



# **Development Management Statistics Northern Ireland**

**2008/09 Annual Statistical Bulletin  
(April 2008 to March 2009)**  
(includes 2007/08 figures)

**Published August 2009**

**An Official Statistics Publication**



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## Contents

### Section 1 – All types of applications received and decided

Incomplete applications	4
Applications received	4
Applications withdrawn	4
Applications decided	4
Applications approved	5
Applications by Type of Development	5

### Section 2 –Applications for residential development

Applications received and decided	6
Applications for residential developments in urban and rural areas	6
Applications for single houses	7

### Section 3 – Performance on processing planning applications

Progress made toward achieving Public Service Agreement (PSA) targets	8
Progress made toward achieving Agency’s Business Plan targets	10
Average processing times by Divisional Planning Office	11

### Statistical Tables

Table 1 – All applications received and decided by type of application	12
Table 2 – All applications received and decided by Local Government District	13
Table 3 – All applications received and decided by Assembly Constituency Area	14
Table 4 – All applications received and decided by type of development	15
Table 5 –All applications received and decided for residential developments in urban and rural areas by type of application	16
Table 6 – All applications received and decided for residential developments in urban and rural areas by type of development	17

### Notes on the data 18

### Appendices

Appendix 1 – Types of Application	19
Appendix 2 – Types of Development Proposal	20
Appendix 3 – Key Performance Targets	22
Appendix 4 – Contact points for further information	23

## Section 1 – Applications received and decided

### Incomplete applications

Planning Service continued to receive a large number of incomplete applications in 2008/09; however it was a significant reduction in the number received in 2007/08. In 2008/09, the Agency received 7,728 applications that were deemed to be incomplete for a variety of reasons, including errors on the application form, lack of documentation or incorrect application fees. This compares with 14,415 incomplete applications received in 2007/08; a reduction of 6,687 (46%).

### Applications received

Planning Service received 20,469 applications during 2008/09 (**Table 1**); a decrease of 26.7% on the number of applications received in 2007/08. Geographically, the Local Government District (LGD) with the lowest fall in applications received when compared with 2007/08 was Moyle which saw a reduction of 128 applications (29.0%). The LGD with the greatest reduction in applications received when compared with the previous year, was Belfast which reduced by 850 applications, representing a decrease of 29.0% (**Table 2**). Similar comparisons are available by Northern Ireland Assembly Constituency Area (**Table 3**).

### Applications withdrawn

During the 2008/09 year 1,566 applications were withdrawn by applicants or planning agents prior to a decision being issued (**Table 1**). Applications can be withdrawn at any stage before a decision has been made and relate to valid applications received in the year and in earlier financial years. This compares to 1,917 applications withdrawn in 2007/08 (**Table 1**).

### Applications decided

Planning Service issued decisions on 24,637 applications in 2008/09; 7.3% fewer than the number issued in 2007/08.

- The number of decisions issued for outline applications fell by 1,155 when compared with 2007/08, representing a 46.6% decrease. (**Table 1**).
- The number of decisions issued for full applications increased by 688 applications when compared with the previous year; an increase of 4.0%.
- The number of decisions issued for reserved matters applications fell by 1,602 when compared with 2007/08, representing a decrease of 29.8% (**Table 1**).
- The number of decisions issued in 2008/09 on most other types of applications increased when compared with 2007/08; particularly Certificates of Lawful Use.

Geographically the largest increase in the number of applications decided was in North Down LGD in the Downpatrick planning division; increasing by 183 decisions issued (24.5%) when compared with 2007/08. In contrast the greatest reduction in the number of applications decided was in the Fermanagh LGD in the Omagh planning division which issued decisions on 1,506 in the year, a reduction of 25.9% on the number issued in 2007/08 (**Table 2**).

