

## Development Management Officer Report Committee Application

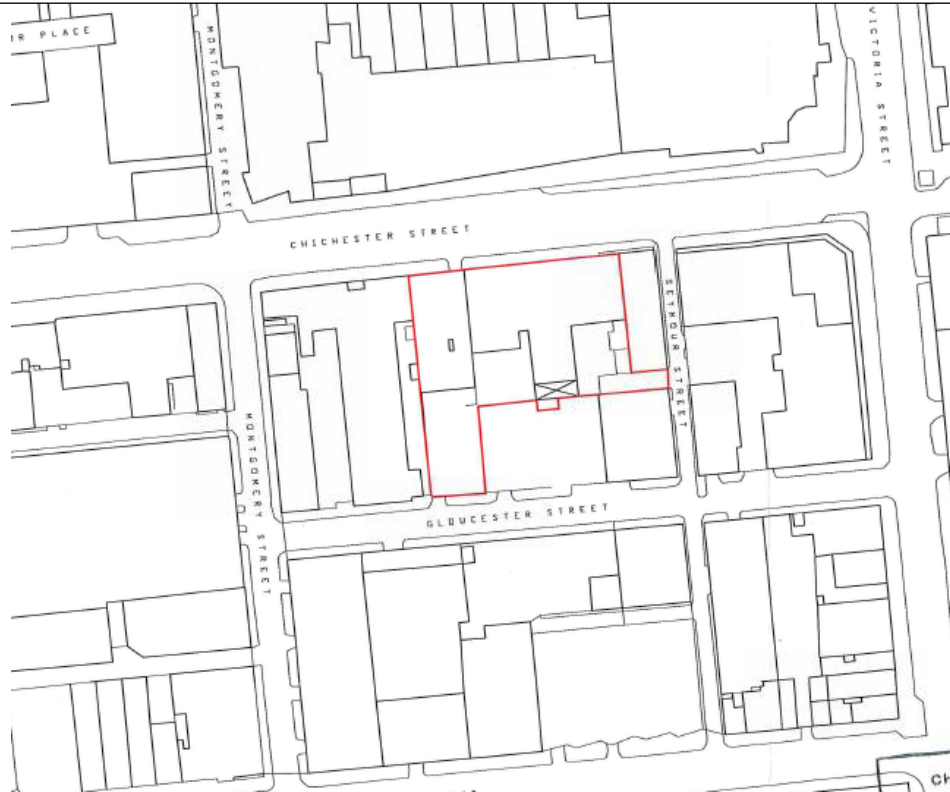
<b>Summary</b>	
<b>Committee Meeting Date:</b> 13 August 2019	
<b>Application ID:</b> LA04/2019/0909/F	
<b>Proposal:</b> Demolition of existing building at Oxford and Gloucester House and erection of 11 storey mixed use building, ground floor coffee/restaurant/retail use incl. odour abatement, upper floor office accommodation and all associated site and access works.	<b>Location:</b> Lands at 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast.
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Wirefox 2 Downshire Road Holywood BT18 9LU	<b>Agent Name and Address:</b> TSA Planning 29 Linenhall Street Belfast BT2 8AB
<p><b>Executive Summary:</b></p> <p>This application seeks full permission for the demolition of existing building at Oxford and Gloucester House and erection of 11 storey mixed use building, ground floor coffee/restaurant/retail use including odour abatement, upper floor office accommodation and all associated site and access works.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>- Principle of use on the site</li> <li>- Access, movement, parking and transportation, including road safety</li> <li>- design and impact on the Area of Townscape Character (ATC),</li> <li>- demolition of a building within the ATC</li> <li>- flood risk</li> <li>- other environmental matters</li> </ul> <p>The principle of the demolition of the former office building on the site and the redevelopment with an 11 storey building was established under planning permission LA04/2017/2268/F. The proposal development seeks to amend the previously approved scheme as set out in the case officer's report.</p> <p>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).</p> <p>Whilst all statutory consultees have raised no issues of principle, the BCC Urban Design Officer expressed reservations about scale and massing of the proposal in its entirety but acknowledges that the visuals provided on page 9 of the Design and Access Statement show the proposed amendments to make minimal changes to how the building would be viewed at street level, and it is considered that these changes would be acceptable on balance. Given the extant permission</p>	

for a similar development, it is considered on balance that the proposal is acceptable and will not have an adverse impact on the character of the draft ATC.

