

Local Development Plan 2030

Draft Plan Strategy

Second Addendum to Rural Needs Impact
Assessment of the draft Plan Strategy

August 2023



**Mid & East
Antrim**
Borough Council

Executive Summary

A Rural Needs Impact Assessment (RNIA) of the draft Plan Strategy was published along with the Council's draft Plan Strategy (dPS) and other associated assessment documents on 17 September 2019. A first Addendum to the RNIA of the dPS was published alongside the Schedule of Proposed Modifications to the dPS in January 2021. These previously published RNIA documents were subject to formal consultation alongside other published Mid and East Antrim Local Development Plan (LDP) 2030 documents as part of the plan process and none of the representations received raised any issues in regard to the RNIA or the first Addendum to the RNIA.

In June 2021, the Council also published a Schedule of Proposed Corrections to the dPS. The corrections within that document addressed a factual mapping error related to the extant Area of Constraint on Mineral Development designated within the Larne Area Plan 2010.

Following submission of the dPS and associated documents to the Department for Infrastructure (Dfi) for Independent Examination (IE) on 29 March 2021, Dfi appointed the Planning Appeals Commission (PAC) on 30 June 2021 to conduct an IE. The hearing took place from June 2022 until August 2022 and during the hearing sessions, the Council brought forward additional proposed changes for consideration. Subsequently, the PAC produced a report on the dPS and the Council's proposed changes to it and concluded that the dPS met the tests of soundness as required, subject to recommended amendments.

Dfi accepted the concluding findings of the PAC and considered the recommended amendments within the Report. In June 2023, Dfi issued a Direction to the Council to adopt the dPS with modifications. These modifications were presented in Schedules 1A, 1B and 2 of Dfi's Direction.

This Second Addendum to the RNIA of the dPS has been prepared by Mid and East Antrim Borough Council (MEA) to consider, in the context of the statutory requirement to have due regard to rural needs, any modification to the dPS presented in Dfi's Direction which has not been previously assessed for any potential impact on rural needs.

This second addendum to the RNIA comprises the following stages:

- Screening of any modifications to the dPS that are within Dfi's Direction and which have not been previously assessed to determine whether further assessment is required; and
- If necessary, to undertake an assessment of the modifications that have not been screened out.

The findings of this screening exercise are contained within Table 1 of this document.

Following consideration of the modifications to the dPS that are within Dfi's Direction and which have not been previously assessed, namely the modifications listed within Schedule 2 of Dfi's Direction, it has been concluded that those modifications assessed do not alter the outcomes of the RNIA of the dPS or the first addendum to it. Therefore, it is anticipated that the dPS is not likely to have an adverse impact in regard to rural needs either directly or indirectly.

1.0 Introduction

- 1.1. This document has been prepared by Mid and East Antrim Borough Council (MEA) and is a second addendum to the Rural Needs Impact Assessment (RNIA) of the draft Plan Strategy (dPS).
- 1.2. The RNIA of the dPS (DPS-114) was published along with the Council's dPS and other associated assessment documents on 17 September 2019. An Addendum to the RNIA of the dPS (DPS-115) was published alongside a Schedule of Proposed Modifications to the dPS (DPS-143) in January 2021. These RNIA documents were subject to formal consultation alongside other published MEA Local Development Plan (LDP) 2030 documents as part of the plan process and none of the representations received raised any issues in regard to the RNIA or the first Addendum to the RNIA.
- 1.3. In June 2021, the Council published a Schedule of Proposed Corrections to the dPS (DPS-144). The corrections within that document exclusively addressed a factual mapping error related to the extant Area of Constraint on Mineral Development designated within the Larne Area Plan 2010.

Independent Examination and Department for Infrastructure Direction

- 1.4. Following submission of the dPS and associated documents to the Department for Infrastructure (DfI) for Independent Examination (IE) on 29 March 2021, DfI appointed the Planning Appeals Commission (PAC) on 30 June 2021 to conduct an IE. The hearing took place from June 2022 until August 2022 and during the hearing sessions, the Council brought forward additional proposed changes for consideration. Subsequently, the PAC produced a report on the dPS and the Council's proposed changes to it and concluded that the dPS met the tests of soundness as required, subject to recommended amendments. These PAC recommended amendments were made in accordance with Section 10 (8) of Part 2 of the Planning Act (NI) 2011.
- 1.5. DfI accepted the concluding findings of the PAC and considered the recommended amendments within the Report. In June 2023, DfI issued a Direction to the Council to adopt the dPS with modifications, in accordance with Section 12(1)(b) of Part 2 of the Planning Act (NI) 2011. These modifications were presented in Schedules 1A, 1B and 2 of DfI's Direction.

Categories of Modifications

- 1.6. Schedule 1A lists recommendations that the PAC consider necessary to make the dPS sound. These modifications or corrections were proposed by the Council and have no further amendments apart from some minor editing changes made by DfI which do not alter the nature or intent of the modifications and are dealt with under MOD55 of Schedule 2. The Council consulted on these modifications between January 2021 and March 2021. The corrections to address a factual mapping error were published in a Schedule of Proposed Corrections to the dPS in June 2021 (see paragraph 1.3).
- 1.7. Schedule 1B lists modifications proposed by the Council that the PAC do not consider necessary to make the dPS sound, however, DfI commends their inclusion in the dPS. The Council consulted on these amendments between January 2021 and March 2021.
- 1.8. The modifications within Schedules 1A and 1B have already been screened for any potential impact on rural needs within the Addendum to the RNIA of the dPS and any further amendments by DfI were minor editing changes which do not alter the nature or intent of the modifications.
- 1.9. Schedule 2 lists 55 modifications that are required to make the dPS sound. These modifications are a combination of Council proposed changes that have been amended and new changes recommended by the PAC following the conclusion of the IE process. DfI has updated some of these changes for clarity and consistency. This second addendum to the RNIA of the dPS assesses these modifications for any potential impact on rural needs.

2.0 Statutory Requirements

- 2.1. The Rural Needs Act (Northern Ireland) 2016 ('the Rural Needs Act'), which came into operation on 1 June 2017, places a duty on councils to have due regard to the needs of people in rural areas (referred to as the 'due regard duty') when developing, adopting, implementing, or revising, a policy, strategy, or plan, and when designing and delivering public services.
- 2.2. The Department of Agriculture, Environment and Rural Affairs (DAERA) publication 'A Guide to the Rural Needs Act (Northern Ireland) 2016 for Public Authorities (Revised)' (April 2018) (hereafter referred to as 'the DAERA guidance') states that the purpose of the Rural Needs Act is to ensure public authorities have due regard to the social and economic needs of people in rural areas when carrying out certain activities and to provide a mechanism for ensuring greater transparency in relation to how public authorities consider rural needs when undertaking these activities. The DAERA guidance recommends that a Rural Needs Impact Assessment (RNIA) should be conducted to assist public authorities in fulfilling their due regard duty.
- 2.3. Rural proofing seeks to identify the potential impacts that a policy or strategy would have on a rural area, to make a proper assessment of those impacts if they were deemed to be significant and, where appropriate, to make adjustments to the policy or strategy to take account of rural circumstances. DAERA guidance states that the principles of rural proofing are incorporated in the RNIA.
- 2.4. Various policies within the dPS relate directly to the rural area and will therefore have some impact on the rural community. Other policies relate to both rural and urban areas, and could, therefore, impact on the rural community in cases where such policies are applicable. It is recognised that rural communities are likely to have some specific needs that are not applicable to, or so pronounced for, urban communities. For example, rural communities have lower population densities and can experience geographical isolation which can lead to specific needs for those areas, such as problems with local service provision and public transport provision etc. Therefore, a policy or public service that is appropriate for an urban area may not be as effective in rural areas.
- 2.5. The Rural Needs Act seeks to help deliver fairer and more equitable treatment for people in rural areas by requiring public authorities to have due regard to rural needs. This will help to deliver better outcomes for people in rural areas and help make rural communities more sustainable.

3.0 Screening of Modifications

- 3.1. In bringing forward the LDP, the Council is committed to ensuring that due regard is had to the needs of the rural community.
- 3.2. Given the statutory requirement to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans, it is imperative for the Council to screen modifications to the dPS in order to identify if those modifications will affect the level of influence that the dPS was predicted to have on the ability to meet the needs of the rural community, as assessed in the RNIA and the Addendum (first addendum) to the RNIA of the dPS.
- 3.3. The modifications within Schedules 1A and 1B of DfI's Direction have already been subject to screening for any impact on rural needs, with the exception of the corrections included within DPS-144 (see RA054 and RA064 of Schedule 1) and any further minor editing changes made by DfI, both of which fall under MOD55 of Schedule 2.
- 3.4. The modifications to the dPS listed in Schedule 2 involve changes that have not been previously assessed for their potential impact on rural needs and therefore, these modifications need to be screened for any potential impact in regard to rural needs. This Second Addendum to the RNIA of the dPS should be read in conjunction with the RNIA of the dPS and the Addendum to the RNIA of the dPS. The reader should also refer, where necessary, to Schedules 1A, 1B and 2 of the DfI Direction and the

- 3.5. Table 1 in Appendix 1 of this document sets out all 55 modifications to the dPS included within Schedule 2 of the DfI Direction and presents the outcomes of the screening of these modifications to determine whether any of these modifications 'materially change' the outcomes of the RNIA of the dPS or, where applicable, the outcomes of the first Addendum to the RNIA.
- 3.6. Each Schedule 2 modification was assessed for any differential impact that it may have when compared to the original or, where applicable, modified dPS strategy or policy, in terms of the aim of the policy or strategy, the likely impact on the rural community and the influence of rural needs on the dPS approach. Any likely cumulative impact resulting from a number of related modifications was also considered through the screening process.
- 3.7. Table 1 presents the following:
 - An assessment of whether the Schedule 2 modification(s) impacts on the overall aim/purpose of the policy or strategy as previously assessed; and
 - An assessment as to whether the Schedule 2 modification(s) affects the original RNIA assessment of the likely impact(s) of the dPS on the rural community and/or the influence 'rural needs' has on the dPS policy or strategy.

