

Pre-determination Report Planning Committee

Summary	
Committee Meeting Date: 16 December 2019	
Application ID: LA04/2017/2341/O	
<p>Proposal: Application for outline planning permission for demolition, redevelopment and part change of use to create a mixed use development comprising retail, offices, cafe/restaurant, residential, hotel, cultural/community space, parking, servicing, access and circulation arrangements, the creation of new streets, the configuration of Writers Square, public realm works, landscaping and associated site and road works. The proposal includes works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades. Details of the retained elements of the Listed Braddells building, Former Assembly Rooms and North Street Arcade facades are provided along with the layout of the new Arcade.</p>	<p>Location: Land Bounded by Royal Avenue, York Street and Church Street to the North; North Street to the west; Rosemary Street to the south and High Street to the south; and Donegall Street to the east. The site is located approximately 300m west of Laganside Bus Station, 300m northeast of City Hall and 900m northwest of Central Train Station.</p>
Referral Route: Major Application	
Recommendation:	N/A
<p>Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ</p>	<p>Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB</p>
<p>Executive Summary:</p> <p>The main issues to be considered in the assessment of this proposal are:</p> <ol style="list-style-type: none"> 1. Principle of development 2. Impact on Built Heritage/Design:- 3. Listed Buildings 4. Conservation Areas 5. Archaeology 6. Access, Car Parking & Sustainable Transport 7. Environmental Considerations:- <ol style="list-style-type: none"> a. Contamination b. Noise c. Air Quality d. Biodiversity e. Flooding/Drainage 8. Economic impact, employment and investment 9. Housing 	

- 10. Conditions
- 11. Developer Contributions

Planning History

Full planning permission was granted by the former Department of the Environment (DoE) on 11 October 2012 for mixed use redevelopment of this and the wider site comprising retail, offices, café/restaurant uses, residential apartments, hotel use, community uses, car parking, associated access, servicing and circulation arrangements, an energy centre, the creation of new streets, the reconfiguration of Writers Square, public realm works, landscaping and associated site and road works, works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades.

Subsequent approval was granted to vary the October 2012 permission to allow phasing of the approved scheme. The approved scheme, hereafter known as the “extant scheme”, has commenced and is capable of being implemented. The extant scheme is an important material consideration in the determination of the current application and is given significant weight as it is capable of being implemented.

The extant scheme proposed the following uses within the current site boundary:

Approved Uses	Approved Floor space (sqm)/No. of Units
Retail	34,434 sqm (23,347 anchor store)
Office	0 sqm
Residential	16,915 sqm (211units including 6 live/work units)
Cafes/Restaurants/Bars	2,936 sqm
Hotel	0 sqm
Cultural/Arts Use	546 sqm
Basement/car parking	1,066 spaces

Figure 1: Extant Plan Quantum of Uses within LA04/2017/2341/O site boundary

Full planning permission was granted by Belfast City Council on 11 March 2019 for Phase 1B of a revised development, part of the wider proposal. Phase 1B incorporates a 6 storey office block to the rear of the First Presbyterian Church, Rosemary Street along with alterations to the listed Central and Masonic Halls and the creation of a new street from Rosemary Street to North Street and new public realm around the buildings. The current application is for Phases 1C, 2 and 3 of the development and overlaps with Phase 1B insofar as it relates to proposals for Nos. 30-34 North Street. Relevant planning history is provided at Appendix 1.

The Proposal

Outline planning permission is sought for a mixed-use scheme comprising offices, residential units (up to 367 units), restaurant/cafes, hotel, retail units (ground floor only) and cultural/community space. The proposal also seeks the reconfiguration of Writer’s Square public open space, pedestrianisation of North Street including the creation of a new public squares (“Central Square” and “Assembly Square”) at the junction of North Street and Rosemary Street, creation of new pedestrian links between North Street and Donegall and associated landscaping and works.

Full details (i.e. no matters reserved) have been provided for the proposed works to the Listed Buildings. These include works to the Former Assembly Rooms (2 Waring Street); Braddells building (11 North Street); and the alignment of the new arcade and works to the retained facades of the Listed North Street Arcade on North Street and Donegall Street.

The application was first received in October 2017. The original submission at that time included a proposed 27 storey tower at the junction of Rosemary Street and North Street, the

redevelopment of a large retail/anchor store to replace North Street Arcade (end blocks were proposed to be retained) approximately 247 residential units (max floorspace 19,085 sqm), offices, hotels and 850 car basement parking spaces.

Following feedback received during the consultation process, advice from officers and prompted by changes to the retail market, the applicant has significantly revised the scheme. The applicant entered into intensive dialogue with the Council's planning service over a period of more than 12 months, culminating in the submission of the revised scheme received on 30 August 2019. In addition to other changes, the proposed 27 tower, the basement car park and the large retail/anchor store are no longer proposed. The revised scheme proposes the replacement of the North Street Arcade with a new arcade influenced by the original arcade's alignment, retention and restoration of its external facades on North Street and Donegall Street. The level of proposed demolition in throughout the scheme has been reduced. The revised proposals are supported by a revised Environmental Statement.

The revised scheme proposes the following uses:

Proposed Uses	Floorspace (sqm)/No. of Units	Difference to extant scheme
Retail	Max. 10,000sqm	- 24,434 sqm
Café/Restaurant	(5,000sqm retail and 5,000sqm restaurant/café)	+ 2,064 sqm
Office	Max. 45,000sqm	+ 45,000 sqm
Residential	Max. 36,000sqm/367 units	+ 19,085 sqm/247 units
Hotel	Max. 6,000sqm/54 beds	+ 6,000 sqm/54 beds
Cultural/Community	Max. 695sqm	+ 149 sqm
Car parking	25 disabled spaces/6 car club spaces	- 1,035 spaces
Services/Plant	4,000 sqm	- 1,772 sqm
Total sqm	101,695 sqm	+ 5,866 sqm

Figure 2: Quantum of Uses Comparison Revised Scheme/Extant Scheme within the current application site boundary

The revised scheme is supported by a Masterplan and Parameter Plans which set out the locations of the proposed blocks, their maximum footprints and heights, proposed ground and upper levels uses, proposed demolition and access and circulation proposals.

The tallest buildings proposed are the 'Central Block' located within Block 03 (Ref Block 03.7) between North Street and Donegall Street and Block 9 at the corner of Rosemary Street and North Street, adjacent the Listed Masonic Hall. Block 3 (7) would be up to 15 storeys (max. height 60m AOD). Block 9 would be a maximum of 10 storeys (max. height 46.5m AOD). Blocks 03 (10) and 3 (11) front the proposed new street (Long Lane) between North Street and Writer's Square and would be up to 9 storeys (max. height 37m AOD) with the top two floors setback. Block 02 located on North Street /Writer's Square would be a maximum of 8 storeys high (max. height 39.5m AOD) with the top two storeys set back. The remainder of Block 03 and Block 01 range from 5 to 8 storeys.

A Design Code has also been provided. The Design Code sets out mandatory design principles in relation to the key design components, namely: uses, layout, scale, open space, plant and servicing, elevations and materials of the proposed Blocks and the replacement North Street Arcade. The Design Code also sets out key principles for the proposed Public Realm. The Design Code is to be read in conjunction with the Masterplan and Parameter Plans. Subsequent Reserved Matters applications will be required to follow the principles set out in the Design Code and this will be secured by planning condition. This will give appropriate certainty regarding the final quality of the scheme and will ensure design cohesion across the development.

Works are proposed to a number of Listed and non-Listed buildings of heritage value within the site. Partial demolition of three Listed buildings: North Street Arcade, the former Assembly Rooms and Braddells is proposed. The extant scheme permits the demolition of the internal portion of North Street Arcade with the retention of the North Street and Donegall Street façades and the end blocks. The revised scheme proposes the retention of the facades on North Street and Donegall Street. The extant scheme permits the partial demolition of a 1950s extension to the Former Assembly Halls and its conversion to a cafe/restaurant and bar, arts and gallery spaces and a 6 storey adjacent development. The revised scheme proposes partial demolition of extensions to the original building including a 1950s extension on North Street, conversion to hotel and a 6 storey extension. The extant scheme permits partial demolition of a rear extension at Braddells with some internal alterations to facilitate a change of use of the upper floors to retail/residential and a fourth floor extension. The revised proposals include proposed partial demolition of a rear extension, internal alterations to facilitate the insertion of a lift and provide double height space, and change of use to retail/café/restaurant on the ground floor and cultural/office space on the upper floors.

In terms of works to non-Listed buildings in the Conservation Area, the revised scheme proposes façade retentions for the following. Photos of buildings to be partially demolished are set out in Appendix 4.

1. Nos. 13-15 North Street
2. Nos. 17-23 North Street
3. Nos. 25-29 North Street
4. Nos. 16-18 Donegall Street
5. Nos. 24 Donegall Street

The façade retention of Nos. 13-15, 17-23 and 25-29 North Street (St. Anne's building) were not included in the extant scheme.

Demolition of the following non-Listed buildings is proposed:

1. Nos. 9-13 Rosemary Street
2. Nos. 3-5 Rosemary Street/2-8 North Street
3. Nos. 12-22 North Street (Canada House)
4. Nos. 30-34 North Street
5. Nos. 5-9 North Street
6. Nos. 29a-31 North Street (St. Anne's Building)
7. Nos. 39-65 North Street (Temple Court, St. Anne's Cathedral Precinct & St. Anne's Court)
8. Nos. 20-22 Donegall Street
9. Nos. 32-40 Donegall Street (SHAC Housing)

Photos of buildings to be demolished are set out in Appendix 3.

Summary of key considerations

The site is located within Belfast City Centre in the Belfast Urban Area Plan (BUAP), draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004) and draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015). Part of the site falls within a Development opportunity site in dBMAP 2015 (CC 017). Having regard to the zoning and extant permission (which is a fall-back position for the applicant if outline planning permission is refused), mixed use development of the type and scale proposed is considered acceptable in principle. The extant approval has established the principle of a mixed-use development at this location, demolition of the proposed non-listed buildings, partial demolition of listed buildings, new streets/public realm and demolition works.

It is considered that the revised scheme provides opportunity to enhance Belfast City Centre and the Cathedral Conservation Area, an area which is dilapidated and in need of significant investment and regeneration. The proposal would revitalise the area and create a vibrant mixed-use area whilst securing the upkeep of listed buildings, replacing North Street Arcade and revitalising the important heritage features in the area. In turn, the proposal would support the vitality and viability of the wider City Centre. The Masterplan and Design Code will ensure that the final development is of a unified, high quality design.

DFC Historic Environment Division (HED) considers that aspects of the proposal fail to satisfy planning policy set out in Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS 6). HED's concerns include the scale of the extension on the North Street Arcade both on North Street and Donegall Street, the alignment of the proposed replacement North Street Arcade, the scale of Block 09 adjacent to the listed Masonic Hall and the scale of Blocks 02, 03 (7), (8) (11) and (12) in the context of St. Anne's Cathedral.

The revised scheme includes a significant housing element in what is a central and sustainable location with good access to shops, services and public transport. The application proposes 10% affordable housing (approximately 37 units) within the site as part of the scheme. As a consequence of the revised scheme the applicant proposes to relocate the existing Choice Housing Facility (SHAC) currently located at Nos. 32-40 Donegall Street and provide an additional 10% social housing (approximately 37 units) within that same relocated facility in close proximity to the site. The Northern Ireland Housing Executive (NIHE) in broad terms supports this regeneration proposal and welcomes the provision of 10% affordable residential units within the site. NIHE has stated that their preference is that both the 10% affordable and 10% social are provided within the application site itself. However, given the current policy context, the off-site provision of the social housing is considered acceptable. The provision of affordable and social housing will support regeneration of the area and support local housing need. The social/affordable housing will be secured by means of a Section 76 planning agreement to ensure that it is delivered and restricted for that purpose.

The revised scheme removes the basement and the multi-storey car park. The only on-site parking that would be provided are 25 disabled spaces and 6 spaces for car club vehicles. The reduction in parking provision would be mitigated through green transport measures including travel plans, operation of car club and distribution of travel cards to residents of the scheme. These measures will be secured by a Section 76 planning agreement. The approach to sustainable travel is welcomed as it will promote a modal shift away from car use, reduce traffic congestion and improve air quality. DFI Roads has been consulted in relation to roads infrastructure, parking, sustainable transport measures proposed and traffic impacts of the proposed development. DFI Roads has verbally indicated that they are content with the proposal subject to conditions and a Section 76 agreement to secure the proposed green transport measures.

A final response is awaited from Rivers Agency. Other consultees have raised no objections to the proposal subject to conditions.

The applicant has provided an Economic Impact Assessment which indicates that 600 jobs will be created on site during construction and 1,600 jobs on site during the operational phases across a number of uses. The Assessment estimates that £213 million will be generated in Gross Value Added (GVA) to the local economy and the scheme will generate £23million in cumulative income to local government over 20 years. To date the applicant has invested in excess of £55 million and has estimated that construction costs will be £225 million including £17.5 million pounds on proposed public realm improvements.

The Economic Development Unit has advised that there would be skills shortage in implementing the development. The applicant has therefore agreed to support employability and skills interventions to bridge this skills gap. These will be secured by a Section 76 planning agreement.

Representations

102 representations were received in 2017/2018 to the original scheme as submitted in October 2017. The scheme has been significantly revised since then and these original objections are reported at Appendix 2.

4 objections and 4 letters of support have been received to the revised scheme. The key themes are summarised below:

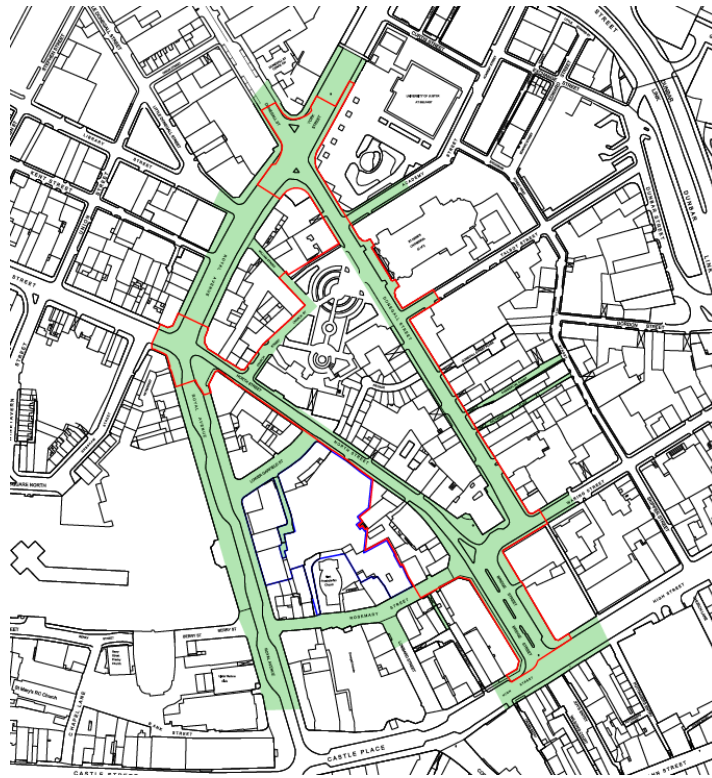
Representations in support:

- Strong support for the application;
- Changes from previous version are welcomed;
- Return of North Street Arcade is a fantastic addition; provision for small business - retail, social enterprise, cultural or creative will ensure a vibrant mix
- Welcome car clubs, bicycle docks, travel cards, removal of 1,000+ basement car park, increase in public realm through the creation of Assembly Square, Long Lane and pedestrianisation of North Street.
- 600 jobs per year and 1,600 net new permanent jobs upon completion welcomed;
- Contribution to additional rates welcomed;
- Provision of 28,692sqm of residential development will make a considerable contribution towards the Council's and Belfast Chamber's aim of increasing city centre living;
- Current proposals respond well to the urban context.
- Need to promote a city centre that is vibrant, attractive and environmentally sustainable
- Proposal will deliver a mix of office space, cafes, restaurants, apartments and retail units to a part of the city in urgent need of regeneration and investment
- New office workers will provide area with source of activity and income that is not dependent on surrounding leisure offering
- Welcome refurbishment and reuse of important listed building especially North Street
- Proposal will complement city's growth ambitions and help create a vibrant, modern city centre capable of competing internationally
- Development will have a significant positive impact on the existing businesses in the Cathedral Quarter and wider area
- Opportunity to revitalise and regenerate a sometimes forgotten part of the city
- Residential units will allow for the return of a city centre nightlife and reanimate City Centre living in a diverse neighbourhood
- Pedestrianised North street welcomed, will provide 'breathing space' for larger buildings and provide function urban space with which to dwell, spend time and enjoy the surrounding environs
- Welcome Assembly Square and Writers Square which will provide a focal presence for two of the area's most important assets in St Anne's Cathedral and former Assembly Rooms
- Support reconnection of the City Core and Cathedral Quarter through new streets/entries/alleyways
- Welcome commitment to a wide range of designated and non-designated heritage assets within the conservation which will add great weight to the attractiveness to the experience of the area
- The scheme can act as a further catalyst to positive investment in the surrounding environs.

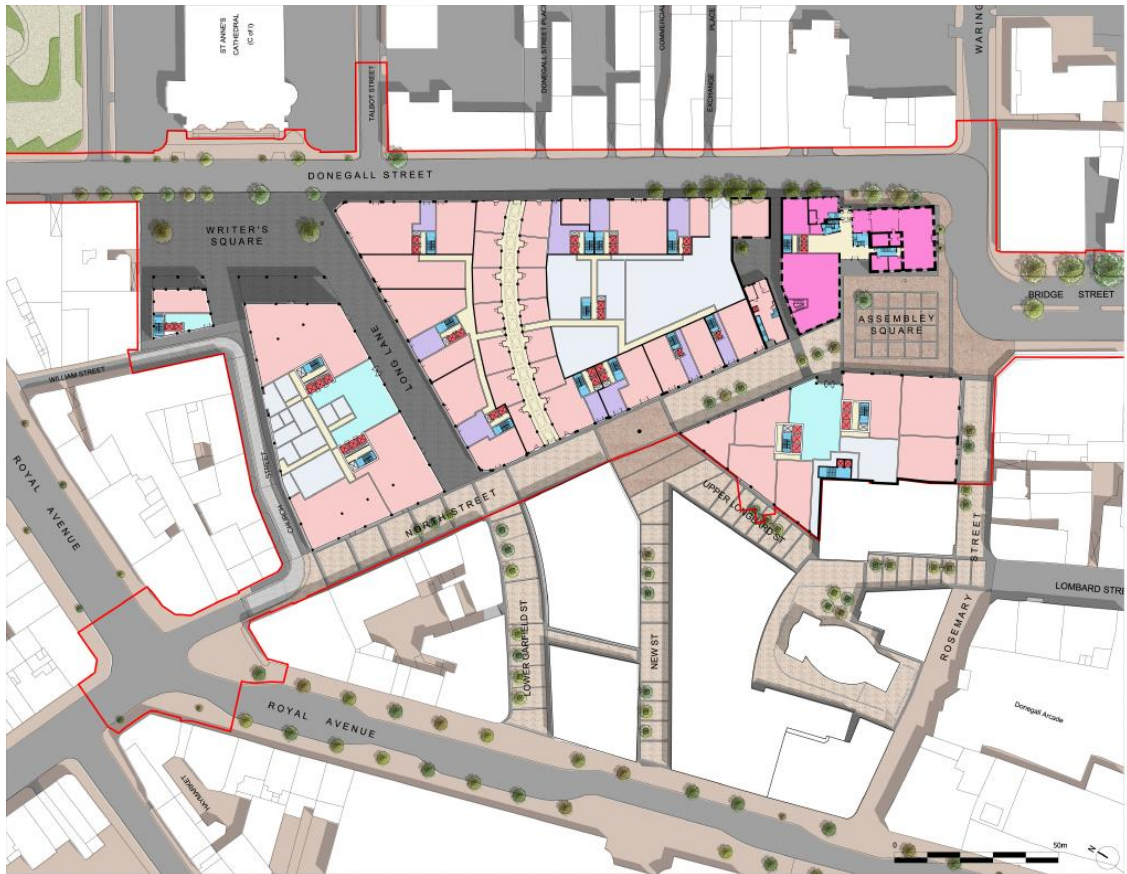
Issues raised in Objections:

- The Arts and Culture offer is practically non-existent. Assembly Rooms should be given over for arts and cultural use;
- Majority of retention is building facades is no way to treat Belfast's vital heritage – building interiors will be lost showing no consideration for historic fabric, sustainability and carbon footprint;
- The 15 storey tower will have an overshadowing impact on the area including courtyards and alleys. The 15 storey tower will affect the views and streetscape;
- Preservation of as much of North Street Arcade as possible should be considered;
- Limited housing provision: only 1 and 2 bedroom apartments with no provision of social housing or services such as schools, nurseries, GP surgeries etc.
- Developer contributions should be used as an arts fund for Cathedral Quarter
- Concerned about the name, 'Tribeca';
- Impact of Block 01 on existing development – dominance, overlooking, overshadowing and loss of light, security issues;
- Proposals do not meet policies set out in the SPPS and *Living Places*;
- Loss of open space contrary to PPS 8 Policy OS1;
- Failure to enhance and protect the Conservation Area;
- Failure to protect listed buildings on Donegall Street;
- Failure to protect the tourism asset of the Cathedral by reducing public open space in front of it; and
- Size of Writer's Square is inappropriate for the scale of the buildings and should be enlarged to maintain the enhancement created in the area when the square was first developed.

Case Officer Report



Site Location Plan



Proposed Layout



Proposed Public Realm/Landscape Strategy



Proposed perspective sketch view along North Street



Proposed perspective sketch view along Long Lane



Proposed perspective sketch view along Donegall Street



Proposed perspective sketch view along Donegall Street



Proposed perspective sketch view from Bridge Street/High Street

<p>1.0</p> <p>1.1</p> <p>1.2</p>	<p>Background</p> <p>The application was received in October 2017. The original submission at that time included a proposed 27 storey tower at the junction of Rosemary Street and North Street, the redevelopment of a large retail/anchor store to replace North Street Arcade (end blocks were proposed to be retained) approximately 367 residential units (max floorspace 36,000 sqm), offices, hotels and 850 car basement parking spaces.</p> <p>Following feedback received during the consultation process, advice from officers and changes to the retail market, the applicant significantly revised the scheme. The applicant entered into intensive dialogue with the Council’s planning service over a period of more than 12 months, culminating in the submission of a revised scheme received on 30th August 2019. The proposed 27 storey tower, the basement car park and the large retail/anchor store are no longer proposed. The revised scheme proposes the replacement of the North Street Arcade with retention and restoration of its external facades on North Street and Donegall Street. The level of proposed demolition in the Conservation Area has been reduced. The revised scheme is supported by an addendum to the Environmental Statement.</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p>Description of Proposed Development</p> <p>The revised scheme seeks outline planning permission for demolition, redevelopment and part change of use to create a mixed use development comprising retail, offices, cafe/restaurant, residential, hotel, cultural/community space, parking, servicing, access and circulation arrangements, the creation of new streets, the configuration of Writer’s Square, public realm works, landscaping and associated site and road works. The proposal includes works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades.</p> <p>The application is in outline form, however, full details (i.e. no matters reserved) have been submitted for the following elements relating to the three Listed buildings within the site. These details are to be approved at this stage.</p> <ul style="list-style-type: none"> • North Street Arcade (Nos. 35-37 North Street and Nos. 26-30 Donegall Street) – partial demolition and retention of façades and alignment of new arcade; • Braddells – partial demolition, internal and external works and proposed change of use to retail/café/restaurant and cultural/office space; and • Former Assembly Rooms – partial demolition, change of use to a hotel and restoration works, and layout of listed building and external appearance of the proposed extension. <p>Other than the above, all other matters are reserved for subsequent approval at reserved matters stage. The application is supported by Parameter Plans showing the location/footprint of proposed blocks, their maximum height, ground and upper levels uses, proposed demolition and access and circulation proposals. A Design Code has been submitted which sets out mandatory design principles in relation to the key design components, namely: uses, layout, scale, open space, plant and servicing, elevations and materials of the proposed Blocks and the replacement North Street Arcade. The Design Code also sets out key principles for the proposed Public Realm. The Design Code is to be read in conjunction with the Masterplan and Parameter Plans. The revised scheme is also accompanied by an updated Environmental Statement and a suite of supporting documents.</p>

2.4

The revised scheme proposes the following uses:

Proposed Uses	Floorspace (sqm)/No. of Units	Difference to extant scheme
Retail	Max. 10,000sqm	- 24,434 sqm
Café/Restaurant	(5,000sqm retail and 5,000sqm restaurant/café)	+ 2,064 sqm
Office	Max. 45,000sqm	+ 45,000 sqm
Residential	Max. 36,000sqm/367 units	+ 19,085 sqm/247 units
Hotel	Max. 6,000sqm/54 beds	+ 6,000 sqm/54 beds
Cultural/Community	Max. 695sqm	+ 149 sqm
Car parking	25 disabled spaces/6 car club spaces	- 1,035 spaces
Services/Plant	4,000 sqm	- 1,772 sqm
Total sqm	101,695 sqm	+ 5,866 sqm

Figure 2: Quantum of Uses Comparison Revised Scheme/Extant Scheme within the current application site boundary

2.5

The development proposes the full demolition of the following Non-Listed buildings:

- Nos. 9-13 Rosemary Street
- Nos. 3-5 Rosemary Street/2-8 North Street
- Nos. 12-22 North Street (Canada House)
- Nos. 30-34 North Street
- Nos. 5-9 North Street
- Nos. 29a-31 North Street (St. Anne's Building)
- Nos. 39-65 North Street (Temple Court)
- Nos. 20-22 Donegall Street
- Nos. 32-40 Donegall Street (SHAC Housing)

2.6

The revised scheme also proposes partial demolition with façade retentions of the following non-Listed buildings:

- Nos. 13-15 North Street
- Nos. 17-23 North Street
- Nos. 25 - 29 North Street (St. Anne's Building)
- Nos. 16-18 Donegall Street
- Nos. 24 Donegall Street

2.7

The proposals comprise four main blocks as illustrated in the Masterplan below.