### **Applications approved**

94.2% of all applications decided in the year were approved, representing a 3 percentage point increase on the approval rate of applications in 2007/08 (**Table 1**). Approval rates varied across local government districts ranging from 88.6% in Derry LGD to 97.5% in Dungannon and South Tyrone LGD (**Table 2**). The approval rates for Northern Ireland Assembly Constituency Areas ranged from 88.6% in Foyle to 96.3% in Fermanagh and South Tyrone in 2008/09 (**Table 3**)

### **Applications by Type of Development**

The largest proportion of applications received, decided and approved was for residential development (**Table 4**). Applications for Government and Civic development rose by 4.2% between the time periods, equating to 1,915 applications received in 2008/09. In contrast, there were 232 (15.6%) fewer applications received for commercial development in 2008/09 than in 2007/08.

Decisions issued for agricultural development increased by 73.7% from 2007/08, with 356 decisions issued in 2008/09. An additional 99 applications were decided for mixed use development this year, equating to a 36.7% increase on the number decided in 2007/08. 94.1 % of agricultural developments were approved in 2008/09, a 7 percentage point increase on the approval rate in 2007/08. Almost all types of development experienced an increase in approval rates, while Government and Civic development experienced similar approval rates in both 2008/09(97.1%) and 2007/08 (97.5%).

## **Section 2 – Applications for Residential Development**

### **Applications received and decided**

Of the 20,469 applications received in 2008/09; 14,994 (73.3%) were applications for residential development. This figure represents a decrease of 6,926 applications on the number received in 2007/08, corresponding to a 31.6% decrease. (**Table 4**)

Of the 24,637 decisions issued in 2008/09; 18,789 (76.3%) decisions related specifically to residential development applications. This figure represents a reduction of 2,273 decisions issued in the year when compared to 2007/08, representing a 10.8% decrease. (**Table 4**)

### **Applications for Residential Development in urban and rural areas**

In 2008/09, Planning Service received 31.3% (2,911) fewer applications for full planning permission in urban areas when compared with 2007/08. There was also a decrease in the number of applications for full planning permission in rural areas, reducing by 691 applications (13.6%) when compared with 2007/08 (**Table 5**).

The number of decisions issued for full planning permission for residential development in urban areas remained unchanged when compared with 2007/08 (**Table 5**). The number of decisions issued for outline planning permission for residential development in rural areas fell between the two time periods, with 68.0% (1,144) fewer decisions issued in 2008/09. The number of decisions issued for the approval of reserved matters applications for residential development in rural areas decreased by 30.8% (1,588) when compared with the previous year (**Table 5**).

The approval rate for residential development in urban areas decreased by almost 2 percentage points between 2007/08 and 2008/09; while approvals for residential development in the countryside increased by approximately 8 percentage points during the same time period (**Table 5**).

## **Applications for single houses**

The number of applications decided for new single houses in urban areas increased by 4.9% (44) between 2007/08 and 2008/09 (**Table 6**). The number of applications decided for new single houses in the countryside fell by 2,596 applications (38.8%) between the two time periods. This includes applications for full planning permission, outline planning permission and approval of reserved matters following granting of outline planning permission. As such it is not equivalent to the same number of new dwellings which may be constructed in the countryside. The approval rate for these types of applications rose by approximately 11 percentage points from 86.7% in 2007/08 to 98.0% in 2008/09 (**Table 6**).

## Section 3 – Performance on processing planning applications

### Progress made towards achieving Public Service Agreement (PSA) targets 2011 (*Figures in brackets refer to 2007/08*)

#### Major applications

PSA Target: to process 60% of major applications to decision or withdrawal in 23 weeks

Actual Performance 40.5% of major planning applications were decided or withdrawn within the target period in 2008/09 compared with 40% in the 2007/08, showing an increase in progress toward the target.

60% of Major planning applications were decided or withdrawn in 39 (36) weeks.

#### Intermediate applications

PSA Target: to process 70% of intermediate applications to decision or withdrawal in 31 weeks

Actual Performance: 65% of intermediate planning applications were decided or withdrawn within the target period in 2008/09 compared with 51% in the previous year, showing a 14 percentage point increase in progress toward the target.