4.0 Conclusion

- 4.1. The modifications to the dPS do not introduce any new policies and they vary in nature. The modifications include minor editing corrections to address typographical errors along with corrections to ensure factual accuracy. Other amendments have been included as logical changes to a strategy or policy and/or associated text in order to provide or improve coherency and consistency.
- 4.2. The assessment which has informed this addendum has determined that the modifications do not materially change the aims or influence of the policies or strategies to which the proposed modifications relate; nor have any of the modifications impacted on the overall 'Vision' for the Borough as set out in the dPS.
- 4.3. In reassessing the outcomes of the original RNIA and the first addendum to it with regard to the modifications, it is considered that those outcomes are unchanged from the original assessment. Therefore, it is considered that the modifications do not alter the likely impact of the dPS policies and strategies on the rural community, nor do they alter how much regard the dPS has had to rural needs.

5.0 Assessment of the Impact, in regard to Rural Needs, of the Modifications to the Draft Plan Strategy within Schedule 2 of the Dfl Direction

Appendix 1

Table 1: Assessment of Impact of Schedule 2 Modifications* in regard to Rural Needs

*Schedule 2 – Mid and East Antrim Borough Council Direction – Recommended Amendments table with DfI modifications showing amended Council proposed modifications and new Commissioners changes.

DfI Modification No.	Recommended Amendment number	Linked to Council's amendment number (if applicable ¹)	Policy section within the Draft Plan Strategy	Page/ para number in Draft Plan Strategy	PAC Recommended Amendment	DfI Modification following the Department's consideration of the recommended amendments under Section 12 of the 2011 Planning Act	Will the proposed change impact on the aim of the policy?	Likely impacts of the proposed changes
MOD01	RA002	In part PM-003 & also derived from Council evidence	Setting the Context. Section 2.1 Other Strategies and Plans	Page 29, Paragraph 2.1.18	Add bullet points to list stating: <ul style="list-style-type: none"> Northern Ireland Regional Landscape Character Assessment (NIRLCA) 2016 The second Northern Ireland Climate Change Adaption Programme 2019-2024 	DfI directs the Council to modify paragraph 2.1.18, page 29 of the dPS, by adding two additional bullet points to the list in accordance with this PAC Recommended Amendment.	No This is not a policy change. Modification is for purpose of a factual update.	N/A
MOD02	RA003	Derived from note 9 in MEAM005	District Profile Section 3.6 Infrastructure	Page 38, Paragraph 3.6.6	Amended final sentence to read: The March 2022 update of the NI Water Capital Works Programme identifies four WWTWs for upgrade.	DfI directs the Council to modify the final sentence of paragraph 3.6.6, page 38 of the dPS, in accordance with this PAC Recommended Amendment.	No This is not a policy change. Modification is for purpose of a factual update.	N/A
MOD03	RA010	NA	Economic Development Strategy Introduction	Page 72, Paragraph 5.4.11	Add additional text to the end of paragraph to read: The Council will not only be relying on previously zoned economic development land in their consideration of SGS6: Strategic Allocation of land for economic development. New sites for economic development may be identified at the local policies plan stage of the process to fulfil the required allocations within the main towns. The identification of a range and choice of sites will be required as part of the LPP. The evidence base indicates that further land is likely to be required to fulfil that aim in Ballymena over the plan period.	DfI directs the Council to modify by adding text to the end of paragraph 5.4.11, page 72 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to Introductory text for purposes of coherence and clarification. Additional text included to reflect the evidence base more clearly.	Further to modification, there will be no differential impact than the original in terms of its impact on the rural community.
MOD04	RA016	PM-018 in part with change to reflect headnote wording	CS2 Special Countryside Areas	Page 94 paragraph 5.9.12	Amend third sentence of paragraph 5.9.12 to read: To this end, Council may require the submission of additional assessments which fully demonstrate that the landscape value and character and unique amenity value of the area has been fully considered and that any adverse impacts can be effectively mitigated.	DfI directs the Council to modify third sentence of J&A to CS2, paragraph 5.9.12, page 94 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to J&A for coherence with the policy wording and in relation additional assessments that may be required. The modification does not change the aim/ purpose of	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural

¹ Proposed Modifications (PMs) as contained within DPS-143 Schedule of Proposed Modifications or Corrections within DPS-144 Schedule of Proposed Corrections submitted to DfI on 25th June 2021 or submitted as a Matter Arising during the public examination hearing sessions. The recommended amendment may reflect a revised wording to that originally suggested by MEABC following consideration of representations, response to questions and discussions under the various topic areas at the IE hearing sessions. In these circumstances the original Council reference is generally referred to in column 2 of this table as linked 'in part' to the recommended amendment or the column contains a specific explanation.

							the strategy from that originally assessed.	community.
MOD05	RA017	In part encompasses the following PMs, PM-019, PM-020, PM022, PM- 024, PM- 025, PM-027, PM-028 and PM-030.	CS3 Areas of Constraint on high Structures	CS3 Title and Page 96 Headnote	<p>Amend the headnote of CS3 Areas of Constraint on High Structures to read:</p> <p>Areas of Constraint on High Structures (ACHS) are designated at the following locations (refer to District Proposals Map) in order to protect the distinctive and vulnerable landscapes and the environmental assets associated with the natural and historic environment of the following areas:</p> <ul style="list-style-type: none"> • Islandmagee East and Whitehead • Slemish Mountain • Eastern Garron Plateau and Scarp Slopes • Knockdhu, Sallagh Braes, Scawt Hill to Glenarm Headland • Carrickfergus Escarpment • Lough Beg and the Lower Bann Rover Corridor <p>Structures above 15m to up to 25m in Height</p> <p>Within all of these areas, in exceptional circumstances structures above 15 metres in height above original ground level and up to 25 metres in height above original ground level will be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> a) The structure does not interrupt key views from public vantage points; b) There is a need for a structure of this height; c) There are no suitable alternative sites located outside of the designated area; and d) Appropriate mitigation measures are in place to minimise the impact of the proposed structure on the designated area. <p>Structures above 25m in Height</p> <p>Structures that exceed 25 metres in height above original ground level, will only be permitted if it can be clearly demonstrated that criteria a) – d) are met and the proposal is of such regional importance, as to outweigh any detrimental impact on landscape character, any distinctive landscape feature and/or heritage interest in the designated area.</p> <p>All development proposals for new structures within these areas will be required to accord with other provisions of the LDP and meet the General Policy GP1. Within Policy GP1 criterion f) any provisions which refer to buildings will also apply to structures in the context of this policy.</p>	<p>DFI direct the council not to carry out PM-019 change to CS3 heading. The Heading should remain as is written in the draft Plan Strategy, page 96 of the dPS, for clarity the title should say: CS3 Areas of Constraint on High Structures.</p> <p>DFI also directs council to modify the headnote of CS3 Areas of Constraint on High Structures, page 96 of the DPS, in accordance with the PAC Recommended Amendment.</p> <p>Note: Typographical error in bullet points. This should say 'River' rather than 'Rover'. DFI direct Council to modify this under MOD55.</p>	<p>No</p> <p>Modification to policy wording for coherence, and consistency with other policies in the dPS and to assist the implementation of the policy.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>

