



Section 75 Screening Form

Part 1. Policy scoping

The first stage of the screening process involves scoping the policy under consideration. The purpose of policy scoping is to help prepare the background and context and set out the aims and objectives for the policy, being screened. At this stage, scoping the policy will help identify potential constraints as well as opportunities and will help the policy maker work through the screening process on a step by step basis.

Public authorities should remember that the Section 75 statutory duties apply to internal policies (relating to people who work for the authority), as well as external policies (relating to those who are, or could be, served by the authority).

Information about the policy

Name of the policy

Irish Street Development Brief – Open Market Tender – Developer Proposals

Is this an existing, revised or a new policy?

New

What is it trying to achieve? (intended aims/outcomes)

The Department is seeking a development proposal for a site in Irish Street, Downpatrick. It is located within Downpatrick town centre and sits adjacent to the Primary Retail Core. The east end of the site falls within Downpatrick Centre Conservation Area, and the complete site lies within an area of Significant Archaeological Potential.

The overall objective of this invitation is to attract high quality development proposals that meet the Department's objectives for a commercially led and sustainable urban regeneration. In seeking to work in partnership with the private sector, the Department recognises the contribution that this sector can make to urban regeneration in terms of innovative high quality design, professional expertise and financing.

The development opportunity site occupies a strategic and prominent location in the heart of Downpatrick with excellent linkages to the town centre. Irish Street is situated just off the main shopping thoroughfare of Market Street, with the site having pedestrian linkages via the car park into Market Street.

The site comprises approximately 1.80 acres (approx. 0.73 hectare) and includes a vacant decommissioned Police Station with adjacent buffer buildings that front onto Irish Street, and an operational surface level car park (approx. 75 spaces) which is currently accessed off Irish Street

The vision for this area of Downpatrick Town Centre is to create a vibrant, attractive and cohesive place that is enjoyable for all and is a catalyst for wider regeneration of the town and the key objectives are:

- To secure a development that provides and complements a sustainable development of high quality design and finish which enhances the existing streetscape in terms of both design and use.
- To secure a commercially led development with a mix of hospitality and housing that will have positive regeneration impacts on the local community.
- To secure a development that contributes to a strong, healthy, just and equal society and which is easily accessible to all members of the community and that, where possible, promotes equality of opportunity.
- To secure a development that is economically viable and promotes sustainability.

The Development Brief is due to be published in during the Summer 2022 through CPD, the Tender Assessment to carried out in November and a Private Sector Developer appointed in February 2023, if their plans for the area are considered suitable. The Department will then enter into a Contract with the selected Developer.

Are there any Section 75 categories which might be expected to benefit from the intended policy?

If Yes, explain how.

The aim of the development scheme is to regenerate a vacant site and make better use of the car park to create a safe and welcoming place for all people to attend and spend time in.

To secure a development that contributes to a strong, healthy, just and equal society and which is easily accessible to all members of the community and that, where possible, promotes equality of opportunity.

Who initiated or wrote the policy?

The policy was initiated by the Department for Communities, Regional Development Office

Who owns and who implements the policy?

DfC. The Regional Development Office is taking forward the implementation of this project.

Implementation factors

Are there any factors which could contribute to/detract from the intended aim/outcome of the policy/decision?

If yes, are they

financial: Yes

Financial – The project will be funded by the private sector and lead to investment in Downpatrick

legislative: No

other: Yes

The scheme design is subject to a successful planning application.

Designs will be subject to an assessment of by the DfC led selection panel and the successful developer will be responsible for attaining planning approval.

Main stakeholders affected

Who are the internal and external stakeholders (actual or potential) that the policy will impact upon?

staff: None

service users: Yes

Local residents and local retailers / business owners. Landlords / property managers and visitors.

other public sector organisations: Yes

Irish Street Development Scheme Strategic Project Board.