1. **Block 01 (Donegall Street)** – up to 5 storeys (max. height 24.5m AOD)
2. **Block 02 (North Street/Writer's Square)** – up to 8 storeys (max. height 39.5m AOD including plant)
3. **Block 03 (North Street/Donegall Street/Waring Street)** – 2-15 storeys (max. height 60m AOD including plant); and
4. **Block 09 (Rosemary Street/North Street)** – up to 10 storeys (max. height 46.5m AOD including plant)

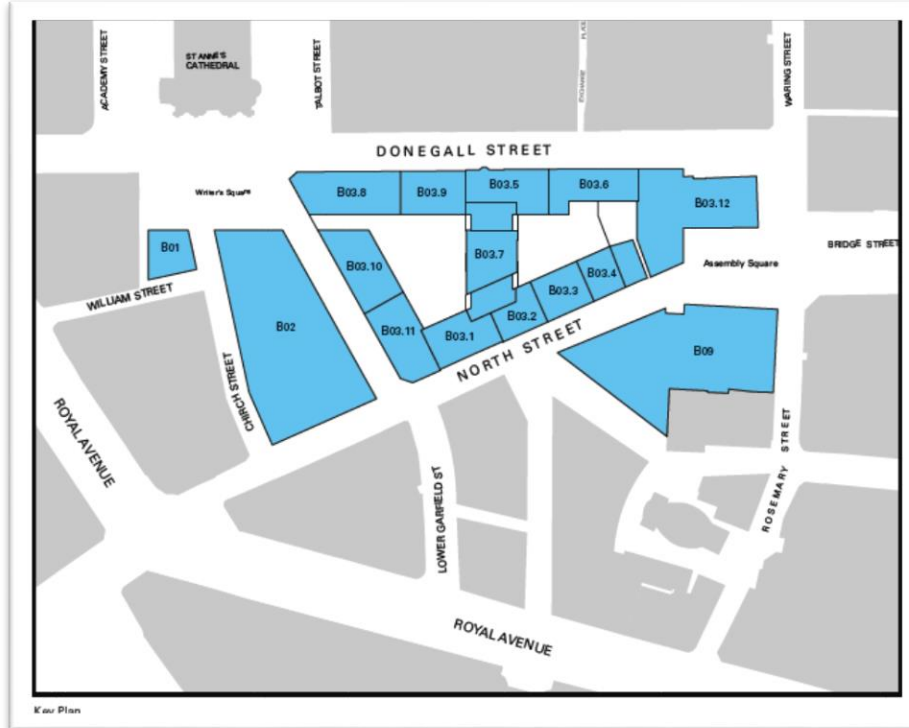


Figure 3 – Key Plan

- 2.8** Block 03 is broken down into 12 interlinking blocks (Blocks 03 (1) - (12) as shown in Figure 1 – Key Plan above.
- 2.9** The Masterplan sets out the proposals for the four main blocks. Its guiding design principles are set out below:
- Existing Routes and Connections
 - Permeable Routes through the site
 - Retaining and Respecting the heritage on site
 - Creating defined plots
 - Complementary Uses
 - Maximising Open Space
- 2.10** The applicant intends that the four blocks respond to their context and immediate neighbours, sitting comfortably within the Conservation Area context whilst looking for opportunities to increase mass where appropriate.
- 2.11** The revised scheme proposes the creation of three pedestrian links within the site. The first – “Long Lane” – is a wide thoroughfare from North Street to Writer’s Square and Donegall Street. The second route is through the proposed replacement North Street arcade reinstating an historic route. The third route is the creation of a mews lane from North Street (adjacent to Braddells) to Donegall Street reflective of the historic entries such as Exchange Place and Commercial Court within the adjacent area.
- 3.0** **Description of Site**
- 3.1** The site is located in Belfast’s Cathedral Quarter, to the north eastern part of the City Centre. The site comprises 3.57 hectares. It is bounded by Donegall Street along its eastern boundary, North Street along part of its western boundary, Church Street along

	part of its northern boundary and Bridge Street to the south. The site is located to the east and south of Royal Avenue.
3.2	Existing building heights within the area range from 2 to 8 storeys. The site comprises an eclectic mix of existing buildings including Classical, Victorian, Art Deco, and Modern architectural styles. Writer's Square public open space area is located on the north western edge of the site.
3.3	The site falls with Belfast City Centre and Cathedral Conservation Areas. Block 09 to the south of North Street falls within Belfast City Centre Conservation Area. The remainder of the scheme (Blocks 01, 02 and 03) are situated within the Cathedral Conservation Area.
3.4	The site includes three Listed buildings within its boundary – North Street Arcade, former Assembly Rooms and Braddells. The former Assembly Rooms and Braddells are Grade B1 listed buildings and North Street Arcade is a Grade B2 listed building.
3.5	Works are proposed to the Listed buildings and other non-Listed buildings of heritage value within the site. Partial demolition of three Listed buildings: North Street Arcade, the former Assembly Rooms and Braddells is proposed. The extant scheme permits the demolition of the internal portion of North Street Arcade with the retention of the North Street and Donegall Street façades and the end blocks. The revised scheme proposes the retention of the facades on North Street and Donegall Street. The extant scheme permits the partial demolition of a 1950s extension to the Former Assembly Halls and its conversion to a cafe/restaurant and bar, arts and gallery spaces and a 6 storey adjacent development. The revised scheme proposes partial demolition of extensions to the original building including a 1950s extension on North Street, conversion to hotel and a 6 storey extension. The extant scheme permits partial demolition of a rear extension at Braddells with some internal alterations to facilitate a change of use of the upper floors to retail/residential and a fourth floor extension. The revised proposals include proposed partial demolition of a rear extension, internal alterations to facilitate the insertion of a lift and provide double height space, and change of use to retail/café/restaurant on the ground floor and cultural/office space on the upper floors.
3.6	The site is also located in Belfast City Centre Core Area of Parking Restraint and the Belfast Area of Archaeological Potential.
Planning Assessment of Policy and other Material Considerations	
4.0	Planning History
4.1	The planning history of the site is an important material consideration.
4.2	The former Department for the Environment (DoE) granted planning permission on 11 October 2012 (Ref: Z/2010/1532/F) for a comprehensive redevelopment scheme known as 'Royal Exchange' extending from Lower Garfield Street to Rosemary Street and from Royal Avenue to Donegall Street incorporating the current application site.
4.3	The development description included: <i>'Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices, café/bar use, 2no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and above ground car parking, cultural/arts centre, hotel, 2-level basement car park and associated access and circulation, creation of new streets and public spaces, reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. Application also comprises works to restore, alter and extend listed buildings and facades and partial demolition of North</i>

	<i>Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location’.</i>
4.4	In January 2017, the Department for Infrastructure (DfI) approved an application to vary the original Z/2010/1532/F permission to allow for phasing of the development (Ref: LA04/2016/2327/F). This created a standalone permission. A number of associated applications to vary Listed Building Consents and Conservation Area Consents were also approved. The subsequent permissions enable the approved development to be constructed on a phased basis.
4.5	For clarity, the development approved under application reference Z/2012/1532/F and the subsequent related approval LA04/2016/2327/F is hereafter referred to as the ‘extant scheme’. Details of relevant planning history are set out at Appendix 1 .
4.6	The first phase of the extant scheme referred to as Phase 1A has commenced and includes the restoration of the former Garfield Bar Building (2-14 Lower Garfield Street) to create 5 café/restaurant units at ground floor, three of which extend to the first floor and 5 apartments at second floor level.
4.7	As the first phase has commenced this means that the planning permission for the extant scheme remains live and therefore is implementable and in a phased manner. There is also the potential for the approved phasing arrangements to be further amended through the submission of another application to vary the conditions.
4.8	Significant weight is therefore given to the extant scheme. It is an important material consideration relevant to the assessment of the current application given that the extant scheme can be implemented with potential for further variation of phasing arrangements. It is therefore a fall-back for the applicant if outline planning permission is refused.
5.0	Policy Framework
5.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004 Draft Developer Contributions Framework
5.3	Planning Policy Statement 2 (PPS2) – Natural Heritage Planning Policy Statement 4 (PPS4) – Planning and Economic Development Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment Planning Policy Statement 7 (PPS7) – Quality Residential Environments Planning Policy Statement 8 (PPS8) – Open Space, Sport and Outdoor Recreation Planning Policy Statement 3 (PPS3) – Access, Movement and Parking Planning Policy Statement 13 (PPS13) – Transportation and Land Use Planning Policy Statement 15 (PPS15) – Planning and Flood Risk Development Control Advice Note 11 – Access for All Development Control Advice Note 4 – Cafés and Restaurants Development Control Advice Note 15 – Vehicular Access Standards and Parking Standards.

6.0	<p>Other Material Considerations</p> <p>Belfast City Centre Conservation Area Guide Cathedral Quarter Conservation Area Guide Creating Places Parking Standards Living Places Urban Stewardship & Design Guide for NI <i>Belfast Agenda</i> (Community Plan) Belfast City Council City Centre Regeneration Strategy Belfast City Council Cultural Strategy North East Quarter Masterplan 2005</p>
7.0	<p>Consultations</p>
7.1	<p><u>Statutory Consultees</u></p> <p>Responses from consultees are summarised below. Further detail concerning their feedback is provided in the main assessment section of the report, as appropriate.</p> <p>DFI Roads – Awaiting final Response. DFI Roads has verbally confirmed no objection subject to conditions/Section 76. DAERA – No objection subject to conditions. NI Water – Strategic Applications – No objection (applicant/developer to liaise with NI water to a Network Capacity Check on the foul and storm sewer networks). Waste Water Treatment Works has sufficient capacity to serve the proposal. DFC Historic Environment Division (HED) – Objection. Rivers Agency – Awaiting Final Response. NIHE (Corporate Planning) – No Objection. Belfast City Airport – No Objection.</p>
7.2	<p><u>Non-Statutory Consultees</u></p> <p>Environmental Health – No objection subject to conditions. Shared Environmental Services – No objection. DfC Regeneration Belfast – No objection. BCC Urban Design Officer – No objection. BCC Conservation Officer – No objection. BCC City Regeneration & Development Team – No objection. BCC Parks/Recreation Unit – No objection. BCC Tree Officer – No objection subject to conditions. BCC Economic Development Unit – No objection (Employment Skills Plan required). BCC Waste Management Unit – No objection.</p>
8.0	<p>Representations</p> <p>8.1 The application has been advertised, publicised on the website and neighbours and those who submitted representations regarding the scheme as originally submitted have been notified of the revised proposals.</p> <p>8.2 17 representations were received to the original scheme submitted in October 2017. 85 objections received in respect of application LA04/2017/2126/F (Phase 1B) raised issues relating to the wider development associated with this current application LA04/2017/2341/O. Officers gave a commitment to consider those issues raised as part of the consideration of the current application. The objections to the original scheme are summarised in Appendix 2.</p>

<p>8.3</p>	<p>Since submission of the revised scheme on 30 August 2019, 4 objections have been received to the revised scheme and 4 letters of support. The issues raised are set out below and are addressed, where relevant, in the main body of the report.</p>
<p>8.4</p>	<p>Representations in support:</p> <ul style="list-style-type: none"> • Strong support for the application; • Changes from previous version are welcomed; • Return of North Street Arcade is a fantastic addition; provision for small business - retail, social enterprise, cultural or creative will ensure a vibrant mix • Welcome car clubs, bicycle docks, travel cards, removal of 1,000+ basement car park, increase in public realm through the creation of Assembly Square, Long Lane and pedestrianisation of North Street. • 600 jobs per year and 1,600 net new permanent jobs upon completion welcomed; • Contribution to additional rates welcomed; • Provision of 28,692sqm of residential development will make a considerable contribution towards the Council's and Belfast Chamber's aim of increasing city centre living; • Current proposals respond well to the urban context. • Need to promote a city centre that is vibrant, attractive and environmentally sustainable • Proposal will deliver a mix of office space, cafes, restaurants, apartments and retail units to a part of the city in urgent need of regeneration and investment • New office workers will provide area with source of activity and income that is not dependent on surrounding leisure offering • Welcome refurbishment and reuse of important listed building especially North Street • Proposal will complement city's growth ambitions and help create a vibrant, modern city centre capable of competing internationally • Development will have a significant positive impact on the existing businesses in the Cathedral Quarter and wider area • Opportunity to revitalise and regenerate a sometimes forgotten part of the city • Residential units will allow for the return of a city centre nightlife and reanimate City Centre living an a diverse neighbourhood • Pedestrianised North street welcomed, will provide 'breathing space' for larger buildings and provide function urban space with which to dwell, spend time and enjoy the surrounding environs • Welcome Assembly Square and Writers Square which will provide a focal presence for two of the area's most important assets in St Anne's Cathedral and former Assembly Rooms • Support reconnection of the City Core and Cathedral Quarter through new streets/entries/alleyways • Welcome commitment to a wide range of designated and non-designated heritage assets within the conservation which will add great weight to the attractiveness to the experience of the area • The scheme can act as a further catalyst to positive investment in the surrounding environs.
<p>8.5</p>	<p>Objections:</p> <ul style="list-style-type: none"> • The Arts and Culture offer is practically non-existent. Assembly Rooms should be given over for arts and cultural use;

<p>8.6</p>	<ul style="list-style-type: none"> • Majority of retention is building facades is no way to treat Belfast’s vital heritage – building interiors will be lost showing no consideration for historic fabric, sustainability and carbon footprint; • The 15 storey tower will have an overshadowing impact on the area including courtyards and alleys. The 15 storey tower will affect the views and streetscape; • Preservation of as much of North Street Arcade as possible should be considered; • Limited housing provision: only 1 and 2 bedroom apartments with no provision of social housing or services such as schools, nurseries, GP surgeries etc. • Developer contributions should be used as an arts fund for Cathedral Quarter • Concerned about the name, ‘Tribeca’; • Impact of Block 01 on existing development – dominance, overlooking, overshadowing and loss of light, security issues; • Proposals do not meet policies set out in the SPPS and <i>Living Places</i>; • Loss of open space contrary to PPS 8 Policy OS1; • Failure to enhance and protect the Conservation Area; • Failure to protect listed buildings on Donegall Street; • Failure to protect the tourism asset of the Cathedral by reducing public open space in front of it; and • Size of Writer’s Square is inappropriate for the scale of the buildings and should be enlarged to maintain the enhancement created in the area when the square was first developed. <p>Additional points raised:</p> <ul style="list-style-type: none"> • Proposal for small units in North Street Arcade is positive – a deal is required with Council to control rent and rates so that businesses can remain local.
<p>9.0</p>	<p>Assessment</p>
<p>9.1</p> <p>9.1.1</p> <p>9.1.2</p>	<p>Regional Policy Context</p> <p>The Regional Development Strategy 2035 (RDS) includes the following relevant policies:</p> <ul style="list-style-type: none"> • Policy RG4 – Promote a sustainable approach to the provision of tourism infrastructure • Policy RG7 – Support urban and rural renaissance • Policy RG11 – Conserve, protect and enhance where possible the built and natural heritage • Policy SFG2 – Grow the population of the City of Belfast • Policy SFG3 – Enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities <p>The Strategic Planning Policy Statement for Northern Ireland (SPPS) sets out five core planning principles:</p> <ul style="list-style-type: none"> • Improving health and well-being; • Supporting sustainable economic growth; • Creating and enhancing shared space; • Supporting good design and place making; and • Preserving and improving the built and natural environment.

<p>9.1.3</p> <p>9.1.4</p>	<p>The SPPS states at paragraph 1.13 that a number of policy statements, including those listed at paragraph 5.3 of this report, remain relevant under the ‘transitional arrangements’ in advance of a council’s adoption of its new Local Development Plan.</p> <p>Paragraphs 4.11-12 of the SPPS require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. Paragraphs 4.37-40 emphasises the importance of preserving and improving the built and natural environment.</p>
<p>9.2</p> <p>9.2.1</p> <p>9.2.2</p> <p>9.2.3</p> <p>9.2.3</p> <p>9.2.4</p> <p>9.2.5</p> <p>9.3</p> <p>9.3.1</p>	<p>Development Plan Context</p> <p>Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material consideration indicate otherwise.</p> <p>The adoption of the Belfast Metropolitan Area Plan (BMAP) in 2014 was declared unlawful as a result of a judgment in the court of appeal delivered on 18 May 2017. This means the Belfast Urban Area Plan 2001 (BUAP) and the other Development Plans provides the statutory plan context for the area. However, BUAP was published in 1990, nearly 30 years ago. The Belfast City Council Plan Area has undergone significant transformation since then, particularly in the city centre. The formal development plans which apply are dated and silent on many of the planning issues pertinent to needs of current planning decision making.</p> <p>Draft BMAP 2015 (dBMAP 2015), in its most recent, post-examination form remains a significant material consideration when making planning decisions. It was at the most advanced stage possible prior to formal adoption. However, in assessing this planning application, regard is also had to the provisions of the draft BMAP which was published in 2004 (dBMAP 2004); objections which were raised as part of the plan process; and the Planning Appeals Commission Inquiry report.</p> <p>The Council understands that whilst the Department may wish to formally resolve the status of BMAP, the absence of a functioning Assembly means that this cannot be formally progressed at this time.</p> <p>The Council is preparing a new Local Development Plan (LDP) for Belfast which will provide the planning framework for the City up until 2035. Part 1 of LDP – the Draft Plan Strategy – was published for consultation in August 2019. However, the LDP will not carry material weight until adoption of the Plan Strategy.</p> <p>In dBMAP 2004, the majority of the site falls within a development opportunity site (Ref: CC 049). It was also identified within the City Centre boundary and within the primary retail area. In dBMAP 2015, the majority of the site remains a development opportunity site (Ref: CC 017 – Cathedral Way, North Street, Donegall Street, Lower Garfield Street and Rosemary Street). The site falls within the City Centre boundary, the core area of parking restraint, and the Old City and Scotch and Cathedral Quarters Character Areas.</p> <p>Principle of Development and Proposed Uses</p> <p>The site falls within Belfast City Centre boundary in the BUAP and both versions of BMAP. As stated above the majority of the site is identified as a development opportunity site in both dBMAP 2004 and dBMAP 2015. There is an extant permission on the site for</p>

<p>9.3.2</p> <p>9.3.2</p>	<p>similar uses. Having regard to these factors the proposed uses (office, residential, retail, restaurants/café, cultural/community and hotel) are considered acceptable in principle.</p> <p>Parameter Plan 07 sets out the proposed ground floor uses and identifies three key zones of active frontage where at least 50% of ground floor frontages immediately facing these zones will be active (i.e. retail, restaurant or café uses). This will secure an appropriate level of active ground floor uses at key strategic points throughout the development. Zone A comprises the frontage of Block 01, 02 and 3 (8) onto Writer's Square and the upper section of Long Lane and the Corner of Donegall Street. Zone B includes frontages at the junction of North Street and Long Lane and Zone C includes most of the frontage of Block 09 on North Street and Rosemary Street.</p> <p>BCC City Regeneration and Development Division welcome the proposals to deliver Grade A office space which ties in with the aspirations of the Belfast City Centre Regeneration and Investment Strategy 2015 (BCCRIS) and the <i>Belfast Agenda</i> to create at 1.5million square feet of net new office floorspace by 2021.</p>																																																
<p>9.4</p> <p>9.4.1</p> <p>9.4.2</p> <p>9.4.3</p>	<p>Extant Schemes – Z/2010/1532/F & LA04/2016/2327/F</p> <p>The extant full permission is a significant material consideration and fall-back position for the applicant. The conditions on planning permission LA04/2016/2327/F were discharged for Phase 1A and development commenced. This means that the planning permission remains alive in perpetuity. When assessing the revised scheme the Council must compare it to the schemes already approved.</p> <p>The extant scheme includes the following breakdown of uses:</p> <table border="1" data-bbox="320 1070 1370 1417"> <thead> <tr> <th>Approved Uses</th> <th>Approved Floorspace (sqm)/No. of Units</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>49,276 sqm (23,347 anchor store)</td> </tr> <tr> <td>Office</td> <td>13,161 sqm</td> </tr> <tr> <td>Residential</td> <td>16,867 sqm/211 units (including 6 live/work units)</td> </tr> <tr> <td>Cafes/Restaurants/Bars</td> <td>4,370 sqm</td> </tr> <tr> <td>Hotel</td> <td>2,174 sqm/25 beds</td> </tr> <tr> <td>Cultural/Arts Use</td> <td></td> </tr> <tr> <td>Basement/car parking</td> <td>1,066 spaces</td> </tr> <tr> <td>Total</td> <td>96,334 sqm</td> </tr> </tbody> </table> <p>Figure 1: Extant Plan Quantum of Uses</p> <p>The revised scheme proposes a reduced overall quantum of floorspace compared with the extant scheme as set out in Figure 3 below.</p> <table border="1" data-bbox="320 1547 1465 1966"> <thead> <tr> <th>Proposed Uses</th> <th>Floorspace (sqm)/No. of Units</th> <th>Difference to extant scheme</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>Max. 10,000sqm</td> <td>- 24,434 sqm</td> </tr> <tr> <td>Café/Restaurant</td> <td>(5,000sqm retail and 5,000sqm restaurant/café)</td> <td>+ 2,064 sqm</td> </tr> <tr> <td>Office</td> <td>Max. 45,000sqm</td> <td>+ 45,000 sqm</td> </tr> <tr> <td>Residential</td> <td>Max. 36,000sqm/367 units</td> <td>+ 19,085 sqm/247 units</td> </tr> <tr> <td>Hotel</td> <td>Max. 6,000sqm/54 beds</td> <td>+ 6,000 sqm/54 beds</td> </tr> <tr> <td>Cultural/Community</td> <td>Max. 695sqm</td> <td>+ 149 sqm</td> </tr> <tr> <td>Car parking</td> <td>25 disabled spaces/6 car club spaces</td> <td>- 1,035 spaces</td> </tr> <tr> <td>Services/Plant</td> <td>4,000 sqm</td> <td>- 1,772 sqm</td> </tr> <tr> <td>Total sqm</td> <td>101,695 sqm</td> <td>+ 5,866 sqm</td> </tr> </tbody> </table> <p>Figure 2: Quantum of Uses Comparison Revised Scheme/Extant Scheme within the current application site boundary</p>	Approved Uses	Approved Floorspace (sqm)/No. of Units	Retail	49,276 sqm (23,347 anchor store)	Office	13,161 sqm	Residential	16,867 sqm/211 units (including 6 live/work units)	Cafes/Restaurants/Bars	4,370 sqm	Hotel	2,174 sqm/25 beds	Cultural/Arts Use		Basement/car parking	1,066 spaces	Total	96,334 sqm	Proposed Uses	Floorspace (sqm)/No. of Units	Difference to extant scheme	Retail	Max. 10,000sqm	- 24,434 sqm	Café/Restaurant	(5,000sqm retail and 5,000sqm restaurant/café)	+ 2,064 sqm	Office	Max. 45,000sqm	+ 45,000 sqm	Residential	Max. 36,000sqm/367 units	+ 19,085 sqm/247 units	Hotel	Max. 6,000sqm/54 beds	+ 6,000 sqm/54 beds	Cultural/Community	Max. 695sqm	+ 149 sqm	Car parking	25 disabled spaces/6 car club spaces	- 1,035 spaces	Services/Plant	4,000 sqm	- 1,772 sqm	Total sqm	101,695 sqm	+ 5,866 sqm
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<p>9.4.5</p>	<p>The extant scheme permitted a large retail/anchor store (23,347sqm) to replace the North Street Arcade. The anchor store is no longer proposed and the revised scheme includes a replacement arcade.</p>																														
<p>9.4.6</p>	<p>The extant scheme also included 1,066 car parking spaces in a multi storey car park on North Street and a two level basement car park extending from underneath Writer’s Square southwards to the north of Braddells, 11 North Street. These car parks are no longer proposed as part of the revised scheme and a significant reduction in car parking is proposed to be mitigated by green transport measures.</p>																														
<p>10.0</p> <p>10.1</p> <p>10.2</p> <p>10.3</p> <p>10.4</p>	<p>IMPACT ON BUILT HERITAGE</p> <p><u>Impact on Listed Buildings</u></p> <p>Planning Policy Statement 6: Planning Archaeology and the Built Heritage (PPS6) sets out a numbers of policies against which the revised scheme is assessed. These include:</p> <p>Policy BH 7 – Change of Use of a Listed Building Policy BH 8 – Extension or Alteration of a Listed Building Policy BH 10 – Demolition of a Listed Building Policy BH 11 – Development affecting the Setting of a Listed Building</p> <p>The impact of the wider development on the setting of Listed Buildings is dealt with later in the report under section 11.</p> <p>The SPPS also sets out policy considerations for Listed Buildings at paragraphs 6.12 – 6.15</p> <p>The site includes the following Listed buildings/structures:</p> <ul style="list-style-type: none"> • North Street Arcade (Grade B2); • Former Assembly Rooms (Grade B1); • Braddells (Grade B1); and • Telephone Kiosk located at No. 2 Waring Street (Grade B2). 																														

Partial Demolition of Listed Buildings

10.5

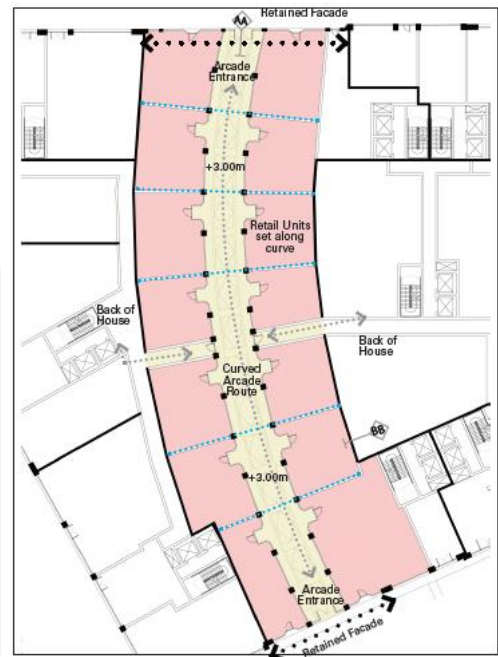
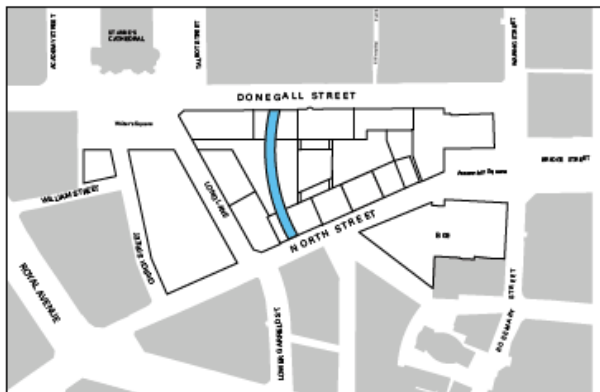
The table below compares the level of partial demolition of Listed buildings in the extant and revised schemes:

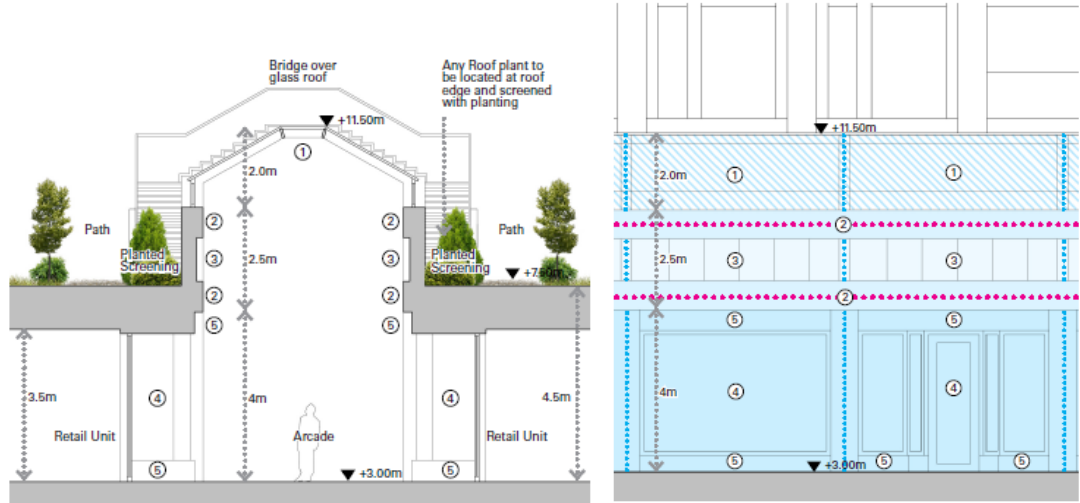
Demolition Approved in Extant Scheme	Demolition Proposed in Revised Scheme	Comments
North Street Arcade (Partial demolition – end blocks/facades on North Street and Donegall Street retained)	North Street Arcade (Partial demolition – facades on North Street and Donegall Street to be retained)	Revised scheme proposals include façade retentions only
Former Assembly Rooms (partial demolition only)	Former Assembly Rooms (partial demolition only)	Proposed areas of partial demolition marginally differ from extant scheme.
Braddells (partial demolition only)	Braddells (partial demolition only)	Revised scheme proposals marginally differ from extant scheme

10.6

Proposals for each of the listed buildings are considered in turn below.

North Street Arcade





10.7

The North Street Arcade was built in the 1930s. On North Street, the arcade frontage comprises a red brick, four storey twin gabled Victorian building. On Donegall Street, the arcade frontage comprises a three storey art deco design. Internally, the original arcade was two storey with a canted roof. The route of the original arcade included a part angled route from North Street before curving towards Donegall Street. Alterations over the years altered the original facades and form and a fire in 2004 resulted in significant damage internally.

10.8

It is proposed to retain the facades on North Street and Donegall Street of the arcade and demolish the internal section of the building which has suffered from fire damage in 2004 and has been vacant ever since. The North Street facade of the arcade has been significantly altered over the years. The revised scheme proposes to restore the Victorian red brick façade with gabled dormers. The Donegall Street façade of the arcade currently comprises a 3 storey art deco frontage and is currently in a poor state with evidence of cracking and stone erosion. The revised scheme proposes to restore the facade including repairs to the granite cladding and reconstituted stonework with new shop fronts installed within existing openings.

10.9

The restoration of the North Street and Donegall Street facades will in themselves contribute positively to the streetscape and enhance the Conservation Area. HED consider that the façade repairs are appropriate and that repair and reinstatement of the original facades will contribute to the streetscape.

10.10

The redevelopment proposals for the arcade comprises three elements: (1) a replacement arcade for retail/café/restaurant/cultural uses connecting the North Street and Donegall Street facades; (2) the restoration of the North Street façade and 3 storey extension above with ground floor retail/café/restaurant/cultural uses and residential units above ground floor (Ref Block 03 (1)); and (3) the restoration of Donegall Street façade and a 4 storey extension above with ground floor retail/café/restaurant/cultural uses and residential units above ground floor (Ref Block 03 (9)).