MOD06	RA018	In part incorporates PM-021	CS3 Areas of Constraint on high Structures	Page 97, Paragraph 5.9.20	<p>Amend Paragraph 5.9.20 to read:</p> <p>The aim of this policy is to ensure that those unique or distinctive features of the landscape, including key views that contribute to its character, value, distinctiveness, sense of place, and quality are protected from adverse impacts related to the introduction or proliferation of high structures.</p> <p>Distinctive landscape features can include landforms, natural heritage assets and historic environment assets. Safeguarding the distinctive character of these areas is important to maintain the identity of the Borough and in providing opportunities for sustainable tourism growth in line with Council's strategic priorities.</p>	Refer to final row under MOD06 for Direction	No	<p>Modification to J&A for coherence or to assist in the implementation of the policy.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>
MOD06	RA019	In part incorporates PM-023	CS3 Areas of Constraint on high Structures	Page 97, Paragraph 5.9.22	<p>Amend paragraph 5.9.22 to read:</p> <p>Wind turbines and other structures up to 15m in height may be accommodated on suitable sites within these designated areas and such turbines could serve local farms and remote rural communities.</p> <p>Development within these parameters may be considered acceptable provided all other relevant policy tests within the LDP are met. The protection of key views of landscape or heritage assets within ACHS and their settings is particularly important. Any development proposals which individually or cumulatively prejudice the overall integrity of an ACHS will be refused.</p>				
MOD06	RA020	In part incorporates PM-026	CS3 Areas of Constraint on high Structures	Page 97 paragraph 5.9.21	<p>Amend wording of paragraph 5.9.21 to read:</p> <p>Within designated ACHS there will be a presumption against development that exceeds 15m in height, for example, wind turbines, electricity pylons or telecommunication masts/equipment. There will also a presumption against other types of development that will adversely impact on landscape character, key views by virtue of their visual prominence or any distinctive landscape feature or heritage asset in the designated area. Such development could potentially include overhead electricity cables or other types of energy infrastructure.</p>				
MOD06	RA022	In part incorporates PM-031	CS3 Areas of Constraint on high Structures	Page 97 After paragraph 5.9.20	<p>After paragraph 5.9.20 insert:</p> <p>High structures can be difficult to integrate into the landscape, particularly in landscapes that are visually highly sensitive. ACHS are, visually, some of the most sensitive areas within the Borough.</p> <p>Therefore, it is likely that most proposals within an ACHS will be required to be accompanied by an objective assessment that will aid Council's analysis of any potential visual impact, with the level of detail being</p>				

MOD06	RA023	In part incorporates PM-032	CS3 Areas of Constraint on high Structures	Page 98 Paragraph 5.9.25	<p>commensurate with the nature and scale of the proposal. Landscape and Visual Impact Assessments (LVIA) are one example of such an assessment.</p> <p>Remove the word 'also' from the first line in paragraph 5.9.25 and insert additional text to end of first sentence of paragraph 5.9.25 to read:</p> <p>For example, where the proposal is to serve a recognised telecommunications 'not spot' or is for essential electricity transmission or supply.</p> <p>5.9.26. Structures that exceed 25 metres in height will only be granted planning permission in exceptional circumstances where it can be demonstrated that they are of such regional (significance) importance as to outweigh any adverse impact within the designated area and if the policy tests of criteria d-f are met. All proposals for structures exceeding 15 metres in height must demonstrate that appropriate mitigation measures can be put in place to mitigate the impact of the development in the designated area. This policy should be read in conjunction with other relevant policies in the LDP, in particular Policy RE1 Renewable Energy Development and Policy (TOC1) TEI1 Telecommunications (Development and Overhead Cables) Electricity Infrastructure."</p>			
		PM-034		Page 98 Paragraph 5.9.26				

DfI directs the Council to modify the J&A of Policy CS3 Areas of Constraint on High Structures (pages 97 and 98 of the draft Plan Strategy) in accordance with the PACs updated IE Recommended Amendment, Appendix 6 Revision A, Annex 1 dated, 12/5/2023, which are inclusive of the PACs Recommended Amendments.

For Clarity the whole J&A section of policy CS3 (pages 97 and 98 of the DPS) should read:

Justification and Amplification

5.9.17 Within the rural area of Mid and East Antrim some areas can adequately accommodate the development of public utilities and high structures without unduly compromising visual amenity and local character. However, in line with the SPPS it is important to identify those landscapes which are distinctive and vulnerable to this particular form of development, and to apply a cautionary approach in the determination of such proposals.

5.9.18 The areas designated under this policy are supported by the evidence contained in the Landscape Character Assessment within Technical Supplement 10 Countryside Assessment.

5.9.19 Landscape impacts are defined as changes in the fabric, character and quality of the landscape as a result of the development. Visual impacts relate solely to changes in available views of the landscape, and the effects of those changes on people. This includes the impact on visual amenity as enjoyed or experienced by receptors – for example from a main transport route, a settlement or a tourist attraction. The definition of all these designated areas is therefore informed not only by inherent landscape quality and character, but also by the views available from the main receptor vantage points.

5.9.20 The aim of this policy is to ensure that those unique or distinctive features of the landscape, including key views which contribute to its character, value, distinctiveness, sense of place, and quality are protected from adverse impacts related to the introduction or proliferation of high structures. Distinctive landscape features can include landforms, natural heritage assets and historic environment assets. Safeguarding the distinctive character of these areas is important to maintain the identity of the Borough and in providing opportunities for sustainable tourism growth in line with Council's strategic priorities.

5.9.21 High structures can be difficult to integrate into the landscape, particularly in landscapes that are visually highly sensitive. ACHS are, visually, some of the most sensitive areas within the Borough. Therefore, it is likely that most proposals within an ACHS will be required to be accompanied by an objective assessment that will aid Council's analysis of any potential visual impact, with the level of detail being commensurate with the nature and scale of the proposal. Landscape and Visual Impact Assessments (LVIA) are one example of such an assessment.

5.9.22. Within designated ACHS there will be a presumption against development that exceeds 15m in height, for example, wind turbines, electricity pylons or telecommunication masts/equipment. There will also be a presumption against other types of development that will adversely impact on landscape character, key views by or any distinctive landscape feature or heritage asset in the designated area. Such development could potentially include overhead electricity cables or other types of energy infrastructure.

5.9.23. Wind turbines and other structures up to 15m in height may be accommodated on suitable sites within these designated areas and such turbines could serve local farms and remote rural communities. Development within these parameters may be considered acceptable provided all other relevant policy tests within the LDP are met. Within ACHS, the protection of landscape or heritage assets and their settings and key views of these assets is particularly important. Any development proposals which individually or cumulatively

prejudice the overall integrity of an ACHS will be refused.

5.9.24. The height of turbines or other such infrastructure relative to other structures in the landscape is a key consideration in terms of landscape 'fit'. The 15m threshold is considered appropriate because this relates well to the size of the existing buildings in the landscape, including typical farm buildings. A single turbine of this height is most likely to be used to contribute to the energy needs of a residential house, farm or other rural based small business. It is relatively easy to accommodate in the landscape, if sited to cluster with existing buildings. Such turbines are also more easily screened or concealed by low ridges and undulating landform and tree cover.

5.9.25. Minimising the sustained visibility of micro-turbines helps limit detrimental cumulative visual impacts. Therefore, it is preferable to site on the leeward sides of ridges and prominent hill slopes, rather than on summits and high points. In circumstances where the scope for concealing and screening turbines is limited, providing broad consistency of turbine design, height and location can help mitigate against potential visual impacts.

5.9.26. The policy allows for structures above 15 metres but less than 25 metres in height in circumstances where there is a need for height and where it is demonstrated that there are no suitable alternative sites outside of any designated area. For example, where the proposal is to serve a recognised telecommunications 'not spot' or is for essential electricity transmission or supply. Such cases will be assessed on their merits. While due account will be taken of technical reasons for exceeding the 15 metre threshold, the infrastructure provider will also need to justify why an alternative site outside of the designated area is not feasible. The lack of land ownership outside of the designated area will not of itself be regarded as sufficient justification in this context.

5.9.27. Structures that exceed 25 metres in height will only be granted permission in exceptional circumstances where it can be demonstrated that they are of such regional importance as to outweigh any adverse impact within the designated area and if policy tests a-d are met. All proposals for structures exceeding 15 metres in height must demonstrate that appropriate mitigation measures can be put in place to mitigate the impact of the development in the designated area. This policy should be read in conjunction with other relevant policies in the LDP, in particular Policy RE1 Renewable Energy Development and Policy TE1 Telecommunications and Electricity Infrastructure.

Note: Paragraph numbers differ from those in DPS from paragraph 5.9.21 on to reflect PM-031 which inserts a new paragraph. Also, small grammatical changes as underlined above have been made, for clarity.

