

Local Development Plan 2032
Technical Supplement Paper 8

Mineral Development



**Ards and
North Down**
Borough Council

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1 INTRODUCTION

Purpose of this document

- 1.1 This technical supplement is one of a number of topic-based documents detailing the evidence base used to inform the preparation of the Ards and North Down Local Development Plan (LDP) draft Plan Strategy (DPS) 2032. This suite of documents should be read alongside the policies contained within the DPS, in order to understand the rationale and justification for each policy.
- 1.2 In May 2019, the Council launched the Preferred Options Paper (POP), the first of three public consultation documents which will be issued through the LDP process. The POP outlined the vision and strategic objectives of the plan based upon the baseline information detailed in a suite of position papers. This technical supplement builds upon and updates the 'Minerals' position paper and, along with the full suite of technical supplements, topic papers and associated documents, sets out the evidence base that has formulated the minerals policies in the DPS. Public consultation processes and engagement with elected members have also been taken into account. It should be noted that this is based upon the best information available at the time of compiling this position paper. Amendments may be required as new data becomes available or as a result of any changes in policy or guidance.

Minerals and Planning

- 1.3 Minerals, including valuable minerals, are an important natural resource and their responsible exploitation is supported by the Government. The minerals industry makes an essential contribution to the economy and to our quality of life, providing primary minerals for construction, such as sand, gravel and crushed rock, as well as other uses, and is also a valued provider of jobs and employment, particularly in rural areas. Minerals can only be extracted from sites where they occur, and there may be limited opportunities for consideration of alternative sites (SPPS 6.148).
- 1.4 While mineral development delivers significant economic benefits, there are also a number of challenges arising from this form of development which fall to be addressed through the planning system. The effects of specific proposals can have significant adverse impacts on the environment and on the amenity and wellbeing of people living in proximity to operational sites (SPPS 6.150).

- 1.5 The planning system has a key role to play in facilitating a sustainable approach to mineral development and ensuring the appropriate restoration of sites after working has ceased. However, as the impact of mineral working on the environment can never be entirely reversed, the broader role and responsibilities of the Government, the industry, customers and key stakeholders also needs to be recognised. For example, the Sustainable Development Strategy (SDS) 'Everyone's Involved', advocates the greater use of recycled building rubble in construction so as to reduce the depletion of natural resources and to limit transportation of such materials (SPPS 6.151).

2 REGIONAL POLICY CONTEXT

[Programme for Government \(PfG\) 2024-2027](#)

- 2.1 The Programme for Government (PfG) Framework 2024-2027 was officially agreed on the 27 February 2025. It sets out nine core priorities aimed at addressing immediate needs and laying the groundwork for transformative progress. To grow a globally competitive and sustainable economy is one of the core priorities, as is Protecting Lough Neagh and the Environment. The Planning (NI) Act 2011 specifically requires the Local Development Plan (LDP) to take account of the PfG, and LDPs are a key delivery tool for the achievement of a number of outcomes of the programme.

[‘Everyone’s Involved’ — NI Executive Sustainable Development Strategy \(2021\)](#)

- 2.2 The Northern Ireland (NI) Executive launched the Sustainable Development Strategy (SDS) 'Everyone's Involved', on 27 May 2010, reissued on 20 July 2021.
- 2.3 This document is the current regional strategic framework guiding sustainable development. It encourages integration of economic, social, and environmental goals into policy across all Northern Ireland Government Departments and District Councils, primarily through the Programme for Government.
- 2.4 The Strategy has been designed to provide a framework that can support and inform the decisions and actions taken by individuals, groups and organisations in progressing the sustainability agenda.
- 2.5 The SDS contains six Priority Areas for Action, 'Priority Area 4' is particularly key for Mineral Development policy: "Striking an appropriate balance between

the responsible use and protection of natural resources in support of a better quality of life and a better quality environment”.

[Regional Development Strategy \(RDS\) 2035](#)

- 2.6 The Regional Development Strategy (RDS) 2035 provides an overarching strategic planning framework to facilitate and guide the public and private sectors, as well as, a framework for strong sustainable economic growth across the region. Sustainable development is at the heart of the RDS which aims to meet the needs of the present, without compromising the ability of future generations to meet their own needs. Our society and economies are completely dependent on the environment which encompasses them and are therefore bound to its limits and capabilities. Preparation of Local Development Plans by Councils must ‘take account’ of the RDS.

[Strategic Planning Policy Statement \(SPPS\)](#)

- 2.7 The Strategic Planning Policy Statement (SPPS) was published by the Department of the Environment (DOE) in September 2015. It states that the regional strategic objectives for minerals development are to:

- Facilitate sustainable minerals development through balancing the need for specific minerals development proposals against the need to safeguard the environment;
- Minimise the impacts of minerals development on local communities, landscape quality, built and natural heritage, and the water environment;
- Secure the sustainable and safe restoration, including the appropriate re-use of mineral sites, at the earliest opportunity.

- 2.8 The SPPS indicated that LDPs should:

- Ensure that sufficient local supplies of construction aggregates can be made available for use within the local, and where appropriate, the regional market area and beyond, to meet likely future development needs over the plan period;
- Safeguard mineral resources which are of economic or conservation value and seek to ensure that workable mineral resources are not sterilized by other surface development which would prejudice future exploitation;
- Identify Areas of Constraints on Minerals Development (ACMD) which should be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (including natural, built, and archaeological heritage). There should be a general presumption against minerals development in such areas. However, where a designated area such as an Area of Outstanding Natural Beauty (AONB) covers expansive

tracts of land, the LDP should carefully consider the scope for some minerals development that avoids key sites and that would not unduly compromise the integrity of the area as a whole, or threaten to undermine the rationale for the designation (6.155).

3 PLANNING POLICY STATEMENTS AND SUPPLEMENTARY GUIDANCE

[A Planning Strategy for Rural Northern Ireland \(PSRNI\)](#)

- 3.1 Operational planning policies for Minerals are contained within ‘A Planning Strategy for Rural Northern Ireland’ (PSRNI), published in September 1993, which outlines that, “Minerals are an important natural resource, and their exploitation makes an essential contribution to the nation’s prosperity and quality of life. The mineral extraction industry provides employment often in rural areas and produces a wide range of products for a variety of purposes in construction, agriculture, and industry”.
- 3.2 The PSRNI indicates that whilst there is a general presumption in favour of development, the environmental impact of mineral development requires consideration because mineral working cannot be entirely reversed. The Minerals Policies contained within the PSRNI are as follows:
- Policy MIN 1: Environmental Protection – To assess the need for the mineral resource against the need to protect and conserve the environment;
 - Policy MIN 2: Visual Implications Policy – To have regard to the visual implications of minerals extraction;
 - Policy MIN 3: Areas of Constraint – To identify Areas of Constraint on Mineral Developments (ACMD);
 - Policy MIN 4: Valuable Minerals – Applications to exploit minerals, limited in occurrence and with some uncommon or valuable property, will be considered on their merits;
 - Policy MIN 5: Mineral Reserves – Surface development which would prejudice future exploitation of valuable mineral reserves will not be permitted;
 - Policy MIN 6: Safety and Amenity – To have particular regard to the safety and amenity of the occupants of developments in close proximity to mineral workings;
 - Policy MIN 7: Traffic – To take account of the safety and convenience of road users and the amenity of persons living on roads close to the site of proposed operations.
 - Policy MIN 8: Restoration – To require mineral workings to be restored at the earliest opportunity.

4 LOCAL POLICY CONTEXT

[The Big Plan for Ards and North Down 2017-2032](#)

- 4.1 The Big Plan is the Council's Community Plan, providing an overarching framework setting out a shared vision and ambition that Ards and North Down's Strategic Community Planning Partnership has agreed to work towards over the next fifteen years. The vision of the plan is that Ards and North Down is a vibrant, connected, healthy, safe, and prosperous place to be.
- 4.2 The Big Plan contains five outcomes that the Plan hopes will reflect the position of the Borough by 2032. The following are of relevance to this technical supplement. All people in Ards and North Down benefit from:
- Outcome 2: Being equipped to enjoy good health and wellbeing;
 - Outcome 3: Communities where they are respected, are safe and feel secure;
 - Outcome 4: A prosperous and inclusive economy; and
 - Outcome 5: An environment that is valued, well-managed and accessible.
- 4.3 The Local Government Act 2014 through an amendment to Section 8 of the Planning Act (Northern Ireland) 2011 introduced a statutory requirement that the preparation of the Local Development Plan (LDP) must take account of the Community Plan. The Big Plan will work in tandem with the LDP providing the spatial framework to achieve the shared vision for the Borough.