The Group is chaired by the DfC Southern Area Deputy Director and comprises representatives from NMDCC Councillors & Officers and local businesses.

voluntary/community/trade unions: Yes

Local community and residents' groups, specific interest groups

other: Yes

Visitors and tourists to Downpatrick Town as well as road users, pedestrians and cyclists.

Other policies with a bearing on this policy

What are they and who owns them?

- Vital and Viable – Breathing new life into cities and towns, DSD
 - Living Places – Cleaner, Safer, Greener (2002)
 - (Draft) Programme for Government (2016-2021)
 - SIB: Investment Strategy for Northern Ireland 2011 – 2021
 - Section 75 – The Northern Ireland Act 1998
 - Lifetime Opportunities
 - Downpatrick Town Masterplan published in 2010 and reviewed in 2017
 - DSD: Urban Regeneration and Community Development Policy Framework (2013)
 - The Regional Development Strategy for Northern Ireland 2035, DfI
 - Responsibility for the majority of local planning functions formally transferred to Newry, Mourne and Down District Council in 2015
 - The Strategic Planning Policy Statement for Northern Ireland
 - Living With Water (2014) DfI
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Available evidence

Evidence to help inform the screening process may take many forms. Public authorities should ensure that their screening decision is informed by relevant data.

What evidence/information (both qualitative and quantitative) have you gathered to inform this policy? Specify details for **each** of the Section 75 categories.

Section 75 Category	Details of Evidence/Information
Introduction	<p>The Irish St development site is located in the retail centre of Downpatrick town and within the local government district of Newry, Mourne & Down. In terms of local government structures it is located within the District Enumeration Area of Downpatrick and specifically within the town's Cathedral Ward.</p> <p>The Department has set up a Project Board to oversee the delivery of the project and the Board comprises of Department and Council officials, local Downpatrick councillors and members of the business community. It acts as a key consultation forum for the project and meets regularly to receive updates. Members were selected on the basis of self-nomination following a public consultation event and no data has been gathered on their religious, political grouping or racial grouping. Members include both men and women all of whom have a vested interest in making Downpatrick a better economy and a better place to live and work.</p> <p>The relevant postcode area for Downpatrick is BT30.</p> <p>The Department will enter into a legally bounding contract will the successful developer to ensure compliance with Section 75 equality duties and obligations:</p> <ul style="list-style-type: none"> • show how they will consider local social needs and the engagement that will be undertaken with local community groups/representatives throughout the development process; • prepare a strategy showing how the new development will benefit and contribute to social networks and how they will involve and engage with the local community throughout the development process to ensure the success of the development; • set out how the principles of accessibility and inclusivity have been built in from the outset; and