MOD07	RA025	MEAM 18	CS5 Antrim Coast and Glens AONB	Page 100 Headnote	Remove the reference to 'its setting' from paragraphs one and two of CS5.	<p>Dfi directs the Council to modify reference to 'its setting' within paragraph one and two of CS5, page 100 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>For clarity paragraph one of CS5 on page 100 of dPS, should read:</p> <p>Development proposals within the Antrim Coast and Glens Area of Outstanding Natural beauty (AONB), will only be permitted</p> <p>And paragraph two of CS5 page 100 of dPS, should read:</p> <p>All new development proposals within the AONB must meet the general Policy.....</p> <p>DFI also direct council to modify paragraph 5.9.36 on page 101 of the dPS, to delete reference to CS1 replace with CS2 as set out in MEAM18.</p>	<p>No</p> <p>Modification to policy and J&A for purposes of consistency.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>
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MOD08	RA031	PM-042 in part	ECD1 Economic Development in Settlements	Page 124 Headnote	<p>Add to the Heading Towns to read:</p> <p>Large and Small Towns</p> <p>Amend the Industrial Uses Section to read:</p> <p>Industrial Uses and Storage and Distribution Uses</p> <p>A development proposal for a class B2 or B3 Industrial Use or B4 Storage or Distribution Use will be permitted on land zoned for such purposes in the LDP, or in an existing industrial area, provided it is of a scale, nature and from appropriate to the location. Elsewhere within large and small towns, such proposals will be determined on their individual merits.</p>	<p>DfI directs the Council to modify the Heading ‘Towns’ within Policy ECD1, page 124 of the dPS, to say ‘Towns and Small Towns’ to reflect the terminology used throughout the dPS.</p> <p>DfI also directs the Council to amend the Industrial uses Section of ECD1, page 124 of the dPS in accordance with the PAC Recommended Amendment with a further amendment to reflect the correct title of Class B4 ‘Storage or distribution’ uses. The title of this section shall therefore read “Industrial Uses and Storage or Distribution Uses.”</p> <p>DfI also directs the Councils to amend the ‘Villages and Small Settlements’ section of ECD1, page 124 of the dPS in accordance with this PAC recommended amendment.</p> <p>For clarity this section should read as follows:</p> <p>Villages and Small Settlements</p> <p>A development proposal for Class B1 business use, B2 or B3 industrial use or B4 storage or distribution use located in lower tier settlements in the settlement hierarchy will be permitted where all the following criteria are met.</p> <p>a) the proposal is commensurate with the LDP Spatial Growth Strategy;</p> <p>b) the nature, scale and form/design of the proposal is appropriate to the character of the settlement; and</p> <p>c) the proposal is compatible with adjacent and nearby land uses.</p> <p>All new proposals and those seeking to extend an existing Class B1, B2, B3 or B4 use or premises within settlements will also be required to meet the General Policy and accord with other provisions of the LDP.</p>	<p>No</p> <p>Modification to policy, further text included in policy box for clarification and coherence to reflect what was always intended and already defined in footnote.</p> <p>The modification does not change the aim/ purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>
MOD09	RA032	MEAM008 in part	ECD1 Economic Development in Settlements	Page 125, Paragraph 7.1.10	<p>Amend third sentence to read:</p> <p>Where there is no town centre boundary defined within a large or small town, new business will be directed to within the urban footprint’.</p>	<p>DfI directs the Council to modify third sentence of paragraph 7.1.10, J&A on page 125 of the dPS, as follows:</p> <p>Where there is no town centre boundary defined within a town or small town, new business will be directed to within the urban footprint’.</p>	<p>No</p> <p>Modification to J&A for purposes of coherence to refer to the term ‘urban footprint’ which is already defined within the dPS.</p> <p>The modification does not change the aim/ purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>

MOD10	RA033	NA	ECD1 Economic Development in Settlements	Page 124, Paragraph 7.1.13	Adjust paragraph 7.1.13 to read: Land will not be zoned for economic development purposes in our small towns both in the interests of flexibility and due to small towns being located in close proximity to main towns where we aim to focus economic development growth. In the lower tier settlements, comprising of villages and small settlements favourable consideration will be given to small scale proposals that will not compromise the LDP Spatial Growth Strategy and provided the proposal is of a scale, nature and design appropriate to the character of the settlement.	Dfl directs the Council to modify paragraph 7.1.13, J&A page 124 of the DPS, in accordance with this PAC Recommended Amendment. Note: Page number in 5 th column should say page 125.	No Modification to J&A for purposes of coherence and to remove ambiguity. The modification does not change the aim/ purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD11	RA036	PM-044 & in part PM-049 & MEAM009	ECD4 Economic, Agricultural and Forestry Development in the Countryside	Page 128 Headnote (d) & (i) & Paragraph 7.1.25	Amend criterion i) under (d) small start-up projects to read: There is a locational need. Amend third paragraph of 7.1.25 to read: The applicant will be required to demonstrate the locational need for, and the economic or community regeneration benefits, of the proposal.	Dfl directs the Council to modify Policy ECD4, subheading d) Small Rural Start-up Projects, criteria i), page 128 of the dPS, in accordance with this PAC Recommended Amendment. For clarity this should read: d) Small Rural Start-up projects A firm proposal to develop a small community enterprise centre or a small rural start-up industrial enterprise on land outside a village or small settlement will be permitted where the applicant has demonstrated that all of the following criteria are met: i) There is a locational need; Dfl also directs the Council to modify the second last sentence of paragraph 7.1.25 of the J&A to Policy ECD4, page 130 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to policy and J&A for purposes of clarification and consistency. The modification does not change the aim/ purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD12	RA038	PM-046 & amend title ref	ECD4 Economic, Agricultural and Forestry Development in the Countryside	Page 129, Headnote Paragraph 7.1.29	Amend ECD4 Criterion g) The Conversion and Re- Use of an Existing Building to read: A proposal for the conversion and re-use of an existing building for economic development use will be assessed under Policy HE8 Unlisted Locally Important Building or Vernacular Building. The policy title should also be amended within the second sentence of paragraph 7.1.29	Dfl directs the Council to modify Policy ECD4, subheading g) The Conversion and Re- Use of an Existing Building, page 129 of the dPS, in accordance with this PAC Recommended Amendment. Dfl also directs the Council to modify the policy title within the second sentence of paragraph 7.1.29 of the J&A to Policy ECD4, page 131 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to policy and J&A for purposes of consistency. The modification does not change the aim/ purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD13	RA040	PM-048	ECD4 Economic, Agricultural and Forestry Development in the Countryside	Page 130, Paragraph 7.1.24	Amend penultimate (4 th) sentence in paragraph of 7.1.24 to read: The latter test will require evidence of the exploration of alternative sites in urban areas, and full consideration of all environmental and transport impacts.	Dfl directs the Council to modify paragraph 7.1.24 of Policy ECD4, page 130 of the dPS, in accordance with this PAC Recommended Amendment.	No As assessed in previous addendum.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.

MOD14	RA041	MEAM10 in part (encompassing PM-50 & PM-051)	Policy RET1 Retail in Town Centres	Page 134, Policy Headnote	<p>Amend Policy RET1 Retail in Town Centres to read:</p> <p>Proposals for retail development will be permitted within town centre (footnote 26) and small town centre boundaries where defined. For other locations, a sequential approach to site selection will be applied in the following order of preference:</p> <ul style="list-style-type: none"> a) Edge of Town Centre boundary (i.e. adjoining it or normally within 300m); and b) Out of Centre locations (i.e. outside the town centre boundary but within settlement limits) where sites are accessible by walking, cycling and public transport. <p>Proposals for other town centre uses (cultural and community facilities, leisure, entertainment and businesses) shall also follow the same sequential approach.</p> <p>There will be a presumption to refuse a retail application outside town centre and small town centre boundaries unless the applicant can demonstrate that:</p> <ul style="list-style-type: none"> a) Alternative sites within these locations are either not suitable, not viable or not available (or any combination thereof), and b) There is a qualitative and/or quantitative need for the proposal, and c) There will be no significant adverse impact on any centre within the whole catchment. <p>All proposals must meet the General Policy and accord with other provisions of the LDP.</p> <p>Amend Paragraph 7.2.14 to read:</p> <p>Proposals for retail and other town centre uses (footnote 27) will therefore only be considered outside the town centre or small town centre boundaries when the sequential test has been undertaken. Preference will be given to edge of centre land before considering an out of centre site provided it has been demonstrated that there is a need for retail provision and that there will be no significant adverse impact on the existing centre.</p> <p>Footnote 26: Until such times as the town centre boundaries may be amended through the adopted Local Policies Plan, the town centre boundaries and the commercial core designations as defined in the existing plans will be the town centre boundaries.</p>	<p>DfI directs the Council to modify Policy RET1 Retail in Town Centres, page 134 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>DfI also directs the Council to modify the J&A of RET1, paragraph 7.2.14, page 134 of the dPS, in accordance with this PAC Recommended Amendment.</p>	<p>No</p> <p>Modifications to policy and J&A for purposes of consistency and to improve coherence and effectiveness.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>
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MOD15	RA043	PM-056 in part	Policy RET2 Retail Impact Assessment	Page 136 Paragraph 7.2.21	<p>Paragraph 7.2.21 to be replaced and to read:</p> <p>Factors to be addressed in a retail impact and assessment of need include:</p> <ul style="list-style-type: none"> a) The impact of the proposal on trade and turnover for both convenience and comparison goods traders, and the impact on town centre turnover overall for all centres within the catchment of the proposal; b) The impact of the proposal on the existing committed and planned public and private sector investment and investor confidence in the town centre(s); c) The impact of the proposals on the delivery of the planned/allocated sites and the LDP strategy; d) The impact on the vitality and viability of existing centres including consideration of the local context. This should take into account existing retail mix and the diversity of other facilities and activities; e) Cumulative impact taking account of committed and planned development, including plan commitments within the town centre and wider area; and f) A review of local economic impacts. <p>Where town centre is referred to this means town centres, small town centres or any centre defined at footnote 26.</p>	DfI directs the Council to modify paragraph 7.2.21, J&A of Policy RET2, page 136 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to the J&A for purposes of clarification and consistency. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD16	RA044	MEAM11 (Incorporating the omission of PM-053, and including PM-054, PM-055 and PM-057)	Policy RET2 Retail Impact Assessment	Page 136, Policy Headnote & Paragraph 7.2.19	<p>Amend Policy RET 2 to read:</p> <p>All applications, including extensions for retail development and town centre uses, above the thresholds identified below, must be accompanied by a Retail Impact Assessment (RIA) where the proposal is located outside town centre or small town centre boundaries.</p> <ul style="list-style-type: none"> • Above 750sq.m gross external area outside Ballymena and Larne town centre boundaries. • Above 500sq.m gross external area outside Carrickfergus town centre and small town centre boundaries. <p>Outside town centre, and small town centre boundaries, but within the towns settlement limit, permission may be granted for a small scale convenience shop which does not exceed 100sq.m gross external area, where it can be demonstrated that:</p>	DfI directs the Council to modify Policy RET2, Page 136 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to policy for the purpose of coherence and implementation of the policy. The modification does not change the aim/ purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.

