



Development Management Statistics Northern Ireland

**2009/10 Annual Statistical Bulletin
(April 2009 to March 2010)**
(includes 2008/09 figures)

Published July 2010

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:

Planning Service Headquarters
Millennium House
17-25 Great Victoria Street
Belfast BT2 7BN

Tel: (028) 9041 6700
Fax: (028) 9041 6802

Website: www.planningni.gov.uk.
For statistics go to statistical information link on the home page.

Email: planning.service.hq@doeni.gov.uk

©Crown copyright, 2010.

Copyright in the typographical arrangement rests with the Crown.

This publication, excluding logos, may be reproduced free of charge in any format or medium for research, private study or for internal circulation within an organisation. This is subject to it being reproduced accurately and not used in a misleading context. The material must be acknowledged as Crown copyright and the title of the publication specified.

Any other use of the contents of this publication would require a copyright licence. Please apply for a Click-Use Licence for core material in writing to the Planning Service Headquarters, 17-25 Great Victoria Street, Belfast BT2 7BN, Tel: (028) 9041 6700, Fax: (028) 9041 6802

If you require this publication in an alternative format please email planning.service.hq@doeni.gov.uk

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Applications withdrawn	4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

Decisions issued by type of development	6
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

Section 4 – 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	21
Appendix 3 – Key Performance Targets	22
Appendix 4 – Contact points for further information	23

Section 1 – Applications received and decided

Incomplete applications

In 2009/10, the Agency received 5,123 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 7,728 incomplete applications received in 2008/09, a reduction of 2,605 (34%).

Applications received

Planning Service received 19,557 applications during 2009/10 (**Table 1**), a decrease of 4.5% on the number of applications received in 2008/09. Geographically, the Local Government District (LGD) with the greatest increase in applications received when compared with 2008/09 was Newry and Mourne which saw an increase of 91 applications (6.3%). The LGD with the greatest reduction in applications received when compared with the previous year, was Belfast which reduced by 429 applications, representing a decrease of 20.6% (**Table 2**). Similar comparisons are available by Northern Ireland Assembly Constituency Area (**Table 3**).

Applications withdrawn

During the 2009/10 year 1,238 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 with 1,566 applications withdrawn in 2008/09 (**Table 1**).

Applications decided

Planning Service issued decisions on 20,223 applications in 2009/10, 17.9% fewer than the number issued in 2008/09.

- The number of decisions issued for outline applications increased by 577 when compared with 2008/09, representing a 43.5% increase.

- The number of decisions issued for full applications decreased by 2,575 when compared with the previous year, a decrease of 14.5%.
- The number of decisions issued for reserved matters applications fell by 1,990 when compared with 2008/09, representing a decrease of 52.6%.
- The number of decisions issued in 2009/10 for Certificates of Lawful Use decreased by 190 when compared with the previous year, a decrease of 36.5% (**Table 1**).

Geographically, all but one Local Government District saw decreases in the number of applications decided, the exception being Newtownabbey LGD. The greatest decrease in the number of applications decided was in Belfast LGD, a fall of 705 decisions issued (or 28.1%) when compared with 2008/09. The greatest decrease in percentage terms was in Banbridge LGD which fell by 38.6% (from 976 decisions issued in 2008/09, compared to 599 decisions issued in 2009/10) (**Table 2**).

Applications approved

Of all applications decided in the year, 94.0% were approved, a similar approval rate to those applications decided in 2008/09 (**Table 1**). Approval rates varied across local government districts, ranging from 90.2% in Castlereagh LGD to 98.0% in Craigavon LGD (**Table 2**). The approval rates for Northern Ireland Assembly Constituency Areas ranged from 89.8% in Belfast South to 96.7% in North Antrim in 2009/10 (**Table 3**).

Applications Received by Type of Development

The largest proportion of applications received, decided and approved was for residential development (**Table 4**). Applications for commercial development rose very slightly, from 1,254 applications received in 2008/09 to 1,269 in 2009/10 (an increase of 1.2%). There were 173 (9.0%) fewer applications received for government and civic development in 2009/10 than in 2008/09. The number of applications received for mixed use development fell by a third (from 273 to 182 applications) and a similar decrease (32.6%) was recorded for Industrial development (from 380 to 256 applications).