Section 75 Category	Details of Evidence/Information				
	<ul style="list-style-type: none"> • show how apprenticeships and training for traditional skills could be delivered. 				
Religious belief	<p>On Census Day 27th March 2011, in Cathedral Ward, considering the resident population:</p> <ul style="list-style-type: none"> • 90.39% belong to or were brought up in the Catholic religion and • 6.66% belong to or were brought up in a 'Protestant and Other Christian (including Christian related)' religion; and • 3.05% were other. <p>The current DEA geographies mid-year populations estimate 2019 shows that the DEA area has a population of 21,380. The BT30 population figure is 38,441 and reflects the wider area population that could benefit from the project.</p>				
Political opinion	<p>Project Board consultation has been ongoing with local Elected Members throughout the course of the preparation of the Development Brief and this has enabled a range of political opinions to be taken on board.</p>				
Racial group	<p>Downpatrick according to the 2011 Census data, is significantly less ethnically diverse than the UK average with 97% of people describing themselves as White (the UK average is 83%..</p>				
Age	<p>On Census Day 27th March 2011, in Cathedral Ward:</p> <ul style="list-style-type: none"> • 23.33% were aged under 16 years and 10.62% were aged 65 and over. 				
Marital status	<p>The 2011 census broken down by postcode BT30 shows</p> <table data-bbox="418 1717 1234 1843"> <tr> <td>Single</td> <td>10856</td> </tr> <tr> <td>Married</td> <td>14791</td> </tr> </table>	Single	10856	Married	14791
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Section 75 Category	Details of Evidence/Information										
	<table border="0"> <tr> <td>Divorced</td> <td style="text-align: right;">1432</td> </tr> <tr> <td>Separated</td> <td style="text-align: right;">1137</td> </tr> <tr> <td>Widowed</td> <td style="text-align: right;">1858</td> </tr> <tr> <td>Same Sex</td> <td style="text-align: right;">31</td> </tr> <tr> <td>Total Population</td> <td style="text-align: right;">30105</td> </tr> </table> <p>In the UK as a whole, the average figures are approximately as follows for relationship statuses: 34% single, 47% married, 3% separated, 9% divorced, 7% widowed, and 0.2% same sex. UK comparison used as data not available for NI.</p>	Divorced	1432	Separated	1137	Widowed	1858	Same Sex	31	Total Population	30105
Divorced	1432										
Separated	1137										
Widowed	1858										
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Total Population	30105										
Sexual orientation	As above, at postcode level BT30 shows a very small proportion of residents being in same sex relationships.										
Men and women generally	<p>On Census Day 27th March 2011, in Cathedral Ward:</p> <ul style="list-style-type: none"> • 47.79% of the usually resident population were male and 52.21% were female. <p>At postcode level it shows broadly similar statistics at around 49% men and 51% women.</p>										
Disability	<p>Primary data is not available for the persons with a disability and persons without Section 75 Category. However on Census Day 27th March 2011, in Cathedral Ward:</p> <ul style="list-style-type: none"> • 22.65% of people had a long-term health problem or disability that limited their day-to-day activities; • 77.96% of people stated their general health was either good or very good; and • 11.02% of people stated that they provided unpaid care to family, friends, neighbours or others. 										

Section 75 Category	Details of Evidence/Information
Dependants	<p>At Downpatrick settlement level (Census 2011), out of a settlement population of 10,822, some 22.35% were aged 16 and under. The NI average was 20.95% (no postcode comparison data available)</p> <p>On Census Day 2011 the population for Downpatrick BT30, excluding those under 16 years and 16-18 year olds in full time education, was 27808 Of these:</p> <ul style="list-style-type: none"> • 1125 were looking after home or family and • 1886 were long-term sick or disabled.

Note to reader - If you are aware of and would like the Department to take into account any further evidence or information relevant to this policy, please send this to:

Needs, experiences and priorities

Taking into account the information referred to above, what are the different needs, experiences and priorities of each of the following categories, in relation to the particular policy/decision?

Specify details for **each** of the Section 75 categories

Section 75 category	Details of needs/experiences/priorities
Religious Belief	<p>There is no evidence to suggest that people of a different religious belief have different needs, experiences and priorities in relation to this development. The proposed Development Plan presents benefits to all citizens regardless of political opinion by improving connectivity to the town centre. It aims to encourage active ground floor uses to bring life and activity to the key streets and spaces with increased potential for the area to become an inclusive space for all members of the public.</p> <p>The preferred proposal should be commercial led with a mix of hospitality and housing, which enhances the existing streetscape for the benefit of those working, visiting and shopping in the immediate area and those travelling through it.</p>
Political opinion	<p>There is no evidence to suggest that people of a different political opinion have different needs, experiences and priorities in relation to this development. The proposed Development Plan presents benefits to all citizens regardless of political opinion by improving connectivity to the town centre. It aims to encourage active ground floor uses to bring life and activity to the key streets and spaces, and increases potential for the area to become an inclusive space for all members of the public.</p>
Racial Group	

