



**PERMITTED
DEVELOPMENT RIGHTS
FOR NON-HOUSEHOLDER
DEVELOPMENT
CONSULTATION PAPER
RESPONSE FORM**

Once you have completed this form please
return to

Policy and Legislation Branch
3rd Floor
Millennium House
Great Victoria STREET
Belfast
BT2 7BN

by fax (marked 'Planning Non-householder PD
Consultation Response') to:
028 9041 6960

Or by e-mail to:
Planning.nonhouseholderpd@doeni.gov.uk

All responses should be submitted to the
Department no later than 22nd January 2010



Department of the
Environment
www.doeni.gov.uk



INVESTORS IN PEOPLE

RESPONDENT INFORMATION

Please Note that this form **must** be returned with your response to ensure that we handle your response appropriately.

In keeping with our policy on openness, the Department will make responses to this consultation paper publically available. When publishing responses received on behalf of organisations the Department will also publish the organisation's name and address. When publishing responses received on behalf of individuals the Department will not publish details of the individual's name and address.

1. Name/Organisation

Organisation Name

Lough Neagh & Lower Bann Advisory Committees

Title

Mr Ms Mrs Miss Dr *Please tick as appropriate*

Surname

[REDACTED]

Forename

[REDACTED]

2. Postal Address

[REDACTED]

Postcode:

[REDACTED]

Phone:

[REDACTED]

Email:

[REDACTED]

3. Are you responding:

As an individual

On behalf of a group / organisation

4. Which of the following best describes the capacity in which you are responding:

Developer

Agent/Architect

Business

Member of Public

Environment Group

Council / Councillor

MLA, MP, MEP

Other Please state:

Advisory body to central and local government

5. Acknowledgment

Individual responses will not be acknowledged unless specifically requested

Question 1

Do you have any views on how the GDO could be made easier to understand and interpret and, if so, what are they?

no

Question 2

Do you agree that Prior Approval provisions should not be a feature of permitted development rights in the new GPDO?

Yes No

Question 3

Should local planning authorities be enabled to extend permitted development rights in specific areas, perhaps through LDOs?

Yes No

Question 4

Should the power for local planning authorities to use Article 4 directions to restrict PD rights be retained?

Yes No

Question 5

Should the provision for Article 4 directions be changed to enable them to be used to also extend PD rights?

Yes No

Question 6

Should the provisions relating to SPZs be retained as a further option for relaxing planning controls in specific areas?

Yes No

Question 7

Should a new Class D as suggested to facilitate compliance with the Disability Discrimination Act be introduced into Part 2 of the GDO?

Yes No

Question 8

Should the limitation of PD Rights be set differently in different areas depending on the nature of the designation?

Yes No

Ramsar sites and Natura 2000 sites should be included in the list.

Question 9

Do you agree with the proposed definition of designated areas? Are there any other types of sensitive areas which should be considered? If so please list and explain why you think they should be considered.

Yes No

see above

Question 10

Should certain types of permitted development be restricted in flood plains where they are vulnerable or most likely to be affected by flooding?

Yes No

Permitted development should be restricted in all designated floodplains.

Question 11

Should the restrictions proposed above be placed upon PD rights in flood plains for development as defined?

Yes No

There may be a need to extend this list. LGO could be enacted when the Local Area Flood Management Plans are drafted

Question 12

Should PD rights for basements located within flood plains be removed?

Yes No

Question 13

Should PD rights for hardstandings over 5m² be required to be constructed of permeable (or porous) materials or require that provision is made to direct run-off water from the hardstanding to a permeable or porous area or surface?

Yes No

**The 'or' should be replaced with 'and'
Any run off from porous surfaces should be directed to swales and ponds within the building's curtilage.**

Question 14

Should PD rights be restricted where there are likely to be significant impacts on nearby water bodies?

Yes No

Question 15

Do you agree with the proposed extension of PD Rights in this sector? If you do not agree please set out what alternative PD rights you would wish to see and explain why.

Yes No

There should be a criterion that does not allow permitted development within a stated distance of a waterway, be it minor waterway or major traffic carrying waterway. Also, if non-porous hardstanding is used, it should drain into a sufficiently large collecting area to allow for separation of hazardous materials and subsequent disposal of processed and cleaned water to a watercourse.

Question 16

Should Part 8 PD rights be restricted as indicated in AONBs, conservation areas, National Parks, and floodplains and be withdrawn in ASSIs and SAIs?

Yes No

PD rights should be withdrawn in all designated sites including Ramsar and Natura 2000 sites. Consideration should also be given to withdrawal, within particular Local Landscape Policy Areas, such as found along the Lower Bann, Blackwater and Upper Bann Rivers.

Question 17

Should a new class be provided in Part 2 allowing the erection of waste storage containers subject to the limitations indicated above? If you do not agree, please set out what alternative PD rights you would wish to see and explain why.

Yes No

Consideration should be given to not permitting development within an agree distance of a watercourse - for water quality and visual amenity reasons

Question 18

Should a new part be provided for 'Landfill Sites' allowing works on existing landfill sites subject to the limitations indicated above? If you do not agree, please set out what alternative PD rights you would wish to see and explain why.

Yes No

Question 19

Should a new part be provided for 'Waste Processing Facilities' allowing works on existing facilities subject to the limitations indicated above? If you do not agree, please set out what alternative PD rights you would wish to see and explain why.

Yes No

Question 20

Do you agree with approach set out in paragraph 5.2.3 to Waste Management PD in sensitive areas? If not please explain what differences you propose and explain why.

Yes No

Sensitive areas should be extended to include Ramsar sites and relevant LLP Areas.

Question 21

Should PD rights allowing minor extensions and alterations to existing telecommunication masts, be added to Part 17 (Development by telecommunications code system operators) of the GDO as outlined above?

Yes No

Question 22

Should the new Part 17 PD rights as outlined above be permitted in AONBs, National Parks, conservation areas, SAIs and ASSIs?

Yes No

Allowing a 10% height increase within a conservation area, may have a negative impact on the integrity of the designated area.

Question 23

Should:

- A new part be provided for retail and town centre uses permitting extensions/alterations on existing buildings as outlined above?

Yes No

- A new part be provided for office premises permitting extensions/alterations on existing buildings as outlined above?

Yes No

Question 24

Do you agree with the proposed approach in relation to PD Rights for Commercial and Retail uses in sensitive areas?

Yes No

Consideration needs to be given as to how permitted development rights may affect the aesthetics of a town center as seen from a river - e.g. Coleraine, Portadown. Greater

reliance is being placed on using rivers for recreation and tourism. Views from Rivers and character need to be conserved.

Question 25

Should new classes be added to Part 3 of the GDO allowing:

- The change of use of agricultural buildings to production, storage and distribution uses as outlined above;

Yes No

No new buildings should be allowed under permitted development within an agreed distance of any watercourse.

- Change of use of agricultural land to recreational equestrian uses as outlined above?

Yes No

Question 26

Should the change of use of agricultural buildings to production, storage and distribution uses on an agricultural unit be permitted in conservation areas, AONBs, National Parks, ASSIs and SAIs?

Yes No

Question 27

Should the change of use of agricultural land to recreational equestrian uses be permitted in conservation areas, AONBs and National Parks but not permitted in ASSIs and SAIs?

Yes No

Question 28

Should the site licence exemptions provided for in paragraphs 4 and 5 of the Schedule to the Caravans Act (NI) 1963 be added to the circumstances for which PD rights are given by Part 5?

Yes No

Question 29

Should:

- A new part be provided for Universities and Hospitals permitting new build, extensions and alterations subject to the limitations/ conditions outlined?

Yes No

- A new part be provided for Schools, Leisure and Community Facilities and other institutions permitting new build, extensions and alterations subject to the limitations/ conditions outlined?

Yes No

Consideration needs to be given to the having PD for replacement of jetties or buildings associated with water sports or angling infrastructure.

Question 30

Should the proposed PD rights for Universities, Hospitals, Schools, Leisure and Community Facilities and other institutions be permitted in AONBs and National Parks but removed in Conservation Areas, ASSIs and SAls?

Yes No

Question 31

Should PD rights for classes A, B, C, G and H be extended as outlined above? If not please set out what alternative PD rights you would wish to see and explain why.

Yes No

Question 32

Do you agree with the approach to Part 13 reform in sensitive areas?

Yes No

Electricity cables can have a considerable negative impact in sensitive sites where birds, particularly swans are a feature. PD in SPAs, where swans and large birds are a designation feature, should be removed.
Power lines can also be hazardous to navigating boats and consultation is needed prior to installation.

Question 33

Should a new Part be provided for 'Development ancillary to mining operations'?

Yes No

Question 34

Do you agree with the proposed exclusions and conditions for 'Development ancillary to mining operations'? If not please comment and explain why not.

Yes No

Question 35

Do you believe a new Class B should be introduced in Northern Ireland (similar to the equivalent Class C in England and Wales) but without prior approval? If not please comment.

Yes No

Question 36

Do you agree that PD rights for 'Development ancillary to mineral operations' should be permitted in National Parks and AONBs but removed in ASSIs, SAIs and Conservation Areas? If not please comment

Yes No

Consideration should be given as to how the changes may impact in relation to the sand extraction industry on Lough Neagh. It is designated as a Ramsar, ASSI and SPA.

Question 37

Of the options outlined above which would be your preferred approach?

Option A: "Do nothing" scenario

Option B: "All recommendations" scenario

Option C: "Phased all recommendations" scenario