Decisions Issued by Type of Development

Decisions issued for agricultural development decreased by 34.3% from 2009/09, with 234 decisions issued in 2009/10. Decisions on government and civic developments fell by 249, representing a 12.8% decrease on the number decided in 2008/09. The approval rate for industrial development saw the greatest decrease (3.8 percentage points), from 93.0% in 2008/09 to 89.2% in 2009/10. Only commercial development and other development saw increases in approval rates.

Section 2 – Applications for Residential Development

Applications received and decided

Of the 19,557 applications received in 2009/10, 14,551 (74.4%) were for residential development. This figure represents a decrease of 443 applications on the number received in 2008/08, a decrease of 3.0%. (**Table 4**)

There were 20,223 decisions issued in 2009/10. Of this, 15,061 (74.5%, or three quarters) were for residential development applications. This figure represents a reduction of 3,728 decisions issued in the year when compared with 2008/09, a decrease of one fifth (19.8%) (**Table 4**).

Applications for Residential Development in urban and rural areas

In 2009/10, Planning Service received 1,228 (19.2%) fewer applications for full planning permission in urban areas when compared with 2008/09. Inversely, there was an increase in the number of applications for full planning permission in rural areas, up by 1,204 applications (27.5%) when compared with 2008/09 (**Table 5**).

The number of decisions issued for full planning permission for residential development in urban areas fell from 8,014 in 2008/09 to 6,098 in 2009/10, representing a decrease of 23.9% and there was a slight decrease in the number of decisions issued in rural areas (from 5,136 to 4,969) (**Table 5**). The number of decisions issued for outline planning permission for residential development in urban areas decreased by 41.2% (from 695 to 409) when compared with the previous year, but for rural areas it increased by 162.7%

(from 539 to 1,416 decisions) (**Table 5**).

The approval rate for residential development in urban areas increased by 1.6 percentage points between 2008/09 and 2009/10, while approvals for residential development in the countryside decreased by 2 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 decreased by 39.1% (366) between 2008/09 and 2009/10 (**Table 6**). The number of applications decided for new single houses in the countryside fell by 553 (13.5%) 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 new single dwellings in rural areas fell by almost 3 percentage points, from 98.0% in 2008/09 to 95.2% in 2009/10 (**Table 6**).

There was a higher number of applications for single dwellings (be it new or replacement, and including both urban and rural areas) in 2009/10 than there were applications for domestic alterations and extensions (6,244 applications for single dwellings compared with 5,398 for alterations and extensions). This contrasts with applications received in 2008/09, where applications for alterations and extensions (6,427) outnumbered applications for single dwellings (5,414) (**Table 6**).

Section 3 – Performance on processing planning applications

Progress made towards achieving Public Service Agreement (PSA) targets 2011 *(Figures in brackets refer to 2008/09)*

The Planning Service achieved two of its three PSA targets during 2009/10 and improvements were made on all three targets compared with 2008/09. Although the Agency did not achieve its PSA target for major applications, performance increased from 41% of major applications decided or withdrawn within 23 weeks in 2008/09 to 48% of applications decided or withdrawn within the target period in 2009/10.

Major Applications

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

Actual Performance: 48% of major planning applications were decided or withdrawn within the target period in 2009/10 compared with 41% in 2008/09 representing a 7 percentage point increase in performance.

60% of Major planning applications were decided or withdrawn in 35 (39) weeks.

Intermediate Applications

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

Actual Performance: 81% of intermediate planning applications were decided or withdrawn within the target period in 2009/10 compared with 65% in the previous year representing a 16 percentage point increase in performance.

70% of intermediate planning applications were decided or withdrawn in 23 (35) weeks.

Minor Applications

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

Actual Performance 82% of minor planning applications were decided or withdrawn within the target period in 2009/10 compared with 68% in the previous year representing a 14 percentage point increase in performance.

80% of minor planning applications were decided or withdrawn in 17 (24) 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 2008/09*)

Progress made towards achieving Agency Business Plan targets

During 2009/10, the Agency achieved all but one of its 2009/10 Business Plan Targets. It missed the target of processing 50% of major applications to decision or withdrawal in 23 weeks (the actual performance was 24 weeks).

Major Target to process 50% of major applications to decision or withdrawal in 23 weeks

Actual Performance 50% of Major planning applications were decided or withdrawn in 24 weeks.