Section 75 category	Details of needs/experiences/priorities
	There is no evidence to suggest that people from different racial or ethnic group have different needs, experiences and priorities in relation to this development.
Age	It is recognised that those of differing ages living within and surrounding the Irish Street will have differing needs in relation to access to recreational and health facilities, as well as to places of employment.
Marital Status	There is no evidence to suggest that the marital status of a person will have an impact on their needs, experiences and priorities in relation to this development. The development brief set out the need to ensure that there is a mix of services, facilities, open and shared space and homes within the development.
Sexual Orientation	There is no evidence to suggest that the sexual orientation of a person will have an impact on their needs, experiences and priorities in relation to this development.
Men & Women Generally	There is no evidence to suggest that the gender of a person will have an impact on their needs, experiences and priorities in relation to this programme
Disability	<p>All proposed development in the Irish Street Development will be fully compliant with the Disability Discrimination Act to ensure ease of access and navigation. Developers are required to demonstrate how their proposal will provide ease of access to and within the building for people with disabilities, in compliance with all regulations with regard to disability.</p> <p>Detailed design of the roads and footpaths must address challenges associated with accessibility for disabled people in the area, particularly in relation to steep terrain in places.</p>
Dependants	Those who have dependents will require safe and easy access to local amenities and services. Detailed design of the roads and footpaths must be fully accessible for people using buggies and prams.

Section 75 category	Details of needs/experiences/priorities
	<p>Submissions must set out:</p> <ul style="list-style-type: none"> • How the developer considered local social need and the engagement that was undertaken with local community groups/representatives; • A plan showing how the new development will benefit and contribute to social networks and how they will involve and engage with the local community during detailing design and construction as to ensure the success of the development; <p>How the principles of accessibility and inclusivity have been built in from the outset.</p>

Part 2. Screening questions

Introduction

In making a decision as to whether or not there is a need to carry out an equality impact assessment, the public authority should consider its answers to the questions 1-4 which are given on pages 66-68 of this Guide.

If the public authority's conclusion is **none** in respect of all of the Section 75 equality of opportunity and/or good relations categories, then the public authority may decide to screen the policy out. If a policy is 'screened out' as having no relevance to equality of opportunity or good relations, a public authority should give details of the reasons for the decision taken.

If the public authority's conclusion is **major** in respect of one or more of the Section 75 equality of opportunity and/or good relations categories, then consideration should be given to subjecting the policy to the equality impact assessment procedure.

If the public authority's conclusion is **minor** in respect of one or more of the Section 75 equality categories and/or good relations categories, then consideration should still be given to proceeding with an equality impact assessment, or to:

- measures to mitigate the adverse impact; or
- the introduction of an alternative policy to better promote equality of opportunity and/or good relations.

In favour of a 'major' impact

- a) The policy is significant in terms of its strategic importance;
- b) Potential equality impacts are unknown, because, for example, there is insufficient data upon which to make an assessment or because they are complex, and it would be appropriate to conduct an equality impact assessment in order to better assess them;
- c) Potential equality and/or good relations impacts are likely to be adverse or are likely to be experienced disproportionately by groups of people including those who are marginalised or disadvantaged;
- d) Further assessment offers a valuable way to examine the evidence and develop recommendations in respect of a policy about which there are

concerns amongst affected individuals and representative groups, for example in respect of multiple identities;

- e) The policy is likely to be challenged by way of judicial review;
- f) The policy is significant in terms of expenditure.

In favour of 'minor' impact

- a) The policy is not unlawfully discriminatory and any residual potential impacts on people are judged to be negligible;
- b) The policy, or certain proposals within it, are potentially unlawfully discriminatory, but this possibility can readily and easily be eliminated by making appropriate changes to the policy or by adopting appropriate mitigating measures;
- c) Any asymmetrical equality impacts caused by the policy are intentional because they are specifically designed to promote equality of opportunity for particular groups of disadvantaged people;
- d) By amending the policy there are better opportunities to better promote equality of opportunity and/or good relations.

In favour of none

- a) The policy has no relevance to equality of opportunity or good relations.
- b) The policy is purely technical in nature and will have no bearing in terms of its likely impact on equality of opportunity or good relations for people within the equality and good relations categories.