10.11

The arcade was previously used for retail use. Proposed uses include retail / café / restaurant / cultural uses which are acceptable uses within this city centre location and compatible with each other and will contribute to active frontages at ground floor level. A balance of these uses will be considered appropriate to create a vibrant and viable commercial entity. Residential uses above ground floor will contribute to increasing the residential population of the city centre and are considered acceptable in principle. HED is content with the partial change of use to residential under Policy BH 7 which will ensure

	<p>the long term viability of this building at risk. However, this is subject to compliance with Policies BH8, 10 and 11 of PPS6 and the SPPS.</p>
10.12	<p>Policy BH10 (Demolition of a Listed Building) of PPS6 states that there will be a presumption in favour of retaining listed buildings unless there are exceptional reasons why the building cannot be retained in its original or a reasonably modified form.</p>
10.13	<p>Following a fire in North Street Arcade in 2004, structural surveys of the building were carried out in 2006 and 2010. The 2006 Structural Survey recommended that the existing floor slabs and foundations are not reused for reinstatement of the building due to the absence of piles and the underlying geology of Belfast sileach.</p>
10.14	<p>The 2010 Structural survey stated that the <i>'North Street Arcade was destroyed in a fire in 2004 and has remained in a very poor structural condition since. The internal structure has been damaged beyond repair; however the external facades appear to be in good enough condition to be preserved'</i>.</p>
10.15	<p>Planning Officers and HED visited North Street Arcade in September 2018 and gained access to the Donegall Street section. It was obvious from the visual inspection that the internal structure is in a very poor state with a significant amount of vegetation growing within the internal structure which is open to the elements. Buckling of structural steel at roof level was also clearly evident.</p>
10.16	<p>Details of the condition of the building as required under criterion a) of paragraph 6.25 of PPS 6 have been provided in an updated Structural Report which was submitted with the revised proposals in August 2019. The updated report states that <i>'No access inside the building was possible due to health and safety concerns so a survey consisted of a drone fly over and street level inspections'</i>. The report further states that <i>'The condition of North Street Arcade has continued to degrade since the 2006 and 2010 surveys. The central areas of the building are beyond repair and require full demolition and rebuilding. The facades on both elevations appear to be in a condition which would merit restoration due to their architectural significance.'</i></p>
10.17	<p>HED accepts that the 2004 fire resulted in significant damage and acknowledge that nothing remains of the original interior detailing. However, HED considers that sufficient evidence remains in photographs and drawings to enable replication of the arcade and considers that the layout and detailing of the arcade contribute significantly to its special architectural and historic interest and define its essential character.</p>
10.18	<p>HED advises that they cannot support the extent of demolition without clear and convincing evidence. However, officers advise that sufficient evidence provided in form of the structural surveys adequately demonstrates that the internal element of the North Street Arcade is in a state which is unsalvageable. The 2019 report states that the <i>'central areas of the building are beyond repair'</i> and as such the condition of the building is considered to be exceptional circumstances to warrant the demolition of the internal structure. The Conservation Officer accepts that given the extent of damage to the building it is not possible to retain the structure 'in a reasonably modified form' as required by Policy BH 10 and acknowledges that the current condition is in such a poor state of repair that it is simply not feasible to retain, refurbish or re-use the inner sections. The Conservation officer welcomes the proposal to retain the original facades onto North Street and Donegall Street and acknowledges that if the redevelopment scheme is found to be acceptable, there would be clear heritage benefits for the community and city centre by reactivating the historical connection between the two streets.</p>

10.19	Paragraph 6.25 of PPS 6 requires that where proposed works would result in the total demolition of a listed building, or a significant part of it, the Council, in addition to considering the general criteria, will also address a number of additional factors including (a) the condition of the building/cost of repairing and maintaining it, (b) the adequacy of efforts made to retain the building and (c) the merits of alternative proposals. Each of the additional criteria are considered below.
10.20	In respect of criteria (a) and (b), details of the condition of the building have been provided as set out above and it is clear that the internal portion of the building is in a state beyond repair which prevents the continued use of the building which has been vacant since 2004 following the fire. During negotiations on the application, the applicant has maintained that restoration of the North Street Arcade would be an unviable proposition although no costings have been provided. However, given the poor structural condition of the building and the fall-back position of the extant scheme (which will be discussed in more detail below), this information has not been requested. Regarding criterion (b), no details have been provided regarding the adequacy of efforts to retain the building in use.
10.21	<p>Criterion c) of paragraph 6.25 of PPS 6 requires consideration of the merits of the replacement scheme. HED considers that the only community benefit is the connection between North and Donegall Street. However, officer considers that the benefits extend well beyond the reinstatement of the pedestrian link and include the following:</p> <ul style="list-style-type: none"> • Restoration of the historically important and architecturally significant Victorian and Art Deco facades on North Street and Donegall Street; • Enhancement to the streetscape and Conservation Areas; • Reinstatement of historically significant pedestrian connection between North Street and Donegall Street; • Reinstatement of the North Street Arcade securing the future use and maintenance of this important listed building; • Provision of small scale retail/café/restaurant/cultural use; and • Provision of residential units within the city centre.
10.22	It is considered that demolition of internal elements of the Listed North Street Arcade is justified given its poor structural condition, the benefits of the restoration proposals and the fall-back position of the extant scheme. The previous planning permission for the site also involved demolition of the interior of the arcade as part of the proposals for a large anchor retail store. Significant weight is also given to the wider regeneration benefits of the revised scheme which are explored in detail later in this report. Having regard to these factors, demolition of the internal elements of the Listed North Street Arcade is considered acceptable. This view is supported by the Conservation Officer.
10.23	Detailed illustrative drawings have been submitted of the proposed redevelopment of North Street Arcade including interface details of how the external façade walls will integrate with the proposed new development abutting. HED considers that insufficient detail has been provided with respect to connections between existing fabric and new interventions. However, the 2019 Structural Report states that digital scans of the facades have been taken which can be utilised in at detailed design stage to integrate the proposed new and existing elements of the building. These scans will also represent a method of recording the features of the external walls. This approach is considered acceptable.

North Street Arcade Redevelopment Proposals	
10.24	Policy BH10 of PPS6 further states that ' <i>Where exceptionally, listed building consent is granted for demolition this will normally be conditional on prior agreement for redevelopment of the site and appropriate arrangements for recording the building before its demolition.</i> '
10.25	The redevelopment proposals for the arcade falls into three parts: <ul style="list-style-type: none"> • the replacement arcade; • the restoration of the North Street façade and 3 storey extension (Ref Block 03 (1)); and • the restoration of Donegall Street façade and a 4 storey extension (Ref Block 03 (9)).
10.26	Proposals for the replacement arcade are considered below. Proposals for the redevelopment of blocks on North Street (Block 03 (1)) and Donegall Street (Block 03 (9)) are considered later in the report with redevelopment proposals for the wider site.
Replacement Arcade Proposals	
10.27	The proposed replacement arcade comprises a new single storey arcade to connect the two retained facades on North Street and Donegall Street. The height of the arcade extends vertically above the height of the proposed single storey shop units as shown in the section above to imitate the sense of space in the original arcade. The alignment of the new arcade proposes a sweeping curve which differs from the original façade which included an angled section from North Street before shifting to a curved alignment towards Donegall Street.
10.28	Whilst HED accept that the reconfigured arcade, albeit on a different footprint, echoes the alignment of the original building, they seek justification as to why the alignment differs from the original route. The entrance points to the North Street Arcade on North Street and Donegall Street are fixed and it is officers' view that whilst the alignment is not like for like it does not significantly deviate given the fixed access points. The Conservation Officer considers that there would be clear heritage benefits for the community and the city centre by reactivating the historical connection between the two streets. The new alignment is representative of an echo from the past to retain the original character of an arcade in this location, not an exact replication.
10.29	However, HED considers that the original spirit is reflected in part by the detailing and layout connecting the two streets. The applicant's architects have stated that: ' <i>The historic route of the Arcade followed a part angled/part curved route with a rotunda, however, we are aiming to provide a simpler and more elegant sweeping curve that efficiently connects the retained facades. We believe this creates a pleasant and more welcoming thoroughfare for pedestrians to wander through whilst the curve, scale and roof profile of the Arcade captures the essence of the original. It is intended that the style of the interior of the raved will reference the materials and forms employed in the original 1930's intervention. The canted roof form following the curve is referenced from the original design, and it is intended that details to the shop fronts will echo the spirt of the original in terms of materiality</i> '. Following consideration of the architect's approach, HED considers that the re-opening of the pedestrian link through the site contributes to the urban grain and is considered positive. It considers the proposal to replace the Arcade acceptable in principle but require definitive proposals i.e. further detail. Officers advise that use of appropriate conditions will provide an appropriate mechanism to secure the

	<p>details required by HED at reserved matters stage and prior to any works to the Listed building.</p>
10.30	<p>The Urban Design Officer considers that the continuous curve along the length of the new pedestrian connection will provide an intimate and sweeping route that allows the facades of units within the arcade to progressively reveal themselves and picks up contextually on the curved Donegall Street section of the former arcade.</p>
10.31	<p>The proposed new arcade includes a canted glazed roof and large glazed shop units reminiscent of the original arcade features. The Urban design Officer considers that internally the proportions of the proposed arcade have been informed by the original arcade in an effort to emulate its sense of enclosure and scale.</p>
10.32	<p>HED acknowledges that the existing building would require substantial reconstruction but considers there is a precedence for such an approach and highlight this approach is being used for Bank buildings which HED consider is in the process of being reconstructed in a 'reasonably modified form'.</p>
10.33	<p>However, it is the view of officers' that the route of the new arcade is a modern interpretation of the old arcade and is a reasonably modified form and together with the design, proportions and proposed detailing will effectively capture the essential character and essence of the former arcade and is therefore considered appropriate.</p>
10.34	<p>The redevelopment of the North Street Arcade to provide retail/café/restaurant/cultural units will result in the reinvention of the historically important arcade in a modern form and will provide valuable retail/work space capable of accommodating independent businesses whilst securing its future and providing much needed economic and regeneration benefits in the area which is a substantial benefit to the wider community.</p>
10.35	<p>Detailing of the internal elements of the arcade such as the canted glazed roof profile enabling natural light penetration, large glazed shopfronts units with recessed angled bay entrances and horizontal stall risers as set out in the Design Code will be secured through conditions. Proposed materials include bronze aluminium cladding to windows, doorframes and feature panels with reconstituted Portland stone to columns and horizontal banding and the use of terrazzo to the arcade and stall risers. The Urban Design Officer considers that the that the proposed articulation, palette of materials and precedent images as set out in the Design Code are considered appropriate and will echo the overall arrangement, look and feel of the original arcade.</p>
10.36	<p>The extant scheme proposed a retail anchor store with large floor areas to replace the arcade. This scheme could be implemented. Thus the replacement of the arcade is considered a significant planning gain compared with the extant plan and it is officers' view that the redevelopment proposals are acceptable. The Conservation Officer has no objection to the North Street Arcade proposals having regard to Policies BH12 of PPS6.</p> <p>Former Assembly Rooms, 2 Waring Street</p>
10.37	<p>The original Former Assembly Rooms building was constructed in 1769 and has undergone a number of modifications since including an extension to the rear (north) in 1875, an extension along Donegall Street in 1919 comprising the Bank Manager's House, an extension along North Street constructed in the 1950s plus later additions. The original building comprises a double height former banking hall internally with a pyramidal roof and lantern externally. External and internal changes have also modified the building from its original form. The revised proposals for the Former Assembly Rooms seek change of use to a hotel, partial demolition of the extension constructed in the 1950s and</p>

other non-original additions to the north of the original building along North Street, development of a new 6 storey extension connected to the original Former Assembly Rooms by a glazed link and associated internal and external works.

10.38 The proposal is to use the building as a hotel. It was previously used as a bank. The extant scheme permitted a change of use to cafe/restaurant/bar, arts and gallery spaces. HED is content in principle with the change of use to a hotel under Policy BH 7.

10.39 Policy BH10 (Demolition of a Listed Building) of PPS6 states that there will be a presumption in favour of retaining listed buildings unless there are exceptional reasons why the building cannot be retained in its original or a reasonably modified form.

10.40 The extant scheme includes partial demolition of the Former Assembly Rooms (as shown in solid black below) which is marginally different from the current proposals (as shown below in red) in that it approved the demolition of internal walls within the original building which is not sought in the current proposals. The Conservation Officer has no objections to the proposed partial demolition.



Proposed partial demolition the Former Assembly Rooms



Approved partial demolition of the Former Assembly Rooms

10.41 The extant scheme is a fall-back and important material consideration which has significant weight in the assessment of this element of the proposal.

10.42 It is proposed to use the retained historic building to house communal areas such as the hotel lobby, bar/restaurant and reception area.

10.43 HED has not objected to the principle of the demolition of the extensions but has expressed concerns regarding the level of detail provided and considers that further information is necessary to complete the assessment including details of the proposed thermal upgrade, access to the first floor balconies for disabled users, means of escape in the event of a fire and proposed ventilation to the main double height function room. These matters are primarily issues to be considered by Building Control. In addressing these matters, if subsequent changes are required this will necessitate a further Listed building consent at which point HED will have opportunity to consider the details further. Additional information sought by HED includes a schedule of proposed works including a condition survey, conservation statement, schedule of materials and finishes, door and window schedules, internal photographic record and landscaping proposals. HED acknowledges that minimal intervention is proposed to the existing historic fabric and that

	<p>all services, fire escapes, lifts etc. will be accommodated in the new extension. Officers advise that use of appropriate conditions will provide an appropriate mechanism to secure the details required by HED prior to any works to the Listed building.</p>
10.44	<p>Assessment of the proposed extension to the Former Assembly Rooms in accordance with Policies BH 8 and BH 11 are considered under 'Redevelopment Proposals' Block 03 (12) below.</p> <p>Braddells, 11 North Street</p>
10.45	<p>Braddells was built around 1890s and comprises a 4 storey, red brick gabled building. The Design and Access Statement indicates that the building has been well maintained and is generally in a good condition and that the interior of the building will not be significantly affected by the works. The proposal includes retail/café/restaurant/cultural use on the ground floor with cultural/office use on the upper floors. The building is currently vacant but had been used for retail purposes since 1975 by J. Braddell & Sons and more recently as a shop/art gallery on the ground floor with art studio on upper floors. Retail/restaurant/café/cultural uses will ensure an active frontage onto North Street. Restoration of the front facade, windows and roof repairs are proposed. HED is content in principle with the change of use of the upper floors to cultural/office under Policy BH7.</p>
10.46	<p>Braddells sits adjacent to Nos. 7-9 North Street which is proposed to be demolished and Nos.13-15 North Street which is proposed to be partially demolished. A new Mews lane is proposed to run from North Street along the southern side of Braddells through to Donegall Street. The southern elevation is finished in masonry and it is proposed to finish this in either exposed brick or lime depending on its condition.</p>
10.47	<p>Internal alterations include the insertion of a lift to improve accessibility, removal of floor area to accommodate stairs to the third floor, removal of floor boards and joists to create a double height space and previously infilled openings to be reformed and a new attic window.</p>
10.48	<p>Partial demolition of a small rear extension (part single storey and part two storey) is proposed. HED are content with the removal of the rear extension under Policy BH 11 subject to compliance with Policy BH 8. The Conservation Officer considers that the retention and renovation of Braddells would not be prejudiced by the removal of the extension. A similar proposal for Braddells was approved as part of the extant scheme, which included a new rear internal staircase and a fourth floor extension and can still be implemented. The revised scheme does not include the proposed rear staircase or fourth floor extension and proposes less intervention than the extant scheme. This is an important material consideration which has significant weight in the assessment of this element of the proposal. HED considers that the majority of issues have been satisfactorily resolve. However, it seeks further detail including clarification of demolition proposals on drawings, schedule of materials and finishes, door and window schedules and sound, thermal and fire insulation information. However, officers advise that use of appropriate conditions will provide an appropriate mechanism to secure the details required by HED prior to any works to the Listed building.</p> <p>Telephone Kiosk</p>
10.49	<p>No works are proposed to the Listed Telephone Kiosk within the site. Public realm improvements comprising the creation of a new public square 'Assembly Square' are proposed. It is considered that the revised scheme will have a positive impact on the setting of the Listed Kiosk.</p>

Proposed Demolitions of Non-Listed Buildings in the Conservation Areas

10.50 PPS6 sets out a numbers of policies against which proposals for the demolition/partial demolition of non-listed buildings are assessed. These include:

- Policy BH 14 – Demolition in a Conservation Area
- Policy BH 12 – New Development in a Conservation Area
- Paragraph 6.25 of Policy BH 10 (Demolition of a Listed Building) of PPS 6 is also applicable where it is considered that a non-listed building proposed to be demolished makes a positive contribution to the conservation area.

10.51 The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.18 – 6.20.

10.52 The application site falls within two Conservations Areas: Belfast City Centre Conservation Area and Cathedral Conservation Area.

10.53 In accordance with Policy BH14, in determining proposals for demolition of unlisted buildings in a Conservation Area, the Council is required to take account of the building’s contribution to the architectural or historic interest of the area and in particular the wider effects of the building’s demolition on its surroundings and on the Conservation Area as a whole. Where a building is considered to make a positive contribution to the character and appearance of the area, the Council is also required to have regard to the same broad criteria for the demolition of listed building as set out in paragraph 6.25 of Policy BH10 of PPS 6 which in summary are:

- a) the condition of the building, cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;
- b) the adequacy of efforts made to retain the building in use; and
- c) The merits of alternative proposals for the site.

10.54 The assessment of the proposals for demolition of non-listed buildings is set out below. Firstly, proposals for full demolition of buildings are considered followed by proposals for partial demolition of buildings with façade retentions.

Full demolition of buildings in the Conservation Area

10.55 The table below sets out proposals for full demolition of Non-Listed Buildings in the Conservation Area, drawing a comparison with the extant scheme.

Full Demolition of the following non-Listed Buildings in the Conservation Area is proposed		
Demolition Approved in Extant Scheme	Demolition Proposed in Revised Scheme	Comments
9-13 Rosemary St	9-13 Rosemary St	No change
3-5 Rosemary St & 2-8 North St	3-5 Rosemary St & 2-8 North St	No change
12-22 North St (Canada House)	12-22 North St (Canada House)	No change
30-34 North St	30-34 North St	No change
5-9 North St	5-9 North St	No change
39-65 North Street (Temple Court)	39-65 North Street (Temple Court)	No change
32-40 Donegall St (SHAC Housing)	32-40 Donegall St (SHAC Housing)	No change
29a – 31 North Street (St. Anne’s Buildings)	29 – 31 North Street (St. Anne’s Buildings)	No change
20-22 Donegall St	20-22 Donegall St	No change

<p>10.56</p>	<p><u>Buildings that do not make a positive contribution to the Conservation Area</u></p> <p>The following buildings proposed to be demolished in their entirety are not considered to make a positive contribution to the Conservation Areas and as such the proposals to demolish these buildings are considered acceptable in principle and compliant with Policy BH 14 subject to assessment of redevelopment proposals which is considered later in the report. This view is shared by the Conservation Officer. It must be noted that consent to demolish these buildings was previously granted under the extant scheme as set out in the table above. This is an important material consideration which has significant weight in the assessment of this element of the proposal. Photos of buildings to be demolished are provided at Appendix 3.</p> <ul style="list-style-type: none"> • Nos. 3-5 Rosemary Street & 2-8 North Street • Nos. 12-22 North Street (Canada House) • Nos. 30-34 North Street • Nos. 5-9 North Street • Nos. 39-65 North Street (Temple Court) • Nos. 32-40 Donegall Street (Choice Housing Facility)
<p>10.57</p>	<p><u>Buildings that make a positive contribution to the Conservation Area</u></p> <p>The buildings listed below proposed to be demolished in their entirety are considered to make a positive contribution to the character and appearance of Belfast City Centre and Cathedral Quarter Conservation Areas. Consent to demolish these buildings was previously granted under the extant scheme which represents a fall-back and is a significant material consideration in the assessment of this element of the proposal. Photos of buildings to be demolished are provided at Appendix 3.</p> <ul style="list-style-type: none"> • Nos. 9-13 Rosemary Street • Nos. 29a-31 North Street • Nos. 20-22 Donegall Street
<p>10.58</p>	<p>Policy BH 14 requires that the Council gives consideration to the part that each building plays in the architectural or historic interest of the area, as discussed below.</p> <p><u>Nos. 9-13 Rosemary Street</u></p>
<p>10.59</p>	<p>Nos. 9-13 Rosemary Street is a 3 storey plus attic building constructed in 1957. The building design incorporates a 3 bay neo-Georgian design finished in a rustic brick. Detailing on the building's façade include a ashlar granite ground floor surround with a central doorway with a webbed fanlight, wrought iron balconies at first floor, mansard roof, slated gable and coat of arms keystone. The Conservation Officer considers that the building is not locally significant rather it makes a positive contribution to the character and appearance of the Conservation Area through its eclectic and unusual mix of detailing.</p> <p><u>Nos. 29a-31 North Street</u></p>
<p>10.60</p>	<p>Nos. 29a-31 North Street is a 3 storey building constructed in 1912 and is part of the St. Anne's Buildings. The upper part of the building has been demolished and the red brick finish has been painted white. The building is considered to make a positive contribution to the character and appearance of the conservation area through its age, style, materials and in part ascribes the architectural evolution of the area.</p>

Nos. 20-22 Donegall Street

10.61

Nos. 20-22 Donegall Street is a 5 storey, 5 bay building constructed in the 1920s. The building is finished in red brick with sandstone at ground floor level. Detailing on the building includes brick piers to moulded eaves bay dividers, sandstone lintels, corbelling below cills, minor corncicing above shopfronts and an archway through to the rear. The building makes a positive contribution to the character and appearance of the conservation area through its age, style, materials, reflection of historic plot widths, historic patina and former uses. The building in part ascribes the architectural evolution of the area and is recognised as a backdrop building that provides an architectural, historical and contextual setting for other buildings of interest.

10.62

Policy BH14 requires consideration to be given to the wider effects of demolition on the buildings surroundings and on the Conservation Area as a whole each of which is considered below.

10.63

In assessing the part played in the interest of the wider area, the Conservation Officer considers that *‘Whilst these buildings may have features that contribute positively to the conservation area, collectively the wider streetscapes and built characteristics do not demonstrate the best qualities of a conservation area. Many of the surrounding buildings are in a state of disrepair, with a significant number being vacant and derelict; which together detracts from the visual amenity and townscape of this portion of the conservation area. In my opinion the value of their contribution is thereby diluted to when read collectively with surrounding buildings in the wider area.*

10.64

Each of the above buildings have features that contribute positively to the Conservation Area but they are not considered significant in terms of the interest of the wider area. The Conservation Officer’s advises that the area in general does not display the best quality conservation area given the combination of the architectural merit of some of the buildings and the general appearance of the area.

Consideration of paragraph 6.25 of PPS6

10.65

Given that the contribution of these buildings to the character and appearance of the Conservation Area is deemed positive regard must be had to the criteria in paragraph 6.25 of PPS6. This assessment is summarised in the table below.

Building	Contribution (Policy B14)	Assessment of Para 6.25 (Policy BH 10)	New Development (Policy BH 14) and Conclusion
Nos. 9-13 Rosemary Street	Positive	a) No condition survey carried out. Good condition internally and externally. b) Building has not been marketed as required for comprehensive development c) Proposed scheme will provide substantial benefits	Proposed scheme considered high quality and will bring substantial benefits. Proposed demolition considered acceptable in principle.
Nos. 29-31a North Street	Positive	a) No condition survey carried out. Signs of structural	Proposed scheme

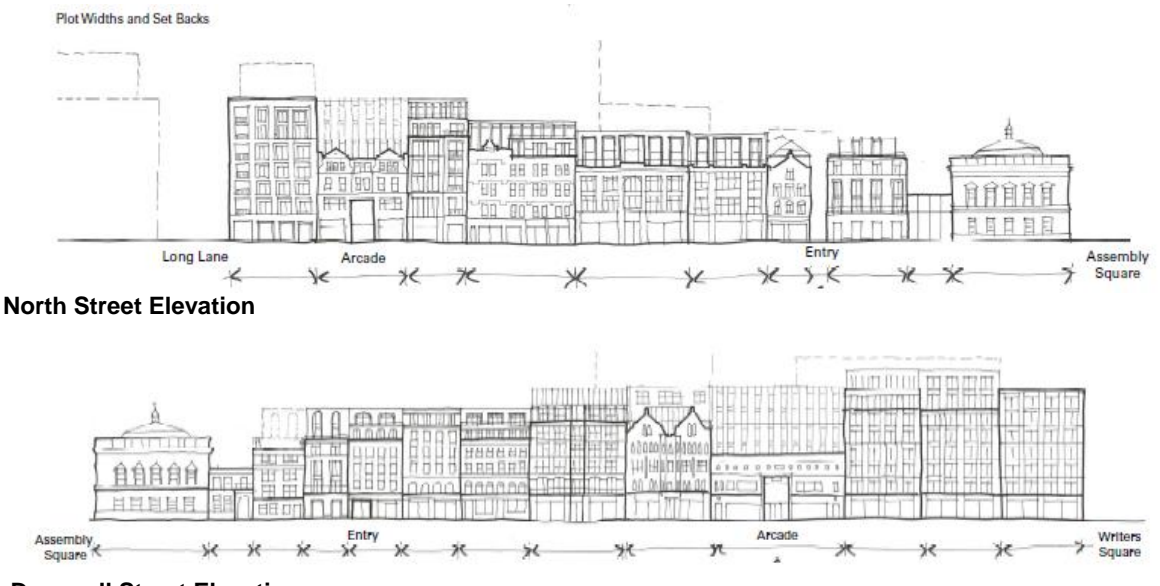
			distress to north (LHS) – External walls have evidence of structural supports, an indication of poor condition. Fair condition internally. Currently in Use. b) Building has not been marketed as required for comprehensive development c) Proposed scheme will provide substantial benefits	considered high quality and will bring substantial benefits. Proposed demolition considered acceptable in principle.
	20-22 Donegall Street	Positive	a) No condition survey carried out. Fair condition internally. Currently in Use. Internal inspection noted leaks and water penetration. b) Building has not been marketed as required for comprehensive development c) Proposed scheme will provide substantial benefits	Proposed scheme considered high quality and will bring substantial benefits. Proposed demolition considered acceptable in principle.
10.66	<p>Criterion a) of paragraph 6.25 of PPS 6 requires the condition of the building, cost of repairing and maintaining it in relation to its importance and to the value derived from its continuous use to be addressed. No condition surveys have been submitted for these buildings, however, the applicant’s ‘Proposed demolitions of Buildings in the Conservation Areas – Justification Report’ (“Justification Report”) indicates that No. 22 Donegall Street is in a fair condition internally, Nos. 29a-31 North Street is in a fair condition internally with evidence of structural supports on the external wall, an indication of poor condition. Nos. 9-13 Rosemary Street is in a good condition both internally and externally. However, this information is not a full structural assessment and is not sufficient to satisfactorily address criterion a).</p>			
10.67	<p>Criterion b) of paragraph 6.25 of PPS 6 requires evidence to demonstrate the adequacy of efforts to retain the building in use. It is noted that Nos. 20-22 Donegall Street and Nos. 29-31a North Street remain in use and No. 9-13 Rosemary Street was occupied until recently. The applicant has not marketed any of the buildings as they do not wish to sell as the buildings are required for the comprehensive redevelopment proposals currently under consideration and consider that selling the buildings would significantly compromise the delivery of the wider scheme. In the absence of this information the proposal therefore fails to satisfy criterion b).</p>			
10.68	<p>The Justification Report states that the applicant’s position is that the retention of these buildings would prejudice the wider development of the site and limit the ambition of the exemplary scheme which might be achievable. For Nos 20-22 Donegall Street and 29a-31 North street this relates to the potential for residential accommodation.</p>			
10.69	<p>Furthermore, the Justification Report states that retention of the buildings would limit the ability to maximise the market value of a heavily constrained site and result in a development which would have a lower economic viability. The report goes on to state that for a scheme to be viable <i>‘there needs to be a balance of new architecture to financially support the refurbishment of significant buildings, this is best attributed to</i></p>			

	<p><i>the restoration of Listed Buildings and those facades which are deemed to make a contribution to the streetscape of the Conservation Area’.</i></p> <p>10.70 Whilst the viability of the scheme is a material consideration, no information has been submitted to demonstrate the impact of retention of these buildings on the overall viability of the scheme. Therefore little weight can be attributed to this consideration. Nevertheless, the merits of the proposed scheme require to be considered and weighed up against the proposed demolitions in accordance with criterion c) of paragraph 6.25 of PPS 6 and the potential for substantial community benefits.</p> <p>10.71 The substantial community benefits of the wider scheme are explored later in this report. They include the following:</p> <ul style="list-style-type: none"> - physical regeneration of this area of decline and significant enhancement in the visual amenity of the Conservation Areas; - supporting the vitality and viability of the wider City Centre; - the creation of 370 jobs on site during construction and 1,300 jobs on site during operation across a number of uses; - a significant increase (up to 367 units) in the number of residential units in a sustainable location within the city centre including the provision of 10% affordable housing on site and 10% social housing units off site close by; - the creation of commercially viable fit for purpose office accommodation; - restoration of a number of Listed buildings securing their future use, upkeep and maintenance; - retention and restoration of facades of non-listed building and redevelopment securing their heritage value; and - reinstatement of the North Street Arcade, an historic and iconic shopping destination in the city centre. <p>10.72 Indeed, the Conservation Officer states that: <i>‘the demolition of these buildings could play a significant role in enabling comprehensive regeneration and wider redevelopment of the area that is in significant decline and in strong need of rejuvenation; including the retention, refurbishment and restoration of other heritage assets. The benefits of this would, in my opinion be greater to the wider area than the individual contribution of the buildings’.</i></p> <p>10.73 Officers advise that the cumulative visual impact of the state of some of these non-listed and listed building current detracts from the visual amenity of the Conservation Areas. Retention and restoration of the facades of non-listed and listed buildings and listed buildings will serve to enhance the character and appearance of the Conservation Areas and will ensure the up keep and maintenance of the remaining historic fabric of the non-listed and listed buildings.</p> <p>10.74 It is considered that demolition of these non-listed buildings which make a positive contribution to the Conservation Areas will facilitate the comprehensive redevelopment of the site and enable the realisation of significant physical, economic and regeneration benefits delivering substantial gains which is considered to be in the wider public interest. The merits of the proposed scheme are considered to outweigh the loss of these three buildings. Moreover, regard must be had to the fall-back position of implementation of the extant scheme within which these buildings are to be demolished. Having regard to these considerations, the principle of demolition of these buildings is considered acceptable subject to assessment of the redevelopment proposals considered below. This view is supported by the Conservation Officer.</p>
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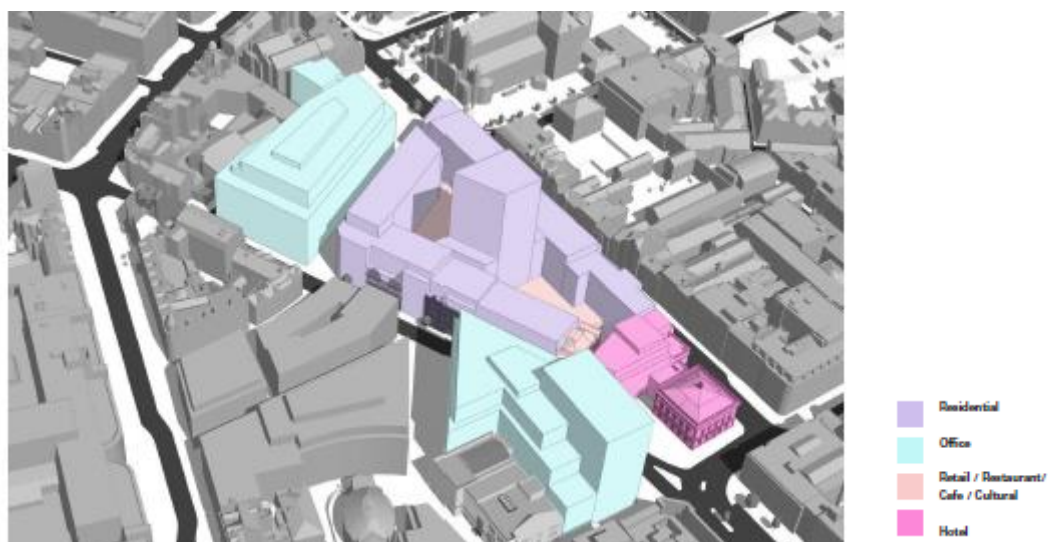
<u>Partial demolition of buildings in the Conservation Area</u>			
10.75	The table below compares the proposals for partial demolition of non-Listed buildings in the Conservation Area between the extant and revised schemes.		
Partial Demolition of the following non-Listed Buildings in the Conservation Area is proposed:			
	Demolition Approved in Extant Scheme	Demolition Proposed in Revised Scheme	Comments
	Nos. 13-15 North Street – demolition of entire buildings approved	13-15 North Street (partial demolition) – façade retention proposed	Façade retention proposed in revised scheme
	Nos. 17-23 North Street – demolition of entire buildings approved	17-23 North Street (partial demolition) – façade retention proposed	Façade retention proposed in revised scheme
	Nos. 25 – 29 North Street (St. Anne’s Buildings) demolition of entire buildings approved	25 – 29a North St (St. Anne’s Buildings) (partial demolition) – façade retention proposed	Façade retention proposed in revised scheme
	No. 24 Donegall Street (partial demolition – façade retention approved)	24 Donegall Street (partial demolition) – façade retention proposed	No change
	Nos. 16-18 Donegall Street (partial demolition) – façade retention approved	16-18 Donegall Street (partial demolition) – façade retention proposed	No change
10.76	Having regard to Policy BH14, it is considered that these buildings make a positive contribution to the character and appearance of the Conservation Areas in terms of their architectural and historic interest. The Conservation Officer considers that these buildings present heritage features of value including their age, style, materials, reflection of historic plot widths, patina and former functional uses which in part ascribe the architectural evolution of the area. It is for these reasons that the buildings are considered to make a positive material contribution to the character and appearance of the Conservation Areas. Photos of buildings to be partially demolished are provided at Appendix 3 .		
10.77	The Conservation Officer advises that <i>‘given that the front facades are to be retained I am satisfied that demolition of the remaining elements would not compromise the positive contribution by each building. Providing that the new scheme can be integrated sympathetically and without detriment or prejudice to the historic fabric of each facade; the part played by these buildings in the interest of the wider area would be unaffected. Furthermore, and in the context of the redevelopment scheme as a whole, the wider effects of demolition would not in my opinion be harmful to the conservation area.’</i>		
10.78	Notwithstanding these conclusions, given the positive contribution of these buildings to the character and appearance of the Conservation Areas regard must be had to the paragraph 6.25 of PPS6. The assessment is summarised in the table below.		