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

Actual Performance 70% of Intermediate planning applications were decided or withdrawn in 23 weeks

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

80% of Minor planning applications were decided or withdrawn in 17 weeks

Validation Target to validate 85% of all applications within 6 days

Actual Performance 96% of all applications were validated within 6 days.

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

Actual Performance 99% 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 91% (90%) 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% (96%) of decisions were issued within 4 weeks of last Council consultation

Property Certificates *(Figures in brackets refer to 2008/09)*

Target	to issue 94% of property certificates within 10 working days of receipt;
Actual Performance	96% (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 2009/10 by divisional planning office is shown in the table below. *(Figures in brackets refer to the processing times for 2008/09).*

Divisions	Major (average number of weeks)		Intermediate (average number of weeks)		Minor (average number of weeks)	
Ballymena	16	(25)	12	(23)	6	(13)
Belfast	29	(30)	23	(28)	8	(12)
Craigavon	22	(31)	18	(30)	8	(12)
Downpatrick	34	(39)	21	(36)	10	(18)
Headquarters ¹	44	(47)	28	(34)	26	(45)
Londonderry	22	(31)	16	(21)	8	(10)
Omagh	17	(29)	13	(18)	8	(13)
Planning Service	24	(30)	16	(23)	8	(13)

¹ 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 2009 to March 2010, (April 2008 to March 2009 in brackets)

Type of Application	Applications Received ¹		Applications Decided ²		Applications Approved ³					
					Number		Percentage		Applications Withdrawn	
Outline Planning Permission	2049	(1284)	1903	(1326)	1636	(1018)	86.0	(76.8)	334	(345)
Full Planning Permission	14743	(15087)	15192	(17767)	14448	(16904)	95.1	(95.1)	809	(1079)
Approval of Reserved Matters	1451	(2465)	1791	(3781)	1786	(3774)	99.7	(99.8)	10	(30)
Consent to Display	508	(597)	531	(654)	448	(543)	84.4	(83.0)	22	(26)
Certificates of Lawful Use or Development for a Proposed Use	319	(482)	331	(521)	277	(447)	83.7	(85.8)	11	(27)
Certificates of Lawful Use or Development for an Existing Use	122	(126)	115	(150)	86	(119)	74.8	(79.3)	5	(6)
Listed Building Consent	282	(299)	276	(322)	262	(307)	94.9	(95.3)	26	(24)
Other Types of Consent ⁴	83	(129)	84	(116)	73	(99)	86.9	(85.3)	21	(29)
All Applications	19557	(20469)	20223	(24637)	19016	(23211)	94.0	(94.2)	1238	(1566)

¹ 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.

² Applications decided 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 year.

⁴ Other types of consent include Hazard Substance Consent and Conservation Area Consent

Table 2 All applications received and decided by Local Government District
Northern Ireland, April 2009 to March 2010, (April 2008 to March 2009 in brackets)

Local Government District	Applications Received ¹		Applications Decided ²		Applications Approved ³			
					Number		Percentage	
Antrim	630	(696)	660	(751)	632	(722)	95.8	(96.1)
Ards	924	(857)	846	(947)	771	(899)	91.1	(94.9)
Armagh	830	(787)	756	(987)	738	(953)	97.6	(96.6)
Ballymena	775	(818)	850	(894)	825	(862)	97.1	(96.4)
Ballymoney	368	(438)	342	(541)	329	(523)	96.2	(96.7)
Banbridge	617	(620)	599	(976)	567	(939)	94.7	(96.2)
Belfast	1651	(2080)	1807	(2512)	1664	(2294)	92.1	(91.3)
Carrickfergus	252	(252)	270	(322)	256	(298)	94.8	(92.5)
Castlereagh	480	(467)	447	(489)	403	(455)	90.2	(93.0)
Coleraine	758	(825)	763	(1095)	729	(1021)	95.5	(93.2)
Cookstown	604	(662)	659	(776)	622	(742)	94.4	(95.6)
Craigavon	739	(741)	760	(890)	745	(849)	98.0	(95.4)
Derry	842	(866)	832	(878)	759	(778)	91.2	(88.6)
Down	936	(876)	969	(978)	888	(912)	91.6	(93.3)
Dungannon & South Tyrone	1002	(1113)	955	(1336)	894	(1303)	93.6	(97.5)
Fermanagh	1249	(1246)	1427	(1506)	1359	(1438)	95.2	(95.5)
Larne	370	(314)	381	(399)	369	(372)	96.9	(93.2)
Limavady	414	(422)	344	(508)	321	(482)	93.3	(94.9)
Lisburn	1065	(1059)	1161	(1277)	1088	(1203)	93.7	(94.2)
Magherafelt	689	(676)	825	(883)	808	(821)	97.9	(93.0)
Moyle	367	(314)	332	(397)	320	(377)	96.4	(95.0)
Newry and Mourne	1539	(1448)	1551	(1876)	1400	(1736)	90.3	(92.5)
Newtownabbey	537	(583)	610	(541)	565	(501)	92.6	(92.6)
North Down	622	(710)	684	(930)	646	(875)	94.4	(94.1)
Omagh	828	(959)	890	(1208)	846	(1148)	95.1	(95.0)
Strabane	469	(640)	503	(740)	472	(708)	93.8	(95.7)
All Areas	19557	(20469)	20223	(24637)	19016	(23211)	94.0	(94.2)

