

EFFECTIVE FROM 19th SEPTEMBER 2012

**PLANNING (NORTHERN IRELAND) ORDER 1991
PLANNING (DEMOLITION – DESCRIPTION OF BUILDINGS)
DIRECTION 2012**

The Department of the Environment for Northern Ireland, in exercise of the powers conferred on it by Article 11(2)(f) of the Planning (Northern Ireland) Order 1991¹ hereby directs:

1. The demolition of any building to which paragraph 2 applies shall not be taken for the purposes of the Planning (Northern Ireland) Order 1991 to involve development of land.

2. This paragraph applies to -

(a) a building the cubic content of which, measured externally, does not exceed 115 cubic metres;

(b) subject to paragraph (c) the whole or any part of a gate, fence, wall or other means of enclosure;

(c) in the case of an area of townscape character or an area of village character, the whole or any part of a gate, wall, fence or other means of enclosure which –

(i) is adjacent to a road or open public space and is less than 1 metre high,

(ii) in any other case is less than 2 metres high.

3. In this direction -

“area of townscape character” means an area -

(a) designated as such in a development plan prepared under Part III of the Planning (Northern Ireland) Order 1991 or in a draft of such a plan; or

(b) listed in the Schedule attached to this Direction;

“area of village character” means an area designated as such in a development plan prepared under Part III of the Planning (Northern Ireland) Order 1991 or in a draft of such a plan;

“road” has the same meaning as in the Roads (NI) Order 1993².

4. This Direction shall come into operation on 19th September 2012 and The Planning (Demolition—Description of Buildings) Direction 2009 is hereby cancelled with effect from that date.

Sealed with the Official Seal of the Department of the Environment on 3rd September 2012.

(L/S)

ANGUS KERR
A senior officer of the Department of the Environment

¹ 1991/1220 (N.I.11) as amended by S.I. 2003/430 (N.I.8)

² 1993/3160 (N.I. 15)

Schedule

Belfast City Council Area

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

Ballymena District Council Area

Galgorm Road and Old Galgorm Road Area of Townscape Character

Castlereagh Borough Council Area

Cregagh Area of Townscape Character
Thiepval Area of Townscape Character

Newtownabbey Borough Council Area

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

North Down Borough Council

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

EXPLANATORY NOTE

(This Note is not part of the Direction)

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

Article 11(1A) and (2) of the 1991 Order provide that the demolition of all buildings, other than buildings specified in a direction under Article 11(2)(f) constitutes building operations, is therefore development and thus subject to planning control.

This Direction describes buildings the demolition of which is not to be taken as development (paragraph 2). These are buildings not exceeding 115 cubic metres (paragraph 2(a)) and the whole or part of any gate, wall, fence or other means of enclosure (paragraph 2 (b)). Paragraph 2(b) is qualified by the provisions of paragraph 2(c) in respect of gates, walls fences and other means of enclosure in Areas of Townscape and Village Character.

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