Building	Contribution (Policy B14)	Assessment of Para 6.25 (Policy BH 10)	New Development (Policy BH 14) and Conclusion
Nos. 13-15 North Street	Positive	<p>a) No condition survey carried out. Currently in Use. Very poor condition externally – deterioration of façade with extensive cracking. Poor condition internally.</p> <p>b) Building has not been marketed as required for comprehensive development.</p> <p>c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.</p>	<p>Positive contribution primarily based on architectural and historical value of the facade which will be retained. Proposed scheme high quality and will bring substantial benefits. Partial demolition considered acceptable.</p>
17-23 North Street	Positive	<p>a) No condition survey carried out. Currently in Use. Reasonable condition externally. Poor condition internally.</p> <p>b) Building has not been marketed as required for comprehensive development.</p> <p>c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.</p>	<p>Positive contribution primarily based on architectural and historical value of the facade which will be retained. Proposed scheme high quality and will bring substantial benefits. Partial demolition considered acceptable.</p>
25 – 29 North Street (St. Anne’s Buildings)	Positive	<p>a) No condition survey carried out. Currently in Use. Very poor condition internally.</p> <p>b) Building has not been marketed as required for comprehensive development.</p> <p>c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.</p>	<p>Positive contribution primarily based on architectural and historical value of the facade which will be retained. Proposed scheme high quality and will bring substantial benefits. Partial demolition considered acceptable.</p>
24 Donegall Street	Positive	<p>a) No condition survey carried out – internal inspection noted water penetration and dampness. Condition fair. Currently in use.</p>	<p>Positive contribution primarily based on architectural and historical value of the facade which will be retained.</p>

			<p>b) Building has not been marketed as required for comprehensive development.</p> <p>c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.</p>	<p>Proposed scheme high quality and will bring substantial benefits.</p> <p>Partial demolition considered acceptable.</p>
	16-18 Donegall Street	Positive	<p>a) No condition survey carried out. Building unsafe to enter. Evidence of structural issues - extreme settlement to front elevation. Vacant.</p> <p>b) Building has not been marketed as required for comprehensive development</p> <p>c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits</p>	<p>Positive contribution primarily based on architectural and historical value of facade which will be retained. Proposed scheme high quality and will bring substantial benefits.</p> <p>Partial demolition considered acceptable.</p>
10.79	<p>Criterion a) of paragraph 6.25 requires consideration of the condition of the building, cost of repairing and maintaining it in relation to its importance and to the value derived from its continuous use. No condition surveys have been submitted however the Justification Report indicates that No. 24 Donegall Street is in a fair condition; No. 13-15 North Street are in a very poor condition externally with extensive cracking evident on the façade and a poor condition internally due to years of successive replacement material. Nos. 17-23 North Street are in reasonable condition externally and poor condition internally again due to years of successive replacement material. No. 25-29 North Street are in poor condition internally but currently in use. Nos.16-18 Donegall Street is unsafe with evidence of extreme settlement of the front elevation. However, the information does not include full structural surveys and is not sufficient to satisfactorily address criterion a).</p>			
10.80	<p>Criterion b) of paragraph 6.25 requires evidence to demonstrate the adequacy of efforts to retain the building in use. It is noted that Nos. 13-15, 17-23 and 25-29 North Street and No. 24 Donegall Street are currently in use. The applicant has not marketed any of the buildings as they do not wish to sell as they are required for the comprehensive redevelopment proposals. Therefore the proposal also fails to comply with criterion b).</p>			
10.81	<p>Criterion c) of paragraph 6.25 of PPS 6 requires consideration of the merits of the replacement scheme.</p>			
10.82	<p>It is considered that the same substantial benefits reported in the previous section of this report, as amplifier later in this report, also applies to the consideration of partial demolition of un-listed buildings. Moreover, the extant scheme includes the demolition of three of the above buildings in their entirety (i.e. Nos. 13-15, 17-23 and 27-29 North Street). The extant scheme also includes the partial demolition with façade retentions only of Nos. 16-18 and 24 Donegall Street. The extant scheme is an implementable fall-back and a significant material consideration in the determination of the revised scheme. The revised scheme proposes additional façade retentions over and above that approved</p>			

	<p>in the extant permission which is considered a planning gain. Individually and cumulatively these façade retentions will serve to both preserve historic and architectural features enabling the heritage value to be protected whilst also enhancing the Conservation Areas through the retention and restoration of the facades.</p>
<p>11.0</p> <p>11.1</p> <p>11.2</p> <p>11.3</p> <p>11.4</p>	<p><u>Redevelopment Proposals</u></p> <p>The application site falls within the Old City Character Area (Ref: CC 009) and the Scotch and Cathedral Quarters Character Area (Ref: CC 010) as set out in dBMAP 2015.</p> <p>The general criteria applicable to the Old City Character and the Scotch and Cathedral Quarters Character Area states that the density of development in the area shall be maintained and increased where appropriate, through high site coverage and high plot ratio and the development proposals shall take account of the height of adjoining buildings.</p> <p>Specific design criteria for the site states that new development shall respect the established building line and building heights shall be a minimum of 3 storeys and a maximum of 5 storeys with use of setbacks/articulated roof forms reinforcing traditional character. The urban design criteria further states that consistent cornice line should be respected and development shall be of a fine grain and aim to reflect traditional plot widths. The facades of larger development proposals shall be broken up visually to reflect the scale of traditional units. In the Old City Character Area, comprehensive development proposals will be acceptable subject to an enhanced public realm and the creation of streets which reinstate the historic urban grain and secure east/west and north/south linkages.</p> <p>The architectural approach of the revised scheme is largely based on the principles of respecting traditional plot widths and reinforcing the fine urban grain in the area. This is clearly illustrated in the Design Code, illustrative extracts of which are set out below, demonstrating that the plot widths and fine urban grain are in keeping with those found traditionally in the area. The articulation of facades, the use of a variety of design styles drawing cues from the immediate context and proposed materials collectively, successfully reduce the visual impact of massing.</p> <p><i>Extract from Design Code illustrating the consideration of the Plot Widths/Urban Grain</i></p>  <p>North Street Elevation</p> <p>Donegall Street Elevation</p>

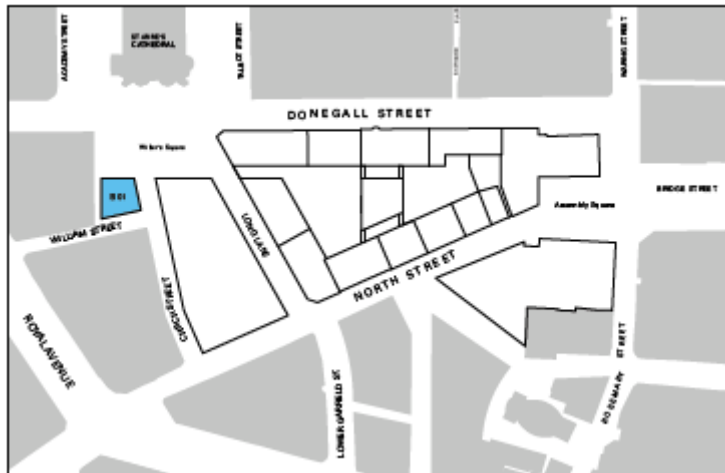
- 11.5** The proposed building heights exceed that in dBMAP 2015, however, the Urban Design Criteria notably do not acknowledge that building heights as existing are currently in excess of 5 storeys in the area (i.e. Nos. 30-34 North Street which rises to 8 storeys). In addition the extant scheme includes building heights higher than set out in the Urban Design Criteria and has established maximum building height parameters of 6 storeys. The proposal includes appropriate setbacks in each of the blocks proposed. The rationale for the taller elements proposed within the scheme is set out below.
- 11.6** The BUAP High Buildings Policy seeks to ensure that tall buildings are sympathetic to the scale and traditional height of buildings in the City Centre and that they do not mar or dominate the surrounding hills or the scale of attractive Belfast views; and they relate sympathetically in design to the urban structure of the city and to their immediate surroundings and to buildings or groups of buildings of architectural and historic interest. The scale of all office development will normally be controlled by a plot ratio of 3 to 1.
- 11.7** Reference to AOD is made throughout this document and within the Design Code and Parameter Plans. AOD is an acronym for Above Ordnance Datum and refers to the ground levels above mean sea level.
- 11.8** There are essentially three taller elements proposed within the scheme – Block 02 – (height 39.50m AOD including plant), Block 03 (7) Residential Tower (height 60m AOD including plant) and Block 09 (height 46.5m AOD including plant).
- 11.9** With the exception of Block 03 (7) and Block 09 the scale of the proposed blocks rise as one moves from Waring Street to Writer’s Square as illustrated in the massing diagram below.



- 11.10** The SPSS sets out relevant design policy in paragraphs 4.23 – 4.29 against which the revised scheme has been considered below.
- 11.11** Policy QD1 of Planning Policy Statement 7: Quality Residential Environments (PPS7) sets out design criteria against which the revised scheme is assessed.
- 11.12** An assessment of each of the proposed blocks against the relevant planning policy is set out below and includes an assessment of Policies BH 8 (Extension or Alteration of a Listed Building) and BH 11 (Development Affecting the Setting of a Listed Building) of

PPS 6. Followed by an assessment of the impact of the proposed scheme on the Conservation Areas.

Block 01



Block Reference	Block 01
Proposed Shoulder Height (AOD)	20.50 m AOD
Proposed Maximum Height (AOD) including plant	24.50m AOD
AOD Level	3.5m
Proposed Height	21m

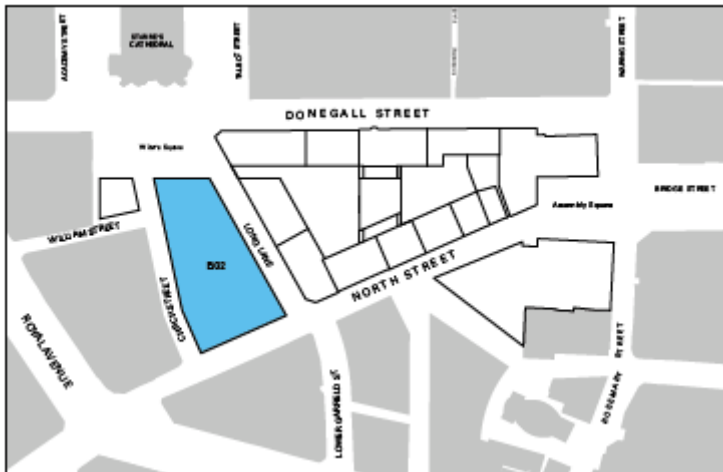
11.13 Block 01 is a 5 storey building located off William Street and fronting onto Writer’s Square. The top floor is setback by 2m along the Writer’s Square (eastern) elevation and setback by 2m along part of the northern and southern elevations. The overall proposed height is 21m (24.50m AOD). The plant is to be incorporated into the 5th floor level.

11.14 The architectural treatment of Block 01 includes traditional tripartite proportions i.e. base, middle and top and proposes a white reconstituted stone primary frame to the shoulder height (20.5m AOD) and a buff reconstituted stone secondary frame to express window and floor levels. The setback upper floor is proposed to be glazed with vertical fins. Secondary elevations along the northern and southern elevations will incorporate single storey shopfronts at ground floor level and solid cladding panels within the primary frame to add solidity and variety. Bronze coloured aluminium framing is proposed to window frames, vertical fins and plant screen louvres. A single storey colonnade at street level onto Writer’s Square allows a 3m deep covered area for restaurant/retail spill out space. The façade is divided into three distinct sections emphasising verticality and is considered an appropriate design treatment to break up the massing of the block. The proposed design treatment is supported by HED.

11.15 The Urban Design Officer and HED note that the shoulder height of Block 01 relates to the ridge height of St. Anne’s Cathedral as shown in the Design Code. The Urban Design Officer considers that the proposed scale, height and massing of Block 01 relate to the adjacent buildings along Church Street and William Street and sits comfortably within its context, most importantly that of St. Anne’s Cathedral. HED considers that the scale and

	<p>use of Block 01 to be acceptable in the context of the setting of St. Anne's Cathedral and that the setback meets policy requirements of paragraph 6.12 and Policy BH 11 (a) of PPS6.</p>
11.16	<p>The proposed palette of materials as set out in the design code include reconstituted stone in white and buff colours, anodised aluminium bronze and curtain walling glazing. The material palette is considered acceptable.</p>
11.17	<p>The proposed height, scale and massing of Block 01 is considered acceptable and supported by HED and the Urban Design Officer. The Urban design officer also considers that the articulation and palette of materials and precedent images for Block 01 appropriate and incorporate proportions of a modest civic scale to reflect a degree of prominence on Writer's Square, with materials responding positively to the Portland stone of St. Anne's Cathedral opposite. The proposals for Block 01 are considered acceptable.</p>
11.18	<p>An objection was received regarding the impact of Block 01 on adjacent existing development along William Street and concerns were raised specifically in regard to potential security issues with overlooking into the existing office building. A separation distance of 4m is proposed between the Block 01 and the adjacent existing development at 11 Church Street. It is not unusual to have a degree of overlooking between office blocks in city centre locations and the proposed juxtaposition is familiar in an urban context. It is considered that the proposals for Block 01 will not adversely impact on the amenity of office users or pose an undue security risk. The illustrative plans for the northern elevation of Block 01 replicate the proposed design treatment onto Writer's Square and William Street as shown in the Design Code. The Design Code states that secondary elevations of Block 01 applicable to the northern elevation facing New Cathedral Buildings will also incorporate solid cladding panels within the primary frame to add solidity and variety. In doing so, solid cladding panels will also reduce the amount of glazing on this elevation and reduce the potential for overlooking. Whilst these plans are illustrative they are subject to refinement in line with the principles set out in the design code and further consideration will be given to the relationship between Block 01 and surrounding existing developments at Reserved Matters stage to ensure no adverse impact on the amenity of adjacent users/occupants.</p>
11.19	<p>The extant scheme permitted a two storey block on Writer's Square incorporating access to a dual level basement car park. Access to the underground car park was proposed via Writer's Square. The removal of the underground car park and significant traffic movements through Writer's Square is welcomed and considered a planning gain.</p>
11.20	<p>The character and appearance of the Conservation Area will be preserved. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.</p>

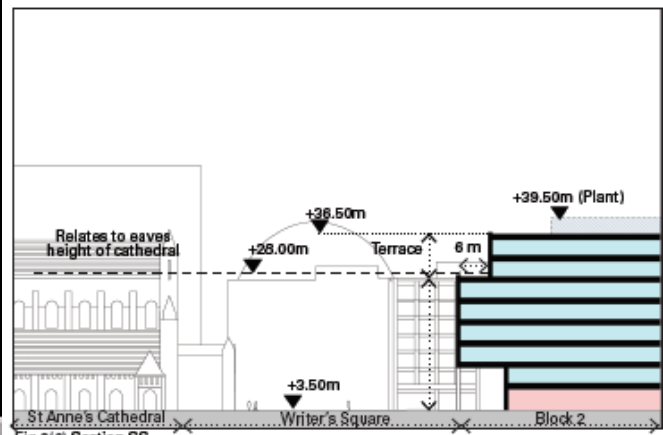
Block 02



Writer's Square Elevation
Proposed Bay Design



North Street Elevation Proposed Bay Design



Section showing St. Anne's Cathedral

Block Reference	Block 02
Proposed Shoulder Height (AOD)	28 m AOD
Proposed Maximum Height (AOD) including plant	39.5m AOD
AOD Level	3.5m
Proposed Height	36.5m

11.21

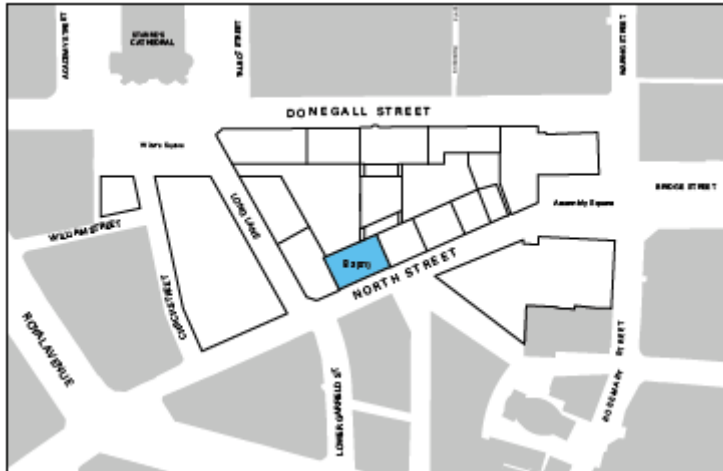
Block 02 proposes an 8 storey building fronting onto Writer's Square and North Street and bounded by Long Lane and Church Street. The block incorporates a shoulder height at 6th floor level of 28m AOD with the top two floors setback 6m from Writer's Square and North Street and setback 3m along Long Lane and Church Street with an increase in the setback to 4.5m at the corner of North Street and Church Street. An additional setback is

	<p>proposed on the top floor along part of the Church Street elevation and is deepest at the corner of North Street and Church Street at which point it comprises a 9m setback from the Church Street elevation. A central area to accommodate plant proposed on top of the 8th floor is setback 24 m from the Writer's Square elevation and 15m from North Street is to house plant. The maximum proposed height is 36.5m (39.5m AOD).</p>
<p>11.22</p>	<p>The scheme proposes that Blocks 01 and 02 sit as a pair following a similar design approach with Block 02 being the larger block occupying a prominent position fronting Writer's Square and St. Anne's Cathedral. As with Block 01, traditional tripartite proportions i.e. base, middle and top are proposed on all elevations with a buff reconstituted stone primary frame to the shoulder height (28m AOD) to express horizontality with a white reconstituted stone secondary frame to express window and floor levels. A double height colonnade is proposed at street level facing Writer's Square providing an adequate spill out area for proposed ground floor retail/restaurant units.</p>
<p>11.23</p>	<p>HED considers that the shoulder height of Block 02 to be acceptable in the context of the setting of the surrounding Listed buildings and considers that whilst the roof height is higher than the ridge of St. Anne's Cathedral it is mitigated somewhat by the top two floors setback by 6m. HED requested that the overall height of the building is reduced to sit below the ridge height of St. Anne's Cathedral to ensure the Cathedral remains the primary focus of the setting. The overall height of the building is 36.5m which includes a 3m plant screen which is set back 24 m from the Writer's Square elevation facing St. Anne's Cathedral. The shoulder height of Block 02 aligns with the eaves height of St. Anne's Cathedral as demonstrated in the section provided in the Design Code and shown above. Whilst the maximum height of the building (36.5m) sits above the ridge height of the Cathedral (32m), the top two floors of Block 02 are set back by 6m from the primary elevations and the plant is set back by 24m from the Writer's Square elevation. The Urban Design officer states that the deeper 6m setbacks will help upper floors read as a subservient addition to the building and considers the proposed scale, height and massing acceptable. It is the view of officers that the setback is adequate and effectively mitigates the visual impact of the scale and massing of this block and the overall height is suitable to ensure no adverse impact on the setting of St. Anne's Cathedral.</p>
<p>11.24</p>	<p>HED considers that the scale of the North Street elevation is out of character with the plot widths and historic grain of North Street. The extant scheme permitted 2 blocks between North Street and Donegall Street connected by a third floor bridge link. Block No. 1 of the extant scheme fronts onto Donegall Street and comprises a 5 storey block with a two level underground car park 18 m high. Block No. 02 of the extant scheme fronting onto North Street is a 5-6 storey block, 19 m high. The building line of Block 01 of the extant scheme aligned with existing development i.e. the building line on the western side of Donegall Street and therefore was much closer to St. Anne's Cathedral than the proposed Block 02. The proposed layout is considered a betterment as it provides for a more respectful setting for St. Anne's Cathedral opposite when compared with the extant plan. Block No. 02 in the extant scheme fronting North Street incorporated a multi-storey car park which fronted North Street. The removal of the multi-storey car park on North street is welcomed and will enable reinstatement of the North Street building line and active frontage at street level which is considered an improvement compared with the extant scheme.</p>
<p>11.25</p>	<p>The proposed palette of materials as set out in the Design Code include reconstituted stone in white and buff colours, anodised aluminium bronze and curtain walling glazing consistent with that proposed for Block 01. The materials complement those proposed for Block 01 but the primary reconstituted stone finish colours used to express the primary and secondary frames are switched adding variety whilst complimenting each other and picking up on the material tones of St. Anne's Cathedral. The material palette is</p>

	<p>considered acceptable. Further details sought by HED relating to the material and locations of the proposed solid panels to secondary elevations can be provided at Reserved Matters stage.</p> <p>11.26 Block 02 is setback 25.5m from Donegall Street. Views from along Donegall Street and beyond in either direction will be limited given the existing and proposed developments which will screen views until Writer’s Square is reached. Block 02 will be viewed on the approach from Academy Street and Talbot Street, however, the setback on Writer’s Square and the setback of the top floors will mitigate the visual impact of the building. When viewed from the south along North Street the block’s setback of the upper floors will mitigate the visual impact. The articulation of the design and the breaking up of the massing of the North Street elevation into definitive bays will also mitigate the visual impact. A further setback proposed on the top floor along Church Street extending to the corner of North Street/Church Street mitigates against the visual impact of the massing of Block 02 when viewed from the North/North-West and is considered appropriate. When viewed from the north along North Street, whilst Block 02 will be taller than existing development it will sit against a backdrop of a dense urban city centre context which includes the taller River House building in the backdrop.</p> <p>11.27 The Urban Design Officer considers the articulation and palette of materials and precedent images for Block 02 appropriate with the more classical and simplicity of the façade detailing picking up on design cues of St. Anne’s Cathedral including the chamfering of column and material tones. The proposed design of the Block 02 as set out in the Design Code is considered a marked improvement on the extant scheme proposal for this part of the site.</p> <p>11.28 The character and appearance of the Conservation Area will be preserved. It is officers’ view that Block 02 will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.</p>
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Block 03(1) – (12)

Block 03 (1) – North Street Arcade, 35-37 North Street and 29a-31 North Street



Block Reference	Block 03 (1)
Proposed Shoulder Height (AOD)	24.50 m AOD
Proposed Maximum Height (AOD) including plant	31m AOD
AOD Level	3.15m
Proposed Height	27.85m

11.29 Block 03(01) refers to the North Street Arcade (NSA) fronting North Street and adjacent new build replacing 29a-31 North Street. The scheme seeks to retain and restore the 4 storey North Street façade with demolition of the internal portion and rebuilding with a 3 storey roof extension. The North Street NSA façade will sit aside a new infill block (replacing 29a -31 North Street) which will link to the adjoining NSA ground floor retail unit and provide an entrance to residential units above ground floor level. The proposed roof extension on the NSA façade comprises a single storey floor setback by 2m with an additional two floors above set within a 70 degree pitched roof profile. It is proposed that Block 03 (1) will provide access to the replacement North Street Arcade at ground floor level with residential units above.

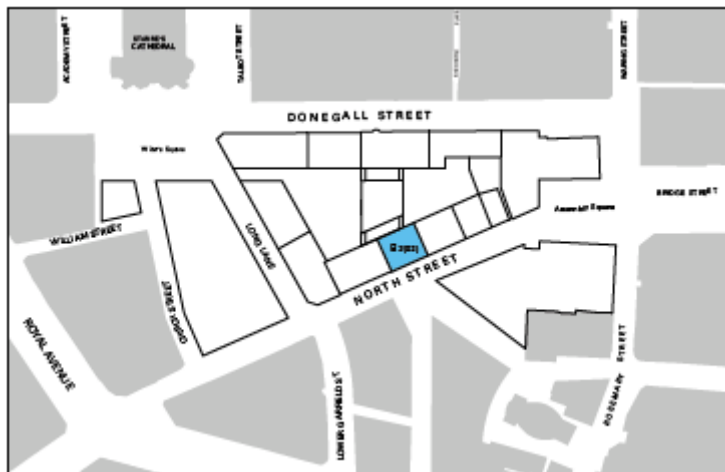
11.30 The shoulder height of the retained NSA façade will be 19.5m AOD. The adjacent infill building proposes a solid frame up to a shoulder height of 24m AOD and incorporates corten steel vertical fins reflecting those in the NSA extension. Both elements include setbacks of 2m in the case of the retained NSA façade and 0.5m at 5th floor and 1.5m at 6th floor for the infill section. Both elements then rise to a uniform height of 28m AOD. The proposed maximum overall height of the new development is 31.15m AOD including the designated plant area which is set back by 5-7m from the top floors.

