

Development Management Officer Report Committee Application

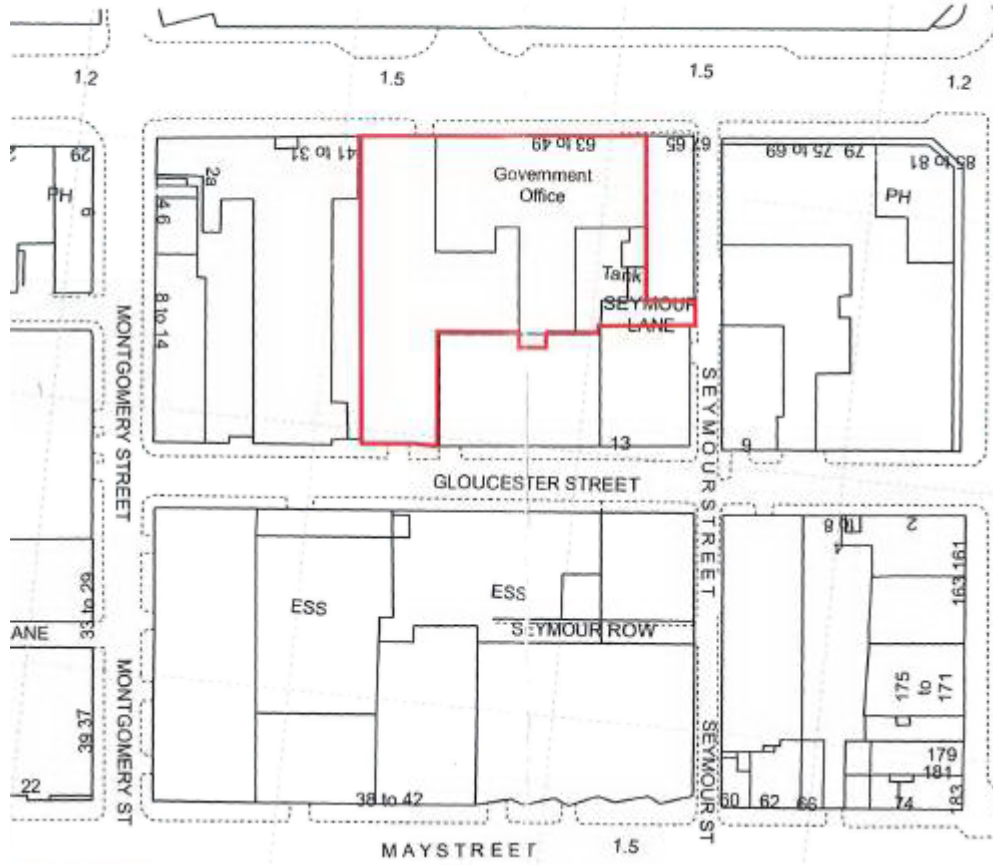
Summary	
Committee Meeting Date: 13th February 2018	
Application ID: LA04/2017/2268/F	
Proposal: Demolition of existing building Oxford & Gloucester House and erection of 11 storey mixed use building, basement car parking, ground floor coffee/restaurant use including odour abatement, upper floors office accommodation & all associated site and access works.	Location: Lands at Nos. 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast
Referral Route: Major application	
Recommendation: Approval	
Applicant Name and Address: Wirefox 2 Downshire Road Holywood BT18 9LU	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 8AB
Executive Summary: This application seeks full permission for the demolition of the existing building Oxford & Gloucester House and erection of 11 storey mixed use building, basement car parking, ground floor coffee/restaurant use including odour abatement, upper floors office accommodation & all associated site and access works. The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - principle of use on the site - Access, movement, parking and transportation, including road safety - design and impact on the Area of Townscape Character (ATC), - demolition of a building within the ATC - flood risk - other environmental matters The site is located on lands at no's 43-63 Chichester Street, 29-31 Gloucester Street and Seymour Lane, Belfast. The majority of the site displays an existing office building, Oxford and Gloucester House whereas the remainder of the site is currently in use as a car park (which extends to Gloucester Street to the rear). The site is situated within Belfast City Centre, Victoria Street Area of Townscape Character and Civic Centre Character Area. The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement (PPS3), Addendum to PPS6, PPS15 and Development Control Advice Note (DCAN4). Whilst all statutory consultees have raised no issues of principle, the BCC Urban Design Officer and BCC Conservation officer expressed concern with respect to the height and design of the proposal. Given extant permission on part of the site for a residential building of the same number	

of storeys, although a lower height, it was considered the proposal is acceptable and will enhance the character of the ATC.