[Ards and North Down Corporate Plan 2024-2028 A Sustainable Borough](#)

- 4.4 The priorities of the Corporate Plan are closely aligned to those within the Big Plan, and set out a long-term vision for the Council, local organisations and communities to work towards. The delivery of the Corporate Plan seeks to achieve better outcomes for all the people of the Borough, towards the longer-term vision outlined in the Big Plan.
- 4.6 The core of this new Corporate Plan is the vision of a sustainable Borough where environmental, social and economic wellbeing are interdependent. The three priorities of the plan are increased economic growth, attracting more businesses and jobs, reduced carbon emissions as we transition to net zero and improved wellbeing through social inclusion and reduced inequality.

[The Integrated Strategy for Tourism, Regeneration and Economic Development 2018-2030](#)

- 4.6 The Integrated Strategy presents a vision for the pursuit of prosperity in the Borough of Ards and North Down. The vision of the strategy is translated into tangible actions one of which is to 'nurture our assets'. This includes working to reduce the negative impact of our actions on the environment which have local, as well as global implications. The Strategy proposes 'an ambitious programme to reduce carbon emissions at the local level, contributing to wider regional and national efforts. This will involve the identification and implementation of measures that can demonstrably lower emissions within the Borough.' Target areas are likely to include switching to renewable energy sources where possible.

5 EXTANT AREA PLANS

- 5.1 It should be noted that the Belfast Metropolitan Area Plan (BMAP) was adopted in September 2014 but was subsequently quashed as a result of a judgment in the Court of Appeal delivered on the 18th of May 2017. As a consequence of this, the North Down and Ards Area Plan (NDAAP) 1984-1995, the Belfast Urban Area Plan (BUAP) 2001, and Bangor Town Centre Plan (BTCP) 1995 are the statutory Development Plans for the North Down area with draft BMAP (dBMAP) 2015 remaining a material consideration.

- 5.2 These plans remain extant until replaced by the new Local Development Plan (LDP) for the Borough. The existing plans are an important consideration in the LDP process, as they provide a starting point for the review of the spatial planning options.

[Draft Belfast Metropolitan Area Plan \(dBMAP\) 2015](#)

- 5.3 Volume 7 of dBMAP sets out policies for the (former) North Down District. These policies have been developed in the context of the Plan Strategy and Framework contained in Volume 1 of the Plan and are in general conformity with the Regional Development Strategy (RDS). Volume 1 of the Plan contains strategic policy for the designation and location of Areas of Constraint on Mineral Development (ACMD) across the plan area.
- 5.4 The Public Inquiry held for dBMAP discussed the methodology for the evidence and boundaries of ACMD. The Planning Appeals Commission (PAC) Report for dBMAP recommended that:
- Policy COU 8: Area of Constraint on Mineral Development (ACMD) – should be deleted; and

- Designation COU 9 Area of Constraint on Mineral Development Designation (ACMD) – should be deleted, and that “the Department needs to review its rationale for mirroring the designation of ACMDs with other environmental designations. Where it is considered that an ACMD is justified, specific reasoning should be provided, clearly explaining the features that merit the additional layer of protection that Policy MIN 3 affords”.

5.5 The Area of Constraint on Mineral Development (ACMD) within dBMAP was designated in areas that needed to be protected for visual, conservation or other reasons. They included Areas of High Scenic Value (AHSV) and international and local designations, such as, Ramsar Sites, Areas of Special Scientific Interest (ASSI), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), National Nature Reserves (NNR) and Sites of Local Nature Conservation Importance (SLNCIs).

[Ards and Down Area Plan \(ADAP\) 2015](#)

5.6 The ADAP was adopted in 2009 and relates to the former Ards Borough Council area. The Plan identifies an extensive Area of Constraint for Mineral Development (ACMD) on Countryside Maps 2/001a and 2/001b.

6 CROSS BOUNDARY POLICY CONTEXT

6.1 Throughout the Local Development Plan (LDP) process it has been important to take the position of other councils and particularly our neighbouring councils into account. Ards and North Down Borough (ANDBC) is bounded by the Belfast City (BCC), Lisburn and Castlereagh City (LCCC) and Newry, Mourne and Down Council (NMDBC) areas, each of which is at various stages in the formulation of their own LDP.

Table 1: Neighbouring Councils Position in relation to Minerals:

Council	Document
Belfast City Council	<p>Belfast City Council (BCC) adopted its Plan Strategy (PS) on 2 May 2023.</p> <p>The adopted PS contains ‘Policy M1: Minerals’ which states that the council will seek to ensure the efficient and appropriate use of minerals, and the reuse and recycling of suitable materials will be encouraged as an alternative to primary extraction.</p>

	<p>The policy aims of M1 are stated are:</p> <ul style="list-style-type: none"> • To secure a balanced and sustainable approach to minerals that takes account of the need for minerals to support development and the need to protect the landscape and other environmental resources. • To facilitate mineral development that is necessary to support the local needs, whilst ensuring that environmental considerations are given due weight in considering proposals; • To protect the landscape and natural heritage setting of the city, including lands designated of importance for these reasons; and • To prevent development that could prejudice the exploitation of important mineral reserves for future needs where these are in areas that are suitable for such development; and building a smart connected and resilient place. Where minerals exploitation is permitted at appropriate locations, ensure that any environmental impacts are minimised and that detailed measures for aftercare and restoration are agreed and implemented.
Lisburn Castlereagh City Council	<p>Lisburn and Castlereagh City Council (LCCC) submitted its Local Development Plan (LDP) 2032 draft Plan Strategy (DPS) to the Department for Infrastructure (DFI) on 22 March 2021.</p> <p>Independent examination by the Planning Appeals Commission (PAC) was conducted in April and May 2022 and DFI issued a Direction on the 28th of June 2023 directing the Council to adopt the DPS with the modifications specified in the Direction.</p> <p>‘Strategic Policy 13: Mineral Development’</p> <p>The Plan will support development proposals that:</p> <ol style="list-style-type: none"> a) Facilitate a sufficient supply of minerals through balancing the need for the mineral development against the need to safeguard the environment, taking account of appropriate designations; b) Allow for careful exploitation of minerals; and

	<p>c) Provide for the sustainable and safe restoration and reuse of mineral sites.</p> <p>Operational policies for mineral development are contained within Part 2 of the DPS, they include:</p> <ul style="list-style-type: none"> • MD1: Environmental Protection; • MD2: Visual Impact; • MD3: Areas of Constraint; • MD4: Valuable Mineral; • MD5: Unconventional Hydrocarbon Extraction; • MD6: Mineral Safeguarding Areas; • MD7: Safety and Amenity; • MD8: Traffic Implications; and • MD9: Restoration Proposals. <p>Further work in identifying mineral safeguarding areas and areas of mineral constraint will be taken forward at the Local Policies Plan (LPP) stage.</p>
Newry, Mourne and Down District Council	<p>Newry Mourne and down launched their DPS on the 27 June 2025. The DPS contains a Mineral Strategy, Strategic Policy and policies Min1-MIN 7. The LDP Minerals Strategy promotes the sustainable development of mineral resources in such a way that protects the environment and supports economic growth.</p> <p>The DPS contains an ACMD which has been expanded to include special countryside areas to protect the sensitive landscape.</p> <p>Strategic Policy MS1 Minerals Development Proposals for minerals development will be restricted within Areas of Constraint on Mineral Development (ACMD). The Plan will only support the exploitation of valuable minerals within Special Countryside Areas or the Undeveloped Coast where proposals are of national or regional importance. A presumption against unconventional hydrocarbon extraction will also apply. Mineral Safeguarding Areas may be defined around mineral reserves that are considered to be of economic or conservation importance. There will be a presumption against commercial peat extraction. All minerals</p>

	<p>development must include the proposed details of restoration and aftercare of the site.</p> <p>The LDP will seek to support appropriate minerals development that aim to balance the need for minerals against the need to protect and conserve the environment. The Minerals Policies are:</p> <ul style="list-style-type: none"> • MIN 1 Minerals Development; • MIN 2 Areas of Constraint on Mineral Development; • MIN 3 Valuable Minerals ; • MIN 4 Unconventional Hydrocarbon Extraction ; • MIN 5 Mineral Safeguarding Areas; • MIN 6 Peat Extraction; and • MIN 7 Restoration and Aftercare.
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- 6.2 The Council has engaged with each neighbouring Council's Preferred Options Paper (POP) consultation as well as the draft Plan Strategy (DPS) consultations of Belfast City Council, and Lisburn and Castlereagh City Council.
- 6.3 The Minerals Forum, established jointly by the Department for Infrastructure (DFI) and the Department for the Economy (DfE) met on the following dates:
- The 14 June 2018 and the 26 September 2019;
 - The meeting scheduled for the 20 March 2020 was cancelled due to the impacts of COVID-19 and a decision was taken by DFI and DfE to pause the group;
 - The group reconvened and met on the 22 November 2022 and the 1 February 2023 but has not met since. Ards and North Down Borough Council is hopeful that this group will be re-established and will participate, should this occur.
- 6.4 Discussions within this group have included the difficulty experienced by councils in obtaining accurate information on the minerals industry from quarries and the DfE annual returns, as well as, efforts to improve the information available for councils.
- 6.5 Most recently, online engagement on the Council's draft Plan Strategy was held with the three neighbouring councils in March 2025. This included discussion around the proposed growth strategy, strategic housing and employment land allocation, settlement hierarchy, strategic approach to

climate change and mitigation, alongside operational policies. This included the identification of specific cross-boundary issues.