11.31 HED considers that the partial change of use to residential is acceptable in principle but states that the proposal fails under Policy BH8 (a) and BH 11(a) as not enough information has been provided (i.e. schedule of materials and finishes, door and window schedules, stone schedule, landscape proposals and details for recreating historic features and at the juxtaposition between old and new). However, officers advise that use

	of appropriate conditions will provide an appropriate mechanism to secure the details required by HED prior to any works to the Listed building.
11.32	The treatment of the roof extension on the NSA façade proposes weathered corten steel fins with inset corten steel patterned screens between. The Urban Design Officer notes that the creative use of corten steel picks up on the rustic brick tones of surrounding buildings and touches on Belfast's industrial past. The angled roof extension will allow for balconies to be provided at upper level residential units. Recessed balconies are also proposed to be provided on the front elevation of the infill block on North Street. HED is open to a radically different style extension to the NSA provided that it is integrated sympathetically and sensitively with exceptional quality and detailing essential. However, HED considers that that the scale, massing and design of the proposed extension is overbearing and dominates the Listed building, detracting from its character and considers the setback inadequate to mitigate the height, scale and massing of the proposed extension.
11.33	The rear of the building will front onto the internal residential courtyard on top of the arcade. The outlook for proposed apartments is considered acceptable.
11.34	HED considers that the overall impact of the extension on the NSA to be moderate/large and considers that the proposal fails to comply with Policy BH10 of PPS6.
11.35	The extant scheme includes the demolition of the internal portion of the NSA whilst retaining the facades and end units and reconstruction of the rotunda. The end units are no longer proposed to be retained given their current state. The extant scheme also includes new development abutting the end blocks and adjacent infill block with a maximum height of 27.5m (including plant) to facilitate a large retail anchor store. The revised scheme proposes a new build block abutting the NSA North Street façade with a maximum height of 31m AOD (including plant) resulting in an overall height of 27.85m.
11.36	Whilst the height of the revised scheme (27.85m) is higher than the extant scheme (27.5m), the difference is marginal (0.35m) and the proposed height is considered acceptable taking account of the established height parameter in the extant scheme. HED considers that if the extant scheme is afforded material consideration then the setback should be increased to 3m to match the extant scheme. However, officers consider that the contemporary nature of the proposed extension to the NSA includes adequate setbacks and the proposed angled roof profile gives a subservient appearance thereby allowing the Listed building façade to maintain prominence. It is the view of officers that the contemporary extension will successfully distinguish the original Listed arcade frontage which will be restored to its original state and will allow it to dominate views along North Street whilst adding and the impact on the listed building and Conservation Area. The Urban Design Officer supports the proposal and considers that the scale, height and massing of this block is acceptable.
11.37	HED considers that the materials described in the Design Code for the proposed new shopping arcade are considered appropriate under Policy BH 8 of PPS 6. HED are of the view that further information is necessary including detail regarding the recreation of historic features and at junctions with old and new. HED seeks information on materials and finishes, doors and window schedules, condition survey and a landscape survey
11.38	A similar angular design treatment and weathered corten steel finishes is proposed on the roof extension of the NSA on its Donegall Street frontage. The replication of this innovative and bold contemporary design is welcomed and will unify the NSA and bring improved legibility and cohesion to the Arcade.

- 11.39** The Urban Design Officer considers that the restoration of the NSA façade and the infill block pick up on the historic plot widths in the area. The Urban Design Officer also considers that the articulation, palette of materials and precedent images for Block 03 (1) are appropriate.
- 11.40** The infill block at Nos. 29-31a proposes tripartite proportions i.e. base, middle and top and draws cues from the NSA adjacent. The solid outer frame will be similar to the art deco base of the retained NSA with setbacks at the 5th and 6th floors. Fins finished in weathered corten steel will emphasis verticality and compliment the use of this treatment on the main frame of the NSA extension. Horizontal bands along the top of upper floors with fine verticals are proposed on upper setback floors. The simplistic design expressed on the infill block will compliment and sit in visual harmony with the adjoining Listed NSA. HED considers that the materials and fenestration of the infill block comply with Policy BH 11 (b).
- 11.41** It is the view of officers that the proposed extension to the NSA and its innovative design will create a successful integration of the original frontage whilst providing a high quality contemporary extension giving due recognition to an iconic landmark which has suffered severe deterioration and will undoubtedly create a visual distinctiveness in the area. The proposals will bring the Listed building back into use. The restoration of the NSA façade on North Street will provide substantial enhancements to the streetscape and the Conservation Area given the unsympathetic intervention through the years and will secure a viable future enabling reinstatement of ground floor active frontages on North Street, linking to the retail units within the proposed Arcade and in addition secure city centre residential living above. This mix of uses will add to the vitality and vibrancy of the area which is welcomed.
- 11.42** Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The proposed design is respectful of the North Street Arcade Listed building façade. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (2) 25-29 North Street



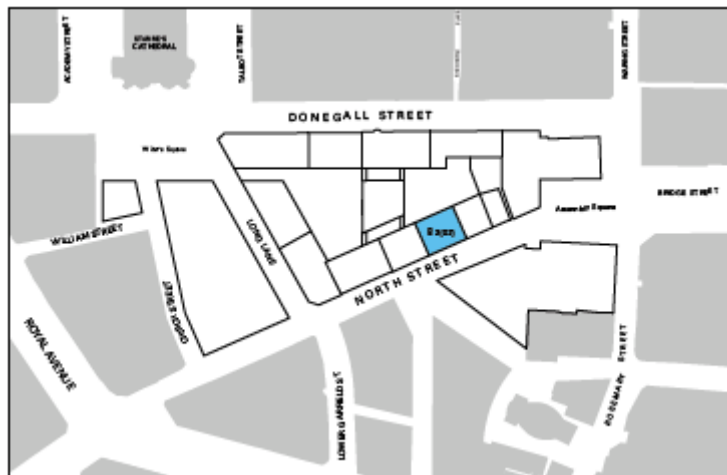
	Block Reference	Block 03 (2)
	Proposed Shoulder Height (AOD)	21.5m AOD
	Proposed Maximum Height (AOD) including plant	27.5m AOD
	AOD Level	3m
	Proposed Height	24.5m
11.43	Block 03 (2) proposes the 4 storey facade retention of 25-29 North Street (St. Anne's Building) with new development of 6 storeys plus plant behind the façade. New development above the retained facades takes the form of a one storey setback attic extension covering 75% of the plot width with a shoulder height of 21.5m AOD. A further full width setback storey is proposed above with a height of 24.5m AOD with a designated plant area above the 6 th floor which is set back by 6m from the top floors. The proposed maximum height of 03 (2) is 27.5m AOD including plant.	
11.44	The attic extension is proposed to be finished in red/brown precast concrete finish complementing the red brick of the retained façade with window proportions matching relating to those on the retained façade. The treatment of the top floor proposes a lightweight contemporary form vertical columns to reflect the window spacing of the retained façade with recessed window spandrels and lintels. The Urban Design Officer considers that the attic level provides an appropriate transition between the retained façade and the new full width upper setback floor not only in terms of composition but also by way of its subservient nature which allots a degree of hierarchy to the projecting pediment, finial detail and lugged plaque of the retained façade. The building will link to Block 03 (7) (the residential tower).	
11.45	The façade retention was not included in the extant scheme and its inclusion is considered as a planning gain in this revised scheme. The inclusion of the façade retention is a welcome addition and on its own and cumulatively with the adjoining façade retentions of Nos. 13-23 North Street adjacent allows the historic plot ratios and fine urban grain of the area to be easily read and co-exist with proposed contemporary extensions which are respectful of the heritage value of these frontages. The retention of this façade secures the important heritage value of the building and its restoration and sympathetic extension will serve to enhance the Conservation Area.	
11.46	The extant scheme permitted a new development at 25-29 North Street end blocks and adjacent infill block with a maximum height of 24.4m (including plant). The proposed height of the extension is 24.5m and is comparable to the extant permission.	
11.47	HED consider the scale of the two storey addition to the existing building height to be acceptable in principle and welcome the rhythm of the existing facade being reflected in the new roof extension. The Urban Design Officer also considers the height, scale and massing of this block acceptable.	
11.48	The Urban Design Officer states that the form of the block picks up contextually on the stepped form of the retained façade with the effective use of setbacks to ensure the two new floors remain subservient.	
11.49	The proposed external finishes as set out in the Design Code include red brick to match existing façade, red/brown precast concrete, aluminium cladding on upper floors	

extension, bronze windows and doors and light grey plant screen. The palette of materials ties in with the existing building and context and are considered acceptable. HED is content with the proposed materials. The Urban Design Officer also considers that the articulation, palette of materials and precedent images for Block 03 (2) appropriate and responds positively to the retained façade.

11.50 The integration of St. Anne’s façade with the new development will allow the creation of a terrace at a parapet level of No. 29. The layout of the residential unit served by the terrace will have to be carefully considered to ensure that the amenity of prospective occupants is not adversely impacted by loss of light from the retained parapet. These detailed matters will be appropriately dealt with at Reserved Matters stage.

11.51 Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (3) – 17-23 North Street

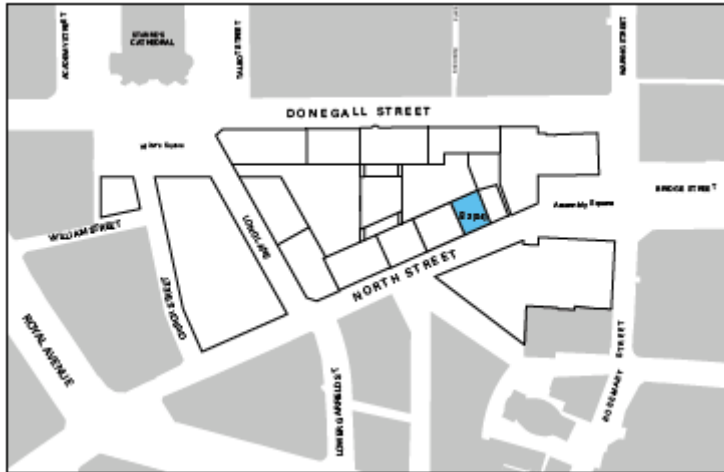


Block Reference	Block 03 (3)
Proposed Shoulder Height (AOD)	16.5m AOD
Proposed Maximum Height (AOD) including plant	26m AOD
AOD Level	3m
Proposed Height	23m

11.52 Block 03 (3) proposes the 3 storey facade retention of Nos 17-23 North Street (3 storey) with a new 5 storey development behind the façade. The new development proposes a shoulder height of 16.5m AOD with two new floors above the retained façade in the form of a double height mansard with a 70 degree sloped roof profile resulting in an overall height of 23m AOD. The proposed maximum overall height of the new development is 26m AOD including the 3m high designated plant area which is set back by 6m from the top floors.

11.53	The design proposes a new mansard roof with five double height dormer windows set within the sloping roof windows and centred on the existing window openings of the retained façade. This reflects the rhythm of windows and is welcomed by HED and the Urban Design Officer. The dormer windows are proposed to be finished in copper cladding which is considered appropriate given its wider use as a decorative roof level material across the city centre. A projecting party wall is proposed between the adjacent block which reinforces the historic plot widths. The rear of the building will front onto the internal residential courtyards. The outlook for proposed apartments is considered acceptable.
11.54	The façade retention was not included in the extant scheme. The inclusion of the façade retention is a welcome addition to the scheme. The restoration of the facade on its own and cumulatively with the façade restorations of Nos. 25-29 and 13-15 North Street will significantly enhance the streetscape and the Conservation Area.
11.55	The extant scheme permitted a new development at Nos. 17-23 North Street with a maximum height of 24.4m (including plant). The proposed height of the extension is 23m including plant and responds sensitively to the retained façade which is now lower than the extant permission.
11.56	The revised scheme proposes the restoration of the existing façade including a more sympathetic shop front treatment at ground floor level
11.57	HED considers the scale of the two storey sloping addition to the existing building height to be acceptable in principle and welcome the rhythm of the existing facade being reflected in the new roof extension. The Urban Design Officer also considers the height, scale and massing of this block acceptable.
11.58	The Urban Design Officer states that the new double height mansard is in proportion to the retained façade with its sloped form minimising any visual impact at street level.
11.59	The proposed external finishes as set out in the Design Code include dark grey roof slates, copper cladding and copper feature panels, aluminium windows and doors and dark grey metal balustrades. The palette of materials are complimentary to the existing finishes on the North Street façade and the adjacent building at Nos. 17-23 North Street and are considered acceptable. HED is content with the proposed materials, however, it considers that roof slates should be hung in a traditional form. This detailed matter will be further considered at Reserved Matters stage. The Urban Design Officer considers that the articulation, palette of materials and precedent images for Block 03 (3) appropriate and responds positively to the retained façade.
11.60	Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (4) – 15-17 North Street



Block Reference	Block 03 (4)
Proposed Shoulder Height (AOD)	16.5m AOD
Proposed Maximum Height (AOD) including plant	26m AOD
AOD Level	3m
Proposed Height	23m

11.61 Block 03 (4) proposes the 3 storey facade retention of Nos. 13-15 North Street with a new 5 storey development behind the façade similar to that of the adjacent Block 03(3). The new development proposes a shoulder height of 16.5m AOD with two new floors above the retained façade in the form of a double height mansard with a 70 degree sloped roof profile resulting in a height of 23m AOD. The proposed maximum overall height of the new development is 26m AOD including the designated plant area which is set back by 6m from the top floors which is the same as the adjoining block 03 (3).

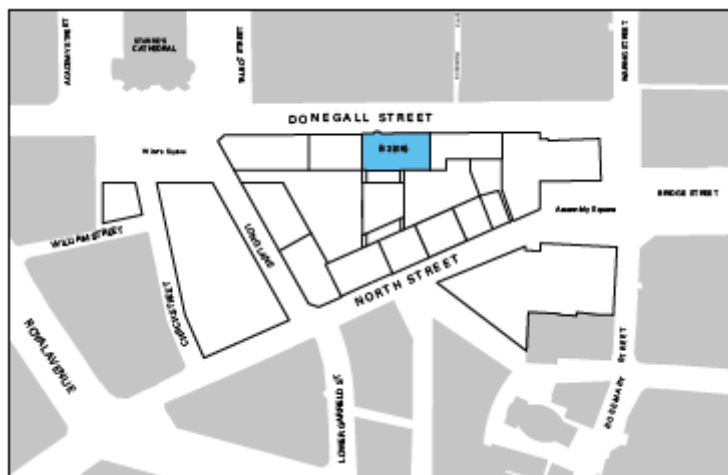
11.62 The design proposes a new mansard roof with three double height dormer windows set within the sloping roof windows and centred on the existing window openings of the retained façade. This reflects the rhythm of windows and is welcomed by HED and the Urban Design Officer. The dormer windows are proposed to be finished in copper cladding which is considered appropriate given its wider use as a decorative roof level material across the city centre. A projecting party wall is proposed between the adjacent block which reinforces the historic plot widths. The rear of the building will face onto the internal residential courtyard. The outlook for proposed apartments is considered acceptable.

11.63 The façade retention was not included in the extant scheme. The inclusion of the façade retention is a welcome addition to the scheme. The restoration of the facade on its own and cumulatively with the façade restorations of Nos. 25-29 and 13-15 North Street will significantly enhance the streetscape and the Conservation Area.

11.64 The extant scheme permitted a new development at 13-15 North Street with a maximum height of 19.3m. The proposed height of the extension is 23m including plant. Whilst it is higher than the extant permission this includes 2 setbacks at shoulder height level and 4th floor level which will effectively mitigate the visual impact of the increase in height when viewed from street level. This block is the same height as its neighbour Block (03 (3)).

- 11.65** The revised scheme proposes the restoration of the existing façade including a more sympathetic shop front treatment at ground floor level.
- 11.66** HED considers the scale of the two storey sloping addition to the existing building height to be acceptable in principle and welcomes the rhythm of the existing facade being reflected in the new roof extension. The Urban Design Officer also considers the height, scale and massing of this block acceptable and considers the height respects that of the adjacent listed Braddells building (11 North Street).
- 11.67** The Urban Design Officer states that the new double height mansard is in proportion to the retained façade with its sloped form minimising any visual impact at street level and will read as a continuation of that proposed at Block 03(3) adjoining, albeit with a projecting party wall between.
- 11.68** The proposed external finishes as set out in the design code include dark grey roof slates, copper cladding and copper feature panels, aluminium windows and doors and dark grey metal balustrades. The palette of materials are complimentary to the existing finishes on the North Street facade and are considered acceptable. HED is content with the proposed materials, however, it considers that roof slates should be hung in a traditional form. This detailed matter will be further considered at Reserved Matters stage.
- 11.69** Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (5) 20-24 Donegall Street

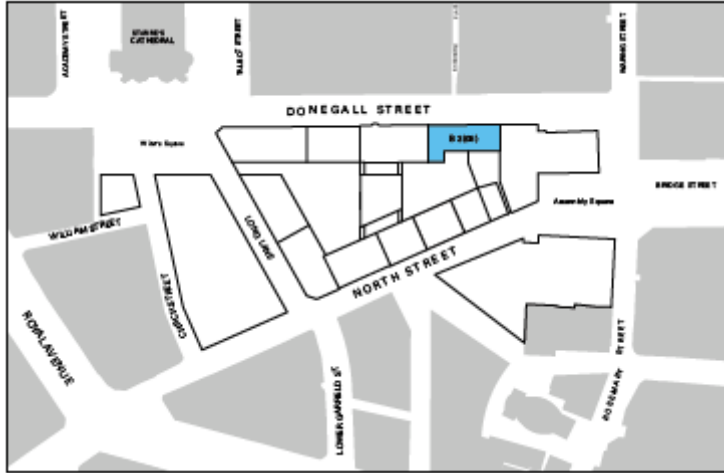


Block Reference	Block 03 (5)
Proposed Shoulder Height (AOD)	23.8m AOD
Proposed Maximum Height (AOD) including plant	31m AOD
AOD Level	3m
Proposed Height	28m

11.70	Block 03 (5) proposes the 5 storey facade retention of No. 24 Donegall Street with a new 7 storey development behind the façade. This block also incorporates a new build to replace Nos. 20-22 Donegall Street. The proposed shoulder height of the new build is 24.5m AOD with new development extending above the shoulder height of the infill block and the retained façade to a height of 28m AOD. The overall maximum height of the new development/building is 31m AOD including the designated plant area which is set back by between 4.5m and 6m from the top floors.
11.71	The design proposes a new development with a two storey sloping roof setback behind the existing gable fronted which is considered acceptable in principle and supported by HED. The articulation of the replacement building for Nos. 20-22 Donegall Street includes a replication of the gable fronted features on the elevation of No. 24 Donegall Street. HED considers that the replacement of Nos. 20-22 Donegal Street should be subservient to the historic elevation to be retained to ensure legibility and considers this could be achieved by both new gables being square headed rather than mimicking the existing historic stepped gables on the elevation of No. 24 Donegall Street.
11.72	However, the precedent image set out in the Design Code demonstrates that repetition of gable fronted elevations in the context of an existing gable fronted building can be successful and whilst HED's comments are acknowledged, it is officers view that the design features proposed for the replacement building of Nos. 20-22 Donegall are entirely appropriate in the context taking design cues from the adjacent building façade and reinforcing historic plot widths and fine urban grain. The Urban Design Officer states that the new double height mansard is in proportion to the retained façade and the new plot with its sloped form minimising any visual impact at street level. The shoulder height (23.8m AOD) ties in with that of the retained frontage at 24 Donegall Street. No. 24 Donegall sits adjacent to the Listed North Street Arcade located at 26-30 Donegall Street. The extant scheme permitted a new development at 20-24 Donegall Street with a maximum height of 27.5m (including plant). The height of the proposed block is 28m including plant and is not significantly different from the extant scheme.
11.73	The revised scheme proposes the restoration of the existing façade including a more sympathetic shop front treatment at ground floor level.
11.74	The proposed external finishes as set out in the Design Code include red brick to match the existing façade to be retained, textured red brick, red sandstone, dark grey metal cladding, bronze doors and windows, light coloured painted timber shopfront and light grey plant screen. The palette of materials are complimentary to the existing finishes on the adjoining North Street Arcade facade and are considered acceptable. Detailed specifications including samples of external materials will be required at Reserved Matters stage to ensure a high quality finish and HED will be consulted at that stage to further consider the materials proposed. The building will link to block 03 (7) (residential tower) and part of the rear of the block will face onto the internal residential courtyards. The outlook for proposed apartments is considered acceptable.
11.75	The Urban Design Officer also considers that the articulation, palette of materials and precedent images for Block 03 (5) to be appropriate with the primary material in this instance being red/brown facing brick with detailed brick feature panelling inlaid in a vertical arrangement. This is considered to result in an arrangement that responds appropriately to the retained façade in terms of window spacing, hierarchy of openings, articulation of bays and twin gables. The form and height of the new double height contemporary mansard is in proportion with the retained façade and new plot with its sloped form sitting subserviently to both thereby minimising visual impact at street level.

11.76 Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (6) – 16-18 Donegall Street and adjacent gap site



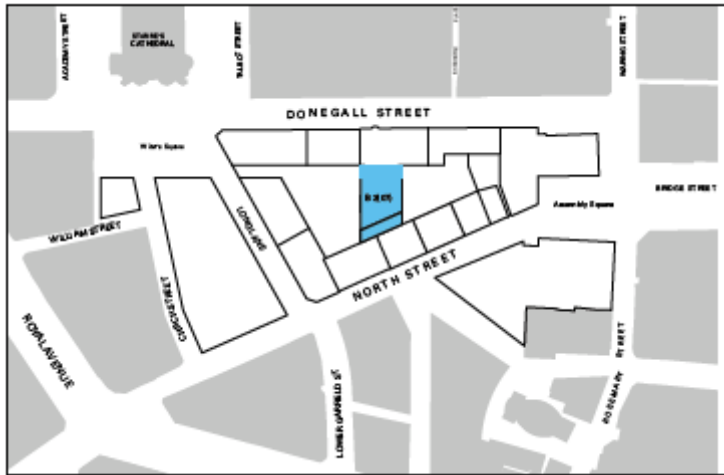
Block Reference	Block 03 (6)
Proposed Shoulder Height (AOD)	20.5m/24m AOD
Proposed Maximum Height (AOD) including plant	27.00m AOD
AOD Level	3m
Proposed Height	24m

11.77 Block 03 (6) proposes the 4 storey facade retention of Nos 16-18 Donegall Street with a new development behind the façade. The block also incorporates two new infill buildings adjacent on a currently undeveloped site/existing car park at Donegall Street adjacent to the Listed Former Assembly Rooms. The proposal includes a two storey extension above the retained façade comprising a new floor immediately above the retained facade with a shoulder height of 20.5m AOD and a further floor setback by on top. The infill site comprises two distinct elements with a taller element with a shoulder height of 24m adjacent to Nos 16-18 Donegall Street and a with a shoulder height of 20.5m which matches that proposed for Nos 16-18 Donegall Street. New development extends to 6 floors with a uniform height of 24.5m across the block. The proposed maximum height of the of new block is 27.5m AOD including a small designated plant area which is located on the top floor of Nos. 16-18 Donegall Street and is set back by between 8.5m from the top floor.

11.78 The design proposes a two storey extension above 16-18 Donegall Street and a 6 storey building adjacent. The block elevation is made up of 3 distinct sections which successfully breaks up the massing and respects the traditional plot widths and fine urban grain found in the area. It is proposed to use a different colour of render on each section to distinguish. The variation in colour is welcomed by HED and Urban Design Officer. A small area of plant is proposed to be located on the rooftop extension of Nos 16-18 Donegall Street. The Urban Design Officer considers that the articulation of the two new infill plots pick up on the form of the retained façade in terms of plot widths, solid to void

	ratios, materiality and hierarchy of openings in a contemporary manner. The rear of the building will face onto the internal residential courtyard.
11.79	The extant scheme includes a new development at 16-18 Donegall Street and the adjacent gap site with a maximum height of 20.1m (including plant). The revised scheme proposes a block of 21m with a small area of plant (3m high) proposed in the north western corner, which is setback 10m from the front elevation of Nos. 16-18 Donegall Street. The proposed height is not considered significantly different from that approved in the extant scheme.
11.80	The revised scheme proposes the restoration of the existing façade including a more sympathetic shop front treatment at ground floor level. The new building adjacent to Nos. 16-18 Donegall Street will provide access to the service yard to the rear. Setbacks of varying depths are proposed at upper levels (5 th and 6 th floors). The deepest setback is proposed on the southern side of the building closest to the Listed Former Assembly Rooms. When viewed from Waring Street and along Donegall Street the stepped setback approach to upper floors reduces the visual impact of the proposed new development and is appropriate to the context of the setting of the Listed Former Assembly Halls.
11.81	HED considers the scale of the two storey sloping addition to the existing building height to be acceptable in principle and consider the setbacks helpful in reducing the bulk of the new buildings. The Urban Design Officer also considers the height, scale and massing of this block acceptable.
11.82	The Urban Design Officer states that the rise and fall of shoulder heights across all three sections will result in a varied yet symmetrical form that will contribute to an interesting roof-line.
11.83	HED seeks further information on the proposed finish of the shared wall with the Listed Former Assembly Halls which can be appropriately provided and considered at Reserved Matters stage.
11.84	The Urban Design Officer considers that the triple storey window groupings emphasis verticality and pick up on the characteristics of the retained façade while the setback upper floor extension will help these elements to incorporate a subservient appearance. These two new buildings along the retained façade will add visual interest and variety to the streetscape of Donegall Street.
11.85	The proposed external finishes as set out in the Design Code include white, buff and light green render, light grey aluminium cladding and light grey aluminium louvres to plant screens which are considered acceptable. The Urban Design Officer considers that the articulation and palette of materials and precedent images for Block 03 (6) are appropriate with primary materials on lower floors within the new infill buildings being coloured render.
11.86	Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (7) – Residential Block



Block Reference	Block 03 (7)
Proposed Shoulder Height (AOD)	28m AOD
Proposed Maximum Height (AOD) including plant	60m AOD
AOD Level	3m
Proposed Height	57m

11.87 Block 03 (7) proposes a 15 storey block plus plant centrally located between North Street and Donegall Street. This block rises up from a podium at 7th floor level (28m AOD) above the blocks on either side (Blocks 03 (1), (2) and (5) on North Street and Donegall Street. This block proposes residential units and is connected to Block 03 (1) North Street Arcade and 29a-31 North Street, Block 03 (2) 25-29 North Street and Block 03 (5) – 20-24 Donegall Street at lower floors. Entrances to this block are proposed along North Street and Donegall Street.

11.88 The extant scheme includes a maximum development height of 27.5m at this location. The proposed building height is 60m AOD including plant with an overall height of 57m. The design of the proposed tower incorporates a sandstone coloured precast concrete primary frame with an offset setback secondary copper cladding frame which help to express the verticality of the building. At the top of the building the secondary frame projects vertically with a roof that references historic copper rooftop forms within the city.

11.89 HED considers that this block is contrary to Policy BH 11(a) (Development Affecting the Setting of a Listed Building) of PPS 6 and paragraph 6.12 of the SPPS in that the tall building is incongruous and will adversely impact on the setting of Listed buildings by virtue of its height, scale and massing. HED has assessed the impact as large/very large.

11.90 However, views of this block within close range of the site will be limited given that the central location of the block midway between North Street and Donegall Street.

11.91 Medium range views will be set within the wider city centre context. The primary medium range views will be achieved along High Street, Bridge Street, North Street and Donegall

	<p>Street. The Urban Design Officer considers that the placement of this element centrally within the perimeter block does go some way to mitigate its overall scale, height and massing.</p>
11.92	<p>Officers advise that the taller element of this block is set far enough within the block to mitigate its visual impact when viewed from Donegall Street and do not agree with HED that it will impact adversely on St. Anne's Cathedral or other Listed buildings. As noted by the Urban Design Officer, only the upper 6-7 storeys of this block will be open to views as the floors below are set within the perimeter block. When viewed from along Donegall Street in a southerly direction Blocks 03 (8) and (10) will sit in front of the residential block 03 (7) and therefore the views of it will be limited to the top floors only with the residential tower taking on the role of a backdrop building at this location. St. Anne's Cathedral is located on the opposite side of Donegall Street and is setback from Donegall Street which allows its setting to be appreciated. Officers advise there is adequate separation distance between the Listed Cathedral and the proposed tower and together with the placement of Blocks 03 (8) and (10) in front of the residential tower will ensure that St. Anne's Cathedral retains primacy in the streetscape and that its setting is not adversely impacted and remains the dominant set piece in the Cathedral Quarter.</p> <p>When viewed from along Donegall Street in a northerly direction HED has concerns that Block 03 (7) will impact on St. Anne's Cathedral and the News Letter Building at Nos. 51-57 Donegall Street. Officers advise that the siting of the residential tower mid-block and the separation distance between it and St. Anne's Cathedral and the Newsletter Building on Donegall Street will ensure that the Listed buildings retain primacy in the streetscape and consider that this block will not adversely impact on nearby Listed buildings.</p>
11.93	<p>HED also raises concerns regarding the visual impact when viewed from the North Street/Peters Hill/Carrick Hill. HED is concerned that the several Listed buildings at the junction of Royal Avenue and North Street will be 'sky-lined' by the development with potential to detract and visually compete. Whilst it is acknowledged that the increase in building height will be visible from this viewpoint it is also noted that the Listed buildings clustered at the intersection of North Street and Royal Avenue will sit to the forefront of the development with the redevelopment forming a taller backdrop enabling the Listed buildings to maintain their primacy along the streetscape.</p>
11.94	<p>When viewed from High Street/Bridge Street it is considered that the existing Listed buildings will sit in harmony with the slender taller residential tower which will be located and setback to the rear of listed Braddells and the Former Assembly Rooms allowing both and other important listed buildings visible from this viewpoint such as to the Northern Whig and the Block of Shops and Offices formerly Arnott's Building to retain their primacy when viewed at street level.</p>
11.95	<p>It is considered the height of a building in itself does not determine its intrinsic value and contribution to the streetscape and neither does it undermine the historic and architectural value of the listed and non-listed buildings of significance within and in the vicinity of the site.</p>
11.96	<p>This opinion is supported by the Urban Design Officer who notes that the building will take on the role of a visual marker centrally within the area which terminates a number of axial views including a key view along Bridge Street without having an overbearing and domineering effect on either the street or the Conservation Area. Officers' consider that the placement of this high quality block centrally will enable the heritage assets of this area to prevail whilst delivering a significant increase in residential units in this city centre location which is in accordance with the Regional Development strategy and the <i>Belfast Agenda</i> Community Plan. The proposal is part of a wider scheme to regenerate the area. The economic and regeneration benefits which are set out in later in the report are</p>

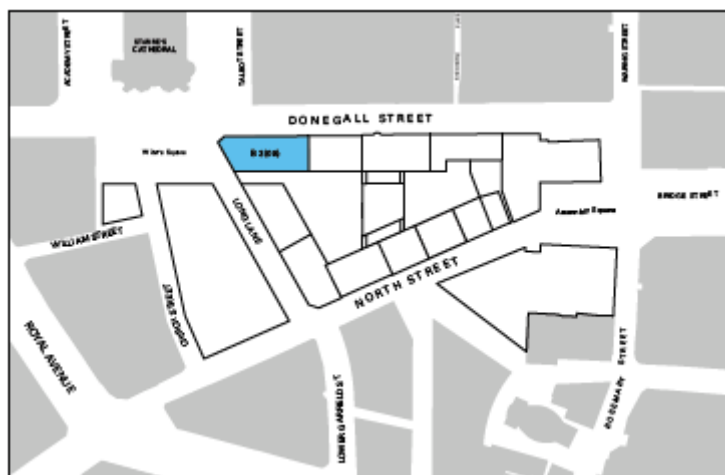
considered on balance to outweigh any adverse visual impact of this taller element within the Conservation Area, which it is considered would be preserved.