Accordingly, it is recommended that the proposal is approved subject to the conditions set out in the report and it is requested that committee delegate authority to finalise wording of conditions.

Case Officer Report

Site Location Plan





Characteristics of the Site and Area

1.0 Description of Proposed Development

Demolition of existing building Oxford & Gloucester House and erection of 11 storey mixed use building, basement car parking, ground floor coffee/restaurant use including odour abatement, upper floors office accommodation & all associated site and access works.

2.0 Description of Site

The site is located on lands at no's 43-63 Chichester Street, 29-31 Gloucester Street and Seymour Lane, Belfast. The majority of the site displays an existing office building, Oxford and Gloucester House whereas the remainder of the site is currently in use as a car park (which extends to Gloucester Street to the rear). The existing building is glass fronted and fronts directly onto Chichester Street opposite Victoria Square. The site is situated within Belfast City Centre, Victoria Street Area of Townscape Character and Civic Centre Character Area.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is an extant approval on part of the site at 43-47 Chichester Street, for "Proposed apartment complex comprising 75 No. apartments with a 13 storey frontage to Gloucester Street and 11 storey frontage to Chichester Street. The proposal includes pedestrian access onto Chichester Street and pedestrian and vehicular access onto Gloucester Street, basement car park, ground floor car park, reception area and bicycle stands, first floor swimming pool, gym (private for residents only) and second floor courtyard area and all associated works" under LA04/2015/0619/F, which was granted permission on 08/07/16.

There is also history under the following references:

LA04/2017/0202/LDE – Car Park – Appeal in progress
LA04/2017/1441/F - Retrospective application for car park (temporary) – Permission refused
02/10/17

4.0 Policy Framework

- 4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)
- 4.2 Victoria Street / Oxford Street Area of Townscape Character (ATC)
- 4.3 Archaeological Site ANT061:004
- 4.4 Belfast City Centre
- 4.5 Belfast City Centre Area of Parking Restraint
- 4.6 Civic Precinct Character Area
- 4.7 Strategic Planning Policy Statement (SPPS)
- 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking
- 4.4 Planning Policy Statement (PPS) 4: Planning and Economic Development
- 4.5 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage
- 4.6 Addendum to Planning Policy Statement (PPS) 6: Areas of Townscape Character
- 4.7 Planning Policy Statement (PPS) 15: Planning and Flood Risk

5.0 Statutory Consultees Responses

- 5.1 DFI Roads Service - No objection subject to conditions
- 5.2 DfC Historic Environment Division – No objection
- 5.3 NI Water – No objection
- 5.4 DAERA Regulation Unit – No objection subject to conditions
- 5.5 DAERA Water Management – No objection
- 5.6 DAERA Natural Environment Division (NED) – No objection
- 5.7 DFI Rivers Agency – No objection

6.0 Non Statutory Consultees Responses

- 6.1 Belfast City Council (BCC) Environmental Health - No objection subject to conditions
- 6.2 Belfast City Council (BCC) Conservation Officer – Issues raised
- 6.3 Belfast City Council (BCC) Urban Design Officer – Issues raised
- 6.4 Belfast City Airport – No objection subject to conditions

7.0 Representations

- 7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

- 8.1 Parking Standards
- 8.2 Development Control Advice Note (DCAN) 4 – Restaurants, Cafes and Fast Food Outlets

9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015.

9.2 The site is located within Belfast City Centre as designated in dBMAP, which is the main office area, and within in Victoria Street / Oxford Street ATC. The site is also located adjacent to a Rapid Transit Route. The proposed development will develop the existing site by erecting an eleven storey mixed use building (restaurant and office) with roof plant. The development

includes basement car parking. The proposed building is 44m (approx.) high at the highest point. The plans show the ground floor as restaurant and café/restaurant and reception use and floors 1 – 10 as office space. The top 3 floors are 'set back' which allows the provision of a landscaped roof garden on floor 8.

