

DEPARTMENT OF THE ENVIRONMENT
PLANNING (NORTHERN IRELAND) ORDER 1991
PLANNING (DEMOLITION – DESCRIPTION OF BUILDINGS)
DIRECTION 2009

The Department of the Environment for Northern Ireland, in exercise of the powers conferred on it by Article 11 (2)(f) of the Planning (Northern Ireland) Order 1991(a) hereby directs:

1. Demolition of any building to which paragraph 2 applies shall not be taken for the purposes of the Planning (Northern Ireland) Order 1991 to involve development of land.
2. This paragraph applies to demolition of :
 - (a) Scheduled Monuments;
 - (b) Buildings in Conservation Areas;
 - (c) Listed Buildings;
 - (d) any building not within an area of townscape character or an area of village character; and
 - (e) the whole or any part of a gate, fence, wall or other means of enclosure not in an area of townscape character or an area of village character.
3. The demolition of a building within an area of townscape character or an area of village character shall not be taken to involve the development of land where that building is:
 - (a) a building the cubic content of which, measured externally, does not exceed 115 cubic metres;
 - (b) a gate, wall, fence or other means of enclosure which is less than 1 metre high where adjacent to a road (including a public footpath) or open public space, or less than 2 metres high in any other case;
 - (c) a building used or last used for the purposes of agriculture or forestry;
 - (d) a building in respect of which the provisions of an enforcement notice served under Article 68 or 77 of the Planning (Northern Ireland) Order 1991 requires its demolition, in whole or in part, however expressed;

(a) S.I. 1991 / 1220 (N.I. 11) as amended by S.I. 2003/430 (N.I. 8) and 2006/1252 (N.I.7)

- (e) a building to which a demolition order under Article 35 of the Housing (Northern Ireland) Order 1981(a) applies;
- (f) a building required to be demolished by virtue of a notice under Article 63 of the Housing (Northern Ireland) Order 1981; or
- (g) a building included in a vesting order under Articles 48 or 87 of the Housing (Northern Ireland) Order 1981.

4. In this Direction:

- (a) a “listed building” is a building as defined under Article 42(7) of the Planning (Northern Ireland) Order 1991;
- (b) a “conservation area” means land which is within an area designated as a conservation area under Article 50 of the Planning (Northern Ireland) Order 1991;
- (c) a “scheduled monument” means a monument as defined in Article 2(2) of the Historic Monuments and Archaeological Objects (Northern Ireland) Order 1995(b);
- (d) “area of townscape character” means an area designated as such in a development plan prepared under Part III of the Planning (Northern Ireland) Order 1991, or an area listed in the Schedules attached to this Direction;
- (e) “area of village character” means an area designated as such in a development plan prepared under Part III of the Planning (Northern Ireland) Order 1991 or an area listed in Schedule 2 attached to this Direction.

5. This Direction shall come into operation on 2nd April 2009.

6. The Planning (Demolition—Description of Buildings) Direction 2006 is hereby cancelled.

Sealed with the Official Seal of the Department of the Environment on 2nd April 2009.

(L/S)

MARIANNE FLEMING
A senior officer of the Department of the Environment

(a) S.I. 1981/156 (N.I.3) as amended by S.I. 2003/412 (N.I.2)

(b) S.I. 1995/1625 (N.I.9)

Schedule 1

Belfast City Council Area

Cherryvalley Area of Townscape Character
Circular Road Area of Townscape Character
Cliftonville Area of Townscape Character
Donegall Park Avenue Area of Townscape Character
Hampton Park Area of Townscape Character
Holyland Area of Townscape Character
North/South Parade and Park Road Area of Townscape Character
Rosetta Area of Townscape Character
Rugby Road Area of Townscape Character
Sunningdale Area of Townscape Character
Twaddell Area of Townscape Character
Wandsworth Area of Townscape Character

Ballymena District Council Area

Galgorm Road and Old Galgorm Road Area of Townscape Character

Castlereagh Borough Council Area

Cregagh Area of Townscape Character
Thiepval Area of Townscape Character

Newtownabbey Borough Council Area

Hazelbank/Abbeylands Area of Townscape Character
Lenamore (Extension) Area of Townscape Character