11.97 HED raises concerns that this block is likely to overshadow the replacement Arcade. Whilst it is acknowledged that the residential tower will cast a shadow over the residential courtyards at particular times of the day due to the path of the sun, this is not unusual in a built up urban context. The EIA states that *'the shadow analysis for the amenity areas within the application site as a whole show that the proposed development would generally comply with the guidance outlined in BRE. Despite four isolated areas where there would be less direct access to light to half of the amenity areas, on average overall the amenity within the site as a whole would remain pleasantly lit throughout the summer months with a round 73% coverage which is well in excess of the 50% BRE target criteria'*. The impact has been further assessed in Vu.CITY which demonstrates that that in summer months there will be a reasonable level of daylight achieved within the courtyards. On balance, the significant regeneration benefits as set out later in the report are considered to outweigh any concerns about overshadowing within the residential courtyards. The design of the development and proposed finishes on the courtyard facing facades can mitigate to some degree the level of daylight received by residential units facing the courtyards. For example, through use of reflective materials such as light renders, internal configuration and window sizes. These matters will be further considered at the reserved matters stage for all of the residential units proposed.

11.98 The proposed external finishes as set out in the Design Code include sandstone coloured pre-cast concrete, copper cladding, bronze aluminium cladding, bronze aluminium windows and doors, and bronze aluminium balustrades which are considered acceptable. HED consider the materials acceptable. The Urban Design Officer considers that the proposed articulation, palette of materials and precedent images for Block 03(7) are appropriate.

11.99 Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be preserved. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

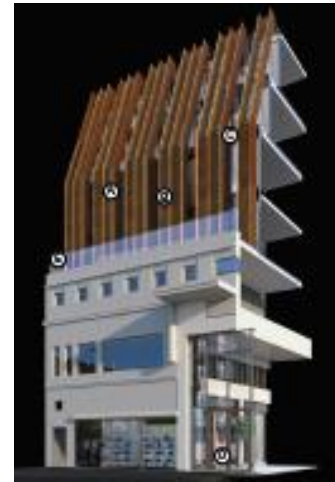
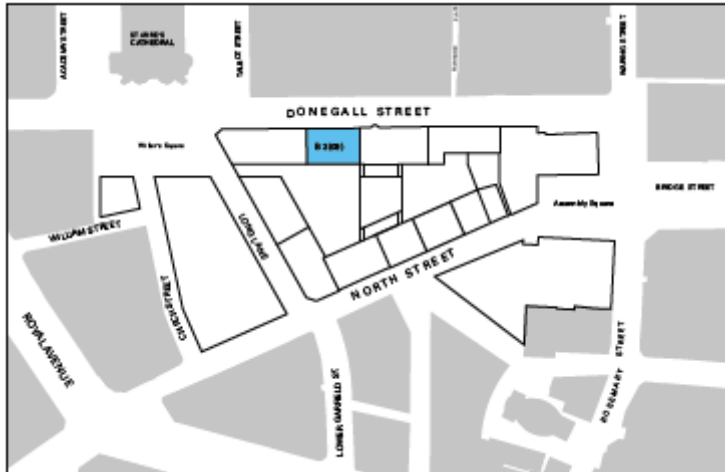
Block 03 (8) – Long Lane



	Block Reference	Block 03 (8)
	Proposed Shoulder Height (AOD)	24.5m/28m AOD
	Proposed Maximum Height (AOD) including plant	34m AOD
	AOD Level	3.5m
	Proposed Height	30.5m
11.100	Block 03 (8) proposes a new 7-8 storey block plus plant at the junction of the proposed Long Lane and Donegall Street. This block proposes retail/café/restaurant/cultural uses at ground floor level and residential units above. The architectural treatment of the Donegall Street facade has three distinct components of a similar width which reflects the traditional plot widths found in the area. The shoulder heights vary across this elevation from 24.5 m for the central element to 28 m on the blocks on either side. Setbacks are proposed at upper floors.	
11.101	The corner of the building is chamfered to allow for views of St. Anne’s Cathedral from proposed units. This design feature is supported by HED. HED welcomes the subdivision of the plot into three distinct sections of similar width and considers this is in keeping with the historic grain and appropriate to the setting of nearby Listed buildings. The taller corner section has a shoulder height of 28m AOD before stepping down to 24.5m AOD and stepping up again to 28m AOD to match the section along Donegall Street adjacent to the North Street Arcade. The block extends above the three sections to a maximum building height of 31m AOD. The proposed maximum height of the of new block is 34m AOD including a small designated plant area which is located on the top floor of the central section and the plot adjacent to North Street Arcade, 36-40 Donegall Street. The plant area is setback 5m from the top floors along Donegall Street and 10-14m from the Writer’s Square elevation and 18m from the chamfered corner.	
11.102	Tripartite proportions of base, middle and top have been applied to the design of the block. The upper floor which rises to 8 storey only applies to two of the three sections and has been deliberately setback off the building fronting Writer’s Square/ Donegall Street in response to the context of St. Anne’s Cathedral. Recessed balconies are proposed along Donegall Street and Writer’s Square providing private amenity space for prospective occupants of the residential units.	
11.103	The extant scheme proposed a maximum development height of 24.8m at this location. The proposed building height is 34m AOD including plant with an overall height of 30.5m. Whilst the proposed building is significantly higher than the extant plan it is considered that the variety in shoulder heights and overall building height together with the proposed setbacks mitigate the visual impact of the increased massing. Residential units are proposed at upper floors which will contribute to the delivery of a significant increase in residential units in this city centre location which is in accordance with the Regional Development strategy and the <i>Belfast Agenda</i> Community Plan. The proposal is part of a wider scheme to regenerate the area. The economic and regeneration benefits which are set out in later in the report are considered on balance to outweigh any adverse visual impact of this taller element within the Conservation Area, which it is considered would be preserved.	
11.104	HED considers that the scale and massing of the proposal detracts from the setting of St. Anne’s Cathedral and results in a loss or architectural and historic integrity by reason of	

	<p>its detailed design which is out of keeping with the Listed building in terms of scale, massing proportions and height. HED considers that the 8th floor should be removed. However, officers advise that the design of the building has taken account of the proximity and relationship with St. Anne’s Cathedral. The maximum height (28m AOD) of the block at the junction of Long Lane and Donegall Street is the same as the shoulder height of Block 02 which relates to the eaves height of the Cathedral and sits below its ridge. The proposed floors above are set back by 14.5m at the chamfered edge and 3.5m from the Donegall Street elevation which is considered to respect the scale of the Cathedral. As indicated above the variety in shoulder heights, building height and the setbacks are considered adequate.</p>
<p>11.105</p>	<p>The Urban Design Officer considers the height, scale and massing of this block acceptable with the general form of the block including its chamfered corner, responding positively to the setting of St. Anne’s Cathedral and officers concur with this view. He states that the rise and fall of shoulder heights across all three sections will result in variance across the block form that will contribute to an interesting roofline.</p>
<p>11.106</p>	<p>To the rear the block will look onto internal courtyards providing communal amenity provision for prospective occupants whilst also ensuring an appropriate outlook for residents.</p> <p>The proposed external finishes as set out in the Design Code include three colours of brick – light buff, light red and light grey, off white coloured pre-cast concrete, bronze aluminium cladding and light bronze louvres. The range of brick colour will along with the articulation of the design effectively break up the massing of this elevation along Donegall Street reinforcing historic plot widths and urban grain whilst adding visual interest to the streetscape. HED considers the materials acceptable. The Urban Design Officer considers that the proposed articulation, palette of materials and precedent images for Block 03(8) are appropriate.</p>
<p>11.107</p>	<p>HED seeks additional views from Talbot Street and Academy. The applicant has provided VuCITY views. The Block will be visible from the junction of Academy Street and Donegall Street and from Talbot Street and from these viewpoints will sit against a dense urban city centre context which is considered acceptable. As indicated above the significant benefits which will accrue from this block and the wider development outweigh any adverse visual impact of this taller element on the setting of the Listed buildings and the Conservation Area.</p>
<p>11.108</p>	<p>Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be preserved. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.</p>

Block 03 (9) – North Street Arcade – 26-30 Donegall Street



Block Reference	Block 03 (9)
Proposed Shoulder Height (AOD)	14.6m AOD
Proposed Maximum Height (AOD) including plant	31m AOD
AOD Level	3m
Proposed Height	28m

11.109 Block 03(9) refers to the North Street Arcade (NSA) fronting Donegall Street. The scheme seeks to retain and restore the 3 storey Donegall Street façade with demolition of the internal portion and rebuilding with a 4 storey roof extension. The first two floors of the roof extension on the NSA facade are proposed to be set back 2m behind the retained façade. The 2m setback allows for private amenity space in the form of balconies. Projecting balconies are also proposed to the rear overlooking the internal courtyard. The upper two floors are angled at a 70 degree pitch and allow full length terraces along Donegall Street. Block 03 (9) will provide access to the replacement North Street Arcade at ground level with residential units above. The block will face onto the internal courtyard to the rear.

11.110 The shoulder height of the retained NSA façade will be 14.6m AOD. The rise to 28m AOD, the same height as Block 03 (1) on North Street. The treatment of the roof extension on the NSA façade proposes weathered corten steel fins with inset corten steel patterned screens between. The contemporary nature of the proposed extension to the NSA includes adequate setbacks and the proposed angled roof profile gives a subservient appearance thereby allowing the listed building façade to maintain prominence. This replicates the proposed treatment on the North Street Arcade North Street façade. The angled roof will allow for terraces to be provided at upper floor residential units. A terrace is also proposed above 2nd floor level within the proposed 2m setback from the front elevation. The replication of the architectural treatment and use of the same materials is considered and will serve to provide legibility to the North Street Arcade on North Street and Donegall Street.

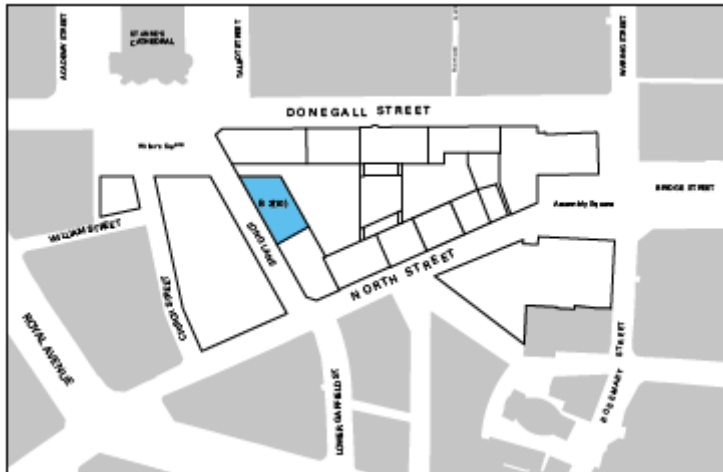
11.111 HED considers that the partial change of use acceptable in principle but states that it fails under Policy BH8 (a) and BH 11(a) as not enough information has been provided (i.e.

	<p>schedule of materials and finishes, door and window schedules, stone schedule, landscape proposals and details for recreating historic features and at the juxtaposition between old and new) and the overbearing scale, form and massing of the extension which it considers dominates the Listed building and detracts from its essential character. However, officers advise that use of appropriate conditions will provide an appropriate mechanism to secure the details required by HED prior to any works to the Listed building. The scale, form and massing of the extension is considered below.</p>
11.112	<p>Whilst the height of the proposed development (28m) is higher than the extant scheme (27.5m), the difference is marginal (0.5m) and the proposed height is considered acceptable taking account of the established height parameter in the extant plan.</p>
11.113	<p>HED considers that the overall impact of the extension to the NSA as moderate/large and are of the view that the proposal fails to comply with Policy BH 8 of PPS 6. HED considers that the overbearing scale, form and massing of the extension dominates the Listed building and detracts from its essential character and adversely impacts on the setting of St. Anne's Cathedral and the Listed Newsletter offices opposite. In addition, HED seeks a further setback on at fourth floor level with the corten steel material introduced at the two upper levels. However, officers are of the view that such an additional setback would impact negatively on the proposed design of the extension in terms of disrupting the simplistic setback and sloping roof profiles, resulting in an over emphasised tiered design approach. The innovative use of sloping roof profiles finished with corten steel and the proposed uniform height for Blocks 03 (1) and (9) will serve to unify the reinvented North Street Arcade on both Donegall Street and North Street. The replication of this form and materials will be unique and the changes suggested by HED would disrupt the visual cohesiveness that this would create. The Urban Design Officer considers the height, scale and massing of this block acceptable and considers the new four storey extension above adheres to the historic plot width and is considered to be setback sufficiently to respect and respond to the listed façade.</p>
11.114	<p>The extant scheme includes the demolition of the interior of the NSA whilst retaining the end units. The end units are no longer proposed to be retained given their current state although the facades will be retained and restored. The extant scheme also included a new development abutting the end blocks and adjacent infill block with a maximum height of 27.5m (including plant). The proposed scheme proposes a new build block abutting the NSA North Street façade with a maximum height of 31m AOD (including plant) resulting in a maximum height of 28m. HED considers that the 4 storey extension is overbearing and should be reduced by at least one storey.</p>
11.115	<p>Whilst the height of the proposed development is higher than the extant scheme, the difference is not significant and the proposed height is considered acceptable taking account of the established height parameter in the extant plan and the impact on the Listed building and Conservation Area.</p>
11.116	<p>HED considers that the materials described in the Design Code for the proposed new shopping arcade are considered appropriate under Policy BH 8, PPS 6.</p>
11.117	<p>The Urban Design Officer considers that the articulation, palette of materials and precedent images for Block 03 (9) are appropriate and will result in an arrangement that sensitively responds to the retained Listed façade. This will be achieved in a dynamic and contemporary manner through the creative use of vertically orientated corten steel fins which pick up on surrounding rustic brick tones of surrounding buildings and touches on Belfast's industrial past.</p>

11.118 The replication of this innovative and bold contemporary design on both Donegall Street and North Street is welcomed and will provide legibility and cohesion to the Arcade. It is the view of officers that the proposed extension to the NSA and the innovative design will create a successful integration of the original historic frontage whilst providing a high quality contemporary extension giving due recognition to an iconic landmark which has suffered severe deterioration and will undoubtedly create a visual distinctiveness in the area. The proposals will bring the Listed building back into use. The restoration of the NSA façade on Donegall Street will provide substantial enhancements to the streetscape and the Conservation Area given the unsympathetic intervention through the years and will secure a viable future enabling reinstatement of ground floor active frontages on North Street linking to the retail units within the proposed Arcade and in addition secure city centre residential living above. This mix of uses will add to the vitality and vibrancy of the area which is welcomed.

11.119 Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (10) – Long Lane



Block Reference	Block 03 (10)
Proposed Shoulder Height (AOD)	28m AOD
Proposed Maximum Height (AOD) including plant	37m AOD
AOD Level	3.5 m
Proposed Height	34m

11.120 Block 03(10) refers to new development fronting onto Long Lane, the proposed new route between North Street and Writer’s Square/ Donegall Street. The design of the block incorporates the traditional tripartite proportions of base, middle and top.

11.121 This block with plant above proposes retail/café/restaurant/cultural uses at ground floor level with an entrance to residential units above. The shoulder height of 28m and is consistent with the shoulder height of Blocks 02, and 03(8) and relates to the eaves height of St. Anne’s Cathedral. The top two floors (8th and 9th floors) of residential

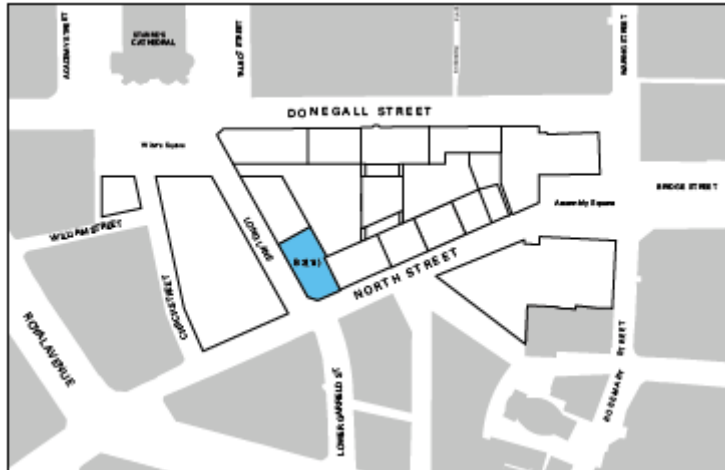
	accommodation are proposed to be setback by 2 along the eastern elevation and 2.7m along the Long Lane elevation. The proposed maximum height of the of new block is 37m AOD including a designated plant area which is located on top of the 9 th floor and is set back by 9.5m from the Long Lane elevation.
11.122	The extant scheme proposed a maximum development height of three storeys (15.8m) fronting onto Long lane rising to 6 storeys including plant (27m) to the rear as part of the approved anchor store. The proposed building height is 37m AOD including plant with an overall height of 34m. Whilst higher, it is considered that an increase in height does not adversely impact on the setting of listed buildings or the Conservation Area.
11.123	This block sits opposite Block 02. There is a gap between the eastern elevation with Block 03 (8) and a chamfered corner feature allowing filtered views to the listed St. Anne's Cathedral and light penetration into the units along this elevation and to the adjacent courtyard area. A mix of projecting bay balconies and Juliette balconies are proposed along Long Lane which along with new glazed shopfronts will provide visual interest in the architectural treatment of this elevation.
11.124	HED considers that this block will be read in conjunction with Listed buildings, St. Anne's Cathedral, Nos. 12-14 Lower Garfield Street and Nos. 56-60 North Street/Nos. 2-10 Lower Garfield Street and are of the view that the top two floors detract from the setting of these Listed buildings and will dominate views.
11.125	Long lane is proposed at 12m wide and it is officers' view that, on approach to St. Anne's Cathedral from Long Lane, the height of the buildings will not be detrimental to the setting of St. Anne's Cathedral but rather will provide a very beneficial framed view of St. Anne's which currently does not exist. This view will also allow an appreciation of the setting of St. Anne's Cathedral from Lower Garfield Street when it first comes into view which also does not currently exist. The top floors of Block 03(10) are setback and the setback will mitigate the visual impact allowing views of St. Anne's Cathedral to dominate.
11.126	On approach to North Street along Long Lane, Blocks 03(10), 03(11) and Block 02 will also frame the view of the Listed buildings on Lower Garfield Street and North Street. Again this view does not currently exist and will allow increased visual linkage and physical permeability in the area.
11.127	The Urban Design Officer considers that the height, scale and massing of this block picks up on the blocks on either site (Block 03 (9) and (11) and is acceptable. He considers that the general form of the block, including its chamfered corner, responds positively to the setting of St. Anne's Cathedral whilst providing adequate enclosure to Long Lane.
11.128	The proposed external finishes as set out in the Design Code include buff brick, off-white precast concrete aluminium dark grey windows, doors, roof cladding and spandrel's and light grey aluminium louvres. Textured brick is proposed at upper levels which will create variety in the design of the facade. A combination of recessed and Juliette balconies are proposed along the main facades and will add visual interest to the design whilst providing private amenity space. HED are content with the material palette proposed subject to submission and agreement of sample materials. The Urban Design Officer considers that the articulation, palette of materials and precedent images for Block 03 (10) appropriate. The predominant material across the façade is a lighter tone facing brick in response to the setting of St. Anne's Cathedral.
11.129	An increase in height above that approved in the extant plan will enable the delivery of a significant increase in residential units in this city centre location which is in accordance with the Regional Development strategy and the <i>Belfast Agenda</i> . The proposal is part of

a wider scheme to regenerate the area. The economic and regeneration benefits which are set out later in this report are considered to outweigh any adverse visual impact of this taller element within the Conservation Area.

11.130

Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be preserved. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.

Block 03 (11) – Long Lane



Block Reference	Block 03 (11)
Proposed Shoulder Height (AOD)	28m AOD
Proposed Maximum Height (AOD) including plant	37m AOD
AOD Level	3m
Proposed Height	34m

11.131

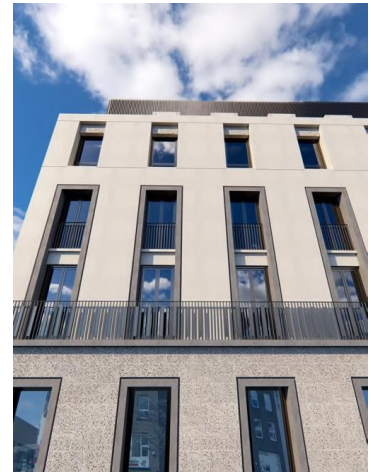
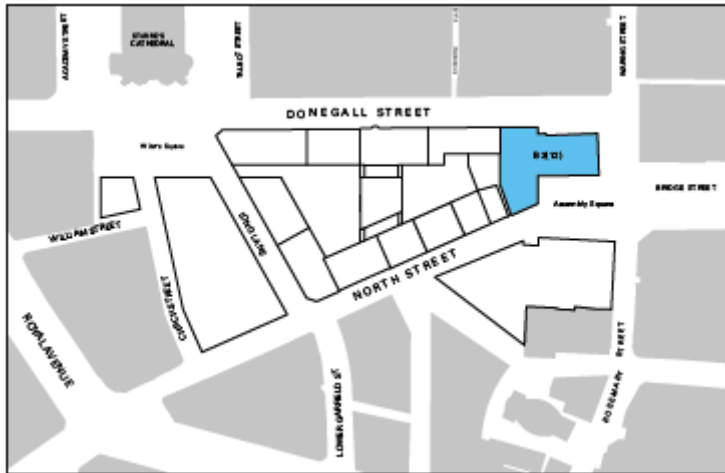
Block 03(11) refers to the 9 storey new development at the junction of Long Lane and North Street and sits adjacent to the Block 03 (1) North Street Arcade on North Street and Block 03 (10) on Long Lane. The tripartite proportions of base, middle and top have been applied to the composition of this block.

11.132

This 9 storey block with plant above proposes retail/café/restaurant/cultural uses at ground floor level with an entrance to residential units above. The shoulder height is 28m AOD and is consistent with the shoulder height of St. Anne’s Cathedral and with the adjacent Blocks 03(10) and Block 2 opposite. The top two floors (8th and 9th floors) of residential accommodation are proposed to be setback by 2.7m on Long Lane. A 6m setback is proposed on North Street. The proposed maximum height of the of new block is 37m AOD including a designated plant area which is located on top of the 9th floor and is setback by 6.5m from the top floor along Long Lane and 9.5m from the North Street elevation.

11.133	<p>The façade proposes a primary frame of red brick with double storey groupings which emphasis the vertical elements on the building. A secondary frame of white brick is set within the primary frame which separates windows with bronze coloured aluminium sprandel panels obscuring floorplates. The setback top two floors comprise regular vertical chamfered columns and lintels in white brick. It is proposed to chamfer the corner of the building at the North Street/Long Lane which picks up contextually on chamfered buildings lines in the vicinity. HED welcomes this feature and consider it an appropriate response to the curved and chamfered corner of Nos. 56-60 North Street/Nos. 2-10 Lower Garfield Street. Inset balconies are proposed within alternate bays which will provide depth and visual interest to the façade.</p>
11.134	<p>However, HED considers that this block detrimentally affects the setting of Listed buildings at Nos. 12-14 Lower Garfield Street/Nos. 56-60 North Street and Nos. 2-10 Lower Garfield Street and is dominant in relation to the scale and characteristics of the surrounding area and Listed buildings. Notwithstanding, the Urban Design Officer considers the height, scale and massing of this block picks up on the blocks on either site (Block 03 (01) and (10) including North Street Arcade on North Street and is acceptable. He considers that the general form of the block would provide an adequate degree of enclosure to the 12m wide Long Lane. The Urban Design Officer notes that the deeper set back/shoulder height along North Street responds positively to the lower scale development along this street.</p>
11.135	<p>When viewed from along Lower Garfield Street this building will sit comfortably beside the Listed North Street Arcade and will contribute to the framed view of St. Anne's Cathedral which currently does not exist. The 6m setback on the top floor along North Street will mitigate the visual impact.</p>
11.136	<p>The extant scheme proposed a maximum development height of 27m including plant at this location. The proposed building height is 37m AOD including plant with an overall height of 34m. An increase in height above that approved in the extant scheme will enable the delivery of a significant increase in residential units in this city centre location which is in accordance with the Regional Development strategy and the <i>Belfast Agenda</i>. The proposal is part of a wider scheme to regenerate the area. The economic and regeneration benefits which are set out later in the report are considered to outweigh any adverse visual impact of this taller element within the Conservation Area.</p>
11.137	<p>The proposed external finishes as set out in the Design Code include red and white brick, aluminium bronze windows, doors and cladding, glass balustrades and light bronze/grey aluminium louvres to plant screens. Recessed and Juliette balconies are proposed along the main facades and will add visual interest to the design whilst providing private amenity space. HED are content with the material palette proposed subject to submission and agreement of sample materials. The Urban Design Officer considers that the articulation, palette of materials and precedent images for Block 03 (11) are appropriate. The predominant material across the façade is a red facing brick in response to the North Street Arcade and other buildings on North Street and Lower Garfield Street.</p>
11.138	<p>Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be preserved. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.</p>

Block 03 (12) – Assembly Rooms and 5-9 North Street



Block Reference	Block 03 (12)
Proposed Shoulder Height (AOD)	17.5m
Proposed Maximum Height (AOD) including plant	24m
AOD Level	3m
Proposed Height	21m

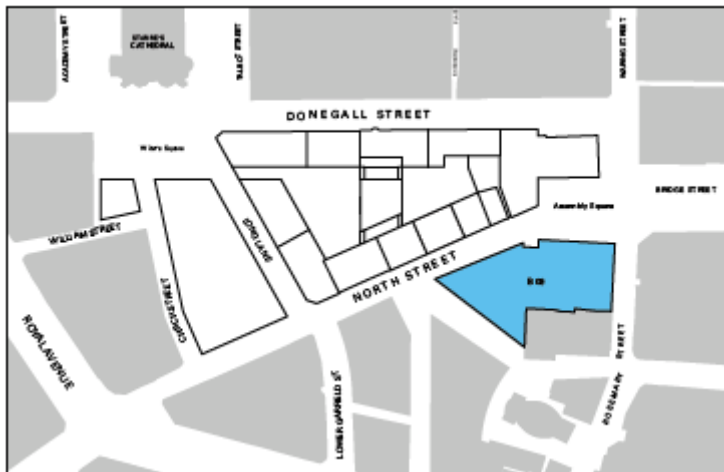
11.139 Block 03(12) refers to the listed Former Assembly Rooms, 2 Waring Street and new extension with frontage onto North Street and Donegall Street. The block sits adjacent to the Block 03 (6) on Donegall Street and the Listed Braddells Building, 11 North Street. A mews lane is proposed to the back of the proposed block (northern elevation) from North Street to Donegall Street.

11.140 This block proposes the retention of part of the Listed Former Assembly Rooms and a new double height glazed link between the listed building and a new 6 storey extension for hotel use. The new glazed link is considered an appropriate connection between the old and new elements respectfully distinguishing both and giving prominence to the Listed asset. The retained Listed building includes the former Manager’s House which fronts onto Donegall Street. The proposed extension steps up from the Listed building to 4 storeys with a shoulder height of 17.5m. A further one floor extension increases the height to 21.50m AOD and comprises a much reduced footprint setback from the main elevations which will facilitate a rooftop bar and plant area resulting in a maximum overall height of 24m AOD.

11.141 HED considers that this block may comply with PPS 6 subject to receipt of further information including a schedule of proposed works, materials and finishes, door and window schedules, internal photographic record and landscaping proposals. The Urban Design Officer notes that careful consideration has been given to the scale, height and massing of the lower end of the block given the context of the Former Assembly Rooms. The lower height of the link building provides a clear distinction between the restored former Assembly Rooms and the new development to the rear. The profile of the extension has given due regard to the retained Manager’s House by way of its stepped form. The modest taller element has also been sufficiently setback by 11m from the Donegall Street frontage and 16.5 -20.5m from the North Street frontage and reduced in height so that it will largely be obscured in key views by the Listed building.

- 11.142 The extant scheme proposed a maximum development height of 20.1m at this location. The proposed building height is 24m AOD including plant with an overall height of 21m which is not substantially different from that approved in the extant scheme.
- 11.143 The proposed external finishes as set out in the Design Code include reconstituted stone – Portland Basebed and Roachbed, dark grey reconstituted stone, bronze aluminium framed windows and doors and balustrades, dark grey aluminium roof cladding. The Urban Design Officer deems the use of Portland base reconstituted stone to be a considered response to both the Assembly Rooms and the Manager’s House elevations which will subtly contrast with the dark grey reconstituted stone that frames the regularly spaced double storey window groupings at the first and second floors whilst the horizontal cornices replicating lines of the listed Former Assembly Rooms. HED are content with the material palette proposed subject to submission and agreement of sample materials which can be secured via a planning condition.
- 11.144 HED is concerned about the level of detail provided and considers that further information is necessary to complete the assessment. However, officers advise that use of appropriate conditions will provide an appropriate mechanism to secure the details required by HED prior to any works to the Listed building.
- 11.145 Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be enhanced. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.
- 11.146 The BCC City Regeneration and Development Division (CRD) welcome the re-use of the Grade B1 listed Former Assembly Rooms.

Block 09 – Rosemary Street/North Street



Block Reference	Block 09
Proposed Shoulder Height (AOD)	20m and 28m AOD
Proposed Maximum Height (AOD) including plant	46.5m AOD
AOD Level	3m
Proposed Height	43.5m

11.147	Block 09 refers to new development at the junction of Rosemary Street and North Street. The block extends along North Street to the junction with the proposed Upper Lombard Street and sits directly opposite Block 03.
11.148	This 10 storey block with plant above proposes retail/café/restaurant/cultural uses at ground floor level with an entrance to the office accommodation above. This block varies in height from 4 storeys adjacent to the listed Masonic Hall, Rosemary Street increasing to 8 storeys along North Street and 10 storeys at the corner of Rosemary Street and North Street. The section of the block adjacent to the Masonic Hall acts as a transition element (14m wide) between the Masonic Hall and the taller 10 storey part of the block at the Corner of Rosemary Street and North Street. The shoulder height of the transition element immediately adjacent to the Masonic Hall is proposed at 20m AOD (4 storeys) to respond to the height of the Masonic Hall. A setback of 12m is proposed before this section rises by two storeys to a height of 28m. A further setback of 9m is proposed with a further rise of two storeys to a height of 36m AOD. This 36m height continues along Upper Lombard Street and along North Street before it rises to 10 storey and a height of 46.5m at the corner of Rosemary Street and North Street. HED suggest an additional setback at 4 th floor level as this element rises above the cornice line of the Listed building. HED has assessed the overall impact of the transition element to be moderate.
11.149	The taller element proposes a double storey base at the corner of Rosemary Street stepping down to a more domestic scale single storey along North Street. The taller element also proposes a primary frame to emphasis verticality with horizontal banding is above the second, fourth, and eighth floor levels. A secondary frame is proposed to express verticality with setback floor breaks.
11.150	Critical views of Block 09 will be achieved in close proximity along Waring Street and from Bridge Street/High Street. When viewed from Waring Street, the building will sit taller than adjoining buildings but its juxtaposition at the meeting point of four streets (Rosemary Street, North Street, Bridge Street and Waring Street) and immediately adjacent to the proposed new Assembly Square is considered an appropriate location for this taller element the design of which is considered to respond sensitively to the adjacent Listed buildings. Block 09 sits back from the building line of the Masonic Hall allowing it to be viewed when approaching from Waring Street. When viewed from High Street/Bridge Street, Block 09 will be seen in conjunction with the residential tower Block 03 (7). Whilst these taller buildings represent a bold design approach, it is considered that the character and appearance of the Conservation Area would be preserved. Moreover, regard is had to the significant regeneration benefits of the scheme in totality, which will provide substantial community benefits considered to outweigh any perceived adverse impact.
11.151	Officers consider that the height of the 4 storey transition element to be acceptable on the basis that it is sympathetic to the adjoining Listed building. The extant scheme permitted a 4 storey building adjacent to the Masonic Hall the height of which (21.4m) was higher than the proposed 4 storey element and also rose above the cornice line of the Masonic Hall. In addition, the height of the 4 storey element does not sit above the top of the pediment and allows the listed Masonic Hall to dominate. The proposed setbacks of 12m and 9m are generous and respect the setting of the Masonic Hall. Oblique views of the setback upper floors of the transition element will achieved over a short distance along Rosemary Street and Lombard Street. The Urban Design Officer considers that the floors above the 4 storey transition block have been sufficiently setback so as to minimise any visual impact when viewed obliquely from Rosemary Street.
11.152	The block rises form 4 storey along Rosemary Street to 10 Storeys at the junction of Rosemary Street and part of North Street before stepping down to 8 storeys further along

	<p>North Street to the junction with the proposed Upper Lombard Street. The tallest part of the block is concentrated at the junction of Rosemary Street and North Street. The building line of the 10 storey element on Rosemary Street is setback from that of the adjacent Masonic Hall to give prominence to the Masonic Hall. When viewed from along Waring Street this setback will enable a visual linkage between the listed Former Assembly Rooms and the Masonic Hall.</p>
11.153	<p>The proposed return of Block 09 on North Street proposes a step down to a shoulder height of 28m AOD with the top two floors setback by 2m. The extant plan permitted a building of 4 – 6 storeys (21.4m -23m high) at this location along North Street. The existing building at 30-34 North Street is 31m AOD including plant. The proposed 8 storey return element proposes an overall height of 36m AOD with plant above. Whilst the proposed block is taller than existing or approved buildings in the extant scheme, it is considered that it will sit comfortably in its context and will help frame the new Assembly Square. As indicated above the regeneration benefits of this block are considered To outweigh any adverse impact. The proposed height of the 8 storey return is considered acceptable.</p>
11.154	<p>HED considers that the 10 storey element is incongruous and does not respect the setting of Listed buildings in the vicinity in terms of scale, height and massing. HED are of the view that the 10 storey element will have a negative impact on the Conservation Area. HED considers that the 10 storey element is not appropriate in the immediate vicinity of five Listed buildings around the Four Corners. It is of the opinion of HED that the 10 storey element will adversely impact long views from Waring Street and Rosemary Street. HED assess the overall impact of Block 09 on listed buildings in the vicinity to range from moderate/large to large/very large.</p>
11.155	<p>The proposed 10 storey element will front onto a new area of public realm referred to as Assembly Square. HED raised concerns that Block 09 will overshadow this space. However, the Urban Design Officer considers that the scale and massing of Block 09 picks up on those blocks either side including the Listed Masonic Hall and considers the proposal contextually appropriate.</p>
11.156	<p>It is considered that the location of Block 09 at the corner of Rosemary Street and North Street is a key nodal point within the city centre capable of accommodating a significantly taller block. The Urban Design Officer states that <i>'While ten storeys in height, this building will be located at a fairly prominent corner site where a taller building element could comfortably be accommodated. The presence of a new public space (Assembly Square) also helps to offset the height of the buildings, with the dimensions of the square informing the length of the building extending along North Street.'</i></p>
11.157	<p>The applicant's Environmental Statement has considered impacts on Daylight, Sunlight and Overshadowing. In assessing overshadowing, it has used the Building Research Establishment (BRE) guidelines which is a recognised industry standard. The BRE guidelines state that it is recommended that for an amenity area to appear adequately sunlit throughout the year, at least half should receive at least two hours of sunlight on 21 March. The assessment of the proposed Assembly Square indicates that it would receive 71%, therefore, well in excess of the recommended standard. The width of the proposed Assembly Square and separation distance between Block 09 and the Former Listed Former Assembly Rooms building is between 30 and 32m which is significant to enable the creation of a public square. The block has been assessed in VU.CITY and it is considered that whilst some overshadowing will occur given the path of the sun it will not be so adverse to render it unacceptable. Therefore, it is concluded that contrary to HED's concern, Assembly Square would be of sufficient size to ensure that it will not be adversely impacted in terms of overshadowing from Block 09.</p>

11.158	The proposed external finishes as set out in the Design Code include white, grey and pink/red precast concrete, bronze aluminium windows, doors, sprandels, vertical fins and cladding and light grey aluminium louvres. HED considers that the light coloured concrete proposed is likely to be very similar to the existing reconstituted stone and will not provide a suitable contrast. Officers consider that the materials palette is in keeping with the external finishes of the adjacent Listed buildings and will therefore be complementary.
11.159	Further details on materials will be considered at Reserved Matters stage and the developer will be required to submit samples and agree materials with the Council in consultation with HED. This will be secured through a planning condition. The Urban Design Officer considers that the articulation, palette of materials and precedent images for Block 09 are appropriate and cognisant of both the Former Assembly Rooms and the Masonic Hall. The primary material is white precast concrete to both the primary and secondary frames with grey accents at first and second floors with general solid to void arrangement relating more to the Masonic Hall above the four storey height the deep setback floors are of glazed construction with vertical fins.
11.160	Block 09 will bring about significant economic and regeneration benefits which are considered to outweigh HED concerns. It is officers' view that Block 09 can sit in harmony aside existing historic/Listed buildings without adversely impact them or their settings.
11.161	Having regard to the above material considerations it is considered that the character and appearance of the Conservation Area will be preserved. The block will not harm the setting of Listed Buildings. The design of the block is considered appropriate in its context and officers advise that it is acceptable.
12.0	Impact of proposed new development on the Conservation Areas
12.1	Section 104 of the Planning (NI) Act 2011 places a statutory duty on the Council in relation to the consideration of proposals affecting Conservation Areas. Special regard must be had to the desirability of preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; and enhancing the character or appearance of that area in cases where an opportunity to do so does arise.
12.2	In addition Policy BH 12 [New Development in a Conservation Area] requires that development proposals for new buildings, alteration, extension and changes of use in a conservation area are required to meet 7 criteria. The proposed scheme is assessed against each of the criteria below. <i>Criteria (a) of Policy BH 12 requires that the development preserves or enhances the character and appearance of the area.</i>
12.3	The Conservation Officer is satisfied that the scheme has been founded upon a heritage led approach and that it can be achieved without detriment to the character and appearance of the wider area through sensitive positioning, set-backs, transitions, articulation and elevational treatment. Officers' considers that the proposed development has been designed in such a way to respect the existing buildings/facades of heritage value collectively the proposed development will significantly enhance the conservation area. The removal of buildings which do not make a positive contribution to the Conservation Areas and their replacement with high quality development will individually and cumulatively serve to regenerate the area and significantly enhance their appearance. The significant merits of the proposed replacement buildings and the substantial community benefits which will be accrued from the implementation of the scheme are considered to outweigh the loss of Nos. 9-13 Rosemary Street, Nos. 29a-31

	<p>North Street and Nos. 20-22 Donegall Street which currently individually make a positive contribution to the Conservation Areas. The Conservation Officer considers that the overall scheme would provide a suitable and interesting contrast of heights, roofscapes, architectural style and public space which together represent a significant enhancement of the Conservation Areas in which the site is located. Officers' concur with the view of the Conservation Officer and the proposal is considered to satisfy criterion a).</p> <p><i>Criterion (b) of BH 12 requires that the development is in sympathy with the characteristic built form of the area.</i></p>
<p>12.4</p>	<p>In acknowledging the overall increase in density and scale throughout the site the Conservation Officer is satisfied that the relationship with the built form and massing of existing buildings would not be unsympathetic, taking account of the careful attention given to accommodating buildings of substantially higher scale and massing, the combination of suitable setbacks and high quality design to ensure that visual primacy remains with the original facades being retained without prejudice or risk to historical or architectural character. The Conservation Officer notes that where development abuts or adjoins existing buildings, specific cues have been taken to provide similar plot widths, rhythm of bays and suitable transitions from old to new. The approach is considered acceptable to the Conservation Officer and on the basis that the proposal is implemented in line with the Design Code is of the view that on balance the scheme would be sufficiently sympathetic to the characteristic built form of the Conservation Areas. Officers' concur with the view of the Conservation Officer and consider that the proposal satisfies criterion (b).</p> <p><i>Criterion (c) of BH 12 requires that the scale, form, materials and detailing of the development respects the characteristic of adjoining buildings in the area.</i></p>
<p>12.5</p>	<p>The design of the new scheme has taken cognisance of adjoining and neighbouring properties. Proposed new development has been designed to sensitively and respectfully integrate with the existing built fabric. The Conservation Officer considers that the scale, form and massing respect the characteristics of adjoining buildings. In terms of materials and detailing the Conservation Officer acknowledges that the Design Code includes details on high quality articulation, finishes, materials and public realm improvements and considers that combined with the heritage-led design approach and proportions and features that are drawn directly from existing buildings, these will make a positive contribution within the city centre area whilst protecting the historical and architectural interest of the retained assets and their setting. Officers concur with the view of the Conservation officer and consider that the proposal satisfies criterion (c).</p> <p><i>Criterion (d) of Policy BH 12 requires that the development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area.</i></p>
<p>12.6</p>	<p>It is considered that the proposed development would not give rise to environmental problems such as noise, nuisance or disturbance. These issues are explored in more detail later in the report. This view is supported by the Conservation Officer and it is considered that the proposals satisfy criterion (d).</p> <p><i>Criterion (e) of Policy BH 12 requires that important views within, into and out of the area are protected.</i></p>
<p>12.7</p>	<p>The Conservation Officer considers that given the size and location of the development and the significant amount of redevelopment proposed, views within, into and out of the area will be subject to a high degree of change and considers that protection of these</p>

	<p>views is not achievable. These views include Bridge Street/High Street along North Street, Donegall Street, Rosemary Street, Waring Street, Talbot Street, Lower Garfield Street and Lower Garfield Street. However, the Conservation Officer considers that any impact on views would be determined through the individual merit of new development, the relationship to adjoining buildings and whether such changes would be visually harmful when viewed from key viewpoints, vistas and the wider streetscapes. Whilst the Conservation Officer considers that views will be altered, the redevelopment scheme presents an overall scale and form that would be acceptable in its context. The Conservation Officer considers that when viewed from key areas as referred to above a number of the new buildings will be prominent and highly visible compared to the current buildings on site. However, given the attention that has been given to sympathetically integrate with existing built form and the use of high quality articulation, elevational treatment and finishes does not consider that their introduction would be harmful to the conservation areas. When combined with the retention, refurbishment and re-use of heritage assets which make a positive contribution, the Conservation Officer considers that the revised scheme uses the opportunity to enhance the streetscape and legibility when viewed from the majority of these viewpoints as demonstrated in sketches provided.</p>
12.8	<p>The creation of additional key views within the area, for example the view of St. Anne's Cathedral from Long Lane, will introduce key views within, into and out of the area that do not currently exist within the area which is welcomed.</p>
12.9	<p>In summary, the Conservation Officer considers that the impact of the proposals on each view is not harmful and therefore would not conflict with the general principles of this criterion. Officers concur with this opinion and consider that the revised scheme satisfies criterion (e).</p>
	<p><i>Criterion (f) of Policy BH 12 requires that trees and other landscape features contributing to the character or appearance of the area are protected.</i></p>
12.10	<p>Landscape proposals seek to ensure the retention of existing trees/ landscape features. Trees removed will be replaced to ensure a high quality landscaping within the public realm which will enhance the conservation area and protect the character and appearance of the Conservation Areas. The revised scheme includes comprehensive public realm improvements including the creation of Long Lane and the Mews Lane adjacent to Braddells, which will significantly improve connectivity into and within the Conservation areas. In addition, the creation of Assembly Square and Central Square, the semi-pedestrianisation of North Street and the reconfiguration of Writer's Square to provide a well defined public square will serve to enhance the Conservation Areas given the significant environmental improvements proposed. Proposals for the Public Realm are considered later in the report. Officers' consider that the revised scheme satisfies criterion (f).</p>
	<p><i>Criterion (g) of Policy BH 12 requires that the development conforms with the guidance set out in the conservation area documents.</i></p>
12.11	<p>The site falls within the Belfast City Centre and Cathedral Quarter Conservation Areas and each has a separate Conservation Area Guide. The Belfast City Centre Conservation Area Guide acknowledges that many buildings in North Street have fallen into disrepair and contribute to the rather shabby and run down appearance of the area. The Guide encourages the reuse and redevelopment of vacant and derelict buildings in North Street and supports the use of comprehensive development powers to allow schemes which would contribute to the general enhancement of the area to be realised. Whilst no comprehensive development powers are being used to facilitate this development the</p>

	<p>developer has assembled the land privately and the comprehensive nature of the scheme will enable significant regeneration benefits to be realised in line with the Guide's objectives including enhanced public realm and permeability.</p>
12.12	<p>The Cathedral Conservation Area (CCA) Guide seeks to bring derelict or underused land and buildings back into economic use and encourages a variety of land uses including offices, small scale retailing, cultural and recreational uses. The revised scheme is based on the redevelopment of a viable scheme providing a variety of uses including retail, offices, cultural, restaurant/cafes, hotel and residential uses which will bring vitality back into the area. The variety of uses proposed are in line with objectives of the enhancement strategy set out in the CCA Guide.</p>
12.13	<p>The CCA Guide highlights opportunities for façade renovation of existing buildings, redevelopment of the site between 16 Donegall Street and the rear of the former Assembly Rooms and environmental improvements of public spaces. The revised scheme includes façade retention and restoration of a number of listed and non-listed buildings. The restoration of these facades will enhance the streetscape and the Conservation Area, securing their future upkeep and maintenance. The CCA Guide recognises the opportunity to develop the gap site between the rear of the Former Assembly Halls and No. 16 Donegall Street. This site is proposed to be sensitively developed as part of the revised scheme, respecting the setting of the adjacent Listed building whilst drawing cues from No. 16 in terms of plot widths and articulation. This new block will respectfully integrate into the gap site that currently exist and will reinstate the streetscape enhancing the Conservation Area.</p>
12.14	<p>The CCA Guide sets out development guidelines for development within the Cathedral environs. It is considered that the proposals respect the setting of St. Anne's Cathedral and that building heights relate to the open space area at Writer's Square; to the heights of adjoining buildings; and to the existing street scene as explained in the previous section of the report. Proposed high quality materials will complement and enhance the Cathedral setting.</p>
12.15	<p>The CCA Guide acknowledges the wide range of different architectural styles in the "Four Corners area" [i.e. the space formed at the junction of Waring Street, North Street, Bridge Street and Rosemary Street] and states that this freedom can be maintained provided the scale and the vertical rhythm of the existing street frontage is respected. Officers' consider that the proposals satisfactorily meet this objective given the considered approach to the proposed new development which takes account of the existing street pattern in terms of plot width and urban grain.</p>
12.16	<p>The CCA Guide advises that the general height and mass of new buildings in the "Four Corners area" should be in scale with surrounding building and development should generally be at least 3 storey and not exceed a maximum 15m eaves height. Having assessed the redevelopment proposal officers' are satisfied that whilst the building heights are over 3 storey and eaves heights are above 15m, this is considered appropriate having regard to the assessment of individual plots in the previous section of the report. The scheme will provide significant economic and regeneration benefits to the wider community which outweigh any adverse impacts. Since the publication of the CCA Guide the extant scheme includes buildings higher than recommended in the CCA Guide, which is an important material consideration in the assessment of this scheme.</p>
12.17	<p>The Conservation Officer considers that the revised scheme is of sufficient quality to successfully relate to and respect both the immediate surroundings and the wider Conservation Area. The public realm improvements are a welcome inclusion and will further enhance the street environment. The Conservation Officer further considers that</p>

	<p>on the basis of the details set out within the Design Code are agreed, controlled and implemented through appropriate conditions, the proposals would not conflict with either guidance. Officers' concur with this view.</p> <p>12.18 The former DoE considered that the extant scheme 'will not cause harm to either the BCCA [<i>Belfast City Centre Conservation Area</i>] or CCA [<i>Cathedral Conservation Area</i>] as a whole and large aspects of the proposal will result in enhancement to the conservation areas'.</p> <p>12.19 It is the view of officers that overall, the revised scheme is of a much better architectural quality compared with the extant scheme in terms of its high quality design approach and thoughtfully considered integration of retained historic fabric with sensitive proposed new development. The architectural approach emphasises the traditional plot widths and fine urban grain resulting in a design more appropriate to the local vernacular. HED acknowledges the applicant's intention to develop a scheme that appears to have evolved incrementally. The revised scheme proposes less demolition than the extant scheme and increases permeability through the site with the reinstatement of the historic North Street Arcade link from North Street to Donegall Street and the new Mews Lane from North Street to Donegall Street. It is considered that the revised scheme provides the opportunity to significantly enhance the conservation areas.</p> <p>12.20 In accordance with Section 104 (11) of the Planning Act (Northern Ireland) and paragraph 6.18 of the SPPS, officers have assessed proposals for the demolition and redevelopment and are of the opinion that the revised scheme provides high quality development proposals, including significant public realm improvements, increased permeability into and through the site, restoration of Listed and non-listed facades, and high quality redevelopment of unsightly buildings and the gap site on Donegall Street. The revised scheme takes the opportunity to enhance the character and appearance of both Belfast City Centre and Cathedral Conservation Areas. The substantial, tangible community benefits attributable to the wider development as set out below are grounded in the public interest and outweigh the loss of buildings that make a positive contribution to the Conservation Areas. The revised scheme is considered to be more sympathetic to the Conservation Areas than the extant scheme. These circumstances are considered exceptional and as such the proposal does not conflict with guiding principle set out in the SPPS and Section 104 (11) of the Planning Act to afford special regard to the desirability of enhancing its character or appearance where an opportunity to do so exists.</p>
<p>13.0</p> <p>13.1</p> <p>13.2</p> <p>13.3</p>	<p>Archaeology</p> <p>PPS6 sets out a number of policies relating to protection of archaeology. These include:</p> <p>Policy BH 2 – Protection of Archaeological Remains of Local Importance and their setting Policy BH 3 – Archaeological Assessment and Evaluation Policy BH 4 – Archaeological Mitigation</p> <p>The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.8 – 6.11.</p> <p>The site is located in Belfast Archaeological Area of Potential. The Environmental Statement sets out an archaeological mitigation strategy. HED is content that it satisfies PPS6 archaeological policy requirements subject to conditions for the agreement and implementation of a developer funded programme of archaeological works.</p>

14.0 Public Realm/Open Space Proposals

14.1 The Design Code sets the following design principles for public realm proposals:

- Multi-functional spaces
- Links with active frontages
- Pedestrian Movement
- Shared Surfaces
- Accessible Public Realm
- Sustainable/Healthy Places

14.2 The Public Realm proposals incorporate a hierarchy of spaces which include:-

1. *Civic spaces and Squares* – Writer’s Square, Assembly Square and Central Square;
2. *Primary Streets* – North Street and Long Lane; and
3. *Secondary Street* – Waring Street, Donegall Street, William Street and Church Street, New entry adjacent to Braddells

14.3 Each of the elements of the public realm proposed are considered in turn below.

Writer’s Square



Extant Scheme



Revised Scheme

14.4 The revised scheme seeks upgrading and reconfiguration of Writer’s Square to provide an enhanced setting for the Listed St. Anne’s Cathedral opposite. It will also serve as a vibrant focal point for the scheme. The proposals involve a reduction in the existing open space area. The layout and design of the existing Square incorporates challenging level changes and large areas of planted beds resulting in a space that is currently underutilised. The Urban Design Officer considers that the current layout is not efficient and notes that historically there was no open/civic space opposite St. Anne’s Cathedral at this location. Indeed the Cathedral Conservation Area Guide (CCA) refers to the creation of Writer’s Square which took place in the 1990s.

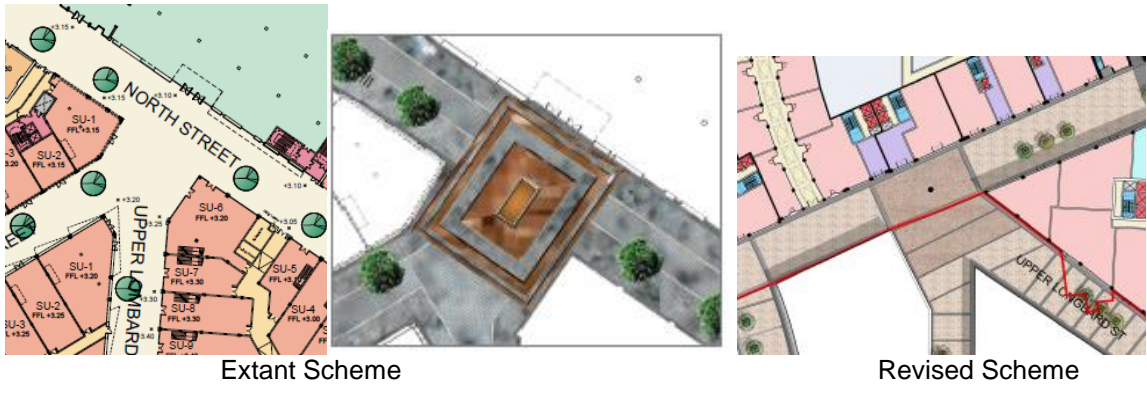
14.5 Policy OS 1 of PPS 8 sets out a presumption in favour of retaining existing open space. At present Writer’s Square is the only area of public open space within the development and comprises 3,594 sqm. The proposal includes the creation of new pedestrianised areas at Assembly Square, Central Square, part of North Street, Long Lane and the Mews Lane adjacent to Braddells. The definition of open space as set out in PPS 8 includes ‘*civic spaces, including civic and market squares and other hard surface areas designed for pedestrians*’ therefore the new pedestrianised areas fall within the definition of open space. As such the proposal will result in a net increase of 3,178 sqm (88%) of

	<p>open space (total 6,772 sqm) across the site. Therefore, the 39% reduction of open space at Writer's Square must be considered in the wider context and is offset by a more efficient layout for this space; the creation of Long Lane which will link into Writer's Square; and the creation of the new pedestrianised areas throughout the scheme which will connect with each other to improve connectivity. The creation of additional open space also contributes to the requirement in Policy OS 2 to provide public open space as an integral part of the proposed residential development.</p>
14.6	<p>The proposals include reconfiguration of the existing Writer's Square to more classical rectilinear proportions and a new hard landscaped surface. The Design code states that reconfigured square will comprise of 1,300sqm (2,183sqm including the colonnade areas for Blocks 01 and 02, access areas from William Street and area at the junction of Writer's Square and Long Lane). The reconfigured square will provide useable, flat, accessible public open space, capable of accommodating large events. The reconfigured Writer's Square will be framed to the south by Block 03 (8) at the corner of Donegall Street and Writer's Square, to the west by Blocks 01 and 02 and to the north by the existing New Cathedral Buildings, providing a well-defined space. In addition, the creation of Long Lane from Writer's Square to North Street will provide a 12m wide by 75m long pedestrianised area which will compliment Writer's Square and provide a valuable, multi-functional space capable of being used in association with Writer's Square to host events.</p>
14.7	<p>The extant scheme (as shown above) also included the reconfiguration of Writer's Square comprising 1,265sqm which is smaller than the revised scheme proposals. This is an important material consideration in the assessment of this element of the proposal. The reconfiguration in the revised scheme is considered a betterment on that approved in the extant scheme with Block 02 setback 25.5m from Donegall Street allowing a better layout of Writer's Square in front of the Listed St. Anne's Cathedral and enabling a greater appreciation of this heritage asset.</p>
14.8	<p>The Urban Design Officer considers that the layout of the new Writer's Square will help to frame the main elevation of the Cathedral and its immediate setting. As a multi-functional space the square will be able to accommodate large scale events. The creation of Long Lane from North Street to Writer's Square will serve to improve connectivity and pedestrian flow throughout the area but will also improve the integration of Writer's Square with other parts of the site by providing a direct route from Lower Garfield Street and North Street which currently does not exist.</p>
14.9	<p>The new hard landscaped surface materials will reflect materials within the Cathedral Quarter to maintain consistency throughout the area. Such materials shall be of a similar specification to those used in other areas of the city centre in association with the Belfast Streets Ahead Project.</p>
14.10	<p>Existing trees are to be retained where possible along Donegall Street, new planting will take the form of statement feature trees. Free standing planters will also be considered to provide colour and interest at street level. The introduction of street furniture, lighting and pop up power supplies will provide practical assistance for users whilst also enhancing the square and its environs. The proposed layout and detail of Writer's Square is considered acceptable. Further details of material, plant, street furniture and lighting will be considered at Reserved Matters stage. Landscaping detailing and cultural references in Writer's Square celebrates the heritage of Irish Literature. BCC City and Neighbourhood Services Department recommends that this theme is retained and enhanced and this will be secured through an appropriate condition</p>
14.11	<p>HED considers the proposals acceptable in principle under Policy BH 11 (a) of PPS 6 and the SPPS para 6.12 subject to conditions. HED advises that the success of Writer's</p>

	<p>Square will depend heavily on the buildings that frame it, in terms of the quality of materials, active ground floor uses and quality of finishes. HED advises that the location of street furniture, lighting, trees etc. require to be considered carefully. Details of these matters will be required to be considered in detail at the reserved matters stage.</p> <p>BCC City Regeneration and Development Division (CRD) considers that the proposed configuration of Writer's Square aligns better with St. Anne's Cathedral and will also benefit from active frontages from the surrounding blocks which will help animate this space throughout the day.</p>
<p>14.12</p>	<p>As previously mentioned, officers consider that the proposed blocks fronting on Writer's Square (Block 01, 02 and 03 (8) have been thoughtfully considered and carefully designed to ensure an appropriate sense of defined space whilst providing for active ground floor frontages which will serve to add vitality to the newly configured square and an active day-evening economy. The proposal provides the opportunity to significantly enhance Writer's Square and its environs including the setting of St. Anne's Cathedral opposite and is considered to comply with planning policy.</p>
<p>14.13</p>	<p>An objection raised concerns regarding the loss of open space in Writer's Square and within the Conservation Area. Writer's Square was first developed as part of the former Department of the Environment's Enhancement Strategy in the 1990s as set out in the Cathedral Conservation Area Guide. The layout of the current Writer's Square includes significant changes in levels and areas of planters and is not wholly accessible to all of the community in its current form. The proposed re-configuration seeks to provide a level, accessible, useable area of public open space. The extant permission is also a relevant fall-back position.</p>
	<p>Assembly Square</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div data-bbox="316 1106 683 1424"> </div> <div data-bbox="711 1099 991 1424"> </div> <div data-bbox="1142 1137 1473 1424"> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div data-bbox="608 1424 794 1451">Extant Scheme</div> <div data-bbox="1187 1424 1394 1451">Revised Scheme</div> </div>
<p>14.14</p>	<p>The proposed Assembly Square is located at the southern end of North Street at its junction with Rosemary Street, Bridge Street and Waring Street. The new Assembly Square will comprise a hard landscaped area of approximately 1,000sqm. The proposed paving will be of a high quality materials and details will be agreed at the reserved matters stage. An indicative layout has been provided with the outline application. The materials shall be of a similar specification to those used in other areas of the city centre in association with the Belfast Streets Ahead Project. Active uses will front onto the square including a combination of hotel, retail, café/restaurant, cultural and office uses.</p>
<p>14.15</p>	<p>Assembly Square is proposed as a preamble transition space and will provided a visual and physical connection to North Street, Waring Street, Bridge Street and Rosemary Street. It is considered that the proposed square will enhance the setting of the Listed Former Assembly Rooms and will offset to a degree the height of Block 09. The extant scheme also included the creation of new public realm in this area.</p>

- 14.16 The Listed telephone kiosk adjacent to the listed Former Assembly Rooms will be retained and incorporated into the square as part of the design.
- 14.17 Planting is proposed in the form of a statement feature tree. Free standing planters will also be considered to provide colour and interest at street level. The introduction of street furniture and lighting and provide practical assistance for users whilst also enhancing the square and its environs. The proposed configuration of Assembly Square is considered acceptable. Further details of material, plant, street furniture and lighting will be considered at Reserved Matters stage.
- 14.18 The Urban Design Officer considers that the paving will be laid out to provide structure to the space and an improved relationship with buildings around the edge. HED considers the proposals acceptable in principle under Policy BH 11 (a) of PPS 6 and the SPPS para 6.12 subject to conditions.