9.2 The key issues are:

- principle of use on the site
- Access, movement, parking and transportation, including road safety
- design and impact on the Area of Townscape Character (ATC),
- demolition of a building within the ATC
- flood risk
- other environmental matters

9.3 Principle of use on the site

The site is within the city centre in BUAP, Draft BMAP and the version of BMAP purported to be adopted. Office use on the site is acceptable in principle as the development plan and PPS4 identifies Belfast City Centre as the first choice location for office development. The site is currently in use as a surface car park and an existing office building. The part of the site which is currently operating as a car park was previously occupied by 3 storey red brick properties. It is considered that the redevelopment of this entire site will provide grade office floorspace and represent a more productive use of this city centre site, subject to the consideration and resolution of planning and environmental matters. Since part of the site displays an existing office building the use has already been partially established. The ground floor use as a restaurant/café within this city centre location surrounded by a mix of uses (hotels, retail, bars) will bring increased vitality and viability into the city centre. Therefore the principle of use at this location is acceptable.

9.4 Access, Movement, Parking and Transportation

The basement parking is entered via a proposed vehicular access from Gloucester Street. DfI Roads has no objections subject to conditions should approval be granted. The proposal is considered acceptable when assessed against Policy AMP 2 of PPS3 and DCAN 15.

9.5 A Transport Assessment Form, Travel Plan Framework and Service Management Plan were submitted. BMAP Policy TRAN 1 notes that one space per 300 square metres for operational space should be provided in this Area of Parking Restraint. 41 parking spaces (of which 3 are reserved for persons with mobility impairment) have been proposed with this development. This number falls slightly short of guidance however the site benefits from a high level of pedestrian accessibility to local public transport. The scale of development and transport implications of the proposal were assessed by DFI Roads and are considered to be acceptable.

9.6 170 Covered cycle parking spaces are proposed adjacent to the in the basement. The cycle network in the area is already well established and cycle routes and links to the existing cycle networks are part of the proposal. The Framework Travel Plan outlines a range of methods that will be implemented to encourage and facilitate the use of sustainable modes of transport. DfI has suggested a condition to be attached ensuring that 170 spaces are provided and retained.

9.7 Design and Impact on the ATC

As the site is within Victoria Street / Oxford Street ATC and the Civic Precinct Character Area, Policies ATC 1, ATC 2 and UE 1 apply. The Plan includes urban design criteria for designation CC 008. Generally development proposals shall take account of the height of adjoining building as well as more specific guidance. The area is described as a mix of uses and within the site context building heights range from 3 to 10 storeys. Site coverage is high and buildings are generally built to the perimeter of the block.

9.8 The proposed building is 11 storeys high. It has 8 storeys on the Chichester Street elevation

with an additional 3 floors set back from the front elevation and stepped in from the side elevations. The extant approval on part of the site (under reference LA04/2015/1605/F) has 11 storeys on the Chichester Street elevation plus an additional floor set back from the front elevation. Although the extant approval has 11 storeys on the Chichester Street elevation compared to 8 for the current proposal, they are similar in height because the proposed office building has higher ceiling to floor heights. The BCC Urban Design Officer and Conservation officer expressed concerns about the proposed height of the building however taking into account the extant approval and the heights of buildings in the vicinity of the site (Victoria Square opposite the site is 10 storeys whereas Victoria House and City Exchange situated on Gloucester St are 11 storeys and 9 storeys in height respectively), it is considered that the scale and massing of the proposal is acceptable on this city centre site.

9.9 The building is of a modern design and at ground floor displays a double height base with colonnade front. BCC Urban Design Officer expressed concern regarding this approach however it is considered that this will bring a break out area and active frontage during the day and evening. There is a low level wall and planters to define the area between the pavement and tables. The front elevation displays 2 elements separated by a glazed set back defining the entrance. As stated previously the top 3 floors are set back to allow for a roof garden. This set back will reduce the scale of the building when viewed from the street level.

9.10 The proposed mix of materials are limestone columns and colonnade, steel wire ties, corten steel and glass with some reflective panels. The mix of materials represent Belfast's history of shipbuilding and construction with the use of corten and steel wire ties, as well as other prominent buildings in the city with the use of limestone. The proposed materials are considered acceptable for the area which is characterised by a variety of building types and elevation treatment.

9.11 **Demolition within the ATC:** Policy ATC 1 states there will be a presumption in favour of retaining any building which makes a positive contribution to the character of the ATC, whilst ATC 2 states that development will only be permitted in an ATC where the development maintains or enhances its overall character and respects the built form of the area. Annex A of the Addendum to PPS6 however acknowledged that the development of new buildings should be a stimulus and seen as an opportunity to enhance the area. Given the extant approval on part of the site as well as the limited architectural value of the existing building, the demolition of the existing office building is acceptable.

