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# Planning for Places

Navan Centre, Armagh

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# The Councils Link to Planning Functions on Regeneration & Economic Development

*"An officers view on what we have  
done, how we did it, what worked,  
what didn't and what do we need to do  
to make it work in the future"*

# Present Situation

- Belfast Masterplan
- Councils Economic Development Plan
- SNAP & SRPs etc
- DSD work: Castle Street
- Regeneration Initiatives
- Renewing Arterial Routes/LOTS
- *Possibility of Planning Secondments*



# Two Sayings that Bedevil Us

- Ourselves Alone
  - Silo operations
  - Not my job to help you with that
  - I do my bit they do theirs
- What We Have We Hold
  - Keep the knowledge to ourselves
  - Joint working is giving things away
  - Tell them nothing



Winner of the "Not My Job"  
Award - ADOT  
Litchfield Park, AZ 85



# Where can officers add value?

- Consultation on legislation
- Assistance with Project Delivery
- Sharing Databases & Information
- Joint Working
- Inputting local knowledge
- Adding skills.
- Working Examples



**Human Resources  
Manager**

**Marketing  
Manager**

**Logistic  
Manager**

**Security  
Manager**

**IT Manager**

**Communication  
Manager**

**Project  
Manager**

**Internal  
Supervisor**

**PR  
Manager**

**Product  
Development  
Manager**

**Herbert**



# Consultation

- Big Picture: Housing & Regeneration Bill
  - Power to carry out improvements
  - Statutory Development Schemes
  - Development of Council Land
  - Housing and Energy Efficiency
- Individual Applications
  - Fire, Disabled Access & Waste, Noise, Contaminated Land
  - One Stop Shop Approach
  - Don't Front Load the System

# Assistance with Project Delivery

- Building Control LPS Project
  - Old system not fit for purpose
  - New system is prize winning solution
  - Efficiencies for both parties
  - Added Value Information for Council
  - Additional value: Vacant Properties
  - Philosophical shift in Building Control thinking

# Assistance with Project Delivery

- Enforcement Of Energy Performance Certificates
  - DFP legislation
  - Not geared for enforcement
  - European Directive
  - BCNI authorised one Council to work on behalf of all 26.
  - Political and personal egos.
  - Implemented and working.





4:12

# Sharing Databases & Information

- DETI Energy Map for Northern Ireland
  - Need to work out energy map for NI
  - How do you assess energy efficiency of current building stock
  - Building Control Records
  - Fabric & Heating Information/EPCs
  - GIS plotting of sites
  - Data conversion
  - Belfast gets a 'Heat/Energy Map'

# Joint Working

- HMOs & Flat Conversions
  - Problems of Holylands intensification
  - Redress imbalance/Prevent spread
  - NIHE to address registration & control HMO
  - Consultation on Flat Conversions/HMOs by all bodies to see fully compliant
  - Invoke space standards & car parking requirements !!!
  - Produce Policy guidance

# Inputting Local Knowledge

- Local Authorities bring the benefits of the local democratic process to the table.
- Knowledge base and contacts of local authorities are there to be used.
- I believe Councils are the closest and most informed authoritative body to the people.
- There is a maturity and desire to create a difference.

# Adding Skills

- Planning Enforcement of Roofspaces
  - Evidence of serious planning contraventions
  - Ignorance is no excuse
  - Areas of low income & high need
  - Sensitive approach to problem
  - Residue of 'must fix'
  - Advice clinic, Fees !!!, discretion of rules
  - Joint information leaflets
  - Pattern Books !!!!!



# Possible Example of Problem to Solution

- Shaftesbury Square Development
- Economic downturn
- Defacing main arterial route
- Councillors involvement & frustration
- Possible solution
  - Building Control: Article 66 Pollution Order
  - Planning: Speedy process of application
  - DSD: Acceptance that this is best fit



# What can we learn ?

- Consider problems and solutions holistically
- Involve all interested parties
- Be expansive in thinking
- Many small solutions equal one large solution
- Always focus on the problem
- Mutual trust, respect & benefit
- Problems & Solution Forum works both ways
- The way forward is working together



# Questions

