

Local Development Plan 2030

# Draft Plan Strategy

Sustainability Appraisal (incorporating SEA) of the draft  
Plan Strategy Report - Second Addendum

August 2023



**Mid & East  
Antrim**  
Borough Council

## Non Technical Summary

Mid and East Antrim Borough Council is developing a new Local Development Plan (LDP) for the Borough. This Plan will replace the existing Area Plans and will provide a revised policy framework to inform planning decision making and to guide development in Mid and East Antrim until 2030.

This document is an Addendum to the Sustainability Appraisal (SA) Reports of the draft Plan Strategy, which are:

- The Sustainability Appraisal of the draft Plan Strategy (incorporating Strategic Environmental Assessment) Sustainability Appraisal Report, published alongside the draft Plan Strategy in September 2019 ('the 2019 SA Report');
- The Sustainability Appraisal of the draft Plan Strategy, Sustainability Appraisal Addendum Report 1, published January 2021 ('the Sustainability Appraisal Report - First Addendum').

The Sustainability Appraisal of the draft Plan Strategy updated and built upon the Interim Sustainability Appraisal, which was carried out in support of the Preferred Options Paper and was published in June 2017.

The Sustainability Appraisal is underpinned by the SA Scoping Report, an updated version of which was published with the draft Plan Strategy September 2019. The SA Scoping Report presents the evidence base to inform the appraisals of each policy. It also establishes the SA Framework for undertaking the appraisal. This report should therefore be read in conjunction with the above reports.

### Independent Examination of the Mid and East Antrim Borough Council draft Plan Strategy

In June 2021, the Department for Infrastructure appointed the Planning Appeals Commission (PAC) to cause an Independent Examination of the Mid and East Antrim Local Development Plan draft Plan Strategy. The Independent Examination hearing of the draft Plan Strategy took place from June 2022 until August 2022.

Prior to those hearing sessions, a number of additional proposed modifications to the Plan document were brought forward by the Council. These proposed modifications were also assessed to ascertain if any likely significant effects would occur as a result of their implementation within the draft Plan Strategy and the outcomes documented in the Sustainability Appraisal Report - First Addendum'. That report concluded that none of the proposed modifications would result in any likely significant effects as a result of their implementation within the draft Plan Strategy and that no further amendments to the SA were required.

Following the Independent Examination, the PAC concluded that, subject to recommended amendments and modifications, the draft Plan Strategy met the tests of soundness as required.

### Draft Plan Strategy Independent Examination Report and Recommendations

In June 2023, the Department for Infrastructure ('the Department') issued a direction to the Council to adopt the Plan Strategy with modifications.

The Department's Direction includes two Schedules. The first Schedule contains recommended modifications which reflect the Council's proposed changes. The likely significant effects of these modifications have already been assessed and documented in the Sustainability Appraisal Report - First Addendum (January 2021).

The second Schedule in the Direction are modifications recommended in the Planning Appeals Commission's Independent Examination Report which the Department has directed as being necessary for the adoption of the Plan Strategy. This Sustainability Appraisal Report - Second Addendum has been prepared to document the assessment of whether any likely significant effects will arise from implementing the modifications in Schedule 2 within the draft Plan Strategy and whether any further amendments to the SA are required.

The conclusions of this report are that none of the recommended modifications would result in any likely significant effects as a result of their implementation within the Plan Strategy. All the recommended modifications can be made without impacting or changing how the plan as a whole would perform against the Sustainability Objectives. The assessment and conclusions of the originally published appraisal as set out in the 2019 SA Report remain unchanged.

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## 1 Introduction

### The Local Development Plan

- 1.1. Mid and East Antrim Borough Council is in the process of developing a new Local Development Plan (LDP) for the Borough. The LDP will replace the existing Area Plans and will provide a revised policy framework to inform planning decision making and guide development in Mid and East Antrim until 2030.
- 1.2. The LDP is made up of two documents:
  - the Plan Strategy, and
  - the Local Policies Plan.

The draft Plan Strategy was published on 17 September 2019 and consulted upon, along with its supporting documents, between 16 October and 11 December 2019.

- 1.3. For further information on the LDP, please visit the Council's website at [www.midandeantrim.gov.uk/ldp](http://www.midandeantrim.gov.uk/ldp)

### Independent Examination of the Mid and East Antrim Borough Council draft Plan Strategy

- 1.4. In June 2021, the Department for Infrastructure appointed the Planning Appeals Commission (PAC) to cause an Independent Examination of the Mid and East Antrim Local Development Plan draft Plan Strategy. The Independent Examination hearing of the draft Plan Strategy took place from June 2022 until August 2022.
- 1.5. Prior to those hearing sessions, a number of proposed modifications to the Plan document were brought forward by the Council in January 2021. These proposed modifications were assessed to ascertain if any likely significant effects would occur as a result of their implementation within the draft Plan Strategy. The outcomes were documented in the Sustainability Appraisal Report - First Addendum. That report concluded that none of the proposed modifications would result in any likely significant effects as a result of their implementation within the draft Plan Strategy and that no further amendments to the SA were required.
- 1.6. Following the Independent Examination, the PAC concluded that, subject to recommended amendments and modifications, the draft Plan Strategy met the tests of soundness as required.

### Post-Examination Modifications

- 1.7. In June 2023, the Department for Infrastructure ('the Department') issued a direction to the Council to adopt the Plan Strategy with modifications.
- 1.8. The Department's Direction includes two Schedules. The first Schedule contains recommended modifications which reflect the Council's proposed changes. The likely significant effects of these modifications have already been assessed and documented in the Sustainability Appraisal Report - First Addendum.
- 1.9. The second Schedule in the Direction are modifications recommended in the Planning Appeals Commission's Independent Examination Report which the Department has directed as being necessary for the adoption of the Plan Strategy.
- 1.10. Any modifications to the draft Plan Strategy have the potential to change the appraisal of likely effects on social, economic and environmental interests. Therefore, they require consideration through the Sustainability Appraisal and Strategic Environmental Assessment process in order to determine if they alter the 'likely significant effects' predicted in the 2019 SA Report, or if they may result in new likely significant effects.
- 1.11. This Sustainability Appraisal Report - Second Addendum has been prepared to document the assessment of whether any likely significant effects will arise from implementing the modifications in Schedule 2 within the draft Plan Strategy and whether any further amendments to the SA are required.

