are multiple housing, commercial and government and civic types of development. Minor applications, which are mainly residential alterations and extensions, take the least number of weeks for a decision to be reached.
- The time taken to process a decision is calculated from the date on which an application is deemed valid to the date on which the decision is issued.
- The time taken to process an application to determine its validity is calculated from the date the application is received by the Planning Service to the date on which it was determined to be complete, and therefore, valid.

The planning statistics were produced to the high professional standards in the National Statistics Code of Practice (www.statistics.gov.uk).



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The Citizen's Charter for Northern Ireland seeks to ensure that the public are aware of the officials who are involved in the preparation of the Annual Statistical Publication.

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