					<p>a) it meets a defined local need which cannot be met within an existing centre; and</p> <p>b) it will not adversely affect the vitality and viability of existing centres within its catchment.</p> <p>The Retail Impact Assessment should provide a proportionate response to the proposal being sought and should incorporate an assessment of need, impact and the sequential approach.</p> <p>Where proposals are considered to cause significant adverse impacts on any of the relevant criteria, or where in balancing overall impacts on each of the relevant criteria, the proposal is judged to be harmful, then it should be refused.</p> <p>Add the following two sentences to the end of Paragraph 7.2.19:</p> <p>A Retail Impact Assessment is required where a proposed extension would result in the overall development exceeding the relevant thresholds above. Where an applicant is required to undertake a Retail Impact Assessment for a proposal which is outside a small town centre boundary, then the assessment must consider the retail impact on any centre within its catchment.</p>			
MOD17	RA045	MEAM12 in part (ref PM-058)	Policy RET3 Retail in Villages, Small centres and Local Centres	Page 137, Policy headnote	<p>Amend Policy RET3 to read:</p> <p>A proposal for retail development within a village, small settlement or local centre will be permitted provided:</p> <p>a) It is to meet a local need and which helps to sustain local communities; and</p> <p>b) It is in keeping with the scale, nature and design appropriate to the character of the settlement or centre.</p> <p>Proposals for retail extensions to a local centre will have to meet a) and b) above and will only be permitted where the applicant has demonstrated the proposal is consistent with the local centres complimentary role and function to the town centres (or small town centres) in the catchment and that no adverse impact will result on those centres.</p> <p>All proposals must meet the general policy and accord with other provisions of the LDP.</p>	<p>DfI directs the Council to modify Policy RET 3, page 137 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>Note: In accurate reference to the title in the 4th Column, it should say: Policy RET3 Retail in Villages, Small <u>Settlements</u> and Local Centres.</p>	<p>No</p> <p>Modification to policy for the purposes of consistency and to assist with implementation of the policy.</p> <p>The modification does not change the aim/purpose of the policy form that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>

MOD18	RA046	NA	RET4 Rural Shops and Roadside Service Facilities	Page 138 Policy headnote	<p>Above the last sentence within the headnote insert:</p> <p>All proposals must demonstrate there is no unacceptable adverse impact upon the vitality and viability of an existing centre within the retail catchment.</p> <p>Remove this reference from criterion a) in the roadside service facilities section to read as follows:</p> <p>a) There is a clear indication of need.</p>	<p>DfI directs the Council to modify criterion a) under the Roadside Service Facilities section within Policy RET4, page 138 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>For clarity this should read:</p> <p>Roadside Service facilities</p> <p>Development of roadside service facilities in the open countryside will only be accepted if:</p> <p>a) There is a clear indication of need; and</p> <p>DfI also directs the Council to modify Policy RET4, above the last sentence within the headnote, page 138 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>For clarity this last paragraph of the policy headnote should read:</p> <p>All proposals must demonstrate there is no unacceptable adverse impact upon the vitality and viability of an existing centre within the retail catchment. All proposals must meet the General Policy and accord with other provisions of the LDP.</p>	<p>No</p> <p>Modification to policy for purposes of coherence and consistency.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>
MOD19	RA049	MEAM13	Policy TOU5 Hotels, Guest Houses and Tourist Hostels in the Countryside	Page 146 Policy headnote	<p>Within section c) New Build Hotel, Guest House or Tourist Hostel on the periphery of a Settlement amend to read:</p> <p>the development is on the periphery of the settlement, but will not dominate it, adversely affect landscape setting, or otherwise contribute to urban sprawl.</p> <p>Also amend the third bullet point in this section to read:</p> <ul style="list-style-type: none"> an undeveloped site on the periphery of the settlement where the development could be visually integrated into the landscape. 	<p>DfI directs the Council to modify section c) iv) New Build Hotel, Guest House or Tourist Hostel on the periphery of a Settlement of Policy TOU5, page 146 of the dPS, in accordance with this PAC Recommended Amendment.</p>	<p>No</p> <p>Modification to policy ensures a coherent approach in implementation and consistency of terminology throughout the policy.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>
MOD20	RA058	MEAM14	Policy MIN1 Mineral Development Extraction and Processing of Hard Rock and Aggregates	Page 157, Paragraph 7.4.16	<p>Amend first sentence to read:</p> <p>Whilst there is not a general presumption against mineral development in the AONB, Council will exercise a cautious approach within this area.</p>	<p>DfI directs the Council to modify first sentence of paragraph 7.4.16 of J&A to Policy MIN1, page 157 of the dPS, in accordance with this PAC Recommended Amendment.</p>	<p>No</p> <p>Modification to J&A for purposes of consistency and coherence.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>

MOD21		PM-074 PM-075	Policy MIN1 Mineral Development Extraction and Processing of Hard Rock and Aggregates	Page 156- 157 Policy headnote and Paragraph 7.4.15	There is no PAC recommended amendment.	DfI directs Council to withdraw PM-074 and PM-075 in accordance with paragraph 11.57 of the PAC IE consideration report and retain references to 'quality', page 156-157, as written within the dPS. For clarity, these are: Policy MIN1 headnote: <i>"c) Landscape quality and visual amenity.</i> Paragraph 7.4.15, first sentence: <i>"Whilst potentially difficult to reconcile with this form of development, the protection of landscape quality and visual amenity will be afforded due weight in decision-making."</i>	No The direction withdraws modifications put forward by the Council therefore these elements of policy and J&A remain as originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD22	RA059	PM-080	Policy MIN1 Mineral Development Extraction and Processing of Hard Rock and Aggregates	Page 157, Paragraph 7.4.14	Reword first sentence to read: Any mineral development that could impact on a European Designated Site must demonstrate compliance with the requirements of Regulation 43(1) of the Conservation (Natural Habitats etc.) Regulations (Northern Ireland) 1995 (as amended), commonly referred to as HRA.	DfI directs the Council to modify first sentence of paragraph 7.4.14 of J&A to Policy MIN1, page 157 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to J&A for purposes of clarification. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD23	RA061	MEAM15	Policy MIN2 Valuable Minerals	Page 158, Paragraph 7.4.18 & Glossary	Remove first sentence of 7.4.18 and amend second sentence to read: Where metalliferous or non-metalliferous minerals licenced by DfE or Crown Estates are found and considered economically viable to extract, there will not be a presumption against their exploitation in any area of the Borough, except for Special Countryside Areas. Amend definition of Valuable Minerals in Glossary at page 132 to read: Valuable Minerals: Metalliferous or non- metalliferous minerals licensed by DfE or Crown Estates which are particularly valuable to the economy.	DfI directs the Council to modify by removing the first sentence and amending the second sentence of paragraph 7.4.18 J&A to Policy MIN2, page 158 of the dPS, in accordance with this PAC Recommended Amendment. DfI also directs the Council to modify the definition of Valuable Minerals in the Glossary at Page 312 of the dPS and the spelling error underlined (licenced rather than licensed), in accordance with this PAC Recommended Amendment. Note: the PAC typo regarding page number of the Glossary and spelling of 'licenced' to 'licensed', within the RAs. This has been amended above.	No Modification to the J&A and glossary for the purposes of clarification and coherence. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD24	RA065	PM-090 superseded by MEAM 15 & PM-091 in part	Policy MIN5 Area of Salt Reserve, Carrickfergus	Page 161, Paragraph 7.4.29 & 7.4.30	Amend first sentence of paragraph 7.4.30 to read: Where planning permission is granted for surface development in this area, and where Council perceives a risk of subsidence from either shafts or mining, an informative will be attached to the consent indicating the potential risk of subsidence.	DfI directs the Council to modify the first sentence of paragraph 7.4.30 of J&A to Policy MIN5, page 161 of the dPS, in accordance with this PAC Recommended Amendment. DfI also directs Council to withdraw PM-090 in accordance with the PAC IE consideration report paragraph 11.64 and the updated MEAM 15 (see above MOD23) and retain the paragraph as written within the dPS.	No Modification to J&A for purposes of clarification and coherence. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.

