

**CRITERIA FOR ALLOCATION AND RECOVERY OF SINGLE COMMISSIONER
DECISION-MAKING CASES**

General Criteria for Allocation

1. Commissioners must have successfully completed training following their appointment.
2. Proposals which do not raise novel issues of development control.
3. Proposals which do not raise complex legal considerations.
4. Appeals relating to functions not already exercised by the Commission including new functions.
5. Proposals which do not involve analysis of policy issues not already considered by the Commission.
6. Appeals which are not being considered in conjunction with a hear-and-report case (so-called “linked” cases).
7. Proposals not giving rise to substantial public controversy.
8. Proposals which are not EIA development.

Specific Indicative Criteria for Allocation

These criteria are for guidance and will not be applied rigidly.

Type of Development/Issue	Criteria
<u>Residential Development</u> including apartments, caravan sites, mobile homes, change of use to residential development within the curtilage of a dwelling house.	Up to 100 dwellings/units or 5 ha site.
<u>Non-private Residential Development</u> , including hotels, guesthouses, hostels, multiple occupation, nursing homes.	Up to 50 bedrooms.
<u>Commercial Development</u> including office, retail, petrol filling stations, public houses, hot food bars, doctors/dentists' surgeries, showrooms, warehouses.	Up to 2,000 square metres or 5 ha site.
<u>Mixed Development</u> including residential/community/open space/retail combinations, retail/office Office/industrial.	Up to 5 ha site.

Type of Development/Issue	Criteria
<u>Industrial development</u> including changes to industrial use of existing buildings; abattoirs, incinerators.	Up to 25,000 sq metres or 5 ha site.
<u>Community Development</u> including community centres, schools, crèches and changes to such uses. Part D, Classes D1 and D2 of the Use Classes Order.	Up to 50,000 sq metres or 10 ha site.
<u>Recreation Leisure Development</u> including stadia golf course, use for recreation, recreational buildings.	Up to 20 ha.
<u>Advertisement Consents.</u>	All
<u>Enforcement Notice, Submission Notice and Lawful Development Certificate Appeals</u>	All if within other specific indicative criteria.
<u>Roads Order Appeals</u>	Under Articles 57(5) and 84(1).

Recovery of Cases for Panel Decision

The Chief Commissioner may recover a case at any point prior to the decision being issued by a single Commissioner if:

1. During the processing of the appeal it becomes apparent that the appeal does not fall within any of the general or specific criteria for allocation to a single Commissioner.
2. Recovery is merited by the particular circumstances of the case.

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