70% of Intermediate planning applications were decided or withdrawn in 35 (49) weeks

#### Minor applications

PSA Target: to process 80% of minor applications to decision or withdrawal in 18 weeks

Actual Performance      68% of minor planning applications were decided or withdrawn within the target period in 2008/09 compared with 60% in the previous year, showing an 8 percentage point increase in progress toward the target.

80% of Minor planning applications were decided or withdrawn in 24 (25) weeks

For information on 2011 PSA targets please refer to the appendix 3 at the end of the report. (*Figures in brackets refer to the same period in 2007/08*)

## Progress made towards achieving Agency Business Plan targets

During 2008/09, the Agency made good progress in achieving its 2008/09 Business Plan Targets

**Major Target** to process 45% of major applications to decision or withdrawal in 23 weeks

Actual Performance 45% of Major planning applications were decided or withdrawn in 26 weeks.

**Intermediate Target** to process 56% of intermediate applications to decision or withdrawal in 31 weeks

Actual Performance 56% of Intermediate planning applications were decided or withdrawn in 26 weeks

**Minor Target** to process 65% of minor applications to decision or withdrawal in 18 weeks

65% of Minor planning applications were decided or withdrawn in 17 weeks

### **Validation** (*Figures in brackets refer to 2007/08*)

Target to validate 75% of all applications within 6 days;

Actual Performance 90% (78%) of all applications were validated within 6 days.

Target to validate 95% of all applications within 10 days;

Actual Performance 97% (91%) of all applications were validated within 10 days.

### **Issuing Decisions** (*Figures in brackets refer to 2007/08*)

Target to issue 75% of decisions within 2 weeks of last Council consultation;

Actual Performance 90% (89%) of decisions were issued within 2 weeks of last Council consultation

Target to issue 95% of decisions within 4 weeks of last Council consultation;

Actual Performance 96% (95%) of decisions were issued within 4 weeks of last Council consultation

**Reduction in applications in the system longer than 12 months** (*Figures in brackets refer to 2007/08*)

Target 15% reduction in the number of applications in the system for longer than 12 months

Actual Performance the number of applications in the system for longer than 12 months were reduced by 9% (13%)

**Property Certificates** (*Figures in brackets refer to 2007/08*)

Target to issue 94% of property certificates within 10 working days of receipt;

Actual Performance 95% (95%) of property certificates were issued within 10 days.

For information on PSA and Agency Business Plan targets please refer to the appendix 3 at the end of the report.

**Average processing times by Planning Division**

The average number of weeks taken to process planning applications in 2008/09 by divisional planning office is shown in the table below. (*Figures in brackets refer to the processing times for 2007/08*).

Divisions	Major		Intermediate		Minor	
	(average number of weeks)		(average number of weeks)		(average number of weeks)	
Ballymena	25	(21)	23	(19)	13	(12)
Belfast	30	(24)	28	(22)	12	(12)
Craigavon	31	(38)	30	(54)	12	(19)
Downpatrick	39	(32)	36	(27)	18	(18)
Headquarters <sup>1</sup>	47	(45)	34	-	45	-
Londonderry	31	(31)	21	(24)	10	(18)
Omagh	21	(29)	18	(23)	13	(16)
<b>Planning Service</b>	<b>30</b>	<b>(29)</b>	<b>23</b>	<b>(30)</b>	<b>13</b>	<b>(16)</b>

<sup>1</sup> Headquarters generally process only major planning applications.