## Sustainability Appraisal

- 1.12. Sections 8(6) and 9(7) of the Planning Act (Northern Ireland) 2011, require an appraisal of sustainability to be carried out for the Plan Strategy and Local Policies Plan, respectively. Sustainability Appraisal must cover the social and economic effects of the LDP as well as the environmental effects. These requirements are locally implemented through the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 ('the EAPP (NI) Regulations').
  - 1.13. SA is an iterative process that runs in parallel with the preparation of the LDP, including the draft Plan Strategy. Strategic Environmental Assessment (SEA) examines the environmental effects of the LDP proposals and is an integral part of SA.
  - 1.14. The SA is underpinned by the SA Scoping Report, which presents the evidence base to inform the appraisals of each policy. The SA Scoping Report also establishes the SA Framework for undertaking the appraisal. The SA Scoping Report was originally prepared to support the Sustainability Appraisal Interim Report, which was prepared for and published with the Preferred Options Paper in June 2017 and an updated version published in September 2019.
  - 1.15. The Sustainability Appraisal of the draft Plan Strategy (incorporating Strategic Environmental Assessment) Sustainability Appraisal Report was published in September 2019, and was subject to statutory and public consultation in accordance with Regulation 12 of the EAPP (NI) Regulations. The 2019 SA Report contains the findings of the assessment on the 'likely significant effects on the environment' of the implementation of the draft Plan Strategy.
  - 1.16. Development Plan Practice Note 04<sup>1</sup> Paragraph 9.1a (vi) provides guidance on whether the SA Report should be updated if draft development plan documents (Plan Strategy or Local Policies Plan) are modified. It states "*a further appraisal may be required if a change substantially alters the draft plan and may have likely significant effects which have not previously been appraised...*" "*Modifications to the SA should be proportionate to the level of change being made to the draft plan. Therefore, changes to the draft plan that are not significant should not require any further SA. A council will need to exercise judgement as whether a revised SA report will be required*".
  - 1.17. The current stage of the SA consists of assessing the likelihood of significant effects on the environment as a result of introducing the modifications set out in Schedule 2 of the Department's Direction.
  - 1.18. This document is a second Addendum to the 2019 SA Report, as it identifies whether the outcomes of that original report should be varied or revised from those originally published. It should therefore be read in conjunction with the 2019 SA Report, the Sustainability Appraisal Report - First Addendum and the Department's Direction.
  - 1.19. If any modification is considered to result in a variation to the original assessment, this Addendum will specify where and how this has been done in the SA.
- Next Steps**
- 1.20. On adoption of the Plan Strategy, a Sustainability Appraisal Post Adoption Statement will be prepared in accordance with Regulation 15(4) of the EAPP (NI) Regulations and published on the Mid and East Antrim Borough Council website.

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<sup>1</sup> Department for Infrastructure (2015) Development Plan Practice Note 04 'Sustainability Appraisal Incorporating Strategic Environmental Assessment' (found at <https://www.infrastructure-ni.gov.uk/publications/development-plan-practice-notes> [accessed 20/07/2023]).

## 2 Review of the Directed Modifications to the draft Plan Strategy

- 2.1 The objective of the EAPP (NI) Regulations is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development. SA builds on this as it covers the social and economic effects of plans, as well as the more environmentally focused considerations of SEA.
- 2.2 This section presents a screening of the 55 modifications to the draft Plan Strategy as proposed in Schedule 2 of the Department’s Direction and identification of whether these modifications have the potential to result in likely significant effects on the environment.
- 2.3 The fourteen social, economic and environmental Sustainability Objectives (SOs), as identified in the POP/Interim stage and draft Plan Strategy SA Scoping Reports and applied in the 2019 SA Report are shown in Table 2.1 below. They have been informed by the strategic and policy context, a review of baseline information for the Council and any evidence of trends and issues. The SOs remain unchanged from the original SA.
- 2.4 Table 2.2 of this SA Addendum Report will present the screening of the modifications’ interaction with these SOs.

**Table 2.1 Sustainability Objectives for Mid and East Antrim Borough Council**

<b>SO1</b>	<b>1...improve health and wellbeing.</b> Public policy seeks to increase healthy life expectancy, reduce preventable deaths, improve mental health and reduce health inequalities. Evidence shows that there is a need to address obesity, increase physical activity and reduce inequalities in health. It is also necessary to provide for the needs of an aging population and minimise the detrimental impacts of noise. This can be achieved by creating an environment that is clean and attractive; encourages healthy lifestyles; protects tranquil and quiet areas and enables access to health care facilities for all.
<b>SO2</b>	<b>2...strengthen society.</b> Regional policy is directed towards improving community relations and creating a safe society which is more united. Success will be represented by places which are inclusive, respect culture and identity, promote social integration and create a sense of pride. They will also be designed to feel safe and to reduce opportunity for crime or anti-social behaviour.
<b>SO3</b>	<b>3...provide good quality, sustainable housing.</b> The population is growing and therefore there is ongoing need for new housing in locations that meet regional policy, are accessible and balance the needs of society and the environment. The make-up of households is changing therefore design needs to meet long term requirements with good quality build to be sustainable. This objective should reduce homelessness and ensure decent, affordable homes with a mix of types.
<b>SO4</b>	<b>4...enable access to high quality education.</b> Good education improves opportunities for employment and also contributes to avoidance of poverty and healthier lifestyles. The provision of suitable accommodation for educational establishments in appropriate, accessible locations should play a part in making schools more sustainable and reducing inequalities in education.
<b>SO5</b>	<b>5...enable sustainable economic growth.</b> Regional policy seeks to develop a strong, competitive and regionally balanced economy. It is necessary to provide suitable locations for employment, with flexibility where necessary, to reflect current and future distribution of jobs across sectors, encourage new business start-ups, facilitate innovation, regenerate areas, attract investment and make employment as accessible as possible for all. This will reduce unemployment and poverty by helping more people to earn a living and increase their income.
<b>SO6</b>	<b>6...manage material assets sustainably.</b> Material assets such as infrastructure and sources of energy production are essential for society and the economy but need careful planning to ensure that they are designed for efficiency and to minimise adverse impacts. The concept of circular economy treats waste as resource which should be managed sustainably to reduce production and increase recovery, recycling and composting rates; new or adapted facilities may be required.

