

Date: 26th February 2026
Our Ref: PL 15/26

Ms Rosemary Daly
[REDACTED]

Telephone: 028 7034 7244

Dear Rosemary,

Re: Second Review of the Implementation of the Planning Act (NI) 2011.

Thank you for your email dated 22nd January 2026 regarding the above.

Further to the holding response issued to DfI on 17th February 2026, I now wish to comment on behalf of the Council, as follows:

Having considered the key recommendations set out in the Department's Report on the (initial) Review of the Implementation of the Planning Act (NI) 2011 (published on 27th January 2022), the Council notes that DfI has taken forward/is currently working on the following key recommendations:

- PT2-2 LDP Guidance
- PT3-1 Categories of Development (review development hierarchy)
- PT3-3 Revise PACC Arrangements
- PT3-5 Incomplete Applications and Validation Checklists
- PT3-10 Revised procedures for Pre-Determination Hearings
- PT13-1 Review Planning Fees

However, the following actions remain outstanding/incomplete:

- PT2-4 Consultation Bodies in Plan Making
- PT2-6/PT3-17/PT5-2 Digitization in the Planning System
- PT3-4 Revised Call-In procedures
- PT3-7 Reviewed arrangements for Time Periods on Consultation Responses
- PT3-14 Proposals to Disallow Variation of Development Proposal on Appeal
- PT3-20 Consider revision to Commencement of Development provisions
- PT5-3 Applying Fixed Penalty Notices (FPN) to Advertisements.

Of these, PT3-7 and PT3-14 would greatly benefit the Development Management process.

Some other points, previously raised by the Council, that have not been taken forward (but would be of great benefit, generally) are:

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- Revision to Section 157 regarding listed building immunity period: and
- Revision to Section 245 regarding including breach of condition notices on the Statutory Charges Register (which is not currently done).

Council comments relating to the first review of the implementation of the Planning Act (NI) 2011 (insofar as they relate to outstanding/under consideration recommendations) remain.

Yours sincerely,



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Principal Planning Officer

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