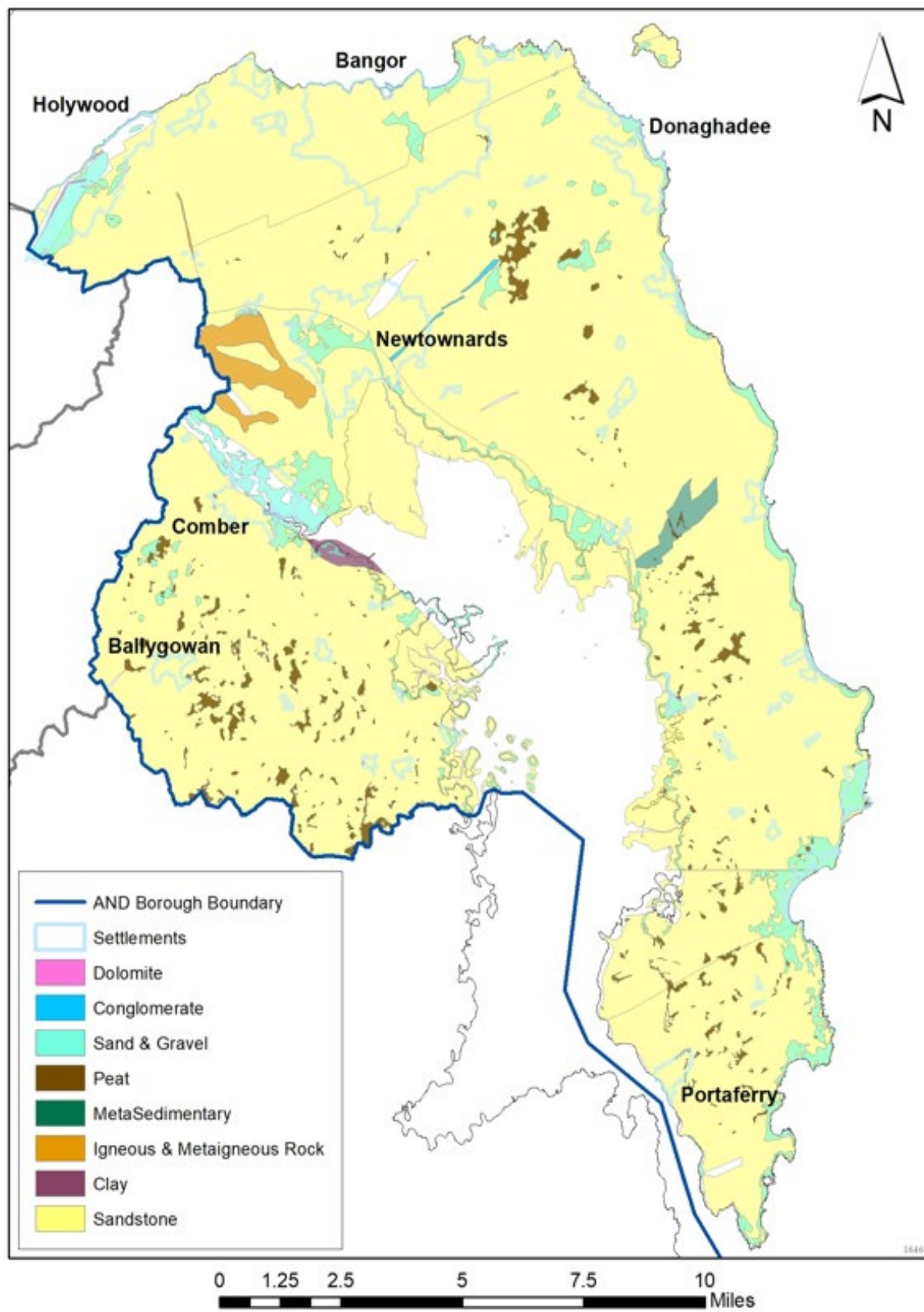
7 MINERAL PROFILE IN ARDS AND NORTH DOWN

Map 1 – Active Quarries with the Borough. Designations



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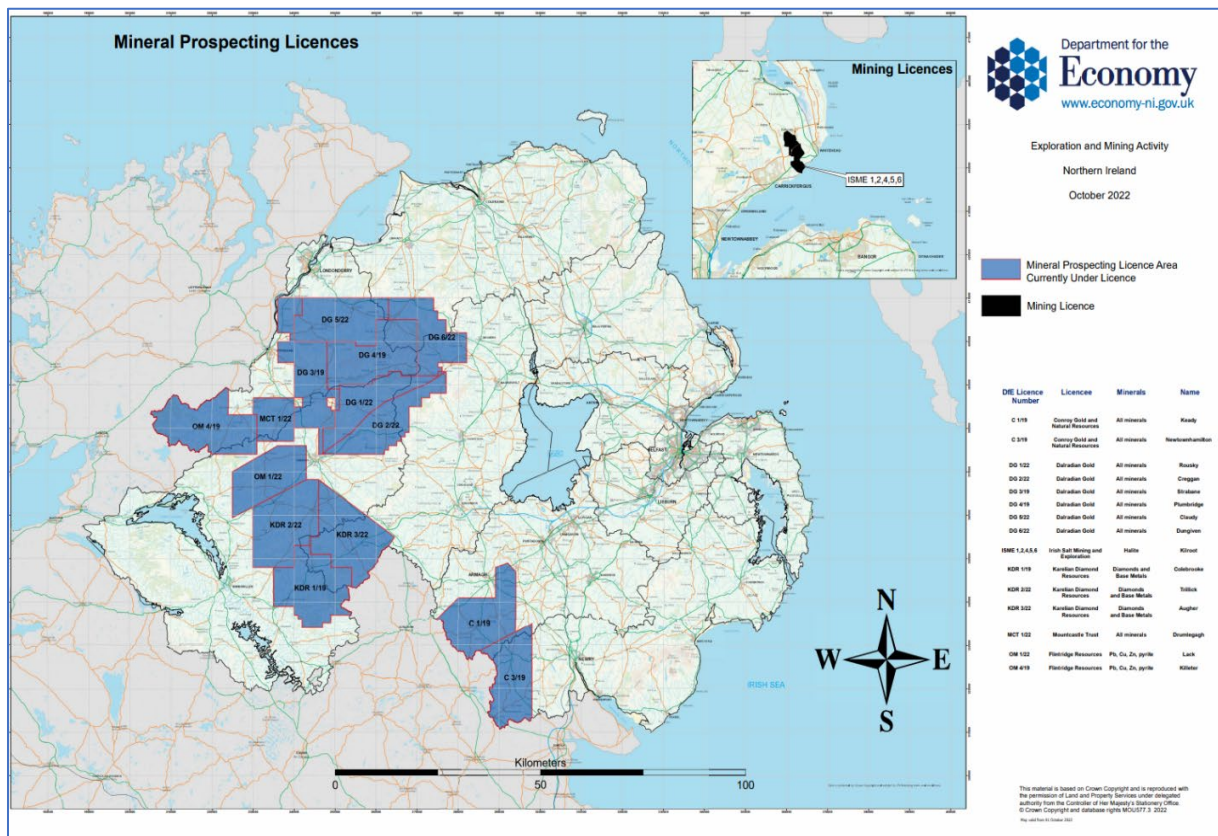
Map 2 – Mineral Resources



Mineral Prospecting Licenses

- 7.1 Under the Mineral Development Act (NI) 1969, minerals (other than gold and silver, and a few other minor exceptions) are vested with the Department for the Economy (DFE). Responsibility for gold and silver rests with the Crown Estate Commissioners (CEC). Companies wishing to prospect for base metals apply to the DFE.
- 7.2 There are 14 mineral licenses approved at present across Northern Ireland. There are no licenses for mineral prospecting granted within Ards and North Down. The Geological Survey of Northern Ireland (GSNI) have confirmed that there is not any potential for non-conventional hydrocarbon exploration within Ards and North Down Borough.