Taking into account the evidence presented above, consider and comment on the likely impact on equality of opportunity and good relations for those affected by this policy, in any way, for each of the equality and good relations categories, by applying the screening questions given overleaf and indicate the level of impact on the group i.e. minor, major or none.

Screening questions

1. What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 equality categories? minor/major/none

Section 75 Category	Details of Policy Impact	Level of Impact? Minor/Major/None
Religious belief	It is not expected that there will be any adverse impact on people with different religious beliefs. The creation of a vibrant, inclusive and safe environment is expected to be of benefit to people within all Section 75 groups.	none
Political opinion	It is not expected that there will be any adverse impact on people with different political opinions. The creation of a vibrant, inclusive and safe environment is expected to be of benefit to people with different political opinions.	none
Racial / ethnic group	It is not expected that there will be any adverse impact on people from different racial/ethnic groups. The creation of a vibrant, inclusive and safe environment is expected to be of benefit to people belonging to different racial / ethnic groups.	none
Age	It is not expected that there will be any adverse impact on people of different ages. The development brief highlights the need for the development and associated public realm improvement to improve access to the town centre and local amenities for all citizens regardless of age.	none

Section 75 Category	Details of Policy Impact	Level of Impact? Minor/Major/None
	<p>Improved connectivity between the area and adjacent neighbourhoods will increase opportunities for those of different age groups to access facilities and places of work.</p> <p>Improved accessibility will assist those in older age groups for whom mobility may be an issue.</p>	
Marital status	It is not expected that there will be any adverse impact on people of different marital status. The potential impacts and associated benefits of the Development Brief are not considered to have any impact on individuals with differing marital status.	none
Sexual orientation	It is not expected that there will be any adverse impact on people with different sexual orientations.	none
Men and women generally	It is not expected that there will be any adverse impact on people of different gender.	none
Disability	<p>It is not expected that there will be any adverse impact on people with disabilities. The development brief requires tender submission to consider ease of access to and within the building for people with disabilities, in compliance with all regulations with regard to disability.</p> <p>Improved connectivity between the Irish St site and the town centre as well as adjacent neighbourhoods, public facilities and public spaces will help those with disabilities to access the facilities located within the area.</p>	none

Section 75 Category	Details of Policy Impact	Level of Impact? Minor/Major/None
Dependants	<p>It is not expected that there will be any adverse impact on people with dependants. The improvement of pedestrian linkages and accessibility is expected to have a positive impact on those with dependants. The proposed Development Brief highlights the need for improvements to the public realm which will improve access to and from the town centre and neighbouring public facilities for those people with dependants.</p>	none

2. Are there opportunities to better promote equality of opportunity for people within the Section 75 equalities categories?

Section 75 Category	If Yes, provide details	If No, provide reasons
Religious belief		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for people of different religious beliefs.
Political opinion		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for people of different political beliefs.
Racial / ethnic group		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for people of different ethnic groups.
Age		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for people of different ages.
Marital status		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for people of different marital status.
Sexual orientation		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for this group

Men and women generally		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for this group
Disability		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for people for this group. The development brief requires tenders to consider ease of access to and within the building for people with disabilities, in compliance with all regulations with regard to disability.
Dependants		While promoting equality of opportunity for all Section 75 groups, this policy does not offer any opportunity to better promote Equality of Opportunity for this group

**3. To what extent is the policy likely to impact on good relations between people of different religious belief, political opinion or racial group?
minor/major/none**

Good Relations Category	Details of policy impact	Level of impact Minor/Major/None
Religious belief	The creation of a vibrant, inclusive development and associated public realm is expected to have a positive impact on this group through the improved use of open shared and safe public space with potential for increased cross community, political, cultural and race relation activities events and education.	none
Political opinion	The creation of a vibrant, inclusive development and associated public realm is expected to have a positive impact on this group through the improved use of open shared and safe public space with potential for increased cross community, political, cultural and race relation activities events and education.	none
Racial group	The creation of a vibrant, inclusive development and associated public realm is expected to have a positive impact on this group through the improved use of open shared and safe public space with potential for increased cross community, political, cultural and race relation activities events and education.	none

4. Are there opportunities to better promote good relations between people of different religious belief, political opinion or racial group?