¹ 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.

² Applications decided 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 year.

Table 3 All applications received and decided by Assembly Constituency Area
Northern Ireland, April 2009 to March 2010, (April 2008 to March 2009 in brackets)

Northern Ireland Assembly Constituency Area	Applications Received ¹		Applications Decided ²		Applications Approved ³		Percentage
			Number	Percentage	Number	Percentage	
Belfast East	471	(560)	521	(676)	483	(625)	92.7 (92.5)
Belfast North	379	(542)	446	(585)	417	(525)	93.5 (89.7)
Belfast South	811	(959)	855	(1214)	768	(1111)	89.8 (91.5)
Belfast West	308	(415)	343	(435)	318	(395)	92.7 (90.8)
East Antrim	724	(681)	759	(842)	727	(785)	95.8 (93.2)
East Londonderry	1172	(1248)	1105	(1599)	1049	(1499)	94.9 (93.7)
Fermanagh and South Tyrone	1981	(2069)	2128	(2536)	2010	(2442)	94.5 (96.3)
Foyle	842	(865)	831	(876)	758	(776)	91.2 (88.6)
Lagan Valley	1203	(1158)	1286	(1451)	1206	(1378)	93.8 (95.0)
Mid Ulster	1563	(1628)	1729	(1961)	1664	(1859)	96.2 (94.8)
Newry and Armagh	1547	(1499)	1493	(1878)	1397	(1783)	93.6 (94.9)
North Antrim	1510	(1570)	1524	(1825)	1473	(1756)	96.7 (96.2)
North Down	749	(845)	800	(1080)	753	(1015)	94.1 (94.0)
South Antrim	1011	(1076)	1085	(1113)	1022	(1055)	94.2 (94.8)
South Down	1885	(1745)	1869	(2246)	1721	(2098)	92.1 (93.4)
Strangford	1159	(1045)	1067	(1137)	977	(1077)	91.6 (94.7)
Upper Bann	945	(965)	992	(1243)	958	(1181)	96.6 (95.0)
West Tyrone	1297	(1599)	1390	(1940)	1315	(1851)	94.6 (95.4)
All Areas	19557	(20469)	20223	(24637)	19016	(23211)	94.0 (94.2)

¹ 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.

² Applications decided 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 year.

Table 4 All applications received and decided by type of development
Northern Ireland, April 2009 to March 2010, (April 2008 to March 2009 in brackets)

Type of Development ⁵	Applications Received ¹		Applications Decided ²		Applications Approved ³			
					Number		Percentage	
Agricultural	274	(293)	234	(356)	213	(335)	91.0	(94.1)
Commercial	1269	(1254)	1314	(1285)	1221	(1184)	92.9	(92.1)
Government and Civic	1742	(1915)	1696	(1945)	1629	(1889)	96.0	(97.1)
Industrial	256	(380)	343	(417)	306	(388)	89.2	(93.0)
Mixed Use ⁴	182	(273)	234	(369)	209	(334)	89.3	(90.5)
Residential	14551	(14994)	15061	(18789)	14246	(17783)	94.6	(94.6)
Other	1283	(1360)	1341	(1476)	1192	(1298)	88.9	(87.9)
All Applications	19557	(20469)	20223	(24637)	19016	(23211)	94.0	(94.2)

¹ 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.