Map 3 – Exploration and Mining Activity across Northern Ireland



Source: The Department for the Economy (DfE)

Map 4 – Historic Mining: Sherwood Sandstone Aquifer; Shafts and Adits



Source: The Geological Survey of Northern Ireland (GSNI)

7.3 The GSNI has advised that the Borough contains rocks that are particularly suitable for the development of heating and cooling systems using shallow aquifers.

7.4 Renewable energy production and groundwater are discussed in further detail in Technical Supplements Public Utilities and Energy.

Hydrocarbon Potential in Ards and North Down

7.5 Information within the Minerals Mapping resource produced by the Geological Survey of Northern Ireland (GSNI) and the Department for Infrastructure (DFI) show that the Borough does not contain rocks which have the potential for the extraction of hydrocarbon, either through traditional methods or through hydraulic fracturing. The Minerals Resource Maps included information on where across Northern Ireland shale rock, with potential for hydrocarbon extraction is located. The North Down and Ards Area can be viewed online. [Down Belfast Mineral Final.pdf \(nerc.ac.uk\)](#)

Economic Impact of the Geoscience Industry on the Northern Ireland Economy

7.6 The Ulster University Economic Policy Centre (UUEPC) was commissioned by the Department for the Economy (DfE), “To research the economic value and impact of the geosciences sector to the Northern Ireland (NI) economy and consider the potential of that sector to further benefit the NI economy”.

7.7 Published in March 2019, the report on the ‘Economic Impact of the Geoscience Industry on the Northern Ireland Economy’¹, highlights that Geoscience contributes significantly to the Northern Ireland economy beyond core construction. Ards and North Down is not a Borough with a high number of quarries, however, it produces a third of the extraction of sandstone for Northern Ireland.

¹ [Economic Impact of Geoscience Industry on the Northern Ireland Economy \(economy-ni.gov.uk\)](#)

Table 2 Breakdown of geoscience employees by sub-sector, categories, percentage and local area total geoscience, LGD's 2017.

Sector breakdown	Construction Minerals	Geothermal Energy	Industrial Minerals	Professional Services	Other geoscience
Antrim and Newtownabbey	65%	11%	*	7%	17%
Ards and North Down	67%	16%	*	12%	5%
ABC ¹⁴	51%	13%	*	22%	14%
Belfast	35%	23%	*	26%	16%
Causeway Coast and Glens	84%	8%	*	3%	5%
Derry City and Strabane	61%	13%	*	5%	21%
Fermanagh and Omagh	74%	5%	14%	3%	4%
Lisburn and Castlereagh	76%	10%	*	10%	4%
Mid and East Antrim	70%	11%	*	11%	8%
Mid Ulster	70%	9%	13%	2%	6%
Newry, Mourne and Down	75%	16%	*	3%	6%
NI	64%	12%	7%	10%	7%

Sources: Business Register and Employment Survey (BRES) & UUEPC analysis

Note: Dark blue shading denotes the area which holds the highest concentration of jobs within sub-sector.

Source: The Ulster University Economic Policy Centre (UUEPC) March 2019

- 7.8 The report shows that Ards and North Down has a high concentration of jobs in Construction Minerals (67%) and 16% of jobs in Geothermal Energy. Map 4 shows the location of the Sherwood Aquifer below the Borough.

Economic impact of mineral extraction and processing in Ards and North Down

Table 3: Sandstone Production & Sales in Northern Ireland and within the Ards and North Down Borough (2016-2021)

	Quantity Produced (tonnes)		Selling value (£)	
Year	Northern Ireland	Ards and North Down	Northern Ireland	Ards and North Down
2016	5,042,617.83	1,933,748.0	19,187,972.39	6,691,242.15
2017	3,722,465	1,918,481	12.08	5,330,000.00
2018	5,338,769.67	2,095,728	20,143,918.77	7,299,733.76
2019	4,514,920	2,038,409	19,265,789.34	8,585,733.19
2020	4,345,525.00	1,863,186.00	20,885,586.91	9,191,122.23
2021	4,426,878.00	2,743,364.00	26,415,466.92	17,606,523.02
2022	4,467,549	2,251,745	£21,245,701	£9,325,549
2023	3, 433, 018	1, 833, 497	£18,340,984	£8,837,631.60

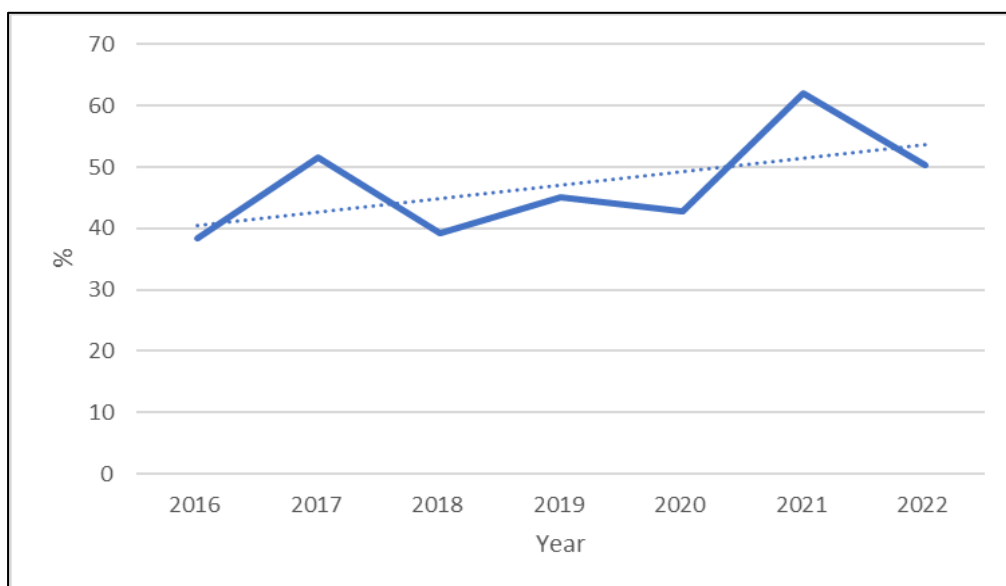
Source: Department for the Economy (DfE), Annual Mineral Statements (2016-2023)

Table 4 – The % of Northern Ireland Sandstone produced in Ards and North Down (2016-2022)

Year	Northern Ireland	Ards and North Down	%
2016	5,042,617.83	1,933,748.0	38.34
2017	3,722,465	1,918,481	51.53
2018	5,338,769.67	2,095,728	39.25
2019	4,514,920	2,038,409	45.14
2020	4,345,525.00	1,863,186.00	42.87
2021	4,426,878.00	2,743,364.00	61.97
2022	4,467,549	2,251,745	50.4
2023	3, 433, 018	1, 833, 497	53.4
2024*			
2025*			

*Information not available.

Graph 1: The % of Northern Ireland Sandstone produced in Ards and North Down (2016-2022)



Source: Department for the Economy (DfE), Annual Returns

- 7.9 Graph 1 shows that the production of sandstone in Ards and North Down is increasingly important for providing this material for Northern Ireland, growing from over a third, 38% in 2016, to over half in 2022, with a peak percentage of 62 % in 2021. The graph shows the upward trend of the Borough's provision of Sandstone for Northern Ireland.

Table 5- The Number of Persons Reported to be Employed at Quarries in Northern Ireland (in 2022)

Mineral	Inside Pit or Excavation	Outside Pit or Excavation	Management and Administration	Totals (2022)
Basalt and Igneous Rock (excluding Granite)	98	78	61	237
Sandstone	86	79	58	240
Limestone	48	5	27	80
Sand and gravel	102	92	66	260
Other	44	74	22	140
Total	385	334	238	957

- 7.10 Information for Mineral development is difficult to obtain, the response rate to the request for information from the Department for Economy has proven problematic for DfE, as can be seen from the inconsistency of reporting responses below.