DFI Rivers Agency has sought additional information with regards to the submitted Drainage Assessment. Given the extant approval this 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



#### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

#### Characteristics of the Site and Area

##### 1.0 Description of Proposed Development

Demolition of existing building at Oxford and Gloucester House and erection of 11 storey mixed use building, ground floor coffee/restaurant/retail use incl. odour abatement, upper floor office accommodation and 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 has been cleared. Previously the majority of the site was an office building, Oxford and Gloucester House whereas the remainder of the site was used as a car park (which extended to Gloucester Street to the rear). The building was glass fronted and fronted 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 are two extant approvals on the site. The first 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 a second which occupies the entire site at Nos. 43-63 Chichester Street, 29-31 Gloucester Street and Seymour Lane for "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.", which was granted permission on 26/07/18.

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 objections subject to conditions but awaiting response (re-consulted with an Archaeological Evaluation report)

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 DFI Rivers Agency – Issues raised (seeking further information in relation to the drainage assessment)

#### **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) Urban Design Officer – Issues raised

6.3 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 seeks to amend the previously approved planning application LA04/2017/2268/F. The proposal will develop the existing site by erecting an eleven storey mixed use building (restaurant and office) with roof plant. The development includes car parking, however this has been moved from basement level to ground floor. The proposed building is 44m (approx.) high with an additional 2.2m of roof plant. The plans show the basement as a new area for plant as well as showering facilities, ground floor as restaurant and café/restaurant/retail and reception use as well as car parking and cycle spaces, and floors 1 – 10 as office space. The top 3 floors show a decreased 'set back' from the original approval, which still 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. 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. 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. The principle of use at this location is acceptable, however this has already been established through the assessment of extant approval LA04/2017/2268/F.

### 9.4 Access, Movement, Parking and Transportation

The basement parking has been relocated to ground floor with 14 no car parking spaces shown and 170 tier cycle parking space and 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. 14 parking spaces (of which 1 is reserved for persons with mobility impairment) have been proposed with this development. This number falls short of guidance however the site benefits from a high level of pedestrian accessibility to local public transport. Whilst this is a reduction from what was approved (41 spaces, of which 3 were reserved for persons with mobility impairment), the scale of

development and transport implications of the proposal were assessed by DFI Roads and are considered to be acceptable given the sustainable location in the city centre.

9.6 170 Covered cycle parking spaces are proposed adjacent to the parking on ground floor instead of 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. Dfl has suggested a condition to be attached ensuring that at least 85 spaces are provided and retained.

#### **9.7 Design and Impact on the draft ATC**

As the site is within the draft Victoria Street / Oxford Street ATC and the Civic Precinct Character Area, Policies ATC 1, ATC 2 and UE 1 are material. 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 remains 11 storeys high (as per the extant permission). 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. There is a reduction in basement plant area and a decrease in set back to the upper floors, as well as façade treatment changes and internal amendments. The BCC Urban Design Officer whilst welcoming a number of amendments has reservations about the scale and massing of the proposal in its entirety but that on balance it is acceptable when compared to the scale and massing of the extant approval.

9.9 The building is of a modern design and at ground floor displays a double height base. Steel framing has been removed from the design from the lower two floors on the front elevation which results in unobstructed views both in and out of the proposed building at both levels. This results in a cleaner and more contemporary finish.

9.10 As previously approved the top 3 floors are set back to allow for a roof garden however this set back has been reduced, as well as increased plant area. From street view images submitted within the Design and Access Statement dated April 2019, it is considered that the amendments make minimal changes to how the building would be viewed at street level and on balance they are considered acceptable. The submission of a landscaping plan shall be conditioned for the roof garden should approval be granted.

