
EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations provide for the application for and issue of certificates of alternative development value under Article 15 of the Land Compensation (Northern Ireland) Order 1982 (the 1982 Order).

A certificate of alternative development is issued to assist in establishing a value for land which is being acquired by an authority possessing powers of compulsory acquisition.

An application for a certificate of alternative development must be made in writing to the council within whose district the land is situated and include a plan or map to identify the land to which the application relates (regulation 2(1)). If the council issues a certificate for development which differs from that which was applied for, or contrary to written representations from a party directly concerned, it shall include in the certificate its reasons for so doing and how an appeal may be made (regulation 2(2)).

The time for giving notice of an appeal to the Planning Appeals Commission under Article 16 of the 1982 Order against a certificate of alternative development shall be within two months of receipt of the certificate. Notice of the appeal shall be in writing (regulation 3(1)). A copy of the notice of appeal is to be sent by the appellant to the other parties directly concerned and to the council (regulation 3(2)).

The Certificates of Alternative Development Value Regulations (Northern Ireland) 1987 are hereby revoked (regulation 4).

These Regulations apply only to certificates of alternative development value which are issued on or after the date of the coming into operation of these Regulations.