² Applications decided 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 year.

⁴ Mixed Use applications will include some residential units

⁵ 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.

Table 5 All applications received and decided for residential¹ developments in urban and rural areas by type of application
Northern Ireland, April 2009 to March 2010, (April 2008 to March 2009 in brackets)

Type of Development	Applications Received ²		Applications Decided ³		Applications Approved ⁴	
	Number	Percentage	Number	Percentage	Number	Percentage
Outline Planning Permission	272	(423)	409	(695)	317	(479)
Full Planning Permission	5150	(6378)	6098	(8014)	5725	(7458)
Approval of Reserved Matters	118	(155)	148	(178)	147	(178)
Certificates of Lawful Use or Development	229	(371)	245	(406)	210	(353)
Other Types of Consents ⁵	63	(76)	60	(87)	58	(85)
All residential applications in Urban Areas	5832	(7403)	6960	(9380)	6457	(8553)
Outline Planning Permission	1705	(785)	1416	(539)	1252	(467)
Full Planning Permission	5588	(4384)	4969	(5136)	4835	(5058)
Approval of Reserved Matters	1318	(2286)	1617	(3564)	1613	(3557)
Certificates of Lawful Use or Development	60	(96)	59	(111)	50	(90)
Other Types of Consents ⁵	48	(40)	40	(59)	39	(58)
All residential applications in Rural Areas	8719	(7591)	8101	(9409)	7789	(9230)
All Residential Applications in Northern Ireland	14551	(14994)	15061	(18789)	14246	(17783)

¹ 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.

² 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.

³ Applications decided 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 year.

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

Table 6 All applications received and decided for residential¹ developments in urban and rural areas by type of development

Northern Ireland, April 2009 to March 2010, (April 2008 to March 2009 in brackets)

Location	Type of Development	Applications Approved ⁴			
		Applications Received ²	Applications Decided ³	Number	Percentage
Applications in urban areas	New single dwellings	435 (616)	569 (935)	461 (695)	81.0 (74.3)
	Replacement single dwellings	114 (147)	130 (208)	125 (204)	96.2 (98.1)
	Domestic alterations and extensions	3979 (4759)	4121 (5735)	3994 (5550)	96.9 (96.8)
Applications in rural areas	New single dwellings	4043 (3196)	3542 (4095)	3371 (4013)	95.2 (98.0)
	Replacement single dwellings	1652 (1455)	1670 (1868)	1629 (1856)	97.5 (99.4)
	Domestic alterations and extensions	1419 (1668)	1414 (2021)	1375 (1975)	97.2 (97.7)
Applications in urban and rural areas	Housing Developments ⁵	1026 (1652)	1848 (2268)	1584 (1871)	85.7 (82.5)
	Other ⁶	1883 (1501)	1767 (1659)	1707 (1619)	96.6 (97.6)
All Residential Applications in Northern Ireland		14551 (14994)	15061 (18789)	14246 (17783)	94.6 (94.6)

¹ Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes.

² 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.

³ Applications decided 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 year.

⁵ Housing developments also include apartments.

⁶ Other includes temporary buildings, change of use and renewal of planning permissions.

Notes on the Data

- The records of all applications from 1 April 2009 to 31 March 2010 were transferred in June 2010 from a live database and inspected for consistency in coding. The comparative figures from 2008/09 were transferred from a live database in June 2009 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.

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 (2009/10)

Major, Intermediate and Minor Targets (2009/10)

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:

- 50% 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

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:

- 85% 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;
- 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 planning statistics publication is available 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:

Analytical Services Team
The Planning Service
Millennium House
17-25 Great Victoria Street
Belfast BT2 7BN
Tel: 028 9041 6700
E-mail: planning.service.hq@doeni.gov.uk



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.

The officers responsible for the production of the Annual Statistical Publication are:

Mr. Neil Marsden (NISRA), Planning Service Statistician
Ms. Rosemary Ross, ePlanning and ICT Unit, data cleansing and statistical analysis
Mrs Dympna Campbell, ePlanning and ICT Unit, data cleansing
Mr Simon Wheeler, ePlanning and ICT Unit, spatial data cleansing

The following officers also contributed:

Mrs Donna Bennett, ePlanning and ICT Unit, project management
Mr Dermot Hoy, ePlanning and ICT Unit, data cleansing