MOD25	RA066	MEAM16	Policy MIN6 Development at Risk of Subsidence due to past or present underground mineral extraction	Page 162 Paragraph 7.4.31	Amend second sentence of 7.4.31 to read: These areas should not be developed in the interests of public safety.	DfI directs the Council to modify the second sentence of paragraph 7.4.31 of J&A to Policy MIN6, page 162 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to J&A for purposes of coherence. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD26	RA067	PM-093	Policy MIN7 Peat Extraction	Page 165, Paragraph 7.4.36	Amend first and second sentence to read: Accordingly, there will be a presumption against commercial peat extraction for new sites, extensions to existing sites and renewal of extant permissions will not be permitted. Exceptions are limited to sites where the peatland is already degraded and not reasonably capable of restoration and where there is little conservation value.	DfI directs the Council to modify the first and second sentence of paragraph 7.4.36 of J&A to Policy MIN7, page 165 of the dPS, as follows: Accordingly, there will be a presumption against commercial peat extraction for new sites, extensions to existing sites and renewal of extant permissions. Exceptions are limited to sites where the peatland is already degraded and not reasonably capable of restoration and where there is little conservation value.	No Modification to J&A for purposes of coherence. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD27	RA070	MEAM23	Policy HOU1 Quality in New Residential Development in Settlements	Page 174 Paragraph 8.1.14	Insert italic text into paragraph 8.1.14 to read: houses are located within a designated area. Where an applicant is required to submit a design and access statement and a design concept statement, it will be acceptable for all the relevant information to be contained in one document.	DfI directs the Council to modify paragraph 8.1.14 of J&A to Policy HOU1, page 174 of the dPS, by inserting italic text just before the third last sentence of this paragraph, in accordance with this PAC Recommended Amendment. For clarity it should be inserted as follows: 8.1.14houses are located within a designated area. <i>Where an applicant is required to submit a design and access statement and a design concept statement, it will be acceptable for all the relevant information to be contained in one document.</i> Where council grants outline planning permission for residential development based on indicative plans, a condition will be imposed requiring that any reserved matters.....	No Modification to J&A for purposes of coherence. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD28	RA074	MEAM26	Policy HOU5 Affordable Housing in Settlements	Page 178 Policy HOU5 Policy Headnote	Insert additional text after the second bullet point to read: Where it is demonstrated that a development is not viable a reduced or alternative provision of affordable housing may be acceptable.	DfI directs the Council to modify the second bullet point of Policy HOU5, page 178 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to policy for purposes of coherence and effectiveness. Viability is a normal planning material consideration at planning application stage. The modification to the policy expressly sets this out. The modification does not change the aim/purpose of the policy from that previously assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD29	RA078	MEAM30	Policy HOU8 Travellers Accommodation	Page 182 Policy HOU8 headnote	Insert Italic text into Policy HOU8 to read: Where a need is identified for a transit site or a serviced site, which cannot readily be met within an existing settlement in the locality, a proposal will be required to	DfI directs the Council to modify Policy HOU8, page 182 of the dPS, by inserting italic text just after criterion b), in accordance with this PAC Recommended Amendment.	No Modification to policy provides clarification that it is the sequential location test of	Further to modification, the policy will have no

					meet the requirements of criteria a to c of Policy HOU16 Affordable Housing in the Countryside.		Policy HOU16 that is being referred to and to assist in the implementation of the policy. The modification does not change the aim/purpose of the policy from that originally assessed.	differential impact than the original in terms of its impact on the rural community.
MOD30	RA079	PM-105 in part	Policy HOU9 Replacement Dwelling	Page 184 Policy HOU9 headnote	Remove policy section on listed dwelling from headnote. Amend headnote text related to Non listed vernacular dwelling to read: UnListed Vernacular Dwelling All proposals for the replacement of an unlisted vernacular dwelling will be assessed against this policy and the policy provisions of Policy HE8 Unlisted Locally Important Building or Vernacular Building	DfI directs the Council to modify Policy HOU9, page 184 of the dPS, in accordance with this PAC Recommended Amendment. DfI also directs the Council to modify Policy HOU9, page 184 of the dPS, to remove the paragraph, sub-titled Listed Dwelling from the Policy headnote, in accordance with paragraph 12.40 of the PAC IE Report. For Clarity this paragraph is: Listed Dwelling Planning permission will not be granted for the replacement of a listed dwelling unless there are exceptional reasons, see Policy HE4 Listed Buildings - Demolition of a Listed building. Furthermore, DfI also direct the deletion of paragraph 8.1.55 of the J&A of Policy HOU 9, page 185, of the dPS, for consistency.	No Modification to policy and J&A for purposes of consistency and coherence as the text to be removed was directional in nature. Replacement of listed buildings will still be considered under Policy HE4. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD31	RA081	NA	Policy OSL4 Open Space in New Residential Developments	Page 198 Headnote	Amend criteria iii) to read: iii) it is designed, wherever possible, to be multi-functional and take account of the needs of people with disabilities or whose mobility is impaired	DfI directs the Council to modify criteria iii) of Policy OSL4, page 198 of the dPS, in accordance with this PAC Recommended Amendment. Note Omission of word in the Policy title in 4 th column, it should say: Policy OSL 4 Public Open space in New Residential Developments.	No Modification to Policy providing clarification that equality of access for the mobility impaired should be considered in the provision of public open space in new residential environments. The modification does not change the aim/purpose from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD32	RA085	NA	Policy TR3 New Transport Schemes	Page 218, Paragraph 9.1.26	Amend paragraph 9.1.26 to read: A guidance framework on planning agreements and developer contributions will be developed by the Council in the future. Until that time the matter of what will be required to be delivered in each instance will be agreed between the Council and the applicant on a case by case basis.	DfI directs the Council to modify the J&A paragraph 9.1.26 of Policy TR3, page 218 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to J&A to provide coherence to ensure delivery of a Developer Contributions Framework. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.

MOD33	RA086	PM-114 extended for consistency	Footnote 38 re parking standards	Page 221	Reword Foot note 23, 36 and 38 to read: Currently 'Parking standards' (DOE 2005) or as updated. The reference to DCAN 15 'or as updated' should also be added in a consistent manner throughout the document including paragraph 9.1.15.	Dfl directs the Council to modify footnotes 23 (Page 115), 36 (page 220), 38 (page 221) in accordance with this PAC Recommended Amendment. Dfl also directs council to modify reference to DCAN 15 'or as updated' within J&A paragraph 9.1.15 of Policy TR1, page 215. This reference should also be amended in a consistent manner throughout the Plan Strategy.	No This is not a policy change. Modification to footnotes and dPS text for consistency for purposes of future proofing.	Further to modification, there will be no differential impact than the original in terms of its impact on the rural community.
MOD34	RA087	PM-115	Policy TR6 Parking and Servicing	Page 222, Paragraph 9.1.40	Remove from the last 6 lines of paragraph 9.1.40: Development Control Advice Note (DCAN) 11 'Access for People with Disabilities' (DOE, 1991) and draft Revised Development Control Advice Note (DCAN) 11 'Access for All – Designing for an Accessible Environment (DOE, 2003).	Dfl directs the Council to modify the J&A paragraph 9.1.40 of Policy TR6, page 222 of the dPS, in accordance with this PAC Recommended Amendment.	No As assessed in previous addendum.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD35	RA089	MEAM32 in part	Policy TR7 Provision of Car Parks	Page 222, TR7 Headnote Criterion a) Paragraph 9.1.41	Add text to the end of criterion a) to read: or accepted by the Council, in consultation with Dfl following a robust analysis provided by the applicant. Add text to the end of paragraph 9.1.41 for consistency. Final sentence to read: Proposals will therefore be required to meet a need identified in the Local Transport Plan (which will incorporate a Car Parking Strategy), or accepted by the Council, in consultation with Dfl, following a robust analysis provided by the applicant.	Dfl directs the Council to modify criterion a) of Policy TR7, to add text to the end of the criterion, on page 222 of the dPS, in accordance with this PAC Recommended Amendment. For clarity this should read: a) the proposal meets a need identified by DFI in the local Transport Plan or accepted by Council, in consultation with DFI following a robust analysis provided by the applicant. Dfl also directs the Council to modify the J&A paragraph 9.1.41 of Policy TR7, page 223 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to policy and J&A for purposes of consistency. This is a policy change in order to be consistent with Dfl guidance and provide for greater flexibility. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD36	RA090	MEAM33	Flood Risk and Drainage Introduction	Page 224, Paragraph 9.2.3 and 9.2.10	Amend first sentence of 9.2.3 to read: Within the Mid and East Antrim Council area, Ballymena, Carrickfergus, Larne and Greenisland are all considered to be at significant risk of flooding. Amend paragraph 9.2.10 to refer to Dfl Flood Maps NI.	Dfl directs the Council to modify the J&A paragraph 9.2.3 of the Introduction to Flood Risk and Drainage, page 224 of the dPS, in accordance with this PAC Recommended Amendment. Dfl also directs council to modify J&A paragraph 9.2.10 of Policy FRD1, page 228, to refer to DFI Flood Maps NI, instead of Strategic Flood Maps NI.	No Factual update to introductory text only.	Further to modification, there will be no differential impact than the original in terms of its impact on the rural community.
MOD37	RA092	MEAM34 (updates PM- 118) MEAM35	Policy FRD6 Development in Proximity to Controlled Reservoirs	Page 235, Paragraph 9.2.49 Page 347 Appendix I Part C	Amend paragraph 9.2.49 to read: Details of controlled reservoirs in the Borough are available on the Reservoir flood maps produced by Dfl Rivers and are available to view on the DFI website. Omit list of controlled reservoirs from Appendix I (Part C) of dPS.	Dfl directs the Council to modify the J&A paragraph 9.2.49 of Policy FRD6, page 235 of the dPS, in accordance with this PAC Recommended Amendment. Dfl also directs council to remove Appendix 1 (Part C – Controlled Reservoirs within MEABC (as of June 2019), page 347 of the dPS, in accordance with this PAC Recommended Amendment. Furthermore, Dfl direct Council to modify Policy FRD 6 in	No Modification to policy, J&A and Appendix for purposes of consistency. These are policy changes in order to be consistent with existing central government policy. This will widen the	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural

						accordance with MEAM35.	scope of the policy as it now extends to include minor development. However, the modification does not change the aim/purpose of the policy from that originally assessed.	community.
MOD38	RA093	MEAM36 (supersedes PM120 & PM121)	Renewable Energy Development-Introduction	Page 236, Paragraph 9.3.1 Footnote 42	Replace last sentence of 9.3.1 to read: The Climate Change Act (Northern Ireland) 2022 states that the Department for the Economy (DFE) must ensure that at least 80% of electricity consumption is from renewable sources by 2030. The latest figures for electricity consumption and renewable energy generation are available on the energy section of the DFE website. Remove footnote 42.	DfI directs the Council to modify the J&A paragraph 9.3.1 of Introduction to Renewable Energy, page 236 of the dPS, in accordance with this PAC Recommended Amendment. DfI also directs council to remove footnote 42, page 236, of the dPS, in accordance with this PAC Recommended Amendment. Note: This will affect further footnote numbering within the Plan Strategy, which should be modified as directed under MOD55 Note: MOD44 (RA108) will also update paragraph 9.3.2 – Introduction to Renewable Energy.	No Factual update to introductory text only.	Further to modification, there will be no differential impact than the original in terms of its impact on the rural community.
MOD39	RA099	MEAM38 in part PM-126 in part	Policy RE1 Renewable Energy Development criterion I)	Page 239 Policy Headnote	Criterion I) is replaced to read: For wind farm development (footnote 44), a separation distance of 10 times rotor diameter to occupied properties (including temporarily unoccupied), with a minimum separation distance of not less than 500m, will generally apply. The separation distance required for single turbines will be assessed on a case-by-case basis.	DfI directs the Council to modify the last criterion I) of Policy RE1, page 239 of the dPS, as follows: I) For wind farm development (footnote 44), a separation distance of 10 times rotor diameter to residential properties (including extant permissions), with a minimum separation distance of not less than 500m, will generally apply. The separation distance required for single turbines will be assessed on a case-by-case basis. Note: the footnote reference within this MOD will change, due to changes made under MOD38. This will affect further footnote numbering within the Plan Strategy, which should be modified as directed under MOD55.	No Modification to policy for the purposes of consistency with existing central government policy, however it does not change the aim or purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD40	RA100	MEAM39	Policy RE1 Renewable Energy Development	Page 238 Policy Headnote	Amend the fifth paragraph of RE1 headnote to read: A proposal for the re-use, refurbishment or repowering of an existing renewable energy development, including in order to extend its lifespan, will be considered favourably subject to meeting the criteria within this policy.	DfI directs the Council to modify the fifth paragraph of Policy RE1, page 238 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to policy introducing reasonable flexibility to ensure such proposals will be considered favourably whether the lifespan of the development was extended or not. The modification does not change the aim or purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.

MOD41	RA103	NA	Policy RE1 Renewable Energy Development	Page 238 Policy Headnote	Amend RE1 criteria a) to read: It will not have an unacceptable adverse impact on visual amenity, or landscape character including the cumulative effect of development on the landscape; Amend criteria e) to read: It will not have an unacceptable adverse impact on built heritage or on biodiversity or nature conservation (including cumulative effects).	Dfl directs the Council to modify the criteria a) of Policy RE1, page 238 of the dPS, in accordance with this PAC Recommended Amendment. Dfl directs the Council to modify the criteria e) of Policy RE1, page 238 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to Policy for purposes of consistency to ensure proposals fully take account of cumulative effects and the built heritage and for coherence with J&A text. The modification does not change the aim or purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD42	RA106	PM-133 and PM-135 plus additional text insertion	Policy TE11 Telecommunications and Electricity Infrastructure	Page 244 Headnote	Remove 'Outside of Special Countryside Areas' from first sentence of policy headnote. Remove Fourth, Fifth & Sixth Paragraphs that refer to Areas of Constraint on High Structures. Add additional sentence at end of first sentence to read: Given the height of some telecommunications and electricity infrastructure CS3 Areas of Constraint on High Structures may also be applicable.	Dfl directs the Council to modify Policy TE11, page 244 of the dPS, in accordance with this PAC Recommended Amendment. Note: MOD05 (RA017), removes PM0-19 which keeps CS3 heading as 'Areas of constraint on High Structures'	No Modification to Policy for purposes of coherence. Cross referencing CS3 reflects what was already intended within the policy requirement to accord with other provisions of the LDP. The modification does not change the aim or purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD43	RA107	NA	Policy TE11 Telecommunications and Electricity Infrastructure	Page 244 Headnote	Add a new penultimate sentence to headnote to read: A proposal by a statutory undertaker for the upgrading or refurbishment of existing energy infrastructure in order to maintain energy security will be considered favourably subject to meeting the criteria within this policy.	Dfl directs the Council to modify Policy TE11, page 244 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to Policy for the purposes of coherence and consistency. The modification does not change the aim or purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD44	RA108	NA	Introduction to Renewable Energy (9.3) And Policy TE11 Telecommunications and Electricity Infrastructure	Page 236 and page 245	Additional text should be added to the justification and amplification paragraph 9.3.2 to direct the reader to the policy context for strategic energy delivery at Kilroot and Ballylumford power stations. This should refer to policies RE1, TE11 and GP1 and the importance of promotion of a more diverse energy mix in the drive to provide adequate security of supply. The policy context for natural gas infrastructure should be explicitly set out.	Dfl directs the Council to modify the J&A paragraph 9.3.2 Introduction to Renewable Energy, page 236 of the dPS, in accordance with this PAC Recommended Amendment. For clarity paragraph 9.3.2 should read: (See form of words inserted into existing paragraph at 9.3.2) Mid and East Antrim is a key strategic location in relation to Northern Ireland's energy network given the location of Kilroot and Ballylumford power stations in the Borough. The policy context for strategic energy delivery at Kilroot and Ballylumford power stations are set out in policies RE1, TE11 and GP1. The importance of promotion of a more diverse energy mix in the drive to provide adequate security of supply should be noted. In addition, Mid and East Antrim's wind resource and topography	No Modification to Introductory text and J&A for purposes of coherence and clarification. The modification does not change the aim or purpose of the policy from that originally assessed.	Further to modification, there will be no differential impact than the original in terms of its impact on the rural community.

						<p>has attracted numerous renewable energy projects, including wind farms and large- scale solar farms across the Borough.</p> <p>Dfl also directs the Council to modify J&A paragraph 9.4.14 of Policy TE11, page 245 of the dPS, by firstly modifying the paragraph to include amendments under RA105 (Schedule 1A) which includes the new sub-heading ‘Electricity Infrastructure’ and the first sentence of 9.4.14 to be moved to form the start of a new second paragraph under this heading, with additional wording to be inserted in accordance with the PAC recommendation. The sub- heading ‘Overhead lines’ should now sit above the existing paragraph 9.4.15.</p> <p>For clarity this should read as:</p> <p><i>Electricity Infrastructure</i></p> <p>Paragraph 9.4.14</p> <p>New and upgraded electricity infrastructure including poles, pylons, transformers sub stations and cables are vital in contributing towards these objectives but need to be carefully balanced against the potential impacts on the environment and amenity.</p> <p>Investing in our electricity infrastructure is critical for maintaining energy security and ensuring we can meet our wider sustainable energy objectives and contribute towards a diverse energy mix. These need to be balanced carefully against the potential impacts on the environment and amenity. Proposals for strategic energy infrastructure and development will be assessed against Policy TE11, Policy GP1 and other relevant operational policies of this plan as appropriate.</p> <p>Overhead Lines</p> <p>Paragraph 9.4.15</p> <p>Overhead line, especially those mounted on pylons</p>		
MOD45	RA111	NA	Policy HE1 Archaeological Remains and their settings	Page 267 Paragraph 10.1.15	<p>Add additional text after second sentence of paragraph 10.1.15 to state, where the information can be found on the ‘wide array of prehistoric and historic archaeological sites and monuments’ (referred to in second sentence) to assist in understanding of the baseline position.</p> <p>The HED publication guidance on setting and the historic environment should also be referred to.</p> <p>Cross reference the landscape assessment for the ASAI within other LDP documents.</p>	<p>Dfl directs the Council to modify text after the second sentence of J&A paragraph 10.1.15 of Policy HE1, page 267 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>For Clarity this should read:</p> <p>The only ASAI in Mid and East Antrim is designated at Knockdhu, an upland area within the Antrim Coast and Glens AONB (refer to District proposals Maps). This unique historic upland landscape contains a wide array of prehistoric and historic archaeological sites and monuments (refer to Sites and Monuments Record)</p>	<p>No</p> <p>Modification to J&A for purposes of clarification on the implementation of the policy.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>