Table 6: Responses Received by DfE in Response to the Annual Questionnaire

Year	Quarries contacted	Responses received	Active quarries	Inactive with existing reserves	Closed no remaining reserves	Closed	% Response
2022	186	89	81	8	0	0	48%
2021	154	73	66	7	1	0	47%
2020	183	85	75	7	3	0	46%
2019	188	77	69	7	1	0	41%
2018	157	115	105	4	2	4	74%
2017	134	90	52	3	2	2	67%

Source: Department for Economy

Minerals Data-Movement Information

- 7.11 A high demand for raw construction material generally reflects a positive economy with infrastructure and housing growth. With the creation of the 11 district councils and their requirement to formulate Local Development Plans (LDPs), information on local resources has become an item to be addressed by the Plan Development teams. The Department for the Economy (DfE) and the Geological Survey of Northern Ireland (GSNI) have been working with councils to assist in this process and provide evidence to support policy decisions.
- 7.12 Quarry Data and Aggregate Movement across Northern Ireland is collated by the DfE under The Quarries (Northern Ireland) Order 1983. Under this legislation, quarry operators across the country are obliged to return yearly information. This annual quarry return document is published online at the [economy-ni](http://economy-ni.gov.uk) website.
- 7.13 The key questions on employment, tonnage extracted and selling price of the raw material provide an ongoing reflection of the broader economic situation across the country. The legislated questions only cover employment and production, which can be looked at on a county by county or council by council basis. Up until recently no information was gathered that demonstrated where Northern Ireland's aggregates were moving, locally, across Northern Ireland and as exports.

- 7.14 Since 2017 a number of additional questions have been added to the annual return form in an attempt to capture this information. 2018 was the first year where enough detail was included to facilitate a meaningful representation of aggregate movement. The 2019 returns also provided a degree of breakdown, but the collection of the data was heavily impacted by the COVID pandemic, with returned information down by over 30% compared with 2018. The tables that follow are taken from the information gathered.

Table 7 Reported Council export Destinations

Council Exports	Region
Ards and North Down	GB
Armagh Banbridge and Craigavon	GB, Ireland
Fermanagh and Omagh	GB, Ireland
Lisburn and Castlereagh	GB, Ireland
Mid and East Antrim	GB, Ireland
Mid Ulster	GB, Ireland
Newry Mourne and Down	Ireland
Causeway Coast	Ireland

Figure 1 Reported sandstone production by district council area (proportional by weight)

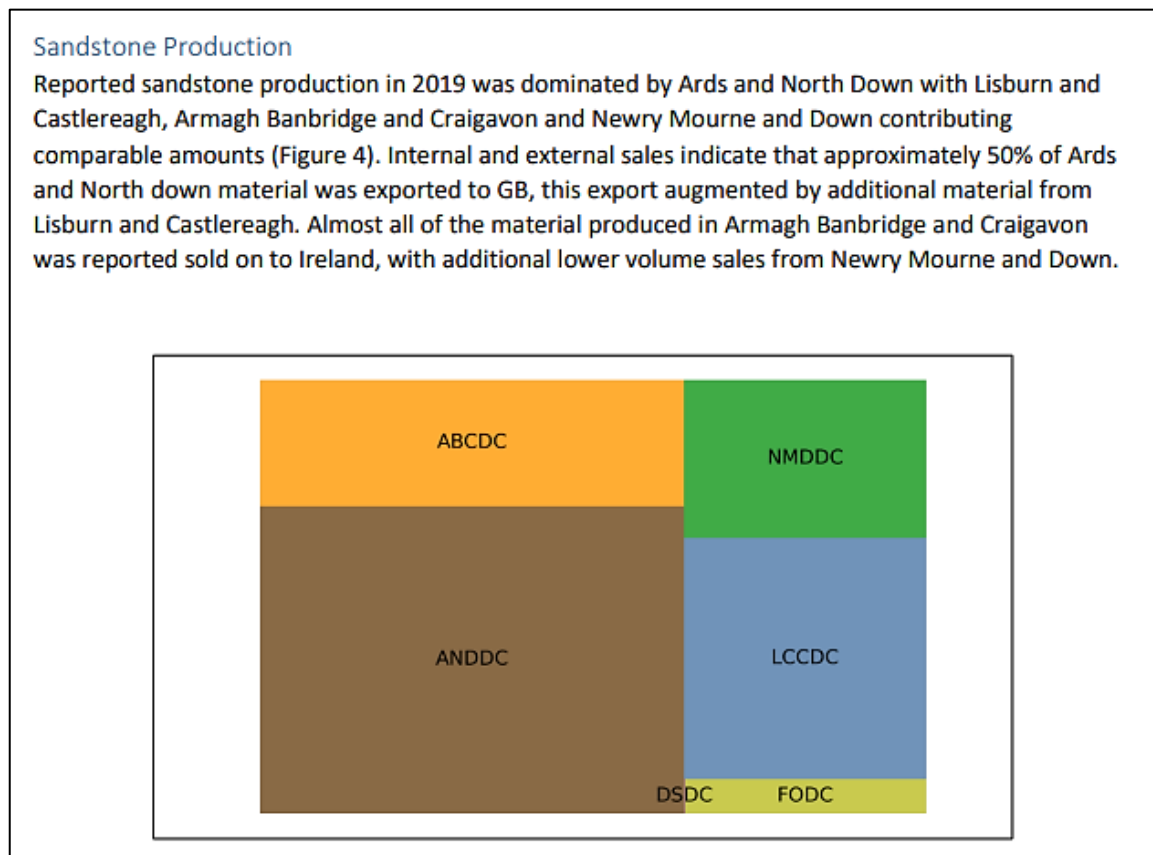


Figure 2 Ards and North Down Production by Commodity

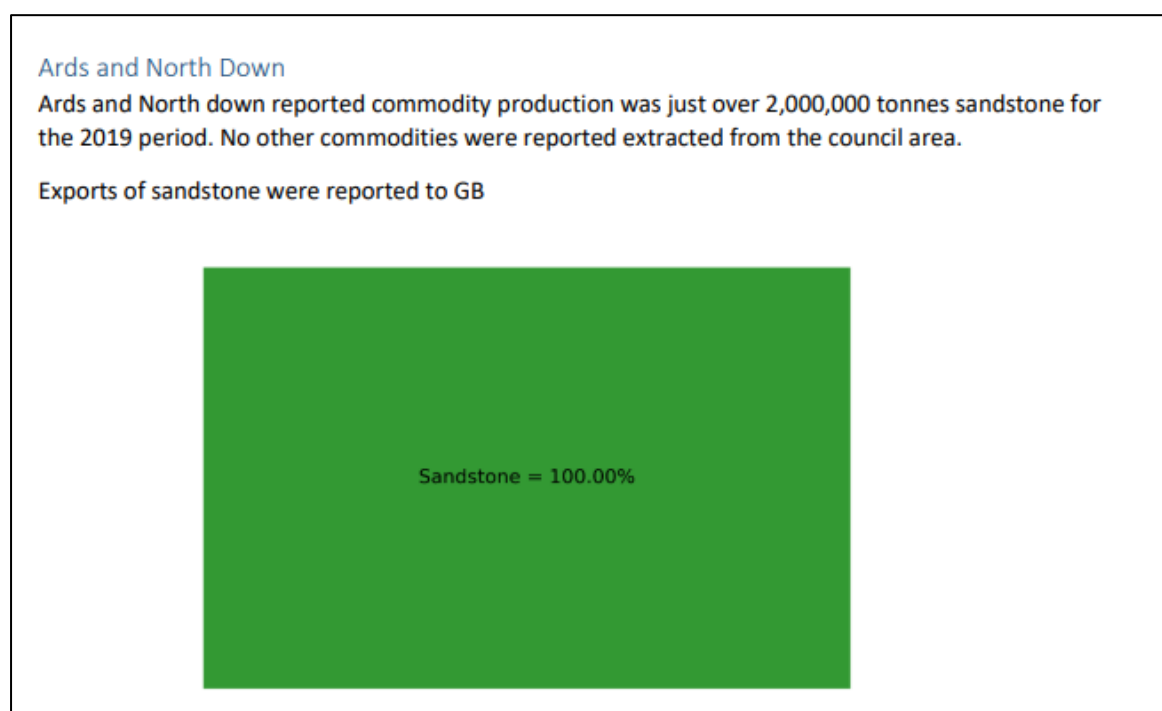


Table 8 – Imported Material

Year	Returns	Commodities	Reported production (T)	Sales out (exports) destination	Exports (T)	Imports (T)	Imported commodities
2019	1	Sandstone		GB, Lisburn and Castlereagh, Belfast	310000	32430	Aggregates and Bituminous Materials
2020	4	Sandstone	1863186	Antrim and Newtownabbey, Lisburn and Castlereagh, Belfast, GB, Ireland	1195119	21950	Aggregates and Bituminous Materials

Source: Department for Economy

- 7.15 There is no reported information on sand and gravel which may be used for construction, either from local sources or from further afield.