<b>SO7</b>	<b>7...protect physical resources and use sustainably.</b> Land, minerals, geothermal energy and soil are resources which require protection from degradation and safeguarding for future use. Sustainable agriculture, tourism and sustainable use of minerals and geothermal energy can help to support the economy.
<b>SO8</b>	<b>8...encourage active and sustainable travel.</b> There is a common goal to reduce traffic emissions and congestion which means reducing single-occupancy car use and increasing other forms of transport, especially at peak times. The location of housing and key services can facilitate better access to public transport. Opportunities for active travel makes travel more affordable and may bring added health benefits, while also reducing greenhouse gas emissions. Measures to manage car demand, such as parking and re-allocation of roadscape, which encourage a shift from car to public transport, walking and cycling will contribute to this goal.
<b>SO9</b>	<b>9...improve air quality</b> Air pollution has serious impacts on human health as well as degrading the natural environment. This objective can be achieved through reducing sources of air pollution. Where air pollution cannot be totally excluded careful siting of development should avoid impacts on sensitive receptors.
<b>SO10</b>	<b>10...reduce causes of and adapt to climate change.</b> International commitments require greenhouse gas emissions to be reduced to lessen their effects on climate. Measures that help reduce energy consumption and enable renewable energy helps mitigate greenhouse gas emissions however adaptation is also required to plan for the impacts of climate change.
<b>SO11</b>	<b>11...protect, manage and use water resources sustainably.</b> This objective encompasses reducing levels of water pollution, sustainable use of water resources, improving the physical state of the water environment and reducing the risk of flooding now and in the future. It meets the requirements of Northern Ireland legislation, strategies and plans in support of the Water Framework Directive and other Directives that relate to water and it takes account of the future impacts of climate change.
<b>SO12</b>	<b>12...protect natural resources and enhance biodiversity.</b> International obligations which are adopted in Northern Ireland legislation and policies require the protection of biodiversity including flora, fauna and habitats including the marine environment. This is for their intrinsic value and for the wider services that they provide to people, the economy and the environment for example as carbon stores which lessen the effects of climate change. This objective includes protecting and enhancing biodiversity and the coastal and marine environment as well as protection of green and blue infrastructure to enhance the services that natural resources provide.
<b>SO13</b>	<b>13...maintain and enhance landscape character.</b> International and national policies seek to conserve the natural character and landscape of the coast and countryside and protect them from excessive, inappropriate or obtrusive development. This objective seeks to maintain the character and distinctiveness of the area's landscapes and seascapes and to protect and enhance open spaces and the setting of prominent features, settlements and transport corridors.
<b>SO14</b>	<b>14...protect, conserve and enhance the historic environment and cultural heritage.</b> The historic environment and cultural heritage are resources that inform our history and bring character and sense of place. They also attract visitors and contribute to the economy and bring vibrancy to the places where we live, work and relax. This can be achieved by protecting and enhancing Conservation Areas, townscapes and other sites of historic and cultural value including their setting.

2.5 The scoring and descriptions used in the Sustainability Appraisal are presented in Figure 2.1.



Figure 2.1 Scoring and definitions for Sustainability Appraisal

Rating	Description
<b>++</b> Significant Positive	Policy/ proposal would greatly help to achieve the objective
<b>+</b> Minor Positive	Policy/ proposal would slightly help to achieve the objective
<b>0</b> Neutral / no effect	Policy/ proposal would have no overall effect
<b>-</b> Minor Negative	Policy/ proposal would slightly conflict with the objective
<b>--</b> Significant Negative	Policy/ proposal would greatly conflict with the objective
<b>?</b> Uncertain	The effect cannot be predicted because: <ul style="list-style-type: none"> <li>the approach has an uncertain relationship to the objective; or</li> <li>the relationship is dependent on the way in which the approach is implemented; or</li> <li>insufficient information may be available to enable an appraisal to be made.</li> </ul>
ST	Short Term Up to five years
MT	Medium Term Five to 15 years
LT	Long term Over 15 years

Key:	<b>++</b> Significant positive effect	<b>+</b> Minor positive effect	<b>0</b> No overall effect	<b>-</b> Minor negative effect	<b>--</b> Significant negative effect	<b>?</b> Score uncertain
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- 2.6 No new policies have been put forward in Schedule 2. The SA Addendum will therefore only examine whether the modifications to the draft Plan Strategy are likely to be significant.
- 2.7 The modifications have been assessed with regard to their interactions, if any, with the SOs, and their potential to produce significant effects on the specific components of the environment as identified through the Sustainability Framework.
- 2.8 In assessing the modifications, consideration was given to:
- Would the modification to the policy (either alone or in combination with the other changes) 'materially' change what the SA initially assessed or assumed about how the LDP would be implemented, or change the actions that the LDP might inevitably lead to?
  - Would the modification have an effect on the revised policy's performance against the SOs and, if so, would the effect be significant?
- 2.9 These considerations have informed the assessment of whether the changes would necessitate a revision to the SA. The criteria for assessing the significance of the policy changes are shown below:

Likely to have a beneficial effect on original policy status against SOs	Likely to have a minor adverse effect on original policy status against SOs, able to be mitigated	Likely to have a major adverse effect on original policy status against SOs, mitigation necessary.	No change to original policy status against SOs
Not significant <b>Screened Out</b>	Potentially Significant If negative or mixed effects were previously identified and mitigation or measures to reduce significance are already present in the SA and no additional mitigation is required, can be <b>Screened Out</b>	Significant <b>Screened in</b> - SA required to fully examine revised policy against alternatives.	Not significant <b>Screened Out</b>



- 2.10 Where it is indicated that the modification would result in no change to the original policy status against the SOs, it means that the initial evaluation of the policy remains unchanged, i.e. it is the same as was concluded in the 2019 SA Report.
- 2.11 If the policy change enhances the original policy's positive effects on a SO, these should serve to strengthen the sustainability of the LDP and will be cumulated with the original evaluation of the draft Plan Strategy SA in the SA Adoption report, once the respective amendments are adopted.
- 2.12 Where a minor adverse effect on the policy status against one or more SOs is identified, a summary of the policy review has been placed below the proposed amendment to explain the nature of the potential effects in more detail. This summary will demonstrate the process by which a decision was made on whether the change would justify the modification being 'Screened In' to the SA. A 'Screened In' policy modification will undergo a full sustainability appraisal against the reasonable alternatives.
- 2.13 Where a major adverse effect on the policy status against one or more SOs is identified, the policy modification will be 'Screened In' to the SA and will undergo a full appraisal against the reasonable alternatives.
- 2.14 In the event that SA is required for a modification to the draft Plan Strategy, the SA will identify any required measures to ensure avoidance or mitigation of any potential negative environmental impacts.

**Table 2.2 Review of the modifications to the draft Plan Strategy, as set out in Schedule 2 of the Department’s Direction.**

<b>DfI Modification No.</b>	<b>Recommended Amendment number</b>	<b>Linked to Council’s amendment number (if applicable<sup>1</sup>)</b>	<b>Policy section within the Draft Plan Strategy</b>	<b>Page/ para number in Draft Plan Strategy</b>	<b>PAC Recommended Amendment</b>	<b>DfI Modification following the Department’s consideration of the recommended amendments under Section 12 of the 2011 Planning Act</b>	<b>Detailed SA required?</b>	<b>Reason</b>
<b>MOD01</b>	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"> <li>Northern Ireland Regional Landscape Character Assessment (NIRLCA) 2016</li> <li>The second Northern Ireland Climate Change Adaption Programme 2019-2024</li> </ul>	<b>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.</b>	No (Screened Out)	Modification is for clarification / context. Both documents were referenced in the SA Scoping Report. No effect on the Sustainability Objectives.
<b>MOD02</b>	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.	<b>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.</b>	No (Screened Out)	Factual update to introductory text which has no effect on policy evaluation within the SA. No effect on the Sustainability Objectives.
<b>MOD03</b>	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.	<b>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.</b>	No (Screened Out)	Modification is for clarification and coherence of supporting text for policy. No effect on the Sustainability Objectives.