## Section 4 – Statistical Tables

**Table 1 All applications received and decided by type of application**

Northern Ireland, April 2008 to March 2009, (April 2007 to March 2008 in brackets)

Type of Application	Applications Received <sup>1</sup>		Applications Decided <sup>2</sup>		Applications Approved <sup>3</sup>		Applications Withdrawn			
					Number	Percentage				
Outline Planning Permission	1284	(2640)	1326	(2481)	1018	(1501)	76.8	(60.5)	345	(749)
Full Planning Permission	15087	(19086)	17767	(17079)	16904	(16019)	95.1	(93.8)	1079	(1037)
Approval of Reserved Matters	2465	(4288)	3781	(5383)	3774	(5377)	99.8	(99.9)	30	(35)
Consent to Display	597	(629)	654	(657)	543	(571)	83.0	(86.9)	26	(14)
Certificates of Lawful Use or Development for a Proposed Use	482	(637)	521	(489)	447	(444)	85.8	(90.8)	27	(22)
Certificates of Lawful Use or Development for an Existing Use	126	(123)	150	(84)	119	(62)	79.3	(73.8)	6	(5)
Listed Building Consent	299	(328)	322	(314)	307	(297)	95.3	(94.6)	24	(23)
Other Types of Consent <sup>4</sup>	129	(175)	116	(93)	99	(82)	85.3	(88.2)	29	(32)
<b>All Applications</b>	<b>20469</b>	<b>(27906)</b>	<b>24637</b>	<b>(26580)</b>	<b>23211</b>	<b>(24353)</b>	<b>94.2</b>	<b>(91.6)</b>	<b>1566</b>	<b>(1917)</b>

<sup>1</sup> All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.

<sup>2</sup> Applications decided do not include withdrawn applications

<sup>3</sup> The number and per cent of applications approved is based on the number of decisions issued in the same year.

<sup>4</sup> Other types of consent include Hazard Substance Consent and Conservation Area Consent

- numbers are too small to calculate meaningful percentages

**Table 2 All applications received and decided by Local Government District**  
Northern Ireland, April 2008 to March 2009, (April 2007 to March 2008 in brackets)

Local Government District	Applications Received <sup>1</sup>		Applications Decided <sup>2</sup>		Applications Approved <sup>3</sup>			
					Number		Percentage	
Antrim	696	(974)	751	(867)	722	(813)	96.1	(93.8)
Ards	857	(1271)	947	(1004)	899	(953)	94.9	(94.9)
Armagh	787	(979)	987	(1472)	953	(1333)	96.6	(90.6)
Ballymena	818	(1084)	894	(1038)	862	(926)	96.4	(89.2)
Ballymoney	438	(642)	541	(558)	523	(537)	96.7	(96.2)
Banbridge	620	(819)	976	(1072)	939	(957)	96.2	(89.3)
Belfast	2080	(2930)	2512	(2493)	2294	(2313)	91.3	(92.8)
Carrickfergus	252	(408)	322	(324)	298	(306)	92.5	(94.4)
Castlereagh	467	(670)	489	(537)	455	(502)	93.0	(93.5)
Coleraine	825	(1123)	1095	(956)	1021	(877)	93.2	(91.7)
Cookstown	662	(935)	776	(901)	742	(816)	95.6	(90.6)
Craigavon	741	(1034)	890	(1051)	849	(989)	95.4	(94.1)
Derry	866	(1108)	878	(1237)	778	(1125)	88.6	(90.9)
Down	876	(1128)	978	(985)	912	(923)	93.3	(93.7)
Dungannon & South Tyrone	1113	(1434)	1336	(1472)	1303	(1320)	97.5	(89.7)
Fermanagh	1246	(1831)	1506	(2032)	1438	(1892)	95.5	(93.1)
Larne	314	(481)	399	(372)	372	(355)	93.2	(95.4)
Limavady	422	(571)	508	(500)	482	(465)	94.9	(93.0)
Lisburn	1059	(1381)	1277	(1116)	1203	(1067)	94.2	(95.6)
Magherafelt	676	(1024)	883	(905)	821	(786)	93.0	(86.9)
Moyle	314	(442)	397	(291)	377	(270)	95.0	(92.8)
Newry and Mourne	1448	(1624)	1876	(2183)	1736	(1880)	92.5	(86.1)
Newtownabbey	583	(797)	541	(592)	501	(565)	92.6	(95.4)
North Down	710	(965)	930	(747)	875	(713)	94.1	(95.4)
Omagh	959	(1452)	1208	(1254)	1148	(1117)	95.0	(89.1)
Strabane	640	(799)	740	(621)	708	(553)	95.7	(89.0)
<b>All Areas</b>	<b>20469</b>	<b>(27906)</b>	<b>24637</b>	<b>(26580)</b>	<b>23211</b>	<b>(24353)</b>	<b>94.2</b>	<b>(91.6)</b>

<sup>1</sup> All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.