						<p>Department for Communities (communities-ni.gov.uk).</p> <p>The landscape of the ASAI is highly vulnerable to insensitive change (see Technical Supplement 10, Appendix A- Landscape Character assessment, Appendix E – Candidate sensitive Landscape Report and Technical Supplement 13, Appendix C- Knockdhu Area of Significant Archaeological Interest (ASAI)). Published guidance on setting can also be found in DfC HED Guidance on the setting and the Historic Environment at the following website guidance-on-setting-and-the-historic-environment.pdf (communities-ni.gov.uk).</p>		
MOD46	RA112	NA	Policy HE1 Archaeological Remains and their settings	Page 267 Paragraph 10.1.15	<p>Reword 4th paragraph of 10.1.15 to read:</p> <p>In particular, the erection of masts, pylons, wind turbines and associated infrastructure, or other large- scale development including large agricultural buildings may adversely impact on the distinctive landscape character and historic landscape assets, including the archaeological sites and monuments.</p>	<p>DfI directs the Council to modify the fourth paragraph of J&A paragraph 10.1.15 of Policy HE1, page 267 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>For Clarity, to include the changes above at MOD45, the whole Paragraph 10.1.15 should now read as follows:</p> <p>The only ASAI in Mid and East Antrim is designated at Knockdhu, an upland area within the Antrim Coast and Glens AONB (refer to District proposals Maps). This unique historic upland landscape contains a wide array of prehistoric and historic archaeological sites and monuments (refer to Sites and Monuments Record Department for Communities (communities-ni.gov.uk).</p> <p>The landscape of the ASAI is highly vulnerable to insensitive change (see Landscape assessment for the ASAI). Published guidance on setting can also be found in DfC HED Guidance on the setting and the Historic Environment at the following website guidance-on-setting-and-the-historic-environment.pdf (communities-ni.gov.uk). In particular, the erection of masts, pylons, wind turbines and associated infrastructure, or other large-scale development including large agricultural buildings may adversely impact on the distinctive landscape character and historic landscape assets, including the archaeological sites and monuments. Accordingly, this regionally significant archaeological site is protected under this policy and through other LDP strategic designations and associated policies (footnote 55).</p>	<p>No</p> <p>Modification to J&A for purposes of coherence and effectiveness to ensure consistency with the ASAI Statement of Significance.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>
MOD47	RA114	NA	Policy HE3 Listed Buildings – Change of Use or Extension/Alteration or Conversion of a Listed Building	Page 270 Paragraph 10.1.28	<p>Replace ‘historic asset’ with ‘heritage asset’ throughout paragraph</p>	<p>DfI directs the Council to modify paragraph 10.1.28 of Policy HE3, page 270 of the dPS, in accordance with this PAC Recommended Amendment.</p>	<p>No</p> <p>Modification to J&A for the purposes of clarification and consistency in wording.</p> <p>The modification does not change the aim/purpose of the policy from that originally assessed.</p>	<p>Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.</p>

MOD48	RA120	MEAM40 in part	Policy HE8 UnListed Locally Important Buildings or Vernacular Building	Page 280 Policy Headnote Paragraph 10.1.57	Amend first sentence of headnote to read: All development proposals impacting on unlisted locally important buildings and/or vernacular buildings should involve the minimum intervention and should maintain or enhance the existing character of the building and its setting. Amend first sentence 10.1.57 to read: Unlisted locally important buildings, structures or features which have a degree of architectural or historical significance but are not formally designated and can include buildings such as former schoolhouses, churches, mills or former banks.	Dfl directs the Council to modify the first sentence of Policy HE8, page 280 of the dPS, in accordance with this PAC Recommended Amendment. Dfl directs the Council to modify the first sentence of paragraph 10.1.57 of Policy HE8, page 280 of the dPS, in accordance with this PAC Recommended Amendment.	No Modification to Policy for purposes of coherence and effectiveness. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD49	RA121	NA	Policy HE8 Non Listed Locally Important Buildings or Vernacular Building	Page 280 Policy Headnote	Add the following text at the end of the policy: 'In addition, proposals must meet the General Policy and accord with other provisions of the LDP.'	Dfl directs the Council to modify the end of the of policy HE8, page 280 of the dPS, by adding in text in accordance with this PAC Recommended Amendment.	No Modification to Policy for the purposes of clarification and consistency. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD50	RA124	PM-150 & word 'normally' incorporated as per MEAM43	Policy AD1 The Control of Advertisements	Page 286 Third and Fourth Paragraph	Amend the first sentence of AD1 section of Advertisements and Heritage Assets to read: When assessing applications for consent for the display of an advertisement which affects a heritage asset or its setting, Council will have regard to criteria a to f above and the following considerations: Amend the first sentence of the section on Digital Advertising Screens to read: When assessing applications for consent for the display of a digital advertisement screen criteria a to f above shall apply and consent for the display of a digital advertising screen will not normally be granted in any of the following circumstances:	Dfl directs the Council to modify the first sentence of Policy AD1, page 286 of the dPS, in accordance with this PAC Recommended Amendment. Dfl directs the Council to modify the first sentence of the section on Digital Advertising Screens within Policy AD1, page 287 of the dPS, in accordance with this PAC Recommended Amendment. NOTE: the PAC have used the word "advertisement" screen in the first sentence of the section on "Digital Advertising Screens", this should be "advertising" in line with PM 150	No Modification to Policy for the purposes of coherence and implementation. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD51	RA125	PM-152	Natural Heritage Implementation	Page 297 Paragraph 11.1.7	Revise wording of third sentence of 11.1.7 to read: International, European and Nationally important nature conservation sites and the Antrim Coast and Glens AONB are identified in the draft Plan Strategy (see District Proposals Maps).	Dfl directs the Council to modify the third sentence of paragraph 11.1.7 of the Natural heritage Introduction, page 297 of the dPS, in accordance with this PAC Recommended Amendment. Note: Reference to 'draft' Plan strategy. The word 'draft' should be removed, council should modify this changes as directed under MOD55.	No As assessed in previous addendum.	Further to modification, there will be no differential impact than the original in terms of its impact on the rural community.

MOD52		MEAM41 updating PM154	NAT2 J&A para 11.1.11	Page 299	There is no PAC recommended amendment.	DfI directs Council to withdraw PM-154 as updated by MEAM 41 in accordance with paragraph 15.4 of the PAC IE consideration report and retain paragraph 11.1.11, page 299, as written within the dPS.	No The direction withdraws a modification put forward by the Council, there is no need for further assessment as the policy will remain as originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD53	RA127	PM-155 updated by MEAM42	Policy NAT4 Sites of Nature Conservation Importance	Page 301 Paragraph 11.1.13	Remove the reference to the Ulster Wildlife Trust from first sentence and add (as amended) to end of sentence as per PM-155. Insert additional sentence after the first sentence of 11.1.13 to read: The Northern Ireland Environment Agency has key responsibility for the designation and hierarchy of sites that are of nature conservation importance and it is sites through the application of policy. Additionally, Council has the power to identify and designate Local Nature Reserves (LNR). The designation of Wildlife Refuges is a matter for DAERA.	DfI directs the Council to modify the first sentence and add text to the end of the same sentence of paragraph 11.1.13 of Policy Nat4, page 301 of the dPS, in accordance with this PAC Recommended Amendment. For clarity this should read same as PM-155. DfI directs the Council to modify by adding a further sentence after the first sentence of paragraph 11.1.13 of Policy Nat4 and removing the word 'the' (underlined) page 301 of the dPS, in accordance with this PAC Recommended Amendment. Note: Omission of word in the Policy title in 4th column, it should say: Policy NAT4 Sites of Nature Conservation Importance-Local	No Modification to J&A text for the purposes of factual correction to assist in implementation of the policy. The modification does not change the aim/purpose of the policy from that originally assessed.	Further to modification, the policy will have no differential impact than the original in terms of its impact on the rural community.
MOD54	RA129	PM-160 plus 'across the plan area' incorporated following hearing	Monitoring & Review – Technical Supplement 1	Environmental Objective a) Monitoring Indicator 22	Insert indicator under Restriction of development on open space: Target: No more than 1 application permitted per year within zoned open space areas across the plan area. Review trigger: More than 1 application permitted in any one year on zoned open space across the plan area.	DfI directs the Council to modify Technical Supplement 1 – Monitoring and Review, Environmental Objective a), by inserting a new indicator following Indicator 22 and re- number the remaining Indicators, in accordance with this PAC Recommended Amendment. Note: PAC referred to Monitoring Indicator 22 in the 4 th column, however DfI acknowledge this MOD is in relation to a new indicator following Indicator 22.	No This is not a policy change but does allow for improved monitoring.	N/A
MOD55						As a result of the modifications contained within this direction, DfI directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors are updated as necessary to the overall Plan Strategy upon adoption. These updates should not amend the nature and intent of the modifications.	No This modification covers Schedule 1A, Schedule 1B and Schedule 2, including mapping corrections. The modification does not change the aim/purpose or the nature and intent of the plan strategies or policies.	These modifications will not result in any differential impact than the original in terms of impact on the rural community.