9.11 The proposed mix of materials are similar to that of the approved development, but include a variation in fenestration which is considered acceptable for the area, which is characterised by a variety of building types and elevation treatment.

**9.12 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 the site as well as the limited architectural value of the previous building, the demolition of the building was deemed acceptable.

9.13 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 during the assessment of the previous application. It showed that the nearest residential space is The Residence opposite at Victoria Square. The results showed that

all relevant windows in the assessment fully comply with the Building Research Establishment (BRE) Guidelines.

#### **9.14 Flood Risk**

DfI Rivers Agency responded to consultation (dated 05/08/19) and confirmed that parts of the site lie within the 1 in 200 year coastal floodplain of Belfast Lough. However DfI Rivers Agency note DfI have updated its Technical Flood Risk Guidance in relation to Allowances for Climate Change in NI on 25/02/19. Based on the updated climate change information the site lies entirely within the 1 in 200 year coastal flood plain. In accordance with FLD 1 of PPS15 development will only be suitable to that part of a site which is found to be outside the determined flood plain unless the Planning Authority deem the application to be an exception. As the proposal represents a replacement building this development represents an exception to Policy FLD1.

9.15 Rivers Agency requested confirmation from Belfast Planning Service this proposal meets one of the exceptions listed in PPS 15 before appraising the Flood Risk Assessment. This has been forwarded to Rivers Agency. Under the previous application DfI Rivers advised they had no reason to disagree with the conclusions of the submitted Drainage Assessment. They noted that whilst the surface water discharge was proposed to discharge to the existing system which is a “combined sewer”, NI Water had required that surface water be separated within the city centre. It was however noted there would be no increase in the surface water discharge proposed and the applicant required confirmation from NI Water that they permitted the total surface water to the combined sewer. With respect to the Drainage Assessment submitted with the current application, Rivers Agency have requested additional information. The Council have sought clarification from the Agent of any changes contained within this in comparison to the previous approval. Delegated authority is requested to resolve this issue.

#### **9.16 Other Environmental Matters**

Environmental Health 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 (Parts 1 and 2) were submitted and comments were invited from both BCC Environmental Health and DEARA. BCC and DEARA both responded suggesting conditions to be included should approval be granted.

9.17 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.

9.18 An air quality assessment was submitted which analysed the existing air quality in the vicinity of the site and potential impacts the proposed development may have on human health. The assessment concluded that the construction phase impact will be negligible to medium, however appropriate mitigation measures have been recommended to ensure that the risk of dust soiling and human health impacts are minimised and to the extent that any effect is not considered significant. Therefore BCC Environmental Health has no objection to the proposal from an air quality perspective and suggested one condition to be attached should approval be granted. This relates to implementation of dust management measures detailed within the Air Quality Assessment.

9.19 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 approval be 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.

9.20 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. HED have no objections subject to conditions but they were re-consulted with an Archaeological Evaluation Report. Delegated authority is sought to deal with this issue.

#### **9.21 Developer Contributions**

As was the case with the previous approval on the site, 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.

#### **9.22 Economic Benefit**

The Planning Design and Access Statement submitted in support of the proposal states the development will provide accommodation for 1400 people approximately with of course a number of short term construction jobs and will bring an injection of vitality to this area of Chichester Street. The increased footfall to the area will also boost trade for local restaurants and retailers.

### **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 and to enter into a Section 76 Legal Agreement.

**Neighbour Notification Checked:** Yes

**Summary of Recommendation:** Approval subject to conditions

#### **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 and visibility splays of 2.0 m x 33 m onto Gloucester Street have been constructed and marked to the satisfaction of DfI Roads. 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.

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 layout Drawing No. 04 Proposed GF & Site Layout Plan' bearing the Belfast City Council Planning Office date stamp 01 April 2019 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 or the storage of bicycles.