9.12 A certain amount of overshadowing in non-residential space is acceptable in an urban context where buildings are compactly sited together. A Daylight and Sunlight Study was submitted on 30/10/17 showing that the nearest residential space is The Residence opposite at Victoria Square. The results show that all relevant windows in the assessment show full compliance to the Building Research Establishment (BRE) Guidelines.

9.13 **Flood Risk**

DfI Rivers Agency was consulted and confirmed that part of the site is an 'undefended area' within the 1 in 200 year coastal floodplain of Belfast Lough (i.e. not protected by flood defences). However, the principle of development is accepted as the proposal represents an exception to Policy FLD1 as it is a proposal for a replacement building.

9.14 Rivers Agency considered a submitted Flood Risk Assessment and advised that they had no reason to disagree with its conclusions. With respect to FLD 3 Rivers Agency noted that whilst the surface water discharge is proposed to discharge to the existing system which is a "combined sewer", NI Water recently has required that surface water be separated within the city centre. It is however noted there will be no increase in the surface water discharge proposed and the applicant should seek confirmation from NI Water that they will permit the total surface water to the combined sewer.

9.15 Other Environmental Matters

Environmental Protection Unit of BCC reviewed a number of documents submitted relating to air quality, noise and contaminated land. An Environmental Site Assessment and Generic Quantitative Risk Assessment were submitted and comments were invited from both BCC Environmental Protection Unit and DEARA. BCC and DEARA both responded suggesting conditions to be included should approval be granted.

9.16 The details of the odour abatement system cannot be provided at present (the location is however) as there is no tenant for the ground floor. The outlets of any future extract ventilation shall be conditioned to terminate at a height not less than 1m above the main roof line as per the stamped approved drawings.

9.17 An air quality assessment was submitted which detailed a qualitative construction phase assessment determining the potential dust and vehicle emission impact, and as a result BCC EPU has no objection to the proposal from an air quality perspective. A noise impact assessment was also submitted and although the findings did not raise concern for BCC EPU they suggested 2 conditions to be attached should be approval granted. This included the preparation of a construction noise and vibration management plan to be submitted and agreed in writing with the planning authority prior to the commencement of development to ensure any potential impact on neighbouring amenity is minimised.

9.18 The application site is located within the Belfast Area of Archaeological Potential. HED Historic Monuments is content with the proposal conditional on the agreement and implementation of a developer funded programme of archaeological works, in order to identify and record any archaeological remains in advance of construction or to provide for their preservation in situ. This condition is detailed below.

9.20 Developer Contributions

It is considered appropriate that should planning permission be granted it should be subject to the developer entering a Section 76 legal agreement with Belfast City Council to provide contributions to local environmental improvements to mitigate the impact of the development. The sum of monies/works to be undertaken are to be agreed with the developer/landowner prior to approval. The developer has expressed a willingness and commitment to provide satisfactory contributions.

9.21 Economic Benefit

The Planning Design and Access Statement submitted in support of the proposal states the development will provide 1400 jobs approximately with of course a number of short term construction jobs and will bring an injection of vitality to this area of Chichester Street.

10.0 Conclusion

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. It is recommended that the delegated authority is given to finalize wording of conditions.

Neighbour Notification Checked: Yes

Conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Planning Authority. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

3. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

4. The development hereby permitted shall not become operational until the vehicular access, including visibility splays with 'x' distance of 2.4 m and 'y' distance of 45.0 m are provided. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter. The access shall be across lowered kerbs constructed to the satisfaction of DfI Roads.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved Drawing Nos. 02 and 04 bearing the Belfast City Council Planning Office date stamp 02 October 2017 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking and manoeuvring within the site.

6. A minimum of 170 No. cycle parking spaces and stands shall be provided and permanently retained within the development for use by staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

7. The development hereby permitted shall operate in accordance with the approved Service Management Plan bearing the Belfast City Council Planning Office date stamp 02 October 2017.

Reason: in the interests of road safety and the convenience of road users.