<sup>1</sup> 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.

<b>MOD04</b>	RA016	PM-018 in part with change to reflect headnote wording	CS2 Special Countryside Areas	Page 94 paragraph 5.9.12	<p>Amend third sentence of paragraph 5.9.12 to read:</p> <p>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.</p>	<p><b>DfI directs the Council to modify third sentence of J&amp;A to CS2, paragraph 5.9.12, page 94 of the dPS, in accordance with this PAC Recommended Amendment.</b></p>	<p>No (Screened Out)</p>	<p>Modification of Justification and Amplification text is for coherence and has no impact on policy implementation.</p> <p>No effect on the Sustainability Objectives.</p>
<b>MOD05</b>	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"> <li>• Islandmagee East and Whitehead</li> <li>• Slemish Mountain</li> <li>• Eastern Garron Plateau and Scarp Slopes</li> <li>• Knockdhu, Sallagh Braes, Scawt Hill to Glenarm Headland</li> <li>• Carrickfergus Escarpment</li> <li>• Lough Beg and the Lower Bann Rover Corridor</li> </ul> <p><b>Structures above 15m to up to 25m in Height</b></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> <p>a) The structure does not interrupt key views from public vantage points;</p>	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>Note: Typographical error in bullet points. This should say ‘River’ rather than ‘Rover’. DfI direct Council to modify this under MOD55.</b></p>	<p>No (Screened Out)</p>	<p>Modifications to policy and J&amp;A are to provide for a coherent strategy, or are to assist in the implementation of the policy.</p> <p>The modifications, although they modify several parts of the policy and J&amp;A, do not individually or collectively alter the strategic aim and intent of the option as assessed in the SA, (summarised as “<i>spatially define and protect areas of high landscape value from the potential negative impacts of high structures</i>”). The original policy assessment found that the policy would constrain some economic development, including certain types of renewable energy generation, but the approach to protect sensitive landscapes would also create the conditions to promote and enhance other types of economic development, such as tourism.</p> <p>The modifications to policy CS3, although they provide more detail on policy implementation, do not introduce any new strategic</p>

					<p>b) There is a need for a structure of this height;</p> <p>c) There are no suitable alternative sites located outside of the designated area; and</p> <p>d) Appropriate mitigation measures are in place to minimise the impact of the proposed structure on the designated area.</p> <p><b>Structures above 25m in Height</b></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>elements that were not already considered in the original SA.</p> <p>Therefore, they do not materially alter the identified effects on achievement of any of the Sustainability Objectives, nor any of the outcomes or recommendations of the original SA.</p>
<b>MOD06</b>	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</p>	<b>Refer to final row under MOD06 for Direction</b>		

					identity of the Borough and in providing opportunities for sustainable tourism growth in line with Council's strategic priorities.			
<b>MOD06</b>	RA019	In part incorporates PM-023	CS3 Areas of Constraint on high Structures	Page 97, Paragraph 5.9.22	Amend paragraph 5.9.22 to read: 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. 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.			
<b>MOD06</b>	RA020	In part incorporates PM-026		Page 97 paragraph 5.9.21	Amend wording of paragraph 5.9.21 to read: 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.			
<b>MOD06</b>	RA022	In part incorporates PM-031		Page 97	After paragraph 5.9.20 insert: High structures can be difficult to integrate into the landscape, particularly in landscapes that are visually highly			

				After paragraph 5.9.20	<p>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 commensurate with the nature and scale of the proposal. Landscape and Visual Impact Assessments (LVIA) are one example of such an assessment.</p>			
<b>MOD06</b>	RA023	In part incorporates PM-032		Page 98 Paragraph 5.9.25	<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) TE11 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

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.

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

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 TE11 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.

DfI Modification No.	Recommended Amendment number	Linked to Council's amendment number (if applicable)	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	Detailed SA required?	Reason
<b>MOD07</b>	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><b>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.</b></p> <p><b>For clarity paragraph one of CS5 on page 100 of dPS, should read:</b></p> <p>Development proposals within the Antrim Coast and Glens Area of Outstanding Natural beauty (AONB), will only be permitted .....</p> <p><b>And paragraph two of CS5 page 100 of dPS, should read:</b></p> <p>All new development proposals within the AONB must meet the general Policy.....</p> <p><b>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.</b></p>	No (Screened Out)	Modification of policy wording is for consistency and does not alter the evaluation of the policy in the SA.  No effect on the Sustainability Objectives.

<p><b>MOD08</b></p>	<p>RA031</p>	<p>PM-042 in part</p>	<p>ECD1 Economic Development in Settlements</p>	<p>Page 124 Headnote</p>	<p>Add to the Heading Towns to read: <b>Large and Small Towns</b> Amend the Industrial Uses Section to read: <b>Industrial Uses and Storage and Distribution Uses</b> 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><b>Dfl 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.</b> <b>Dfl 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.”</b> <b>Dfl 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.</b> <b>For clarity this section should read as follows:</b> <b>Villages and Small Settlements</b> 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. a)the proposal is commensurate with the</p>	<p>No (Screened Out)</p>	<p>Modification of policy wording is to provide clarification and coherence. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives.</p>
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						<p>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>		
<b>MOD09</b>	RA032	MEAM008 in part	ECD1 Economic Development in Settlements	Page 125, Paragraph 7.1.10	Amend third sentence to read: 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><b>DfI directs the Council to modify third sentence of paragraph 7.1.10, J&amp;A on page 125 of the dPS, as follows:</b></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>	No (Screened Out)	<p>Modification of Justification and Amplification wording is to provide coherence.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives.</p>
<b>MOD10</b>	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	<p><b>DfI directs the Council to modify paragraph 7.1.13, J&amp;A page 124 of the DPS, in accordance with this PAC Recommended Amendment.</b></p> <p>Note: Page number in 5th column should say page 125.</p>	No (Screened Out)	<p>Modification of Justification and Amplification wording is to provide coherence and remove ambiguity.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives.</p>

					appropriate to the character of the settlement.			
<b>MOD11</b>	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 <b>d) Small Rural Start-up Projects, criteria i), page 128 of the dPS, in accordance with this PAC Recommended Amendment.</b> <b>For clarity this should read:</b> 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: There is a locational need; <b>Dfl also directs the Council to modify the second last sentence of paragraph 7.1.25 of the J&amp;A to Policy ECD4, page 130 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of policy wording is for clarity and consistency. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives.
<b>MOD12</b>	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.	<b>Dfl directs the Council to modify Policy ECD4, subheading</b> <b>g) The Conversion and Re-Use of an Existing Building, page 129 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of policy wording is to provide consistency. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives.