North Down Borough Council

Bangor Bay (Princetown Road and Seacliff Road/Clifton Road) Area of
Townscape Character

Schedule 2

Draft Belfast Metropolitan Area Plan 2015

Belfast City Council Area

Alexandra Park Area of Townscape Character
Ardenlee Area of Townscape Character
Belmont Area of Townscape Character
Botanic Avenue Area of Townscape Character
Castlehill Road Area of Townscape Character
Cherryvalley Area of Townscape Character
Cherryvalley Extension Area of Townscape Character
Circular Road Area of Townscape Character
Cliftonville Area of Townscape Character
Cyprus Park / Gardens Area of Townscape Character
Donegall Road, East Area of Townscape Character
Donegall Road, Village Area of Townscape Character
Falls, Donegall Road Area of Townscape Character
Falls, St Marys Area of Townscape Character
Finaghy Area of Townscape Character
Fruithill Park Area of Townscape Character
Glandore Gardens Area of Townscape Character
Green Road Area of Townscape Character
Hampton Park Area of Townscape Character
Holland Park Area of Townscape Character
Holyland Area of Townscape Character
Holywood Arches Area of Townscape Character
Inishfayle Area of Townscape Character
Knock Eden Park Area of Townscape Character
Lagan Village Area of Townscape Character
Ligoniel Area of Townscape Character
Lisburn Road Area of Townscape Character
Lower Cavehill Road Area of Townscape Character
Lower Cliftonville Area of Townscape Character
Lower Lisburn Road Area of Townscape Character
Lower Ormeau Area of Townscape Character
North/South Parade Area of Townscape Character
Ormeau Area of Townscape Character
Ravenhill Park Area of Townscape Character
Ravenhill Triangle Area of Townscape Character
Ravenscroft Avenue Area of Townscape Character
Rosetta Area of Townscape Character
Rugby Road Area of Townscape Character
Sandford Avenue / Sunbury Avenue Area of Townscape Character
Shankill Area of Townscape Character

Schedule 2 (continued)

Draft Belfast Metropolitan Area Plan 2015

Belfast City Council Area (continued)

Stockman's Lane Area of Townscape Character
Stranmillis Riverside Area of Townscape Character
Stranmillis Village Area of Townscape Character
Sunningdale Area of Townscape Character
Templemore Avenue Area of Townscape Character
Twaddell Area of Townscape Character
Upper Malone Area of Townscape Character
Victoria Street / Oxford Street Area of Townscape Character
Wellesley Avenue / Keir Area of Townscape Character
Willowholme Area of Townscape Character
Woodstock Road Area of Townscape Character
Woodvale Area of Townscape Character

Carrickfergus Borough Council Area

Belfast Road Area of Townscape Character
Greenisland Area of Townscape Character
Larne Road Area of Townscape Character
Shore Road Area of Townscape Character

Castlereagh Borough Council Area

Cregagh Area of Townscape Character
Cregagh Park & Everton Drive Area of Townscape Character
Dundonald Area of Townscape Character
Moneyreagh Area of Village Character
Newtownbreda Area of Townscape Character
Rochester Avenue Area of Townscape Character
Thiepval Area of Townscape Character

Lisburn City Council Area

Bachelor's Walk Area of Townscape Character
Drumbeg Area of Village Character
Edenderry Area of Village Character
Lambeg Area of Village Character

Schedule 2 (continued)

Draft Belfast Metropolitan Area Plan 2015

Lisburn City Council Area (continued)

Dunmurry Area of Townscape Character
Glenavy Area of Village Character
Hilden Area of Townscape Character
Lower Ballinderry Area of Village Character
Purdysburn Area of Village Character
Seymour Street Area of Townscape Character
Upper Ballinderry Area of Village Character
Wallace Park Area of Townscape Character
Warren Park Area of Townscape Character

