

GLOSSARY

	Adoption	Bringing a local plan document into force
AMR	Annual Monitoring Report	A report produced annually by the councils and sent to the Department detailing whether the objectives set out in the Local Development Plan (LDP) are being achieved
	Article 31 Applications	<p>Article 31 of the Planning (Northern Ireland) Order 1991 enables the Department to deal with major planning applications under special procedures where they consider that the development for which the permission or approval is sought would, if permitted:</p> <ul style="list-style-type: none"> • involve a substantial departure from the development plan for the area to which it relates; or • be of significance to the whole or a substantial part of Northern Ireland; or • affect the whole of a neighbourhood; or • consist of or include the construction, formation, laying out or alteration of a means of access to a trunk road or of any other development of land within 67 metres of the middle of such a road, or of the nearest part of a special road. <p>Existing Article 31's will continue to be processed by the Department.</p>
DPD	Development Plan Documents	The Local Development Plan consists of two separate Development Plan Docs covering the whole of the council district - (i) Plan Strategy (PS) (ii) Local Policies Plan (LPP)
DM	Development Management	<p>An administrative system which ensures that proposed development conforms to the development plan, current planning policies and other "material" considerations.</p> <p>The development management system helps to balance need for uses of land and buildings such as homes, offices, factories and schools with the wish to protect and improve the environment.</p>
EIA	Environmental Impact Assessment	EIA is the process by which information about the environmental effects of a project is collected, assessed and taken into account by Planning in reaching a decision on whether the proposed development should be granted planning permission.
	Full Permission Applications	<p>Full applications must be made for the following types of development:</p> <ul style="list-style-type: none"> • Applications for retrospective planning permission; • For a change of use of land or buildings;

GLOSSARY

		<ul style="list-style-type: none"> The carrying out of mining, engineering or operations other than building operations. <p>Full applications are also appropriate when the principle of the proposed development is acceptable in planning terms.</p>
	Hierarchy of development	A 3-tier hierarchy classification of developments (consisting of regionally significant, major and local)
IEx	Independent Examination	Examination of documents by the Planning Appeals Commission or a person appointed by the Department
	Intervention	If the Department considers that a draft PS or a draft LPP is unsatisfactory, it may intervene and direct the council to modify the documents. This power may be used at any time before a DPD is adopted by the council.
LDP	Local Development Plan	A document which sets out how the council area should look like in the future in terms of what type and scale of development should be encouraged and where it should be located.
LPP	Local Policies Plan	Sets out the council's detailed policies in relation to the development and use of land. This is prepared in line with, and after, the PS has been adopted. It is publicly consulted on, then independently scrutinised before adoption by the council
NN	Neighbour Notification	Under the Neighbour Notification Scheme, the Department will ensure that planning applications are brought to the individual attention of the occupiers of buildings on neighbouring land which are within 90m of the boundary of the application site. Neighbouring land is defined as 'land which directly adjoins the application site or which would adjoin it but for an entry or road less than 20m in width'.
	Material Considerations	Material considerations must be related to the purpose of planning legislation, ie which is to regulate the development and use of land in the public interest. The considerations must also fairly and reasonably relate to the application concerned. All the fundamental factors involved in land-use planning constitute a material consideration. This includes the number, size, layout, design and external appearance of buildings and the proposed means of access, together with landscaping, impact on the neighbourhood and the availability of infrastructure.
OPP	Outline Planning Permission	An application for outline planning permission establishes the principle of development and as such detailed plans will not normally be required although this is largely dependent on the nature of the