					The policy title should also be amended within the second sentence of paragraph 7.1.29	<b>Dfl also directs the Council to modify the policy title within the second sentence of paragraph 7.1.29 of the J&amp;A to Policy ECD4, page 131 of the dPS, in accordance with this PAC Recommended Amendment.</b>		
<b>MOD13</b>	RA040	PM-048	ECD4 Economic, Agricultural and Forestry Development in the Countryside	Page 130, Paragraph 7.1.24	Amend penultimate (4 <sup>th</sup> ) 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.	<b>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.</b>	No (Screened Out)	Modification of Justification and Amplification wording is to provide clarity and consistency.  No effect on the evaluation of the policy in the SA, via the Sustainability Appraisal Report - First Addendum.  No effect on the Sustainability Objectives.
<b>MOD14</b>	RA041	MEAM10 in part (encompassing PM-50 & PM-051)	Policy RET1 Retail in Town Centres	Page 134, Policy Headnote	Amend Policy RET1 Retail in Town Centres to read:  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:  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.  Proposals for other town centre uses (cultural and community facilities, leisure, entertainment and businesses)	<b>Dfl directs the Council to modify Policy RET1 Retail in Town Centres, page 134 of the dPS, in accordance with this PAC Recommended Amendment.</b>  <b>Dfl also directs the Council to modify the J&amp;A of RET1, paragraph 7.2.14, page 134 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of policy wording is to provide consistency and improve coherence and effectiveness.  No effect on the evaluation of the policy in the SA.  No effect on the Sustainability Objectives.

					<p>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> <p>c) Alternative sites within these locations are either not suitable, not viable or not available (or any combination thereof), and</p> <p>There is a qualitative and/or quantitative need for the proposal, and</p> <p>There will be no significant adverse impact on any centre within the whole catchment.</p> <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>		
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<p><b>MOD15</b></p>	<p>RA043</p>	<p>PM-056 in part</p>	<p>Policy RET2 Retail Impact Assessment</p>	<p>Page 136 Paragraph 7.2.21</p>	<p>Paragraph 7.2.21 to be replaced and to read: Factors to be addressed in a retail impact and assessment of need include:</p> <ul style="list-style-type: none"> <li>d) 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;</li> <li>e) The impact of the proposal on the existing committed and planned public and private sector investment and investor confidence in the town centre(s);</li> <li>f) The impact of the proposals on the delivery of the planned/allocated sites and the LDP strategy;</li> <li>g) 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;</li> <li>h) Cumulative impact taking account of committed and planned development, including plan commitments within the town centre and wider area; and</li> </ul> <p>A review of local economic impacts. Where town centre is referred to this means town centres, small town centres or any centre defined at footnote 26.</p>	<p><b>DfI directs the Council to modify paragraph 7.2.21, J&amp;A of Policy RET2, page 136 of the dPS, in accordance with this PAC Recommended Amendment.</b></p>	<p>No (Screened Out)</p>	<p>Modification of Justification and Amplification wording is to provide clarity and consistency. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives.</p>
<p><b>MOD16</b></p>	<p>RA044</p>	<p>MEAM11 (incorporating the omission of PM-053, and including PM-054, PM-055 and PM-057)</p>	<p>Policy RET2 Retail Impact Assessment</p>	<p>Page 136, Policy Headnote &amp; Paragraph 7.2.19</p>	<p>Amend Policy RET 2 to read: 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>	<p><b>DfI directs the Council to modify Policy RET2, Page 136 of the dPS, in accordance with this PAC Recommended Amendment.</b></p>	<p>No (Screened Out)</p>	<p>Modification of the policy and the Justification and Amplification is to improve coherence and for clarity in the implementation of the policy. No effect on the evaluation of the policy in the SA.</p>



				<ul style="list-style-type: none"> <li>• Above 750sq.m gross external area outside Ballymena and Larne town centre boundaries.</li> <li>• Above 500sq.m gross external area outside Carrickfergus town centre and small town centre boundaries.</li> </ul> <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> <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</p>			No effect on the Sustainability Objectives.
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					town centre boundary, then the assessment must consider the retail impact on any centre within its catchment.			
<b>MOD17</b>	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> <ul style="list-style-type: none"> <li>a) It is to meet a local need and which helps to sustain local communities; and</li> <li>b) It is in keeping with the scale, nature and design appropriate to the character of the settlement or centre.</li> </ul> <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>	<b>DfI directs the Council to modify Policy RET 3, page 137 of the dPS, in accordance with this PAC Recommended Amendment.</b> <b>Note:</b> In accurate reference to the title in the 4 <sup>th</sup> Column, it should say: Policy RET3 Retail in Villages, Small <u>Settlements</u> and Local Centres.	No (Screened Out)	<p>Modification of policy for consistency and is to assist in the implementation of the policy.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives.</p>
<b>MOD18</b>	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> <ul style="list-style-type: none"> <li>a) There is a clear indication of need.</li> </ul>	<b>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.</b> <b>For clarity this should read:</b> Roadside Service facilities Development of roadside service facilities in the open	No (Screened Out)	<p>Modification of policy wording is for coherence and consistency.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives.</p>

						<p>countryside will only be accepted if:</p> <p>There is a clear indication of need; and</p> <p><b>Dfl 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.</b></p> <p><b>For clarity this last paragraph of the policy headnote should read:</b></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>		
<b>MOD19</b>	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"> <li>an undeveloped site on the periphery of the settlement where the development could be visually integrated into the landscape.</li> </ul>	<p><b>Dfl 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.</b></p>	No (Screened Out)	<p>Modification of policy wording is for coherence and consistency of terminology.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives.</p>

<b>MOD20</b>	RA058	MEAM14	Policy MIN1 Mineral Development Extraction and Processing of Hard Rock and Aggregates	Page 157, Paragraph 7.4.16	Amend first sentence to read: Whilst there is not a general presumption against mineral development in the AONB, Council will exercise a cautious approach within this area.	<b>DfI directs the Council to modify first sentence of paragraph 7.4.16 of J&amp;A to Policy MIN1, page 157 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of Justification and Amplification wording is for consistency and coherence. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives.
<b>MOD21</b>		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.	<b>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.</b> <b>For clarity, these are:</b> <b>Policy MIN1 headnote:</b> <i>"c) Landscape quality and visual amenity.</i> <b>Paragraph 7.4.15, first sentence:</b> <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 (Screened Out)	Withdrawal of previously proposed modification is to remove ambiguity. The direction withdraws modifications put forward by the Council therefore these elements of policy and J&A remain as originally assessed. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives.
<b>MOD22</b>	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.	<b>DfI directs the Council to modify first sentence of paragraph 7.4.14 of J&amp;A to Policy MIN1, page 157 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of Justification and Amplification wording is to provide clarity. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives.

