

**Supporting statement for extension of existing amusement permit**

**Premises :** 23 Shaftsbury Square Belfast BT 7DB

**Applicant :** Play SS Ltd

**Permit type :** Amusement permit ( extension application )

**Council :** Belfast City Council

This statement is prepared by da architects ltd on behalf of the applicant Play SS Ltd in support of their application for the extension of and existing amusement permit for Play SS Ltd which is located at 23 Shaftsbury Square Belfast BT 7DB. The statement is intended to be read in conjunction with the associated licence drawings and application forms also being prepared by da architects ltd. This statement:

1. Provides a description of the context of the application.
2. Health & safety
3. Planning

**1. Context**

Play SS Ltd has run and operated a successful licenced amusement arcade with Belfast City for several years now. Its Modus Operandi has always been to uphold the highest standards of operation and service with a safe, well maintained, well managed and socially responsible environment for their customers, staff and the wider community.

The existing premises are currently adequate, but they are not up to the high standards that Play SS Ltd aim to provide to their customers.

The proposed extension to the premises will allow Play SS Ltd to improve the services they are able to provide and offer more variety to their customer in a more comfortable environment. In addition, it will allow them to:

- (i) Provide an improved safe recreational space for their customers and staff.
- (ii) Maintain the employment of the local staff and contributing to the local economy.
- (iii) Enhance the current facilities in line with modern industry standards
- (iv) Continue to operate and fully compliant amusements business in accordance with all relevant statutory and Council regulations, including compliance with the Councils Amusement Permit Policy.
- (v) Future proof the business for any future regulation amendments etc....

Play SS Ltd operate with a strong emphasis on responsible gambling and community safety, including :

- (i) Age-restriction enforcement by trained staff
- (ii) CCTV coverage, recording and monitoring within the premises
- (iii) Clearly displayed information on responsible gaming and details of support services.

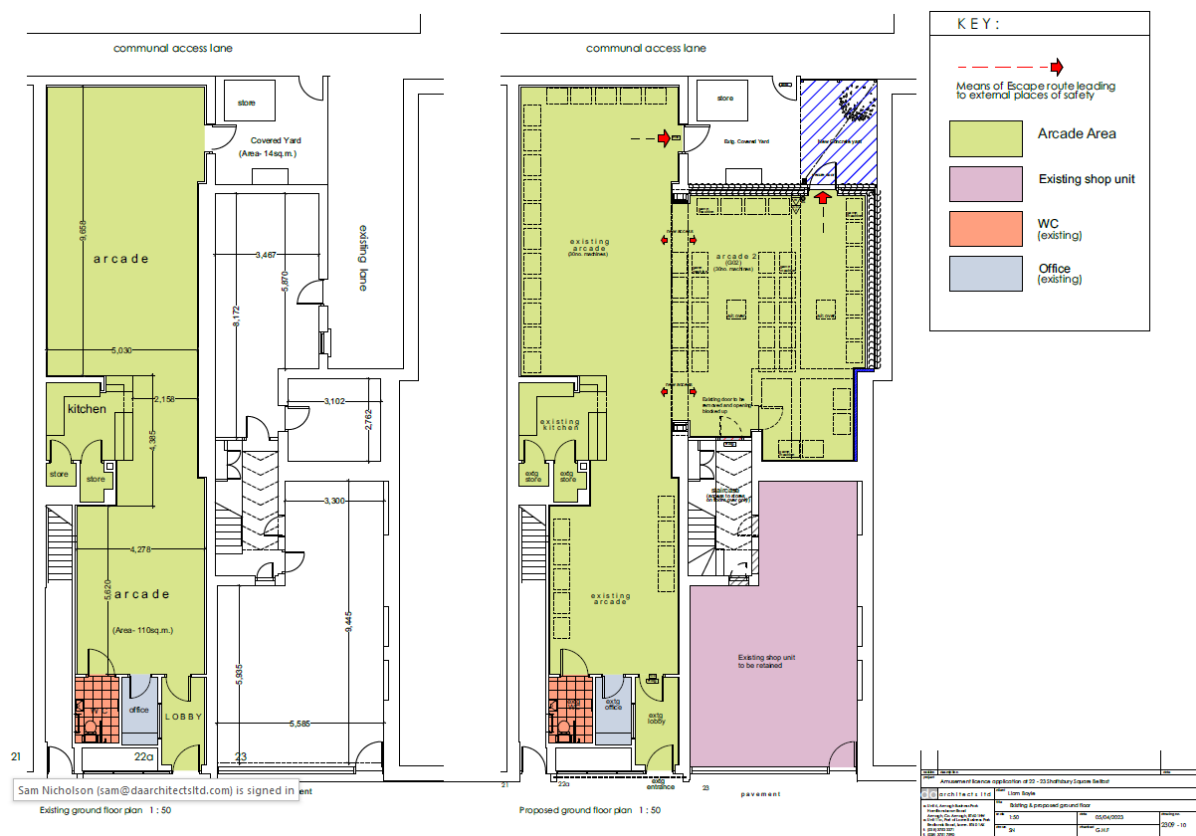
- (iv) Continual staff training and development in accordance with licencing requirements.

## 2. Health and safety and risk management

The proposed extension will enhance health and safety with the business, these include :

- (i) The internal layout will be improved creating a more spacious environment with walkways and ' open space ' all of which will reduce congestion and improve access to the emergency exit routes in the case of an emergency.
- (ii) The premises will be fully compliant with current fire regulations with all exits illuminated and clearly marked, fire extinguisher positions, adequate emergency lighting and interlinked fire alarm installation.
- (iii) The new interior will have new led low energy lighting throughout, enhanced natural lighting and a new mechanical ventilation system to create a safer and more comfortable interior environment.
- (iv) All flooring provided with be slip resistant providing a level of resistance that will help reduce the risks of trips, slips and falls.

Figure (i) Existing and proposed layout ( note retention of retail space to front )




### 3. Planning

A planning application was made to Planning Service for the ' Change of use of ground floor of no. 23 to amusement arcade including extension and frontage alterations to allow amalgamation with no. 22.

These proposals were granted full planning permission ref LA04/ 2021/2846/F on the 20<sup>th</sup> April 2023.

A key consideration within the proposal is that it complies with Planning Policy R1 of BMAP Plan Strategy as it retains the front retail unit and therefore the frontage is not affected by this proposal. This leaves this space available for future retail use or other use provided planning permission is granted.

Figure (ii) Copy of full planning approval



**PLANNING PERMISSION**

Planning Act (Northern Ireland) 2011

Application No: LA04/2021/2846/F

Date of Application: 1 December 2021

Site of Proposed Development: 22/23 Shaftesbury Square  
Belfast  
BT2 7DB.

Description of Proposal: **Change of use of ground floor of No. 23 to amusement arcade including extension and frontage alterations to allow for amalgamation with No22.**

Applicant: KB Shaft Limited  
Address: 3 Forest Hills  
Newry  
BT34 2FI

Agent: Conor Byrne  
Address: 17 The Esplanade  
Holywood  
BT18 9JP

The Council in pursuance of its powers under the above-mentioned Act hereby

**GRANTS PLANNING PERMISSION**

for the above mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted must be begun within five years from the date of this permission.  
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
2. The extended amusement arcade hereby approved shall at all times remain part of the same planning unit as the amusement arcade at No. 22 Shaftesbury Square

In determining these proposals the planning department assessed the application under several criteria including the acceptability of an amusement/gaming centre extension in this

location, loss of ground floor retail floor space, impact on the surrounding properties, impact on neighbouring amenity and impact on traffic flow etc....

In addition to the criteria above a planning precedence was already in place as the Planning department had already approved a similar project lodged by Oasis Retail Services Ltd at 7 & 9 Wellington Place Belfast BT1 6GB ref LA04/2018/0095/F

#### **4. Conclusion**

For the reasons above, we contend that the proposal is in accordance with the application for the Provisional Grant of an Amusement Permit for Play SS Ltd, 23 Shaftesbury Square Belfast