Good relations category	If Yes , provide details	If No , provide reasons
Religious belief		The policy aims to improve the town centre and urban environment for all users.
Political opinion		The policy aims to improve the town centre and urban environment for all users.
Racial group		The policy aims to improve the town centre and urban environment for all users.

Additional considerations

Multiple identity

Generally speaking, people can fall into more than one Section 75 category. Taking this into consideration, are there any potential impacts of the policy/decision on people with multiple identities?

(For example; disabled minority ethnic people; disabled women; young Protestant men; and young lesbians, gay and bisexual people).

It is not anticipated that this policy will have any adverse impact on equality of opportunity for people within any of the above multiple identity groups.

Provide details of data on the impact of the policy on people with multiple identities. Specify relevant Section 75 categories concerned.

It is anticipated that the scheme will benefit all those within the equality categories, including those with multiple identities mentioned above, by enhancing the physical environment and appearance of the area, removing obstacles to all potential users.

Part 3. Screening decision

In light of your answers to the previous questions, do you feel that the policy should: (please underline one)

1. **Not be subject to an EQIA**
2. **Not be subject to an EQIA (with mitigating measures /alternative policies)**
3. **Be subject to an EQIA**

If 1 or 2 (i.e. not be subject to an EQIA), please provide details of the reasons why:

1. Not be subject to an EQIA

We consider that this scheme will help to transform this area of Downpatrick Town Centre into a vibrant, attractive and cohesive place that is enjoyable for all and is a catalyst for wider regeneration of the town. We have also established criteria that proposed scheme will be scored against to ensure that the development scheme will have positive regeneration impacts on the local community; and to secure a development that contributes to a strong, healthy, just and equal society and which is easily accessible to all members of the community and that, where possible, promotes equality of opportunity.

It is anticipated that the scheme will benefit all those within the equality categories, including those with multiple identities mentioned above, by enhancing the town centre and appearance of the area.

If 3. (i.e. to conduct an EQIA), please provide details of the reasons:

None

Mitigation

When the public authority concludes that the likely impact is 'minor' and an equality impact assessment is not to be conducted, the public authority may consider mitigation to lessen the severity of any equality impact, or the introduction of an alternative policy to better promote equality of opportunity or good relations.

Can the policy/decision be amended or changed or an alternative policy introduced to better promote equality of opportunity and/or good relations?

If so, **give the reasons** to support your decision, together with the proposed changes/amendments or alternative policy.

Not Applicable _____

Part 4. Monitoring

Effective monitoring will help identify any future adverse impacts arising from the policy which may lead you to conduct an EQIA, as well as help with future planning and policy development.

You should consider the guidance contained in the Commission's Monitoring Guidance for Use by Public Authorities (July 2007).

The Commission recommends that where the policy has been amended or an alternative policy introduced, then you should monitor more broadly than for adverse impact (See Benefits, P.9-10, paras 2.13 – 2.20 of the Monitoring Guidance).

Please detail proposed monitoring arrangements below:

The Irish Street Development Scheme will be overseen by DfC led Project Board. The project will be monitored throughout its duration and this document will be updated to reflect this as necessary.

Feedback will be monitored from engagement with stakeholders during the implementation of this scheme and feed into this document as appropriate. The policy will be re-screened if any adverse impacts come to light as a result of this monitoring.

Part 5 - Approval and authorisation

Screened by:	Position/Job Title	Date
Damian Mulholland	G7	18 May 22
Approved by:		
Gerard Murray	G5	18 May 22

Note: A copy of the Screening Template, for each policy screened should be 'signed off' and approved by a senior manager responsible for the policy, made easily accessible on the public authority's website as soon as possible following completion and made available on request.