<sup>2</sup> Applications decided do not include withdrawn applications

<sup>3</sup> The number and per cent of applications approved is based on the number of decisions issued in the same year.

- numbers are too small to calculate meaningful percentages

**Table 3 All applications received and decided by Assembly Constituency Area**  
Northern Ireland, April 2008 to March 2009, (April 2007 to March 2008 in brackets)

Northern Ireland Assembly Constituency Area	Applications Received <sup>1</sup>		Applications Decided <sup>2</sup>		Applications Approved <sup>3</sup>			
					Number		Percentage	
Belfast East	560	(854)	676	(682)	625	(633)	92.5	(92.8)
Belfast North	542	(735)	585	(628)	525	(579)	89.7	(92.2)
Belfast South	959	(1352)	1214	(1167)	1111	(1092)	91.5	(93.6)
Belfast West	415	(502)	435	(460)	395	(424)	90.8	(92.2)
East Antrim	681	(1051)	842	(821)	785	(780)	93.2	(95.0)
East Londonderry	1248	(1694)	1599	(1456)	1499	(1342)	93.7	(92.2)
Fermanagh and South Tyrone	2069	(2905)	2536	(3109)	2442	(2855)	96.3	(91.8)
Foyle	865	(1107)	876	(1236)	776	(1124)	88.6	(90.9)
Lagan Valley	1158	(1531)	1451	(1374)	1378	(1301)	95.0	(94.7)
Mid Ulster	1628	(2320)	1961	(2202)	1859	(1960)	94.8	(89.0)
Newry and Armagh	1499	(1789)	1878	(2657)	1783	(2312)	94.9	(87.0)
North Antrim	1570	(2166)	1825	(1887)	1756	(1733)	96.2	(91.8)
North Down	845	(1165)	1080	(895)	1015	(847)	94.0	(94.6)
South Antrim	1076	(1527)	1113	(1268)	1055	(1198)	94.8	(94.5)
South Down	1745	(2100)	2246	(2299)	2098	(2078)	93.4	(90.4)
Strangford	1045	(1500)	1137	(1175)	1077	(1122)	94.7	(95.5)
Upper Bann	965	(1358)	1243	(1390)	1181	(1304)	95.0	(93.8)
West Tyrone	1599	(2250)	1940	(1874)	1851	(1669)	95.4	(89.1)
<b>All Areas</b>	<b>20469</b>	<b>(27906)</b>	<b>24637</b>	<b>(26580)</b>	<b>23211</b>	<b>(24353)</b>	<b>94.2</b>	<b>(91.6)</b>

<sup>1</sup> All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.

<sup>2</sup> Applications decided do not include withdrawn applications

<sup>3</sup> The number and per cent of applications approved is based on the number of decisions issued in the same year.

- numbers are too small to calculate meaningful percentages

**Table 4 All applications received and decided by type of development**

Northern Ireland, April 2008 to March 2009, (April 2007 to March 2008 in brackets)

Type of Development <sup>5</sup>	Applications Received <sup>1</sup>		Applications Decided <sup>2</sup>		Applications Approved <sup>3</sup>			
					Number	Percentage	Number	Percentage
Agricultural	293	(320)	356	(205)	335	(178)	94.1	(86.8)
Commercial	1254	(1486)	1285	(1418)	1184	(1273)	92.1	(89.8)
Government and Civic	1915	(1838)	1945	(1820)	1889	(1774)	97.1	(97.5)
Industrial	380	(418)	417	(385)	388	(341)	93.0	(88.6)
Mixed Use <sup>4</sup>	273	(317)	369	(270)	334	(244)	90.5	(90.4)
Residential	14994	(21920)	18789	(21062)	17783	(19273)	94.6	(91.5)
Other	1360	(1607)	1476	(1420)	1298	(1270)	87.9	(89.4)
<b>All Applications</b>	<b>20469</b>	<b>(27906)</b>	<b>24637</b>	<b>(26580)</b>	<b>23211</b>	<b>(24353)</b>	<b>94.2</b>	<b>(91.6)</b>

<sup>1</sup> All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.

<sup>2</sup> Applications decided do not include withdrawn applications

<sup>3</sup> The number and per cent of applications approved is based on the number of decisions issued in the same year.

<sup>4</sup> Mixed Use applications will include some residential units

<sup>5</sup> 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.

- numbers are too small to calculate meaningful percentages

**Table 5 All applications received and decided for residential<sup>1</sup> developments in urban and rural areas by type of application**  
Northern Ireland, April 2008 to March 2009, (April 2007 to March 2008 in brackets)

Type of Development	Applications Received <sup>2</sup>			Applications Decided <sup>3</sup>			Applications Approved <sup>4</sup>		
	Number	Percentage	(2007-08)	Number	Percentage	(2007-08)	Number	Percentage	(2007-08)
Outline Planning Permission	423	(912)	695	(713)	479	(531)	68.9	(74.5)	
Full Planning Permission	6378	(9289)	8014	(8013)	7458	(7592)	93.1	(94.7)	
Applications in Reserved Matters	155	(198)	178	(197)	178	(196)	100.0	(99.5)	
Urban Areas	371	(512)	406	(412)	353	(374)	86.9	(90.8)	
Certificates of Lawful Use or Development	76	(108)	87	(85)	85	(80)	97.7	(94.1)	
Other Types of Consents <sup>5</sup>									
<b>All residential applications in Urban Areas</b>	<b>7403</b>	<b>(11019)</b>	<b>9380</b>	<b>(9420)</b>	<b>8553</b>	<b>(8773)</b>	<b>91.2</b>	<b>(93.1)</b>	
Outline Planning Permission	785	(1605)	539	(1683)	467	(906)	86.6	(53.8)	
Full Planning Permission	4384	(5075)	5136	(4674)	5058	(4326)	98.5	(92.6)	
Applications in Reserved Matters	2286	(4046)	3564	(5152)	3557	(5148)	99.8	(99.9)	
Rural Areas	96	(133)	111	(91)	90	(79)	81.1	(86.8)	
Certificates of Lawful Use or Development	40	(42)	59	(42)	58	(41)	98.3	(97.6)	
Other Types of Consents <sup>5</sup>									
<b>All residential applications in Rural Areas</b>	<b>7591</b>	<b>(10901)</b>	<b>9409</b>	<b>(11642)</b>	<b>9230</b>	<b>(10500)</b>	<b>98.1</b>	<b>(90.2)</b>	
<b>All Residential Applications in Northern Ireland</b>	<b>14994</b>	<b>(21920)</b>	<b>18789</b>	<b>(21062)</b>	<b>17783</b>	<b>(19273)</b>	<b>94.6</b>	<b>(91.5)</b>	

<sup>1</sup> 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.

<sup>2</sup> All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.

<sup>3</sup> Applications decided do not include withdrawn applications

<sup>4</sup> The number and per cent of applications approved is based on the number of decisions issued in the same year.