<b>MOD23</b>	RA061	MEAM15	Policy MIN2 Valuable Minerals	Page 158, Paragraph 7.4.18 & Glossary	<p>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.</p> <p>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.</p>	<p><b>DfI directs the Council to modify by removing the first sentence and amending the second sentence of paragraph 7.4.18 J&amp;A to Policy MIN2, page 158 of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>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 licenced), in accordance with this PAC Recommended Amendment.</b></p> <p><b>Note: the PAC typo regarding page number of the Glossary and spelling of ‘licenced’ to ‘licensed’, within the RAs. This has been amended above.</b></p>	No (Screened Out)	<p>Modification of Justification and Amplification wording and glossary is for clarity and coherence.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives.</p>
<b>MOD24</b>	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	<p>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.</p>	<p><b>DfI directs the Council to modify the first sentence of paragraph 7.4.30 of J&amp;A to Policy MIN5, page 161 of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>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.</b></p>	No (Screened Out)	<p>Modification of Justification and Amplification is for clarity and to improve coherence.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives.</p>

<b>MOD25</b>	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.	<b>DfI directs the Council to modify the second sentence of paragraph 7.4.31 of J&amp;A to Policy MIN6, page 162 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of Justification and Amplification wording is to improve coherence.  No effect on the evaluation of the policy in the SA.  No effect on the Sustainability Objectives.
<b>MOD26</b>	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.	<b>DfI directs the Council to modify the first and second sentence of paragraph 7.4.36 of J&amp;A to Policy MIN7, page 165 of the dPS, as follows:</b>  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 (Screened Out)	Modification of Justification and Amplification wording is for coherence.  No effect on the evaluation of the policy in the SA.  No effect on the Sustainability Objectives.
<b>MOD27</b>	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.	<b>DfI directs the Council to modify paragraph 8.1.14 of J&amp;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.</b>  <b>For clarity it should be inserted as follows:</b>  8.1.14 ....houses are located within a designated area. <i>Where an applicant is required to submit a design and access statement and a</i>	No (Screened Out)	Modification of Justification and Amplification wording is for coherence.  No effect on the evaluation of the policy in the SA.  No effect on the Sustainability Objectives.

						<i>design concept statement, it will be acceptable for all the relevant information to be contained in one document. Where council grants outline planning permission for residential development based on indicative plans, a condition will be imposed requiring that any reserved matters.....</i>		
<b>MOD28</b>	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.	<b>Dfl directs the Council to modify the second bullet point of Policy HOU5, page 178 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of the policy is for the 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. It does not change the aim/purpose of the policy from what was originally appraised. No effect on the Sustainability Objectives
<b>MOD29</b>	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 meet the requirements of criteria a to c of Policy HOU16 Affordable Housing in the Countryside.	<b>Dfl 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.</b>	No (Screened Out)	Modification of policy is to provide clarification that it is the sequential location test of 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 what was originally appraised. No effect on the Sustainability Objectives.
<b>MOD30</b>	RA079	PM-105 in part	Policy HOU9 Replacement Dwelling	Page 184 Policy HOU9 headnote	Remove policy section on listed dwelling from headnote.	<b>Dfl directs the Council to modify Policy HOU9, page 184 of the dPS, in accordance with this PAC</b>	No (Screened Out)	Modification of policy wording is for clarity, consistency and coherence.



					<p>Amend headnote text related to Non listed vernacular dwelling to read:</p> <p><b>UnListed Vernacular Dwelling</b></p> <p>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</p>	<p><b>Recommended Amendment.</b></p> <p><b>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.</b></p> <p><b>For Clarity this paragraph is:</b></p> <p><b>Listed Dwelling</b></p> <p>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.</p> <p><b>Furthermore, DFI also direct the deletion of paragraph 8.1.55 of the J&amp;A of Policy HOU 9, page 185, of the dPS, for consistency.</b></p>		<p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives</p>
<b>MOD31</b>	RA081	NA	Policy OSL4 Open Space in New Residential Developments	Page 198 Headnote	<p>Amend criteria iii) to read:</p> <p>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</p>	<p><b>Dfi directs the Council to modify criteria iii) of Policy OSL4, page 198 of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>Note</b> Omission of word in the Policy title in 4<sup>th</sup> column, it should say: Policy OSL 4 Public Open space in New Residential Developments.</p>	<p>No (Screened Out)</p>	<p>Modification adds more detail to the implementation of the policy.</p> <p>The modification may slightly strengthen the policy's performance against Sustainability Objectives 1 &amp; 2. However, the option appraisal already identified significant positive effects from the strategic aims of the policy, therefore the inclusion of the extra clause will have no material effect on score and the evaluation of the policy in the SA.</p>

<b>MOD32</b>	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.	<b>Dfl directs the Council to modify the J&amp;A paragraph 9.1.26 of Policy TR3, page 218 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification of Justification and Amplification wording is for coherence to ensure delivery of a developer contributions framework. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives
<b>MOD33</b>	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.	<b>Dfl directs the Council to modify footnotes 23 (Page 115), 36 (page 220), 38 (page 221) in accordance with this PAC Recommended Amendment.</b> <b>Dfl also directs council to modify reference to DCAN 15 'or as updated' within J&amp;A paragraph 9.1.15 of Policy TR1, page 215. This reference should also be amended in a consistent manner throughout the Plan Strategy.</b>	No (Screened Out)	Modification is for clarity and consistency and for futureproofing. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives
<b>MOD34</b>	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).	<b>Dfl directs the Council to modify the J&amp;A paragraph 9.1.40 of Policy TR6, page 222 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification is for clarity and consistency. No effect on the evaluation of the policy in the SA, and via the Sustainability Appraisal Report - First Addendum. No effect on the Sustainability Objectives
<b>MOD35</b>	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.	<b>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</b>	No (Screened Out)	Modification introduces reasonable flexibility to provide consistency. No effect on the evaluation of the policy in the SA.