8. The development hereby permitted shall operate in accordance with a Travel Plan to be submitted but in accordance with the Travel Plan Framework bearing the Belfast City Council Planning Office date stamp 02 October 2017. The Site Operator will provide access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI

Roads.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

9. Prior to the occupation of the proposal The rating level (dBLar) of noise from all combined external building plant services shall not exceed the background sound level for daytime (07:00-23:00hrs) and night time(23:00to 07:00 hrs) as outlined in the submitted Lester Acoustic report titled 'Inward and outward sound level impact assessment" dated 28th September 2017 report ref: MRL/1164/L01 at the nearest noise sensitive premises when measured in accordance with the assessment methodology outlined in BS4142:2014-Methods for rating sound and assessing industrial and commercial sound.

Reason: Protection of amenity

10. Prior to commencement of development, a construction noise and vibration management plan shall be developed and submitted for review and approval by Belfast City Council. This plan should outline the methods to be employed to minimise any noise and vibration impact of demolition and construction operations demonstrating 'best practicable means. The plan should pay due regard to BS5228:2009 Noise and Vibration Control on Construction and open sites and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of neighbour liaison.

Reason: Protection of amenity

11. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Guidance for Pollution Prevention No. 2 (GPP2) and Pollution Prevention Guidance No. 27 (PPG27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

12. No piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", available at:

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/scho0202bisw-e-e.pdf>

In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

13. After completing any remediation works required under Conditions 11-12, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

14. Prior to the commencement of operation of the proposed ground floor coffee shop and restaurant uses a proprietary odour abatement system shall be installed in each food premises to suppress and disperse odours created from cooking operations. The outlets from the proposed extract ventilation ducting shall terminate at a height not less than 1 metre above the main roof line, as per the stamped approved drawings (02A, 05A-09A) and should be directed away from nearby premises.

Reason: Protection of amenity

15. The kitchen extraction and ventilation systems must be cleaned and maintained in accordance with Manufacturer's instructions to ensure compliance with Condition 14.

Reason: Protection of amenity.

Signature(s)

Date:

ANNEX

Date Valid	2nd October 2017
Date First Advertised	20th October 2017
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
02,Unit 25 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
1st Floor,16-18 Northern Court,Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
2nd Floor,16-18 Northern Court,Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
31-35 ,Victoria Square,Belfast,Antrim,BT1 4QD,
The Owner/Occupier,
3g,Unit 14 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
3rd Floor,16-18 Northern Court,Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
7 Camicie,Unit 12 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
9-11 ,Seymour Street,Belfast,Antrim,,
The Owner/Occupier,
Apartment 1001,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
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Apartment 1002,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
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Apartment 1003,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
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Apartment 609,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
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The Owner/Occupier,
Apartment 611,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 612,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 613,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 614,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 701,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 702,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 703,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 704,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 705,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 801,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 802,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 803,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 804,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 805,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 901,70 Chichester Street,Belfast,Antrim,BT1 4JQ,

The Owner/Occupier,
Apartment 902,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 903,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 904,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apartment 905,70 Chichester Street,Belfast,Antrim,BT1 4JQ,
The Owner/Occupier,
Apple,Unit 5 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Art & Hobby,Unit 34 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Belfast Bookshop,Unit 28,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Belfast City Council,22-38 ,Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
Benefits Agency,31-41 Plaza Building,Chichester Street,Belfast,Antrim,BT1 4JF,
The Owner/Occupier,
Build A Bear,Unit 16a Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Cafe Victoria,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Calvin Klein,Unit 19 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Carphone Warehouse,Unit 31 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Centre For Effective Services,Ground Floor,65-67 Scottish Legal Building,Chichester
Street,Belfast,Antrim,BT1 4JD,
The Owner/Occupier,
Cgi Victoria Square Partnership,Unit 1 3rd Floor,1 Victoria Square,Belfast,Antrim,BT1
4QG,
The Owner/Occupier,
China Buffet King,Unit 1 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Chiquito'S,Unit 9 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Classique,Unit 25,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4LD,
The Owner/Occupier,
Costa Coffee,Unit 1 Ffc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Crombie,Unit 20 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Cruise/Hugo Boss,Unit 1 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Customer Services Centre,Unit 1 Lgk1 Lower Ground Floor,1 Victoria
Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Davies Adair & Partners Ltd,1st Floor Suite A,11-13 ,Gloucester
Street,Belfast,Antrim,BT1 4LS,

The Owner/Occupier,
Deramore Property Group,4th Floor,65-67 Scottish Legal Building,Chichester
Street,Belfast,Antrim,BT1 4JD,
The Owner/Occupier,
Dune,Unit 16 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Express Image,Unit 27,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Faithful & Gould,3rd Floor,11-13 ,Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
Fat Face,Unit 11 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Firetrap,Unit 15 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Fossil,Unit 22a Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Free Spirit,Unit 40 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Gamestop,Unit 33 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Geox,Unit 15 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Gerry Weber,Unit 12 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Ginger Snips,Unit 18,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Goldsmiths,Unit 21 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Gourmet Burger Kitchen,Unit 3 Sfc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Ground Floor,16-18 Northern Court,Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
H&M,Unit 17 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Harrison,54-58 Victoria House,Chichester Street,Belfast,Antrim,BT1 4HN,
The Owner/Occupier,
House Of Fraser,Unit 41 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Jd Sports,Unit 7 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Jewel Time,Unit 29,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
La Senza,Unit 18 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
La Tasca,Unit 4 Sfc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Levis,Unit 24 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Lk Bennett,Unit 14 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,

Lunns,Unit 17 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Mama'S And Papa'S (Retail) Limited,Unit 9 Ug,1 Victoria Square,Belfast,Antrim,BT1
4QG,
The Owner/Occupier,
Mcdonald'S,Unit 5 Ffc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Mcdonalds,Store 8,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Minute Heel Bar,Unit 17,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Monsoon/Accessorize,Unit 6 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
More Group (N I) Ltd,54-58 Victoria House,Chichester Street,Belfast,Antrim,BT1 4LE,
The Owner/Occupier,
Mr Leans Meat Market,Unit 24,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT12
6HN,
The Owner/Occupier,
Multi Development Uk Ltd,7th Floor,11-13 ,Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
Nandos,Unit 1 Sfc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Nitel Phone,Unit 30,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
O'Briens,Unit 2 Ffc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Odeon Uci,Unit 13 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Optical,Unit 16,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Options,Unit 4-5,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Pepe Jeans,Unit 9 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Phase Eight,Unit 8 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Pizza Hut,Unit 4 Ffc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Poundstretchers Ltd,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Protocol Skills,3rd Floor,65-67 Scottish Legal Building,Chichester
Street,Belfast,Antrim,BT1 4JD,
The Owner/Occupier,
Provincia Professional Recruitment,2nd Floor Suite A,11-13 ,Gloucester
Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
Pull And Bear,Unit 4 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Pumpkin Patch,Unit 3 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,

Regis,Unit 39 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Reiss,Unit 3 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Remus Uomo,Unit 8 Ug (Shop Unit),1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Robins A.H.W.Ltd,1st Floor,65-67 Scottish Legal Building,Chichester
Street,Belfast,Antrim,BT1 4JD,
The Owner/Occupier,
Robins Response,65-67 Scottish Legal Building,Chichester Street,Belfast,Antrim,BT1
4JD,
The Owner/Occupier,
Scottish Legal Life Assurance Society,2nd Floor,65-67 Scottish Legal
Building,Chichester Street,Belfast,Antrim,BT1 4JT,
The Owner/Occupier,
Shopmobility Belfast Ltd,Unit B2,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Shopmobility Belfast,Unit 26,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1
4TL,
The Owner/Occupier,
Spar Stores,Unit 13-15,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Spur Steak & Grill,Unit 3 Ffc,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Starbucks,Unit 38 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Stewarts Wine Barrel,Unit 1,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1
4TL,
The Owner/Occupier,
Store 9,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
T.M.Lewin,Unit 10 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Ted Baker,Unit 5 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Tgi'S Fridays,Unit R3,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
The Perfume Shop,Unit 13 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
The Pier,Unit 22 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Timberland,Unit 2 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Tommy Hilfiger,Unit 18 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Topshop,Unit 2 Msu,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Ulster Orchestra Society Ltd,9 Gloucester Street,Belfast,Antrim,BT1 4LS,
The Owner/Occupier,
Unit 1 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,

The Owner/Occupier,
Unit 1,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 10 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 10 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 11 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 11 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 12 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 21 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 22 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 23 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 24 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 25a Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 26 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 26 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 27 Lg,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 27 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 28 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 29 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 29a Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 29b Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 3 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 30 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 32-33 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 35 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 37 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 3b,1 Victoria Square,Belfast,Antrim,BT1 4QG,

The Owner/Occupier,
Unit 42 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 5 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 6 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 7 Ff,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 7 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 8 Ff,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 8 Sf,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Unit 9 Ff,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Victoria Camera & Video Centre Ltd,Unit 6-7,Victoria Centre,38 Chichester
Street,Belfast,Antrim,BT1 4TL,
The Owner/Occupier,
Victoria Camera & Video Ltd,Unit 7,Victoria Centre,38 Chichester
Street,Belfast,Antrim,BT1 4LD,
The Owner/Occupier,
Victoria House, 15-17 Gloucester Street, Belfast
The Owner/Occupier,
Vodafone,Unit 23 Ug,1 Victoria Square,Belfast,Antrim,BT1 4QG,
The Owner/Occupier,
Woolwich Independent Financial Advisory Services Ltd,54-58 Victoria House,Chichester
Street,Belfast,Antrim,BT1 4LE,

Date of Last Neighbour Notification

19th January 2018

Date of EIA Determination

ES Requested

Yes /No

Planning History

Ref ID: Z/1980/0716

Proposal: ERECTION OF OFFICE ACCOMMODATION WITH SHOPS ON GROUND FLOOR

Address: PLAZA BALLROOM, 31-39 CHICHESTER STREET, BT1

Decision:

Decision Date:

Ref ID: Z/1984/1833

Proposal: ERECTION OF 2 ADVERTISING PANELS

Address: 39 CHICHESTER STREET

Decision:

Decision Date:

Ref ID: Z/2002/2627/F

Proposal: Amendment to previously approved scheme (Z/2002/0010) for 10 storey office development with parking to rear.

Address: 15-29 Gloucester Street, Belfast, BT1 4LS

Decision:

Decision Date: 04.03.2003

Ref ID: Z/1984/0331

Proposal: DEMOLITION OF BUILDING AND PROVISION OF CAR PARKING

Address: 29/31 GLOUCESTER STREET

Decision:

Decision Date:

Ref ID: Z/2003/2387/F

Proposal: 9 storey office development (ground and 8 floors office) with basement level car park and 9th floor plant room.

Address: 15-29, Gloucester Street, Town Parks, Belfast, Northern Ireland, BT01 4LS

Decision:

Decision Date: 18.03.2004

Ref ID: Z/2007/2129/F

Proposal: 13 storey residential development comprising 45 apartments and 1 level of car parking (amended proposal)

Address: 29-31 Gloucester Street, Town Parks, Belfast, BT01 4LS

Decision:

Decision Date: 07.10.2008

Ref ID: Z/2005/2628/F

Proposal: Proposed office development comprising of 11 floors of offices (Amended description).

Address: 29 Gloucester Street, Town Parks, Belfast, BT01 4LS

Decision:

Decision Date: 21.06.2006

Ref ID: Z/2002/0010/F

Proposal: 10 storey office development with parking to rear.

Address: 15-29 Gloucester Street, Belfast, BT1 4LS

Decision:

Decision Date: 11.04.2002

Ref ID: Z/2006/0153/F

Proposal: Office development comprising ground floor car parking and 10 floors of

offices

Address: 15-27 Gloucester Street, Town Parks, Belfast, Northern Ireland, BT01 4LS

Decision:

Decision Date: 30.05.2006

Ref ID: Z/2012/1303/F

Proposal: Erection of a new BT street cabinet to facilitate provision of new Fibre Optic infrastructure across BT Network. Cabinet dimensions approx. 1128mm high, 780mm wide and 407mm deep.

Address: Set at front of footpath o/s 47/49 Chichester Street, Belfast, BT1 4JA,

Decision: PG

Decision Date: 05.03.2013

Ref ID: Z/2001/1631/F

Proposal: Retail-led, comprehensive, major, mixed use scheme, including, offices, leisure, catering, residential, and civic/cultural activities, supported by associated servicing facilities and underground car parking.

Address: Site bounded by Chichester Street, Victoria Street, Ann Street, Arthur Street, William Street South, Montgomery Street: Including all, addresses therein.

Decision:

Decision Date: 25.04.2003

Ref ID: Z/2008/0154/Q

Proposal: Advertisements and shop fronts

Address: Victoria Square, Belfast

Decision:

Decision Date:

Ref ID: Z/1979/1903

Proposal: ADVERTISING HOARDING

Address: 55-57 HIGH STREET, BT1

Decision:

Decision Date:

Ref ID: Z/1993/2300

Proposal: Erection of signage

Address: OXFORD HOUSE AND GLOUCESTER HOUSE 49-63 CHICHESTER STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1993/2301

Proposal: Extension and alterations to offices

Address: 49/63 CHICHESTER STREET BELFAST BT1

Decision:

Decision Date: 07.09.1993

Ref ID: Z/2001/2603/F

Proposal: Ground floor office/showroom and carpark with eight floors of offices over.

Address: 11-13 Gloucester Street, Belfast

Decision:

Decision Date: 16.01.2002

Ref ID: Z/2001/2602/F

Proposal: Ground floor office/showroom and car park with seven floors of offices over

Address: 11-13 Gloucester Street, Belfast

Decision:

Decision Date: 16.01.2002

Ref ID: Z/2007/2909/F

Proposal: Provision of 2no additional floors to provide 7-storey office accommodation and ground floor lobby alterations to provide kiosk.

Address: 65-67 Chichester Street, Town Parks, Belfast BT1 4JD

Decision:

Decision Date: 02.10.2008

Ref ID: Z/2003/2589/F

Proposal: Proposed internal refurbishment, re-cladding and new windows to the front elevation.

Address: 65-67 Chichester Street, Town Parks, Belfast, Northern Ireland, BT01 4JD

Decision:

Decision Date: 04.12.2003

Ref ID: Z/2014/0079/A

Proposal: 1no. 96 sheet freestanding advertising panel

Address: 43-47 Chichester Street, Belfast, BT1 4JD,

Decision: CG

Decision Date: 15.04.2014

Ref ID: LA04/2017/2268/F

Proposal: Demolition of existing building Oxford & Gloucester House and erection of 11 storey mixed use building, basement car parking, ground floor coffee/restaurant use, upper floors office accommodation & all associated site and access works.

Address: Lands at, Nos. 43-63 Chichester Street, 29-31 Gloucester Street and, Seymour Lane, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2017/0202/LDE

Proposal: Car Park

Address: Site to rear of, 43-47 Chichester Street, Town Parks, Belfast, BT1 4LS,

Decision: PR

Decision Date:

Ref ID: LA04/2017/1441/F

Proposal: Retrospective application for car park (temporary) (amended address)

Address: Lands at 43-47 Chichester Street and, 29-31 Gloucester Street, Town Parks, Belfast, BT1 4LS,

Decision: PR

Decision Date: 02.10.2017

Ref ID: LA04/2017/1124/PAD

Proposal: Proposed mixed use development to include ground floor café/retail use with upper floors of office accommodation and basement level parking and services. Building height to be 9 storey to Chichester Street and Gloucester Street with set back at the 10th storey to a 12 storey tower

Address: Lands at nos 43-63 Chichester Street, Gloucester Street and Seymour Lane, Belfast, BT1 4HL,

Decision:

Decision Date:

Ref ID: LA04/2016/2483/A

Proposal: Aluminium fascia sign with back lit built out lettering and complimentary double sided projecting sign

Address: 15-17 Gloucester Street, Belfast, BT1 4LS,

Decision: CG

Decision Date: 16.01.2017

Ref ID: LA04/2017/1236/PAN

Proposal: Proposed mixed use development to include ground floor café/retail use with upper floors of office accommodation and basement level parking and services. Building height to be 9 storey to Chichester Street and Gloucester Street with set back at the 10th storey to a 12 storey tower.

Address: Lands at nos 43-63 Chichester Street, Gloucester Street and Seymour Lane, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2017/2280/TPO

Proposal: Crown reduce 1.5m + remove limb 2 sycamore

Address: 65-67 Chichester Street, Belfast, BT1 4JD,

Decision:

Decision Date:

Ref ID: LA04/2015/0619/F

Proposal: Proposed apartment complex comprising 75 No. apartments with a 13 storey frontage to Gloucester Street and 11 storey frontage to Chichester Street. The proposal includes pedestrian access onto Chichester Street and pedestrian and vehicular access onto Gloucester Street, basement car park, ground floor car park. reception area and bicycle stands, first floor swimming pool, gym (private for residents only) and second floor courtyard area and all associated works (amended plans _ additional supporting information)

Address: Lands at 43-47 Chichester Street, Belfast, BT1 4JD,

Decision: PG

Decision Date: 08.07.2016

Ref ID: LA04/2015/1408/PAD

Proposal: Request to discuss "Class A" office accommodation in Belfast City Centre - AMENDED PLANS SUBMITTED

Address: Chichester Street, Belfast,

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A