Mineral Extraction Potential

- 7.16 Methodology provided by the Geological Survey of Northern Ireland (GSNI) has generated a map which outlines mineral locations that are within the Borough in locations where limitations, such as, a buffer distance to roads and development limits are added. The methodology is outlined in detail in the supplementary document Mineral Resource Assessment (Document Reference 8A).
- 7.17 The resource information utilises the Minerals Mapping that was undertaken by British Geological Survey (BGS) and GSNI for the Department for the Economy (DoE) in 2012. It is acknowledged that this did not include a quality assessment as part of this mapping exercise and the data in the tables is general in nature, but it is considered useful as it indicates the prevalence of sandstone, and smaller quantities of other mineral resources in Ards and North Down.

Mining Waste Directive

- 7.18 The Mining Waste Directive (MWD) set out requirements for the management of waste from extractive industries and the workings of quarries. The aim of the MWD is to prevent or reduce, as far as possible, the production of mineral waste and the management of waste from mineral extraction. There is a requirement for councils to maintain an Inventory of

Closed Mines. The Department for the Economy (DoE) commissioned the Geological Survey of Northern Ireland (GSNI) and the British Geological Society (BGS) to prepare the Inventory for Northern Ireland. The Inventory indicates closed quarries using a range of sources and examines any risk from closed sites using risk analysis.

- 7.19 Ards and North Down Council have assessed information from all the operating quarries in the Borough, which all produce inert waste from extraction and site visits will be undertaken routinely to determine continued compliance.

[Review of Old Mineral Permissions](#)

- 7.20 In line with Great Britain and the Republic of Ireland, The Planning Act (Northern Ireland) 2011 enables councils to start a process of an initial review of all mineral permissions granted in Northern Ireland, thereby ensuring that their conditions meet modern expectations and current environmental standards. The Environmental Impact Assessment (EIA) Directive has been in force throughout the EU (European Union) since 1985. It was implemented in Northern Ireland by the Planning (Assessment of Environmental Effects) Regulations (Northern Ireland) 1989 and later by the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 1999 (revoked and re-enacted in a 2015 version). These pieces of legislation mean that when assessing applications for mineral development, there is a more stringent level of consideration given to the environmental impacts than was previously the case.
- 7.21 Legislation for the review of old mineral permissions is contained in Schedule 2 & 3 of the Planning Act (NI) 2011². ROMPs (Review of Old Mineral Permissions) will enable modern environmental standards to be operated on sites that have old permissions, which do not contain planning conditions, that are expected and required of more recent planning approvals. Planning decision notices issued before the introduction of Environmental Impact Assessment (EIA) regulations generally have limited controls on environmental impacts such as noise, dust and early decisions under the EIA regime are less robustly conditioned than more recent approvals.
- 7.22 The commencement of the Review of Old Mineral permissions requires EIA Regulations to be amended to enable Environmental Statements to be requested for the consideration of a mineral permission in a review. This has not taken place as yet, delaying the implementation of ROMPs in

²[Planning Act \(Northern Ireland\) 2011 \(legislation.gov.uk\)](https://legislation.gov.uk)

Northern Ireland. Minister Mallon announced that she would commence the Review of Old Mineral Permissions (ROMPs) legislation³. The 2023 Review of the Planning Act (NI) 2011 advised that the Department was examining options for the implementation of ROMPS.

[Hazardous Substance Consent](#)

- 7.23 Directive 2012/18/EC, commonly referred to as the Seveso III Directive, came into force on 1 June 2015 and is the current European Directive dealing with the control of major-accident hazards involving dangerous substances. The Directive sets the parameters for land use planning which are intended to prevent major accidents.
- 7.24 The Planning (Hazardous Substances) (No. 2) Regulations (Northern Ireland) 2015 (Hazardous Substances Regulations) details the provisions required under the 2011 Act for implementing the European Union (EU) Directive in Northern Ireland. Hazardous Substances Consent 3.1, Section 108 (1) of the 2011 Act, denotes that HSC is required when the aggregate quantity of a substance is reached, the quantity varies depending on the substance, quantity and particular circumstance.
- 7.25 Development Management Practice Note 6: Hazardous Substances Controls (February 2017⁴) provides detailed guidance on planning and Hazardous substances and COMAH sites.

[The Control of Major Accident Hazards \(COMAH\) Regulations](#)

- 7.26 The Control of Major Accident Hazards Regulations (Northern Ireland) 2015 (COMAH Regulations) covers all but the land use planning aspects of the Seveso III Directive. This aspect is administered jointly by the Health and Safety Executive for Northern Ireland (HSENI) and the Northern Ireland Environment Agency (NIEA).
- 7.27 Although the substances used or stored at COMAH establishments can be dangerous, the establishments are strictly regulated under the COMAH Regulations 2015 and have to manage their activities in a way which reduce risks to workers and the public. Operators must take all measures necessary to prevent major accidents and to limit their consequences for people and the environment. This is achieved through appropriate plant design, process control, mitigation measures and emergency procedures.

³ [Review of Old Mineral Permissions - Minister Mallon Indicates Way Forward | Department for Infrastructure \(infrastructure-ni.gov.uk\)](#)

⁴ [Development Management Practice Note 6 Hazardous Substances Controls \(infrastructure-ni.gov.uk\)](#).

- 7.28 There are two types (tiers) of establishment which are subject to COMAH, known as 'Upper Tier' and 'Lower Tier', depending on the quantity of dangerous substances they hold. Upper Tier establishments will hold greater quantities of dangerous substances meaning that additional requirements are placed on them by the Regulations.
- 7.29 Records show that there is one COMAH site within the Ards and North Down Borough. Orica Blast and Quarry Surveys limited (Orica BQS Ltd) is a Lower Tier site. Information on the location of COMAH sites within Ards and North Down is publicly available⁵.

8 PREFERRED OPTIONS PAPER

- 8.1 The Council's Preferred Options Paper, (POP) published in 2019 was the first formal stage in the preparation of the LDP for the Borough. It was designed to promote debate in relation to key strategic planning issues arising in the area. The POP identified 42 key planning issues and examined options for addressing these issues. In each case, a preferred option was highlighted and the rationale for selection of this option was given.
- 8.2 The POP also includes a review of the existing operational planning policies, largely contained within the suite of Planning Policy Statements. This review stimulated public debate on whether the existing policies are still suitable or whether a different approach would be more appropriate to meet local circumstances.
- 8.3 Following a minor revision to the online version of the POP, the 12-week consultation period was relaunched and therefore the total consultation period from the official launch was 19 weeks.
- 8.4 Mineral development has the potential to have significant effects on the environment and neighbours, through noise, dust and other effects produced by the action of mineral extraction. It is therefore important to carry out

⁵ [COMAH Public Information Northern Ireland | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](https://www.daera-ni.gov.uk/topics/environment-and-rural-affairs/comah-public-information).

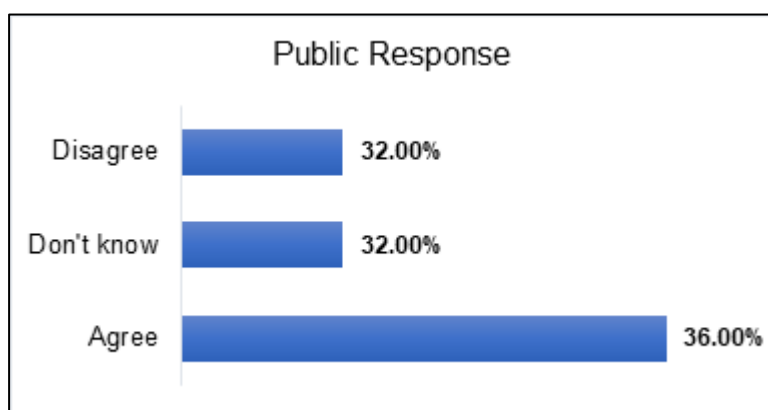
thorough assessments on the potential impacts of mineral development. This requires detailed studies and surveys to inform the decision-making process.