					<p>Add text to the end of paragraph 9.1.41 for consistency. Final sentence to read:</p> <p>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 DfI, following a robust analysis provided by the applicant.</p>	<p><b>Recommended Amendment.</b></p> <p><b>For clarity this should read:</b></p> <p>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.</p> <p><b>DfI also directs the Council to modify the J&amp;A paragraph 9.1.41 of Policy TR7, page 223 of the dPS, in accordance with this PAC Recommended Amendment.</b></p>		No effect on the Sustainability Objectives
<b>MOD36</b>	RA090	MEAM33	Flood Risk and Drainage Introduction	<p>Page 224, Paragraph 9.2.3 and 9.2.10</p>	<p>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.</p> <p>Amend paragraph 9.2.10 to refer to DfI Flood Maps NI.</p>	<p><b>DfI directs the Council to modify the J&amp;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.</b></p> <p><b>DFI also directs council to modify J&amp;A paragraph 9.2.10 of Policy FRD1, page 228, to refer to DFI Flood Maps NI, instead of Strategic Flood Maps NI.</b></p>	No (Screened Out)	<p>Amendment to provide clarity and consistency. Modification is a factual update to introductory text and has no implications for policy implementation.</p> <p>No effect on the Sustainability Objectives</p>
<b>MOD37</b>	RA092	MEAM34 (updates PM-118) MEAM35	Policy FRD6 Development in Proximity to Controlled Reservoirs	<p>Page 235, Paragraph 9.2.49</p> <p>Page 347 Appendix I Part C</p>	<p>Amend paragraph 9.2.49 to read: Details of controlled reservoirs in the Borough are available on the Reservoir flood maps produced by DfI Rivers and are available to view on the DFI website.</p> <p>Omit list of controlled reservoirs from Appendix I (Part C) of dPS.</p>	<p><b>DfI directs the Council to modify the J&amp;A paragraph 9.2.49 of Policy FRD6, page 235 of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>DFI also directs council to remove Appendix 1 (Part C – Controlled Reservoirs within MEABC (as of June</b></p>	No (Screened Out)	<p>Modification is to improve clarity and consistency.</p> <p>Inclusion of MEAM35 does not alter the strategic aim and intent of the option as assessed in the SA.</p> <p>No effect on the Sustainability Objectives</p>

						<p>2019), page 347 of the dPS, in accordance with this PAC Recommended Amendment.</p> <p>Furthermore, DFI direct Council to modify Policy FRD 6 in accordance with MEAM35.</p>		
MOD38	RA093	MEAM36 (supersedes PM120 & PM121)	Renewable Energy Development- Introduction	Page 236, Paragraph 9.3.1 Footnote 42	<p>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.</p> <p>Remove footnote 42.</p>	<p><b>Dfi directs the Council to modify the J&amp;A paragraph 9.3.1 of Introduction to Renewable Energy, page 236 of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>DFI also directs council to remove footnote 42, page 236, of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>Note:</b> This will affect further footnote numbering within the Plan Strategy, which should be modified as directed under MOD55</p> <p><b>Note:</b> MOD44 (RA108) will also update paragraph 9.3.2 – Introduction to Renewable Energy.</p>	No (Screened Out)	<p>Modification is a factual update to introductory text and has no implications for policy implementation.</p> <p>No effect on the Sustainability Objectives</p>
MOD39	RA099	MEAM38 in part PM-126 in part	Policy RE1 Renewable Energy Development criterion I)	Page 239 Policy Headnote	<p>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.</p>	<p><b>Dfi directs the Council to modify the last criterion I) of Policy RE1, page 239 of the dPS, as follows:</b></p> <p>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</p>	No (Screened Out)	<p>Modification is for consistency. The modification to criterion I) has no effect on the evaluation of the policy within the SA.</p> <p>No effect on the Sustainability Objectives</p>

						less than 500m, will generally apply. The separation distance required for single turbines will be assessed on a case-by-case basis.  <b>Note:</b> 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.		
<b>MOD40</b>	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.	<b>DfI directs the Council to modify the fifth paragraph of Policy RE1, page 238 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification is for the provision of reasonable flexibility.  No effect on the evaluation of the policy in the SA.  No effect on the Sustainability Objectives
<b>MOD41</b>	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).	<b>DfI directs the Council to modify the criteria a) of Policy RE1, page 238 of the dPS, in accordance with this PAC Recommended Amendment.</b>  <b>DfI directs the Council to modify the criteria e) of Policy RE1, page 238 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification is for clarity and consistency.  The inclusion of clauses to clarify that unacceptable adverse effects will include cumulative effects may slightly improve the policy's performance against Sustainability Objectives 12, 13 and 14. However, it would not result in a change to the policy scoring and would have no material effect on the evaluation of the policy in the SA.  GP1, CS, HE and NAT policies are the primary policies within the Plan Strategy for managing the effects of development on landscape character, visual amenity, built heritage,

								biodiversity and nature conservation. These policies include cumulative effects.  The modification does not individually (or in combination with MOD39, MOD40, MOD42 and the proposed modifications screened in the SA Report - First Addendum) alter the strategic aim and intent of the option as assessed in the SA.
<b>MOD42</b>	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.	<b>DfI directs the Council to modify Policy TE11, page 244 of the dPS, in accordance with this PAC Recommended Amendment.</b>  <b>Note:</b> MOD05 (RA017), removes PM0-19 which keeps CS3 heading as 'Areas of constraint on High Structures'	No (Screened Out)	Modification is for coherence.  No effect on the evaluation of the policy in the SA.  No effect on the Sustainability Objectives
<b>MOD43</b>	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.	<b>DfI directs the Council to modify Policy TE11, page 244 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification is for coherence and consistency.  No effect on the evaluation of the policy in the SA.  No effect on the Sustainability Objectives
<b>MOD44</b>	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	<b>DfI directs the Council to modify the J&amp;A paragraph 9.3.2 Introduction to Renewable Energy, page 236 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification is for coherence and to aid in the implementation of the policies.  No effect on the evaluation of the policy in the SA.

					<p>in the drive to provide adequate security of supply.</p> <p>The policy context for natural gas infrastructure should be explicitly set out.</p>	<p><b>For clarity paragraph 9.3.2 should read: (See form of words inserted into existing paragraph at 9.3.2)</b></p> <p>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 has attracted numerous renewable energy projects, including wind farms and large- scale solar farms across the Borough.</p> <p>DfI also directs the Council to modify J&amp;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</p>		<p>No effect on the Sustainability Objectives</p>
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						<p>lines' should now sit above the existing paragraph 9.4.15. For clarity this should read as: <i>Electricity Infrastructure</i> Paragraph 9.4.14 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. 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. Overhead Lines Paragraph 9.4.15 Overhead line, especially those mounted on pylons...</p>		
<b>MOD45</b>	RA111	NA	Policy HE1 Archaeological Remains and their settings	Page 267 Paragraph 10.1.15	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	<b>DfI directs the Council to modify text after the second sentence of J&amp;A paragraph 10.1.15 of Policy HE1, page 267 of the dPS, in accordance with this PAC</b>	No (Screened Out)	Modification of the Justification and Amplification is for clarity on the implementation of the policy.

					<p>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><b>Recommended Amendment.</b></p> <p><b>For Clarity this should read:</b></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 <a href="#">Sites and Monuments Record   Department for Communities (communities-ni.gov.uk)</a>).</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 <a href="#">guidance-on-setting-and-the-historic-environment.pdf (communities-ni.gov.uk)</a>).</p>		<p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives</p>
<b>MOD46</b>	RA112	NA	Policy HE1 Archaeological Remains and their settings	Page 267 Paragraph 10.1.15	<p>Reword 4<sup>th</sup> paragraph of 10.1.15 to read:</p> <p>In particular, the erection of masts, pylons, wind turbines and associated</p>	<p><b>DfI directs the Council to modify the fourth paragraph of J&amp;A paragraph 10.1.15 of Policy HE1, page 267 of the</b></p>	<p>No (Screened Out)</p>	<p>Modification of the Justification and Amplification is to provide coherence and</p>

					<p>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><b>dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>For Clarity, to include the changes above at MOD45, the whole Paragraph 10.1.15 should now read as follows:</b></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 <a href="#">Sites and Monuments Record   Department for Communities (communities-ni.gov.uk)</a>).</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 <a href="#">guidance-on-setting-and-the-historic-environment.pdf (communities-ni.gov.uk)</a>. 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</p>		<p>effectiveness and to ensure consistency.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives</p>
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						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).		
<b>MOD47</b>	RA114	NA	Policy HE3 Listed Buildings – Change of Use or Extension/Alteration or Conversion of a Listed Building	Page 270 Paragraph 10.1.28	Replace 'historic asset' with 'heritage asset' throughout paragraph	<b>Dfl directs the Council to modify paragraph 10.1.28 of Policy HE3, page 270 of the dPS, in accordance with this PAC Recommended Amendment.</b>	No (Screened Out)	Modification is to provide clarification and consistency with wording. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives
<b>MOD48</b>	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.	<b>Dfl directs the Council to modify the first sentence of Policy HE8, page 280 of the dPS, in accordance with this PAC Recommended Amendment.</b> <b>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.</b>	No (Screened Out)	Modification is for coherence and effectiveness. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives
<b>MOD49</b>	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.'	<b>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.</b>	No (Screened Out)	Modification is for clarity and consistency. No effect on the evaluation of the policy in the SA. No effect on the Sustainability Objectives

<b>MOD50</b>	RA124	PM-150 & word 'normally' incorporated as per MEAM43	Policy AD1 The Control of Advertisements	Page 286 Third and Fourth Paragraph	<p>Amend the first sentence of AD1 section of Advertisements and Heritage Assets to read:</p> <p>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:</p> <p>Amend the first sentence of the section on Digital Advertising Screens to read:</p> <p>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:</p>	<p><b>Dfl directs the Council to modify the first sentence of Policy AD1, page 286 of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>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.</b></p> <p>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</p>	No (Screened Out)	<p>Modification of policy wording is for coherence and implementation.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives</p>
<b>MOD51</b>	RA125	PM-152	Natural Heritage Implementation	Page 297 Paragraph 11.1.7	<p>Revise wording of third sentence of 11.1.7 to read:</p> <p>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).</p>	<p><b>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.</b></p> <p>Note: Reference to 'draft' Plan strategy. The word 'draft' should be removed, council should modify this changes as directed under MOD55.</p>	No (Screened Out)	<p>Modification of the introductory text is for coherence. No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives</p>
<b>MOD52</b>		MEAM41 updating PM154	Nat 2 J&A para 11.1.11	Page 299	There is no PAC recommended amendment.	<p><b>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.</b></p>	No (Screened Out)	<p>Withdrawal of previously proposed modification to retain clarity.</p> <p>As this modification reverts the policy wording to that originally appraised, it has no effect on the evaluation of the policy in the SA.</p>

								No effect on the Sustainability Objectives
<b>MOD53</b>	RA127	PM-155 updated by MEAM42	Policy NAT4 Sites of Nature Conservation Importance	Page 301 Paragraph 11.1.13	<p>Remove the reference to the Ulster Wildlife Trust from first sentence and add (as amended) to end of sentence as per PM-155.</p> <p>Insert additional sentence after the first sentence of 11.1.13 to read:</p> <p>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.</p>	<p><b>Dfl directs the Council to modify the first sentence and add text to the end of the same sentence of paragraph</b></p> <p><b>11.1.13 of Policy Nat4, page 301 of the dPS, in accordance with this PAC Recommended Amendment.</b></p> <p><b>For clarity this should read same as PM-155.</b></p> <p><b>Dfl 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.</b></p> <p>Note: Omission of word in the Policy title in 4th column, it should say: Policy NAT4 Sites of Nature Conservation Importance-Local</p>	No (Screened Out)	<p>Modification of Justification and Amplification to provide a factual correction to assist in the implementation of the policy.</p> <p>No effect on the evaluation of the policy in the SA.</p> <p>No effect on the Sustainability Objectives</p>
<b>MOD54</b>	RA129	PM-160 plus ‘across the plan area’ incorporated following hearing	Monitoring & Review – Technical Supplement 1	Environmental Objective a) Monitoring Indicator 22	<p>Insert indicator under Restriction of development on open space:</p> <p>Target: No more than 1 application permitted per year within zoned open space areas across the plan area.</p> <p>Review trigger: More than 1 application permitted in any one year on zoned open space across the plan area.</p>	<p><b>Dfl 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.</b></p> <p><b>Note:</b> PAC referred to Monitoring Indicator 22 in the</p>	No (Screened Out)	No effect on evaluation within SA – this monitoring parameter will also be included in the SA monitoring

						4 <sup>th</sup> column, however DfI acknowledge this MOD is in relation to a new indicator following Indicator 22.		
<b>MOD55</b>						<b>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.</b>	No (Screened Out)	Factual amendments, mapping corrections and the correction of typographical or grammatical errors will have no effect on the policy evaluation within the SA.  No effect on the Sustainability Objectives

### 3 Conclusion

- 3.1 All of the modifications listed in Schedule 2 of the Department’s Direction were reviewed in the context of Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 to determine whether they substantially modify the draft Plan Strategy and would have any likely significant effects which have not previously been appraised. The modifications were screened against the Sustainability Objectives to identify their potential effects.
- 3.2 The screening of the modifications, summarised in Table 2.2 of this report, has found that none of the modifications would ‘materially’ change what the SA initially assessed, or what it assumed about how the LDP would be implemented.
- 3.3 The majority of these modifications to the draft Plan Strategy are changes to the document for the purposes of clarity, coherence and consistency. They are logical and rational modifications in response to issues raised during the Independent Examination. In practice they do not change the aim or purpose of the policy from that originally assessed in the SA.
- 3.4 In addition, a small number of the changes to the draft Plan Strategy proposed by Council in January 2021 have now been directed by the Department to be withdrawn. No significant effects from the implementation of those proposed changes were identified in the ‘Sustainability Appraisal Report - First Addendum’, therefore the withdrawal of those proposed changes would have no effect on the conclusions of the SA.
- 3.5 Taking into account measures which have been already integrated into the draft Plan Strategy to provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential significant effects arising from the implementation of the modifications are already accounted for in the SA and will not change.
- 3.6 Implementing the modifications will have no significant effect on the overall performance of the policy or the draft Plan Strategy as a whole against the Sustainability Objectives. There will be no likely significant effects as a result of their implementation within the draft Plan Strategy.
- 3.7 Following consideration of the modifications, the Council has concluded that no further amendments to the SA are required.