Newtownabbey Borough Council Area

Abbeyville Park Area of Townscape Character
Ballyclare Area of Townscape Character
Ballyeaston Area of Village Character
Doagh Area of Village Character
Fernagh Area of Townscape Character
Hazelbank/ Abbeylands Area of Townscape Character
Lenamore Area of Townscape Character
Old Manse Road Area of Townscape Character
Rush Park Area of Townscape Character
Straid Area of Village Character
Whiteabbey Area of Townscape Character
Whiteabbey Mill Area of Townscape Character
Ypres Park Area of Townscape Character

North Down Borough Council Area

Bangor Central Area of Townscape Character
Bangor East Area of Townscape Character
Bangor West Area of Townscape Character
Crawfordsburn Area of Village Character
Groomsport Area of Townscape Character
Helen's Bay Area of Village Character
Holywood North Area of Townscape Character
Holywood South Area of Townscape Character
Holywood, Bangor Road Area of Townscape Character
Kinnegar Area of Townscape Character
Marino, Cultra, Craigavad Area of Townscape Character

Schedule 2 (continued)

Draft Magherafelt Area Plan 2015

Magherafelt District Council Area

Maghera Area of Townscape Character
Magherafelt Area of Townscape Character
Upperlands Area of Townscape Character

Draft Northern Area Plan 2016

Coleraine Borough Council Area

Coleraine Area of Townscape Character
Portrush Area of Townscape Character

Limavady Borough Council Area

Limavady Area of Townscape Character

Moyle District Council Area

Armoy Area of Village Character

Schedule 2 (continued)

Draft Banbridge/Newry and Mourne Area Plan 2015

Newry and Mourne District Council Area

Annalong Area of Townscape Character
Bessbrook, Chapel Road Area of Townscape Character
Bessbrook, Mount Charles Area of Townscape Character
Crossmaglen Area of Townscape Character
Forkhill Area of Townscape Character
Hilltown Area of Townscape Character
Jerrettspass Area of Townscape Character
Kilkeel Area of Townscape Character
Newry, Bridge Street Area of Townscape Character
Newry, Canal Street Area of Townscape Character
Newry, Cornmarket Area of Townscape Character
Newry, Corry Square Area of Townscape Character
Newry, Dominic Street Area of Townscape Character
Newry, Drumalane Road Area of Townscape Character
Newry, Dublin Road Area of Townscape Character
Newry, High Street Area of Townscape Character
Newry, Kilmorey Street Area of Townscape Character
Newry, Windsor Hill Area of Townscape Character
Rostrevor, Victoria Square Area of Townscape Character
Rostrevor, Warrenpoint Road Area of Townscape Character
Warrenpoint, Town Centre and Seafront Area of Townscape Character
Warrenpoint, Well Road Area of Townscape Character

Banbridge District Council Area

Annaclone Area of Townscape Character
Banbridge, Town Centre Area of Townscape Character
Banbridge, Hayes Park Area of Townscape Character
Banbridge, Peggy's Loaning Area of Townscape Character
Dromore, Meeting Street Area of Townscape Character
Dromore, Mount Street Area of Townscape Character
Gilford Mill and High Street Area of Townscape Character
Gilford, Town Centre Area of Townscape Character
Leitrim Area of Townscape Character
Loughbrickland Area of Townscape Character
Rathfriland Area of Townscape Character
Scarva Area of Townscape Character
Tullylish Area of Townscape Character

EXPLANATORY NOTE

(This Note is not part of the Direction)

This Direction is made under Article 11(2)(f) of the Planning (Northern Ireland) Order 1991 (the 1991 Order).

Article 11(1A) of the 1991 Order provides that demolition of all buildings constitutes building operations, is therefore development and thus subject to planning control.

This Direction describes buildings the demolition of which is not to be taken as development (paragraph 2). The demolition of buildings in areas of townscape or village character is specifically excluded from paragraph 2 and is thus to be taken as development (sub-paragraph 2 (d) and (e)). These exclusions are qualified by paragraph 3.

Demolition control continues to apply to listed buildings, buildings in conservation areas and scheduled historic monuments under their respective and separate control regimes.

Anyone wishing to identify the geographical position and extent of areas of townscape or village character referred to in the Schedules to this Direction or designated by a development plan for an area should consult the relevant maps held at their local Divisional Planning Office. These maps are available for inspection on request during normal office hours.