- 8.5 There is a need to balance the protection of the environment with the need to facilitate the extraction of the natural resources needed for Northern Ireland. This was explored in the POP in 'Key Issue 31: Safeguarding Minerals' (identified and explored).
- 8.6 Key Issue 31 of the POP put forward a preferred option of Option 31c: Adopt a policy led approach to deal with applications for Minerals Development based on their merits, with the identification of protection areas for existing quarries to allow appropriate expansion.

Preferred Options Paper (POP) Representations

- 8.7 A Consultation Report on responses received to the POP has been compiled and is available on the council website as part of the LDP. 24.04% of respondents to the POP consultation answered this question. Of these respondents 36% agreed that this was the correct approach.

Graph 2 Public support for the identification of an Area of Constraint on Mineral Development.



- 8.8 The POP discussed the consideration of identifying the options for Protecting the Environment through policy or through the identification of an Area of Constraint on Mineral Development (ACMD).
- 8.9 The POP consultation responses received to this approach indicate that an ACMD is the preferred as an approach to protect areas of sensitive landscape from mineral development. There was considerable concern

expressed regarding the impact of quarrying on the natural environment and the potential impact of mineral development on neighbours. There was information also presented in responses which detail the level of economic benefit that the Borough derives from the mineral industry.

9 CONSULTEE AND COUNCILLOR ENGAGEMENT

- 9.1 In order to meet the requirements of Planning Act relating to the need for the Plan Strategy to take account of the Regional Development Strategy, other policy and guidance was issued by the Department and other relevant government strategies and plans. The Council has engaged key consultees representing relevant central government departments and agencies.
- 9.2 Representatives from relevant Council departments have also been engaged to ensure that due account has been taken of Council's Community Plan, as well as other Council strategies and initiatives.
- 9.3 The Planning Act requires the Plan Strategy (PS) to be adopted by resolution of the Council, following approval by the Department for Infrastructure (DFI). Accordingly, Elected Members have also been engaged in the development of draft Plan Strategy (DPS), to ensure that the document is generally aligned with Council's strategic priorities. This engagement was facilitated through three separate workshops, one delivered in person and the other two delivered remotely due to Covid-19. The first workshop on the 20 November 2019 introduced minerals concepts, the context in Ards and North Down and the links to the planning system and the Local Development Plan (LDP). The second event was centred around policy development and took place on the 30 November 2020.
- 9.4 Representatives from the LDP team met with the Department for the Economy (DfE) and the Geological Survey of Northern Ireland (GSNI) and their responses received were taken into account in the POP preparation and policy formulation. Engagement with the mineral industry within the Borough has produced a higher response rate to the LDP Questionnaire, than experienced in other LDP teams in other Council areas, where the LDP team received information on reserves for 6 out of 7 mineral sites.
- 9.5 The Minerals Products Association (MPANI) the trade association for the mineral products sector in Northern Ireland, who represent approximately 95% of the sector, advised in 2023 that the mineral industry in Ards and North Down was estimated to be £66 million. The MPANI estimated this

based on information from its members within Ards and North Down in the following areas:

- Export of high value psv gritstone to GB;
- Asphalt production and sales;
- Concrete blocks sales; and
- Ready mixed concrete sales.

Development Management Team

- 9.6 Mineral planning policy was discussed with members of the Development Management planning team. The Borough has a relatively number of quarries and policy contained in A Planning Strategy for Rural Northern Ireland (APSRNI) contains mineral policy that is used at present. It was suggested that this policy overall works well but should be updated, given the age of APSRNI.

Sustainability Appraisal (SA)

- 9.7 The formal Sustainability Appraisal process was undertaken by the LDP team and Shared Environmental Services (SES) in March and April 2024. The Councils preferred policies and proposals were appraised against reasonable alternatives. The process proved useful in further refining policies in relation to sustainability objectives.
- 9.8 Post Sustainability Appraisal (SA), a number of amendments to policy were made and brought before Planning Committee for agreement in 2024, with final approval secured at a Special Planning Committee meeting held on 20 January 2025 and ratified at the full Council meeting on 29 January 2025.

10 DRAFT PLAN STRATEGY APPROACH

- 10.1 The fundamental approach of the draft Plan Strategy is to support the aims and objectives of the RDS and the SPPS. The draft Plan Strategy has been informed by the POP responses and all of the other methods of engagement that are described above.
- 10.2 The draft Plan Strategy provides a policy approach for mineral development which has evolved from a consideration of a range of other factors including:
- The Council's Community Plan and other relevant strategies;
 - Regional strategic policy contained within the RDS and SPPS;
 - Consultation through both the formal POP consultation process and informal Consultation with statutory consultees;
 - Consultation with neighbouring councils;

- Engagement with Elected Members;
- Engagement with internal planning colleagues and cross-council colleagues; and
- Sustainability Appraisal.

[The Strategy for Mineral Development](#)

10.3 The Local Development Plan (LDP) will support development proposals that facilitate balancing the need for mineral development proposals against the need to protect and conserve the environment. This will be achieved by:

- Requiring the submission of relevant information to support an informed and sustainable approach to mineral development which considers the need for mineral development against the need to protect the environment;
- Identifying areas which should be protected from mineral development because of their intrinsic landscape, amenity, scientific or heritage value (Including natural, built and archaeological heritage) through Areas of Constraint on Mineral Development (ACMDs);
- Safeguarding mineral resources which are of economic or conservation value, and seek to ensure that workable mineral resources are not sterilised by other surface development which would prejudice future exploitation through Mineral Safeguarding Areas (MSAs);
- Providing for the sustainable and safe restoration and reuse of mineral Sites; and
- The application of operational planning policies for mineral development.

10.4 Operational Planning Policies for Mineral Development are as follows:

- MIN 1 Environmental Impact;
- MIN 2 Areas of Constraint for Mineral Development;
- MIN 3 Valuable Minerals;
- MIN 4 Mineral Safeguarding Areas (MSAs);
- MIN 5 Safety and Amenity;
- MIN 6 Traffic;
- MIN 7 Restoration;
- MIN 8 Water Resources and Flood Risk; and
- MIN 9 Historic Building Stone.

[Areas of Constraint for Mineral Development \(ACMD\)](#)

10.5 Whilst extant plans contain designated Areas of Constraint for Mineral Development, the LDP will define these areas at LPP stage and will not be retaining the designations contained within ADAP and dBMAP at this time.

10.6 The methodology undertaken in dBMAP was subject to criticism in the Planning Appeals Commission (PAC) report on the Belfast Metropolitan Area Plan (BMAP) and as part of the adoption of BMAP (which has since been

found to be unlawful), the Department of Environment agreed and did not proceed with these boundaries.

- 10.7 The PAC stated that,
“The Department’s blanket approach suggests that inadequate consideration has been given to balancing economic and environmental considerations as required by regional policy. The inclusion of the envisaged environmental designations as AOCMDs in BMAP would preclude the development management approach that is advocated by Policy MIN 1 and MIN 2; we cannot accept that this would be appropriate. Rather, the importance of the environmental designations, in terms of the conservation hierarchy, must be examined and detailed analyses carried out of those features that warrant the protection afforded by identification as an AOCMD. Neither the Technical Supplement nor the Department’s submissions provided sufficient information on how the designation of the proposed AOCMDs were justified.”
- 10.8 The PAC report goes on to say that:
“Whilst we endorse the principle of designating AOCMDs, and recognise the Counter Objectors’ support for same, we have not been persuaded that the extent of the areas so proposed in the draft plan can be justified on the basis of the evidence provided by the Department”.
- 10.9 “In our opinion, the Department needs to review its rationale for mirroring the designation of AOCMDs with other environmental designations. Where it is considered that an AOCMD is justified, specific reasoning should be provided, clearly explaining the features that merit the additional layer of protection that Policy MIN 3 affords”.
- 10.10 ADAP 2015 Area of Constraint on Mineral Development is extensive and was informed by Landscape Character Area to offer additional protection to the most valuable and vulnerable areas of the environment, as described in the Technical Supplement. The methodology was not explicitly cited in the PAC report or subsequent Adoption Statement. The boundary of the ACMD extends over the entire peninsula and nearly all of the Strangford and Lecale AONB that is within the Borough boundary and extends over 56.8% of the Borough.
- 10.11 A comprehensive review of the boundary of the ACMD across the Council area will be defined at LPP stage. A Review of Landscape Character Areas has been undertaken to update existing reviews to inform the Draft Plan Strategy (DPS) (Document Reference 9A).

- 10.12 Further analysis, guidance from both DFI Planning, DFE GSNI and research may be required at Local Policies Plan (LPP) stage to define the appropriate extent of an Area of Constraint for Mineral Development (ACMD).