Reason: To ensure that adequate provision has been made for parking and servicing.

6. A minimum of 85 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 not become operational until at least 1 No. disabled parking bay has been provided and permanently retained within the building.

Reason: To ensure that adequate provision has been made for parking and servicing.

8. The development hereby permitted shall operate in accordance with the approved Travel Plan Framework bearing the Belfast City Council Planning Office date stamp 01 April 2019. This shall include provision of 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. The development hereby permitted shall operate in accordance with the approved Service Management Plan bearing the Belfast City Council Planning Office date stamp 01 April 2019.

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

10. 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 15th March 2019 report ref: MRL/1164/L02 at the nearest noise sensitive premises when measured/determined in accordance with the assessment methodology outlined in BS4142:2014-Methods for Rating Sound and Assessing Industrial and Commercial Sound

Reason: Protection of amenity of nearby premises

11. Prior to commencement of development, a construction noise and vibration management plan shall be submitted for review and approval in writing 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.

Reason: Protection of amenity of nearby premises

12. All construction works thereafter must be carried out in accordance with the approved management plan to ensure compliance with Condition 11.

Reason: Protection of the amenity of nearby premises

13. 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. Should contamination be identified the requirements of Condition 15 will apply.

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

14. 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.environmenta.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.

15. If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.

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

16. After completing any remediation works required under Conditions 13-15, 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.

17. 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 drawing 14 and should be directed away from nearby premises.

Reason: Protection of amenity

18. The kitchen extraction and ventilation systems must be cleaned and maintained in accordance with Manufacturer's instructions to ensure compliance with Condition 17.

Reason: Protection of amenity.

19. Dust management measures, as detailed within chapter 5 of the AECOM: Air Quality Assessment, Chichester Street Paper Exchange (March 2019) shall be implemented throughout the duration of the demolition/construction phase of the development.

Reason: Protection of human health and to protect amenity.

20. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a soft landscaping scheme has been submitted to and approved in writing by the City Council. The scheme shall include a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All soft landscaping works [delete if not appropriate] shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the City Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the City Council.

Reason: In the interests of the character and appearance of the area. Approval is required upfront because the soft landscaping is critical to the acceptability of the proposal.

## ANNEX

<b>Date Valid</b>	1st April 2019
<b>Date First Advertised</b>	10th May 2019
<b>Date Last Advertised</b>	