<sup>5</sup> Other types of consent include Consent to Display, Listed Building Consent, Hazard Substance Consent and Conservation Area Consent

- numbers are too small to calculate meaningful percentages

**Table 6 All applications received and decided for residential<sup>1</sup> developments in urban and rural areas by type of development**

Northern Ireland, April 2008 to March 2009, (April 2007 to March 2008 in brackets)

Location	Type of Development	Applications Received <sup>2</sup>	Applications Decided <sup>3</sup>	Applications Approved <sup>4</sup>	
				Number	Percentage
Applications in urban areas	New single dwellings	616 (1011)	935 (891)	695 (715)	74.3 (80.2)
	Replacement single dwellings	147 (175)	208 (128)	204 (122)	98.1 (95.3)
	Domestic alterations and extensions	4759 (6238)	5735 (6157)	5550 (6034)	96.8 (98.0)
Applications in rural areas	New single dwellings	3196 (5698)	4095 (6691)	4013 (5804)	98.0 (86.7)
	Replacement single dwellings	1455 (1767)	1868 (1794)	1856 (1699)	99.4 (94.7)
	Domestic alterations and extensions	1668 (2105)	2021 (2131)	1975 (2081)	97.7 (97.7)
Applications in urban and rural areas	Housing Developments <sup>5</sup>	1652 (3480)	2268 (2036)	1871 (1683)	82.5 (82.7)
	Other <sup>6</sup>	1501 (1446)	1659 (1234)	1619 (1135)	97.6 (92.0)
<b>All Residential Applications in Northern Ireland</b>		<b>14994 (21920)</b>	<b>18789 (21062)</b>	<b>17783 (19273)</b>	<b>94.6 (91.5)</b>

<sup>1</sup> Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes. received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.

<sup>2</sup> Applications decided do not include withdrawn applications

<sup>4</sup> The number and per cent of applications approved is based on the number of decisions issued in the same year.

<sup>5</sup> Housing developments also include apartments.

<sup>6</sup> Other includes temporary buildings, change of use and renewal of planning permissions.

- numbers are too small to calculate meaningful percentages

## Section 5 - Notes on the Data

- The records of all applications from 1 April 2008 to 31 March 2009 were transferred in June 2009 from a live database and inspected for consistency in coding. The comparative figures from 2007/08 were transferred from a live database in July 2008 and also checked for coding anomalies.

### Notes on the speed of decisions

Planning decisions are categorised as major, intermediate and minor, depending on the type of land use. 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 average processing time is the median.

## Section 6 – Appendices

### Appendix 1 – Types of Application

A number of different types of application are received by Planning Service and are categorized into the following groups:

- **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.

- **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.

## Appendix 2 – Types of Development Proposal

The applications for planning permissions received and decided in 2008/09 comprise 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.

## **Appendix 3 - Key Performance Targets**

### **Public Service Agreement (PSA) Targets (2011)**

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

- 60% of Major planning applications processed in 23 weeks;
- 70% of Intermediate planning applications processed in 31 Weeks; and
- 80% of Minor planning applications processed in 18 Weeks

### **Agency's Business Plan Targets (2008/09)**

#### **Major, Intermediate and Minor Targets (2008/09)**

The Business Plan targets set milestones to achievement of the Ministerial targets for the Planning Service, as reflected in the Department of the Environment's Public Service Agreement (PSA), and set the time taken to process planning applications to decision or withdrawal as follows:

- 45% of Major planning applications processed in 23 weeks;
- 56% of Intermediate planning applications processed in 31 Weeks; and
- 65% of Minor planning applications processed in 18 Weeks

The Planning Service Business Plan 2008/09 includes operational targets for validating applications, issuing decisions and for reducing the number of long outstanding applications as follows:

- 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

## **Appendix 4 - Contact points for further information**

### **Development management statistics**

An electronic version of this Quarterly planning statistics publication is available at [http://www.planningni.gov.uk/Corporate\\_Services/stats/planning-statistics.htm](http://www.planningni.gov.uk/Corporate_Services/stats/planning-statistics.htm)

Annual Statistical reports are available at [http://www.planningni.gov.uk/Corporate\\_Services/stats/planning-statistics.htm](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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### **The Analytical Services Team**

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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