Mineral Safeguarding Areas

- 10.13 Mineral safeguarding, which is, the restriction of development above ground to avoid the sterilisation of mineral resources beneath the ground, was also discussed in the Preferred Options Paper (POP). The POP suggested safeguarding areas around existing quarries to expand rather than identifying an area for future mineral development and limiting above ground development.
- 10.14 The POP referred to a protection area around existing quarries. Responses to the POP indicated that mineral safeguarding areas would be welcomed, however concern was raised by some respondents that the information needed to fully consider potential sterilisation of reserves was unknown. Another concern was that areas around existing quarries could be viewed as automatic approval areas for mineral development which was considered inappropriate. A Mineral Resource Assessment (Document Reference 8A) provides initial information on the availability of aggregate resource taking account of practical constraints. Further work is necessary at LPP stage to build upon this information.
- 10.15 The definition of Mineral Safeguarding Areas, the supply and demand of minerals across Northern Ireland, and the correct methodology to be used by councils to reflect the flow of, and need for, minerals across Northern Ireland and the UK, is not available at this time.

11 SOUNDNESS

Table 9: Consideration of Soundness

Procedural Tests	
P2	The mineral development policies have evolved from the Preferred Options Paper (POP), POP Consultation Report and Consultee, Development Management and Councillor Engagement as described in earlier sections of this document.
P3	The mineral development policies have been subject to Sustainability Appraisal. Further details are included in the Sustainability Appraisal Report.

Consistency Tests	
C1	The mineral development policies have taken account of the Regional Development Strategy (RDS) overall principles of sustainable development.
C2	The mineral development policies have taken account of the Community Plan, particularly Outcomes 2, 3, 4 and 5. Refer to paragraph 4.2 of this document.
C3	The mineral development policies have taken account of existing planning policies as contained within the Strategic Planning Policy Statement (SPPS), paragraph 2.7 to relating to mineral development. Regard has also been had to other Central Government documents such as the Sustainable Development Strategy (SDS), as referred to in para 2.2 of this document. Account has been taken of A Planning Strategy for Northern Ireland (PSRNI) as detailed in paras 3.1-3.2.
C4	The mineral development policies have taken account of the existing development plans within Ards and North Down, ongoing Council initiatives and the neighbouring council context.
Coherence and Effectiveness Tests	
CE1	The mineral development policies have taken account of the emerging Local Development Plans (LDPs) of the three neighbouring Councils, and it is not considered to conflict with them.
CE2	The minerals policies are founded on a robust evidence base which includes the baseline information, Mineral Position Paper, the Preferred Options Paper (POP) and responses to it and subsequent engagement with statutory consultees.
CE3	Section 3 indicator (h) within the monitoring framework within Chapter 26, illustrates how mineral development will be managed throughout the Borough.
CE4	Mineral development policies will be reviewed at Plan Review stage. There will be flexibility at Local Policies (LP) stage to take account of council site specific requirements.



Planning Department
2 Church Street
Newtownards
BT23 4AP

Date 06/08/2021.

Dear XXX,

Re: Ards and North Down Local Development Plan Request for information to support evidence base regarding Minerals

As you may be aware, Ards and North Down Borough Council is preparing a new Local Development Plan (LDP) in accordance with its statutory duty under the Planning Act (Northern Ireland) 2011. When adopted in full, the new LDP will replace the following extant area plans relating to the Ards and North Down council areas: -

- Belfast Urban Area Plan (BUAP) 2001.
- Bangor Town Centre Plan DOE/DFI 1995
- Draft Belfast Metropolitan Area Plan (BMAP) 2015 (insofar as it relates to the former North Down Borough legacy area); and
- Ards and Down Area Plan 2015 (insofar as it relates to the former Ards Borough legacy area)

The new LDP is a two-stage process and will comprise two development plan documents, namely:

- The Plan Strategy; and

- The Local Policies Plan

The Development Plan Strategy (DPS) will outline the Council's vision for the area and strategic objectives and planning policies. Mineral policies will replace policy contained within "A Planning Strategy for Rural Northern Ireland (APSRNI)". The Local Policies Plan (LPP) may contain site specific information such as Safeguarding Areas, Areas of Constraint for Mineral Development, and areas most suitable for mineral development.

The LDP process requires supporting evidence at each stage, which will go through an independent public examination. The data that is currently available in relation to minerals requires updating and as such I am writing to you as a member of the minerals industry seeking your assistance in updating information regarding any quarry under your operation. Information is therefore requested from the minerals industry.

I would be grateful if you would complete the attached table for each quarry you operate within the Ards and North Down Borough.

If you have any queries, please do not hesitate to contact me Sinead Boyle via email as follows, Sinead.Boyle@ardsandnorthdown.gov.uk

Yours sincerely,

Sinead Boyle MRTPI
Senior Professional and Technical Officer
Development Plan

Ards and North Down Mineral Information

Operator Name	Quarry Address	Mineral type extracted	Extraction Quantity tonnes / year	Sales product type e.g., crushed rock for roadstone, building stone	Planning permission reference	Estimated permitted reserves	Anticipated future planning need. Does the quarry need to expand/deepen within the LDP plan period 2017-2032?

Where a site is currently not operating, please also include that site information.

Appendix 2 Responses Received – Request for Information

	Operator Name	Quarry Address	Mineral type extracted	Sales product type	Planning Permission Reference	Estimated Permitted Reserves	Anticipated future planning need within the LDP period 2017-2032	Source of Information
1	Breedon Whitemountain	Ballystockart Ballystockart Road, Comber, Co Down, BT23 5QY	Gritstone/Sandstone	Primarily for use in coated roadstone products due to its high polished stone value (PSV) Stone also used in the production of crushed rock aggregates, Sub bases and for use in the manufacture of ready mixed concrete	X/78/74 “Extension to quarry”; X/2007/1408-Northern Extension; X/382/70 and X/69/81 Fixed crushing and screening plant; X/2006/0307 Washing plant; and LA06/2019/0227 Concrete Batching Plant.	1.7 million tonnes (less than 3 years extraction) Yes, Application submitted 28 March 2022 LA06/2022/0310/F North-westerly lateral extension of Ballystockart Quarry, with associated deepening of the existing Northern operational area, to include a phased operational plan and holistic restoration.	C600,000 tonnes per annum	Quarryplan on behalf of Breedon Whitemountain 12 October 2021

2	Conexpo / Miskelly Bros	29 Moss Road, Ballygowan, Newtownards, BT23 6JE	Gritstone/Sandstone	Crushed rock, aggregates for road building, maintenance	X/2006/0302/F	28 million tonnes	770,000 tonnes per annum	From operator 28 September 2021
34	Northstone	Ballybarnes 61A Ballybarnes Road, Newtownards BT23 4UE	Sandstone	Shipping Aggregate High PSV	X/2001/1362/F Application to develop North Down Quarry to a level of 37m OD with non- compliance with Condition No 8 of X/96/0237. Extension to existing quarry 61 Ballybarnes Road Newtownards X/1996/0237 Extension to existing quarry 31 Ballybarnes Road Newtownards X/1989/0511	10Million Tonnes	1Million T/annum	Northstone 22/09/2023

4	Northstone	Craigtlet 73 Holywood Road Newtownards BT23 4TQ	Sandstone		Proposed lateral extension to Craigtlet Quarry W/2006/0525/F W/2001/0610/F Application to develop Craigtlet Quarry, without complying with condition 8 of permission W/0136/74	10 Million Tonnes	Capacity 1MT /pa	Northstone 22/09/2023
5	Northstone	Carrowdore 41 Manse Road, Carrowdore	Sandstone		Extension to existing quarry. Carrowdore Quarry X/2000/0451/F Extension of stone quarrying Carrowdore quarry X/1987/0739	6 Million tonnes	300k/tpa Temporarily closed	Northstone 22/09/2023

6	Northstone	Cairnhill	Sandstone	Dry stone	<p>X/1976/0308 Quarrying Operations</p> <p>X/1977/0170 to allow extraction at 50ft below current floor level</p> <p>X/1977/0171 Quarrying Operations</p> <p>X/1983/0302 Variation of Condition 10 on approval X/77/171</p> <p>X/1986/0170 Extension to Quarry</p>	1.7 Million T	<p>Capacity 250k/tpa</p> <p>Temporarily closed</p>	Northstone 22/09/2023
7		Fishquarter Coulter's Hill Lane, Newtownards, BT22 1AT	Sandstone					No response received