### **Details of Neighbour Notification (all addresses)**

1st Floor Suite A,11-13 ,Gloucester Street,Belfast,Antrim,BT1 4LS

1st Floor,65-67 Scottish Legal Building,Chichester Street,Belfast,Antrim,BT1 4JD

2nd Floor Suite A,11-13 ,Gloucester Street,Belfast,Antrim,BT1 4LS

2nd Floor,65-67 Scottish Legal Building,Chichester Street,Belfast,Antrim,BT1 4JT

31-41 Plaza Building,Chichester Street,Belfast,Antrim,BT1 4JF

3rd Floor,11-13 ,Gloucester Street,Belfast,Antrim,BT1 4LS

3rd Floor,65-67 Scottish Legal Building,Chichester Street,Belfast,Antrim,BT1 4JD

4th Floor,65-67 Scottish Legal Building,Chichester Street,Belfast,Antrim,BT1 4JD

54-58 Victoria House,Chichester Street,Belfast,Antrim,BT1 4HN

54-58 Victoria House,Chichester Street,Belfast,Antrim,BT1 4LE

54-58 Victoria House,Chichester Street,Belfast,Antrim,BT1 4LE

65-67 Scottish Legal Building,Chichester Street,Belfast,Antrim,BT1 4JD

7th Floor,11-13 ,Gloucester Street,Belfast,Antrim,BT1 4LS

9-11 ,Seymour Street,Belfast,Antrim,

Apartment 1004, Victoria Square Residences, 70 Chichester Street, Belfast

Apartment 302, Victoria Square Residences, 70 Chichester Street, Belfast

Apartment 303, Victoria Square Residences, 70 Chichester Street, Belfast

Apartment 304, Victoria Square Residences, 70 Chichester Street, Belfast

Apartment 306, Victoria Square Residences, 70 Chichester Street, Belfast

Apartment 402, Victoria Square Residences, 70 Chichester Street, Belfast

Apartment 403, Victoria Square Residences, 70 Chichester Street, Belfast

Apartment 404, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 405, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 502, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 503, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 504, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 510, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 602, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 603, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 604, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 605, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 702, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 703, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 704, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 705, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 802, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 803, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 804, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 901, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 902, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 903, Victoria Square Residences, 70 Chichester Street, Belfast  
Apartment 904, Victoria Square Residences, 70 Chichester Street, Belfast  
Ground Floor,65-67 Scottish Legal Building,Chichester Street,Belfast,Antrim,BT1 4JD  
Topshop, Chichester Street, Victoria Square, Belfast  
Unit 1,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL  
Unit 13-15,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL  
Unit 16,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL  
Unit 17,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL  
Unit 18,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 24,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT12 6HN

Unit 25,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4LD

Unit 26,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 27,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 28,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 29,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 30,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 4-5,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 6-7,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Unit 7,Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4LD

Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

Victoria Centre,38 Chichester Street,Belfast,Antrim,BT1 4TL

<b>Date of Last Neighbour Notification</b>	30th April 2019
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

### Planning History

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 including odour abatement, 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: PG

Decision Date: 02.08.2018

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: LA04/2016/2483/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: PANACC  
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: CG  
Decision Date:

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/2000/2695

Proposal: Regeneration project.  
Address: Victoria Square, Belfast  
Decision:  
Decision Date:

Ref ID: Z/2005/1536/F

Proposal: Amendments to previous approvals (ref: Z/2001/1631/F, Z/2003/1860/F, Z/2004/0373/F and Z/2004/1532/F) to allow for a cinema in place of a health club and offices and to allow for a health club in place of a library; public realm improvements and the provision of sub-stations; change from basement retail and storage to retail; revisions to retail units, food quarter, dome, welcome hall, roof layout, service yards, covered streets and basement car park layout (including circulation and ramps) and associated alterations to elevations.

Address: Victoria Square Regeneration Project, Site bounded by Chichester Street, Victoria Street, Upper Church Lane, Ann Street, Arthur Square, William Street South and Montgomery Street, Belfast, BT1.

Decision:

Decision Date: 04.06.2008

Ref ID: Z/2008/0612/F

Proposal: Retail led, comprehensive mixed use scheme including residential, catering, restaurants, cinema, malls/covered streets 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, Belfast

Decision:

Decision Date: 22.07.2008

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: 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: LA04/2019/0421/DC  
Proposal: Discharge of condition 10 LA04/2017/2268/F  
Address: Lands at, 43-63 Chichester Street, 29-31 Gloucester Street and, Seymour Lane, Belfast.,  
Decision:  
Decision Date:

Ref ID: LA04/2019/0053/PAN  
Proposal: Demolition of existing building at Oxford and Gloucester House and erection of 11 storey mixed use building, ground floor coffee/restaurant use including odour abatement, upper floor office accommodation and all associated site and access works (amendment to previously approved planning application LA04/2017/2268/F).  
Address: Lands at No's, 43-63 Chichester Street, 29-31 Gloucester Street and, Seymour Lane, Belfast.,  
Decision: PANACC  
Decision Date:

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: LA04/2019/0909/F

Proposal: Demolition of existing building at Oxford and Gloucester House and erection of 11 storey mixed use building, ground floor coffee/restaurant/retail use incl. odour abatement, upper floor office accommodation and all associated site and access works.

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

Decision:

Decision Date:

Ref ID: LA04/2018/2338/DC

Proposal: Discharge of condition LA04/2018/2268/F

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

Decision: RL

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

**Notification to Department (if relevant)**

Date of Notification to Department: N/A

Response of Department: