



<b>Subject:</b>	Removal of deemed consent of estate agent signage in student areas
<b>Date:</b>	18 <sup>th</sup> January 2022
<b>Reporting Officer:</b>	Keith Sutherland, Ext 3578
<b>Contact Officer:</b>	Dermot O'Kane, Ext 2293

Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	To update members on the project for the removal of deemed consent for estate agent signage in the Stranmillis, Queens and Holylands areas.
<b>2.0</b>	<b>Recommendations</b>
2.1	Committee is requested to: <ul style="list-style-type: none"><li>Note the update regarding the submission of the request for the removal of deemed consent for estate agents' signage in the area identified in map including Stranmillis, Queen's and the Holylands.</li></ul>
<b>3.0</b>	<b>Main report</b>
	<u>Background</u>
3.1	Members will be familiar with the strategic project to tackle the proliferation of estate agent signage in the areas of Stranmillis, Queens and the Holylands. Members of the March 2017 Planning Committee endorsed the project and instructed officers to prepare and submit a formal request to the Department for Infrastructure (DfI). A copy of that Committee Report is attached for information under <b>Appendix 2</b> .
3.2	Following this instruction, officers liaised with DfI from February 2020, seeking their views and comments in advance of preparing a formal submission.  <u>Current situation</u>
3.3	The report has been updated following this engagement and is attached as <b>Appendix 1</b> . DfI has now invited the council to make a formal request to the Department as required by Regulation (6)(1) of the 2015 regulations.

3.4	<p>The request under regulation 6 is to be for an initial period of 10 years and will restrict Deemed Consent for advertisements granted under Schedule 3, Part 1, Class 3 of the Planning (Control of Advertisements) Regulations (NI) 2015 related to letting residential properties only (this does not include those related to other uses including agricultural, industrial or commercial, or 'for sale' signs).</p> <p><u>Next stages – DFI consultation process</u></p>
3.5	<p>Following formal submission by the council, the Department shall publish notice of the proposed Direction with details of the areas affected. This will allow at least 21 days for representations to be made to the Department, who are required to take these into account in deciding whether to confirm the Direction (with or without modifications), possibly after a hearing by the Planning Appeals Commission.</p> <p><u>Next stages – Implementation</u></p>
3.6	<p>Should the Department make a Direction the council will be required to advertise notice of it and also serve notice on owner occupiers in the areas affected.</p>
3.7	<p>The council will also continue its engagement with key stakeholders to ensure that the scheme is well publicised, and support is provided to those operating within these areas. An enforcement strategy for dealing with the scheme will be implemented.</p> <p><u>Financial &amp; Resource Implications</u></p>
3.8	<p>None. It is anticipated that the successful implementation of this scheme will reduce the resources necessary to enforce estate agent signage in the areas.</p> <p><u>Equality or Good Relations Implications</u></p>
3.9	<p>None</p>
<b>4.0</b>	<p><b>Appendices – Documents Attached</b></p>
	<p><b>APPENDIX 1:</b> Regulation 6 Direction Request 2022 – <i>for formal submission for DFI</i>  <b>APPENDIX 2:</b> Committee Report from March 2017 – <i>for Members' info only</i></p>