GLOSSARY

		application. Once outline permission has been granted, an applicant needs to apply for approval of the details (Reserved Matters (RM)) before work can start. Outline planning applications can only be made when the proposal involves the erection of buildings.
	Pre-application Community Consultation	Places an obligation on the prospective developer to consult the community in advance of submitting an application if the development falls within the major category.
	Pre-determination hearings	Requires a council to provide the opportunity for the applicant to have a hearing before a council, as part of the application process, for certain types of applications.
PD	Permitted Development	<p>The removal of the need to apply for planning permission for a variety of different planning types.</p> <p>Permitted development rights are applied to relatively minor non-contentious development where it is considered that, subject to the specified exceptions, limitations and conditions, do not need to be subject to the planning application process.</p>
PPS	Planning Policy Statements	<p>Planning Policy Statements (PPS) contain policies on land-use and other planning matters, for example telecommunications or the built heritage, and apply to the whole of Northern Ireland.</p> <p>They set out the main planning considerations that planners take into account in assessing proposals for the various forms of development and are relevant to the preparation of development plans. They are also material to decisions on individual planning appeals. There are currently 23 published policy statements which can be accessed on the Department's website www.planningni.gov.uk/index/policy/policy_publications/</p>
PS	Plan Strategy	A document that sets out the council's vision, objectives and growth strategy for the area along with strategic policies. This is produced first, must be publicly consulted on and then independently scrutinised before it can be adopted by the council.
POP	Preferred Options Paper	<p>A consultation paper which must be prepared and published before the council prepares its Development Plan Docs. It sets out</p> <ul style="list-style-type: none"> • A series of options for dealing with key issues in the plan • Evidence to appraise the different issues and options • The council's preferred options and its justification for selecting/recommending the approach. <p>The document should be open to public scrutiny.</p>

GLOSSARY

RDS	Regional Development Strategy	Shaping Our Future is a Regional Development Strategy which offers a strategic and long-term perspective on the future development of Northern Ireland up to the year 2025.
RSD	Regionally Significant Development Applications	Regionally significant development applications will be similar to existing Article 31 applications under the 1991 Order, in that, if the Department is of the opinion that the proposed development if carried out would: (a) be of significance to the whole or a substantial part of Northern Ireland or have significant effects outside Northern Ireland; or (b) involve a substantial departure from the LDP for the area to which it relates.
	Representations	A comment made on a planning issue made by a member of the public, statutory consultee, elected representative or other stakeholder. Representations include objections and letters of support.
RM	Reserved Matters	Once a development proposal has received outline planning permission, a reserved matters application should be submitted to receive permission for the details of the proposal or 'reserved matters.' The RM application should fully comply with all the conditions attached to the outline permission and should be submitted within 3 years of outline permission being granted. An RM application will require the submission of detailed plans and drawings to include details such as the siting, design and external appearance of the development, the means of access to the development and landscaping of the proposal.
	Schemes of Delegation	Section 31 of the 2011 Act requires a council to prepare a scheme of delegation where decision-making for local, generally non-contentious, applications is delegated to an appointed officer rather than the council thereby enabling speedier decisions and improved efficiency. A scheme of delegation cannot include major or regionally significant applications.
	Sensitive Area	A sensitive area is an area of special scientific interest (SSI), an area of outstanding natural beauty (AONB), a National Park, a World Heritage Site, a Scheduled Monument or a European Site (e.g. Special Areas of Conservation under the Habitats Directive or Special Protection Areas under the Wild Birds Directive).
SPPS	Strategic Planning	A single Strategic Planning Policy Statement which consolidates over 20 separate policy statements into

GLOSSARY

	Policy Statement	one document. The document is expected to be published in final form at the end of 2014 ahead of the transfer of planning powers to councils in April 2015
SAR	Sustainability Appraisal Report	An appraisal of the PS and LPP against economic and social objectives in addition to environmental considerations.
SC	Statutory Consultees	Those bodies that the council must consult with during the preparation of their LDP or the processing of an application.
SCI	Statement of Community Involvement	A statement of the council's policy for involving interested parties in matters relating to development in its district, including the making of LDP's and in the carrying out of its development management functions.
SEA	Strategic Environmental Assessment	A process for identifying and assessing the significant environmental effects of a strategy, plan or programme so that they may be taken into account before a plan is approved or adopted. All development plans must meet the requirements for SEA
TA	Transitional Arrangements	Until the council has prepared and adopted both the Dev Plan Documents (PS & LPP) the existing adopted development plans remain in force.
2TPS	Two-tier Planning System	Councils, through their elected representatives, will be responsible and accountable for the vast majority of planning decisions and the formulation of a new development plan for their council area. The Department will determine only a very limited number of regionally significant applications and have a general oversight role.