Central Square



- 14.19 Central Square is proposed at the junction of North Street and the proposed Upper Lombard Street approved as part of Phase 1B of this scheme and New Street approved in Phase 1A of the scheme. Approximately half of Central Square is located within the Phase 1B site boundary. The part of Central Square falling within the site measures approximately 12m wide by 22.5m deep resulting in 270sqm of public open space. The extant scheme also included the creation of new public realm in this area.
- 14.20 The proposed Central Square provides the opportunity for an Art installation to denote the junction with the proposed New Street and Upper Lombard Street. The introduction of street furniture and lighting and provide practical assistance for users whilst also enhancing the square and its environs. The proposed configuration of Central Square is considered acceptable. Further details of material, plant, street furniture and lighting will be considered at Reserved Matters stage.
- 14.21 The Urban Design Officer considers that the proposal will successfully visually terminate several key views within the area. HED considers the proposals acceptable in principle under Policy BH 11 (a) of PPS 6 and the SPPS para 6.12 subject to conditions.

Primary Streets – North Street and Long Lane

- 14.22 Proposals include the partial pedestrianisation of North Street and the creation of Long Lane from North Street to Writer’s Square. North Street and Long Lane will serve as the main connective spine through the development. Traffic will be restricted on North Street and Long Lane to delivery/emergency vehicles and disabled/car club users however, North Street will be retained as an adopted street under the control of DFI Roads. The

	<p>extant scheme also proposed the creation of Long lane and the partial pedestrianisation of North Street.</p>
14.23	<p>The proposal includes new hard landscaping along North street and Long Lane. Materials will be of a high quality such as buff flags and setts with dark paving as banding strips. Defined edges are proposed using varied colours of buff setts will provide an appropriate edge treatment to the street. The Urban Design Officer welcomes the proposed pedestrianised nature of these streets.</p>
14.24	<p>Planting is proposed in the form of street trees along the length of North Street and Long Lane. Free standing planters will also be considered to provide colour and interest at street level. The introduction of street furniture grouped with tree zones will reduce unnecessary clutter and together with appropriate lighting will provide practical assistance for users whilst also enhancing the streets and their environs. The proposed configuration of these spaces is considered acceptable. Further details of material, plant, street furniture and lighting will be considered at Reserved Matters stage.</p>
14.25	<p>HED considers that the introduction of Long Lane will increase permeability within the Cathedral Quarter and consider the proposed public realm improvements – including pedestrianised streets, provision of civic squares and new connecting pedestrian routes – acceptable in principle under paragraph 6.12 of the SPPS and Policy BH 11 (a) of PPS 6.</p> <p>Secondary Streets – Rosemary Street, Donegall Street, Waring Street, William Street, Church Street, Entry adjacent to Braddells</p>
14.26	<p>The proposed secondary streets will provided secondary access through the scheme. The proposal includes new hard landscaping along North street and Long Lane. Materials will be of a high quality such as buff flags and setts with dark paving as banding strips. Defined edges are proposed using varied colours of buff setts will provide an appropriate edge treatment to the street. The Urban Design Officer welcomes the proposed pedestrianised nature of these streets.</p>
14.27	<p>Public Realm improvements are proposed along the frontage of Block 09 on Rosemary Street and will link in with proposed creation of Assembly Square and North Street. Public Realm improvements are also proposed along the footpaths on Waring Street, Donegall Street, Church Street and William Street where blocks abut the street frontage. The proposed new entry adjacent to Braddells will also be pedestrianised. Materials include Caithness paving consistent with materials found in adjoining streets within the Cathedral Quarter to maintain consistency throughout the area. Such materials shall be of a similar specification to those used in other areas of the city centre in association with the Belfast Streets Ahead Project.</p>
14.28	<p>The creation of the entry to the immediate south of Braddells from North Street to Donegall Street seeks to build on the 17th Century pattern of entries existing within the Cathedral Quarter and will maintain the distinctive character of the Cathedral Quarter by expanding the network of pedestrian accesses.</p>
14.29	<p>HED considers that the proposed public realm improvements, including pedestrianised streets, provision of civic squares and new connecting pedestrian routes are acceptable in principle under paragraph 6.12 of the SPPS and Policy BH 11 (a) of PPS 6.</p>
14.30	<p>BCC City Regeneration and Development Division (CRD) welcomes the enhanced permeability which assists in connecting the city centre retail core and the Ulster University.</p>

14.31	The Conservation Officer welcomes the proposed public realm improvements which will further enhance the setting and significantly improve the existing streetscapes whilst providing a sense of place and identity within each section of the site and when viewed from wider viewpoints. It is considered that the public realm improvements will provide significant enhancements to the Conservation Areas and comply with planning policy.
14.32	The public realm will be accessible at all times to the general public and will be managed and maintained by a private management company. Accessibility, management and maintenance of the public realm which will be secured through the Section 76 agreement.
15.0	<p>Open Space</p> <p>Policy</p>
15.1	<p>PPS 7 and PPS 8 sets out policies relating to the provision of open space in new residential developments. These include:</p> <p>Policy OS2 – Public Open Space in New Residential Development Policy QD1 – Quality in New Residential Development</p>
15.2	Policy QD 1 of Planning Policy Statement 7 – Quality Residential Environments (PPS 7) requires that adequate provision is made for public and private open space and landscaped areas as an integral part of new residential developments. The assessment of the proposed open space is set out below.
15.3	Parameter Plan 11 ‘Maximum Outdoor Spaces’ identifies proposed areas of open space, and includes terraces at ground floor and upper levels. The upper level areas of open space include two internal residential courtyards within Block 03, private residential terraces within Block 03 along North Street and Donegall Street, private officer terraces at upper floors in Blocks 01, 02 and 09 and proposed roof terrace on the top floor of the Former Assembly Rooms extension for hotel use.
15.4	The residential courtyards within Block 03 are to be designed as shared garden space with a variety of plant species enhancing biodiversity alongside play spaces and opportunities for Sustainable Urban Drainage Systems (SUDS). It will be important in providing appropriate communal amenity provision for residents in accordance with PPS 7: Policy QD 1.
15.5	Recessed and projecting balconies are proposed throughout the residential blocks and will serve to provide private amenity space for prospective occupants and are in accordance with Policy QD 1 of PPS 7. Creating places seeks to provide between 10 and 30 sqm of private amenity space for residential occupiers of apartments. The level of private and communal amenity provision is approximately 10.9 sqm per apartment and is considered to satisfy the requirements of PPS 7 Policy QD 1. Further details on the amenity provision will be considered at Reserved Matters stage.
15.6	Policy OS 2 of PPS 8 states that ‘ <i>For residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children’s play area will be required as an integral part of the development. The Department will consider an exception to this requirement where an equipped children’s play area exists within reasonable walking distance (generally around 400metres) of the majority of the units within the development scheme</i> ’.
15.7	There are no equipped play areas within 400m of the site. The closest playground is Browns Square which is located over 560m from the site.

15.8	<p>A Play Strategy has been submitted and includes the following elements:</p> <ul style="list-style-type: none"> • informal/playable space incorporated into approximately 2,000sqm of courtyard space within Block 03; • playable spaces within the pedestrianised public realm and curated events as part of the Art Strategy specifically to engage with children.
15.9	<p>The Play Strategy has been assessed by BCC City and Neighbourhood Services Department. It is considered acceptable in principle, demonstrating that a satisfactory level of children’s play areas in accordance with Policy OS 2 will be facilitated within the site. Details of the layout, equipment and materials for proposed children’s play areas will be considered at Reserved matters Stage.</p>
15.10	<p>Policy OS 2 of PPS 8 states that: <i>[The Council] will only permit proposals for new residential development of 25 or more units,...where public open space is provided as an integral part of the development.</i> It furthers states that: <i>‘Where the provision of public open space is required under this policy, the precise amount, location, type and design of such provision will be negotiated with the applicants taking account of the specific characteristic of the development, the site and having regard to the following:</i></p> <ul style="list-style-type: none"> (i) <i>A normal expectation will be at least 10% of the total site area;</i> (ii) <i>For residential development of 300 units or more,...A normal expectation will be around 15% of the total site area; and</i> (iii) <i>Provision at a rate less than 10% of the total site area may be acceptable where the residential development;</i> <ul style="list-style-type: none"> • <i>Is located within a town or city centre; or</i> • <i>Is close to and would benefit from ease of access to areas of existing public open space</i> • <i>Provides accommodation for special groups, such as the elderly or people with disabilities; or</i> • <i>Incorporates the ‘Home Zone’ concept.</i>
15.11	<p>The definition of open space set out in PPS 8 includes <i>‘civic spaces, including civic and market squares and other hard surface areas designed for pedestrians’</i>. The proposal to partially pedestrianise North Street and create new public realm at Assembly Square, Central Square, Long Lane and the Mew Lanes adjacent to Braddells falls within the above definition resulting in a net gain of public open space which satisfies Policy OS 2 of PPS 8. Regard is also had to the extant scheme which proposed a reconfigured Writer’s Square, creation of Assembly Square, Central Square and Long Lane. The revised scheme also includes the creation of additional public realm in the form of a new Mews Lane adjacent to Braddells which was not part of the extant scheme. The revised scheme is considered a betterment compared with the extant scheme given the additional public realm proposed and the more appropriate layout of Writer’s Square.</p>

16.0	Access, Servicing, Parking and Sustainable Transport Measures
	<u>Introduction</u>
16.1	The revised scheme takes a significantly different approach to transport compared to the extant scheme. The extant scheme included a significant basement parking area and multi-storey car park, comprising 1066 on-site parking spaces across the scheme. In comparison, the revised scheme would provide only 31 dedicated on-site parking spaces, including 25 disabled spaces and 6 car club spaces. This will significantly reduce traffic generation with marked benefits for air quality, congestion and the visual environment.
	<u>Access</u>
16.2	Traffic will be restricted on North Street and Long Lane to delivery/emergency vehicles and disabled/car club users only. Rosemary Street will continue to operate as it currently does with vehicle restrictions. No traffic restrictions will apply along Donegall Street. William Street and Church Street will continue to operate a one-way traffic system. Pedestrian permeability will increase significantly with the creation of two new routes, Long Lane and the entry adjacent to Braddells, and the reinstatement of the North Street Arcade link between North Street and Donegall Street.
	<u>Servicing</u>
16.3	A service yard is proposed to be accessed off Donegall Street within Block 03 and will incorporate adequate turning and manoeuvring space to enable vehicles to load and unload. The majority of units will be serviced from the courtyards via service corridors on the ground floor. Blocks 1 and 2 will be serviced separately from Church Street and Block 09 from Rosemary Street. Traffic on North Street will be restricted but will enable service deliveries at off peak times which is common in city centre locations. A service corridor bisects the Arcade to enable access to units on its northern side.
	<u>Parking and Sustainable Transport Measures</u>
16.4	The revised scheme removes the basement car park proposed as part of the original submission. The only on-site parking that would be provided are 25 disabled spaces and 6 spaces for car club vehicles. The indicative locations for disabled parking spaces are set out as follows: <ul style="list-style-type: none"> • North Street – 4 spaces • Donegall Street – 10 spaces • Talbot Street – 2 spaces • Academy Street – 2 spaces • Royal Avenue – 4 spaces • Bridge Street – 2 spaces • Waring Street – 1 space
16.5	The proposed disabled spaces within and adjacent to the site are to be provided at accessible distances which DFI Roads consider acceptable.
16.6	The indicative locations for Car Club spaces are set out as follows: <ul style="list-style-type: none"> • North Street – 3 spaces • William Street – 3 spaces
16.7	There is also potential to accommodate 6 car club spaces in the proposed service yard during the construction of the development and prior to its operation to ensure that at all times 6 car club spaces are available for use.


16.8	The reduction in parking provision is to be mitigated through green transport measures including travel plans, operation of car club and distribution of travel cards to residents of the scheme. These measures are described in more detail below and will be secured by a Section 76 planning agreement.
16.9	<p>A Framework Travel Plan has been provided for the residential and commercial elements of the proposed scheme. A Commercial Travel Pack and a Residential Travel Pack will be supplied to all residents and occupiers of commercial premises. The Framework Travel Plan sets out a number of sustainable transport measures proposed as an alternative to using the car. These are summarised below.</p> <ul style="list-style-type: none"> • 6 car club spaces within the scheme to support the use of car clubs within the site as an alternative to the provision of car parking for residential units; • Discounted membership of the car club for a specified period offered to residential occupiers from first occupation of the residential units; • 25 disabled spaces to be provided within the scheme/in close proximity to the site boundary; • Travel Cards for each residential unit for 3 years to provide free public transport across Greater Belfast; • Secure cycle parking will be provided within the residential and office blocks and 35 cycle loops will be provided on-street; and • Appointment of a Travel Co-ordinator to promote sustainable forms of transport including public transport, walking and cycling including the Cycle to Work Initiative. They will be responsible for implementing measures set out in the Travel Plan and monitoring and reviewing the success of travel patterns.
16.10	<p>The approach to sustainable travel is welcomed as it will promote a modal shift away from car use, reduce traffic congestion and improve air quality. BCC City Regeneration and Development team (CRD) considers the introduction of a car club to Belfast to be a positive step. DFI Roads has no objections to the development proposal on road safety and traffic progression grounds subject to conditions. The proposal is considered compliant with PPS 3.</p> <p><i>Cycle Facilities</i></p>
16.11	A new 25 Belfast Bike docking station is proposed as part of the green travel measures to support the development. This will be located on the public realm and the location will be agreed with the Council prior to implementation. The Belfast Bike docking station will be secured through the Section 76 agreement.
17.0	Air Quality
17.1	The Air Quality Impact Assessment submitted as part of the Environmental Statement has considered the existing air quality situation in the vicinity of the site, the impact of the development on local air quality and the impact of local air quality on the proposed development in relation to relevant receptors and the predicted impact of the proposed development on human health in terms of nitrogen dioxide and particulate matter.
17.2	The Environmental Statement indicates that during the construction, emissions from vehicles using the site would not have a significant effect on local air quality and that the effects of dust during construction would not be significant.

17.3	The revised scheme is better in terms of air quality impacts than the extant scheme as it has minimal parking in comparison. The extant scheme has 1,066 car parking spaces which would bring a substantial increased amount of polluting traffic into the area. The revised scheme proposes a significant reduction in car parking and is considered a betterment in terms of the impact on air quality.
17.4	Environmental Health notes that the development proposes zero off-street car parking provision within the application site, supported by a number of sustainable transport measures. There are also a limited number of on-street car parking spaces within the application site, which are intended for disabled, car club and 'pay and display' use. The assessment has considered impacts from traffic sources during both construction and operational phases of the development. The assessment has indicated that as a result of the proposed development, a negligible adverse impact is predicted at all on-site receptors. The provided modelling results have indicated that 17 of the 19 off-site sensitive receptors would experience a negligible impact, due to the additional traffic generated by the proposed development with slight adverse impacts at two receptors. However, this must be considered in the context of the extant scheme which generated substantially more traffic.
17.5	The Assessment concludes that combined impacts from the proposed development together with those arising from other approved schemes in the vicinity are not predicted to be significant. The Assessment also demonstrates that air pollution levels are predicted to meet all the relevant air quality objectives at all modelled locations with the proposed development in place. As a result, Environmental Health has no concerns regarding the air quality impacts of the development proposal subject to conditions.
17.6	The Assessment also considered the potential effects of dust emissions and sets out appropriate mitigation measures including the inclusion of a Dust Management Plan as part of the Construction Demolition Environmental Management Plan (CDEMP) which will be secured through appropriate conditions.
18.0	Contamination
18.1	A Phase 1 Environmental Assessment has been submitted as part of the Environmental Statement and concludes that a number of potential pollutant linkages are present at the site and recommend a further detailed assessment. DAERA considers this approach acceptable. A detailed Quantitative Risk Assessment can be secured by condition and submitted at the Reserved Matters Stage.
18.2	Environmental Health is satisfied with the information provided and recommend a number of conditions.
19.0	Noise
19.1	The Noise Impact Assessment submitted as part of the Environmental Statement concludes that construction noise will be temporary and suitable mitigation measures will be put in place during the development. The Assessment indicates that suitable mitigation measures will reduce or negate any potential adverse impacts. Such measures would include screening and façade design for external amenity areas and buildings to ensure that no significant traffic noise effects would be experienced during the operational phase of the development. In addition, mitigation measures including screening and selection of plant with low noise levels would ensure that no significant effects from plant noise arise during operation of the development.

19.2	Environmental Health has liaised with the applicant's noise consultants and considers that further noise assessments are required and have recommended appropriate conditions to ensure that appropriate noise levels and mitigation measures are secured.
20.0	Odour Abatement
20.1	The Odour Abatement Strategy sets out at a strategic level the routes of ducts and flues to serve cafes/restaurants within the ground floor of the development. As a minimum, it proposes that all odour abatement systems will include grease traps and fine filtration. Given this is an outline application it is appropriate that details of odour abatement systems serving those units to be operated as cafes/restaurants are required to be submitted at Reserved Matters Stage. This will be controlled by condition.
20.2	Environmental Health is satisfied with the proposal but considers that the development includes uses which have the potential to adversely impact on the amenity of surrounding sensitive receptors in terms of odour. It advises that careful consideration of the design, location and operation of odour abatement systems will be required. Environmental Health have therefore recommended appropriate conditions.
21.0	Biodiversity
21.1	A Phase 1 Habitat Survey is included with the Environmental Statement. The application site does not contain habitat of significant ecological value and the floral and habitat biodiversity are low within the site due to its urban context. No bats were observed during the bat surveys. Proposed measures to enhance biodiversity within the site include the establishment of green roofs within Block 03, incorporating native species trees within the site and incorporating bird boxes and bat boxes into the design. DAERA has raised no objections to the proposal.
21.2	A Habitats Regulation Assessment has been carried out in accordance with Regulation 43 (1) of the Conservation (Natural Habitats etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Services (SES) on behalf of the Council. The site is hydrologically linked to a number of designated European Sites including Belfast Lough SPA, Belfast Lough Open Water SPA, Belfast Lough Ramsar and the East Coast (Northern Ireland) Marine Proposed SPA and the effects of the development on the aforementioned sites have been assessed.
21.3	Having considered the nature, scale, timing, duration and location of the proposed development, SES concludes that subject to the applicant's recommended mitigation, the proposal will not have an adverse effect on the site integrity of any European site. Mitigation measures will be appropriately secured through conditions.
22.0	Flooding and Drainage
22.1	A small portion of the site at the southern (Waring Street) end falls within the coastal floodplain. A Flood Risk Assessment has been submitted with the application as part of the Environmental Statement. Areas of the site on North Street and Church Street are at risk from surface water flooding. Design measures are proposed to be incorporated into the scheme resulting in no significant effects being predicted on the water environment during the operational phases of the proposed development.
22.2	NI Water has confirmed that the receiving Waste Water Treatment facility (Belfast WWTW) has sufficient capacity to serve the proposals. NI Water indicates a network capacity check is required to be carried out for the Watermain and foul sewer networks.

<p>22.3</p> <p>22.4</p> <p>22.5</p> <p>22.6</p>	<p>The response from NI Water states that NI Water will consider connections where the developer can demonstrate that there is an extant previously approved development where NI Water have given a positive response. In this case there is an extant scheme and the developer will be required to liaise directly with NI Water to address this issue.</p> <p>NI Water indicates that there is no public storm sewer available. A number of options are available to the developer to address this issue including discharge to a local watercourse (River Farset) for which consent will be required from Rivers Agency supported by appropriate attenuation proposals or acquisition of a new storm sewer. In addressing these technical matters the developer is required to continue to liaise with NI Water and Rivers Agency to ensure that the detailed drainage design is of sufficient capacity and to obtain the appropriate consents which are issued under separate legislation.</p> <p>Rivers Agency seeks further information to clarify drainage proposals. It is considered that given the application is in outline form, the drainage proposals can be satisfactorily provided at Reserved Matters Stage/prior to commencement of the development.</p> <p>Detailed drainage proposals will be secured through conditions which will require technical details to be provided at the Reserved Matters Stage. Further consultation with NI Water, Rivers Agency DAERA and Shared Environmental Services will be carried out at that time to ensure that the competent authorities are satisfied with the detailed drainage arrangements.</p>
<p>23.0</p> <p>23.1</p>	<p>Air Traffic</p> <p>Belfast City Airport has advised that Block 03 (7) (15 storey building) will infringe on the BCA Obstacle Limitation Surface. It requires the developer to bear the cost for any suppression adaptation changes which may be required to the Secondary Surveillance Radar (SSR) as a result of false SSR detections resulting from the development. This is not considered a planning matter and has not been a requirement for taller buildings that the Council has granted planning permission for. The applicant has been advised to liaise directly with Belfast City Airport.</p>
<p>24.0</p> <p>24.1</p> <p>24.2</p> <p>24.3</p>	<p>Waste Management</p> <p>The Waste Management Strategy sets out strategic proposals for the storage, movement and collection of waster within the site. It is proposed that bins from the residential units will be brought to the bin collection point in the service yard off Donegall Street for collection and returned to the bin storage areas when emptied.</p> <p>A Waste Management Plan will be incorporated as part of the Construction and Demolition Environmental Management Plan required at Reserved Matters Stage to ensure that waste from the site is appropriately managed.</p> <p>Waste storage arrangements will be required to be compliant with the Local Government Waste Storage Guide for Northern Ireland and the Supplementary Guidance on Waste Storage for Housing and Apartment Developments in Belfast. Further details will be required at be provide at the Reserved Matters Stage. The Council's Waste management Unit have no objections to the proposal.</p>
<p>25.0</p> <p>25.1</p>	<p>Affordable Housing</p> <p>The application proposes that 10% of the proposed residential units (approximately 37 units) is delivered as intermediate affordable housing comprising a mix of intermediate</p>

	rent or co-ownership. The intermediate affordable housing will be provided within Block 3 of the proposed development
25.2	The applicant has been working with Choice Housing Association and proposes to relocate the existing SHAC housing development currently located within the site at Nos. 32-40 Donegall Street to an off-site location in close proximity to the application site boundary. In addition, the applicant proposes to provide a further 10% of the total number of residential units as affordable (social) housing (approximately 37 units). This would equate to a total provision of 20% affordable housing.
25.3	The applicant has submitted an Affordable Housing Statement, which sets out these proposals. This has been reviewed by the Northern Ireland Housing Executive (NIHE). NIHE reports that there is currently a social housing waiting list of 10,747 households seeking social housing within the Belfast City Council area, of which, 8,011 are in urgent need (March 2019). On the supply side in terms of meeting this demand there were 1,998 allocations, which includes both re-lets and new builds, made during the period April 2018 to March 2019. The NIHE states that there is therefore a major housing shortfall.
25.4	NIHE in broad terms supports the applicant's affordable housing proposals and welcomes the provision of 10% affordable residential units within the site. NIHE has stated that their preference is that both the 10% affordable and 10% social is provided within the application site boundary. However, it is acknowledged that currently there is no provision in planning policy to require developers to provide affordable/social housing as part of residential developments. Therefore, in this case the proposal to deliver 10% affordable housing within the application site boundary and 10% social housing in an off site location within the city centre and in close proximity to the application site is welcomed. The delivery of 10% affordable housing within the scheme is considered an integral part of the overall development proposals which will secure substantial benefits in terms of regeneration of this area and will deliver mixed tenures that will help address local housing need.
25.5	Officers welcome the delivery of affordable housing as part of the development. This will support a good mix of residential tenures, consistent with the objectives of the SPPS and PPS12. Moreover, the provision of affordable housing will contribute to the regeneration of the site and wider area, and this is a material consideration that supports the case for the grant of planning permission. The affordable housing will be secured by means of a Section 76 planning agreement to ensure that it is delivered and assigned for this purpose.
26.0	Economic Impact, Employment and Investment
26.1	An Economic Impact Assessment was submitted with the revised scheme.
26.2	The Assessment states that compared with the existing site, the development could generate approximately 60,000sqm of additional employment floorspace resulting in the generation of approximately 600 construction jobs per year during construction. The Assessment reports that on completion of the development 1,600 additional jobs during operation could be created. This is estimated to result in £213 million per annum in Gross Value Added (GVA) and an income for Belfast City Council over 20 years of £23 million generated from domestic and business rates.
26.3	The Socio-Economic Impact set out in the EIA identifies significant benefits for the construction sector during demolition and construction stage, and during the operational phase in terms of employment opportunities and higher-value added activities. Adverse impacts are identified as a short-term impact on the existing residential population within

<p>26.4</p>	<p>the site and a medium-term impact relating to access to local primary health care facilities.</p> <p>The Council's Developer Contributions Framework requires consideration of potential employability and skills interventions. The Council's Economic Development Unit has advised that there would be a skills shortage in implementing the development, both during construction and on occupation. The applicant has therefore agreed to support employability and skills interventions to bridge this skills gap. They are required to submit an Employability and Skills Strategy to set out a high level framework for interventions. These will be secured by a Section 76 planning agreement, which will require Reserved Matters applications to be supported by an Employability and Skills Implementation Plan.</p>
<p>27.0</p>	<p>Phasing</p>  <p>27.1 An indicative phasing strategy has been submitted and comprises a Demolition Phasing Plan and a Construction Phasing Plan.</p> <p>27.2 The Indicative Phasing Strategy identifies the following phases:</p> <p>Phase 01C – Partial demolition, change of use to a hotel and extension to the Listed Former Assembly Rooms. Proposals also include public realm works surrounding the building on North Street, Waring Street and Donegall Street.</p> <p>Phase 02A – Construction of Blocks 01 and 02 for office use with active ground floor uses/frontage, public realm works to Writer's Square and footpaths surrounding Blocks 01 and 02 on North Street, Donegall Street, William Street, Church Street and the proposed Long Lane.</p> <p>Phase 02B – Partial demolition of the Listed North Street Arcade and non-listed buildings with façade retentions. Partial demolition, external and internal works, change of use to retail/cafe/restaurant on the ground floor and cultural office on the upper floors of Braddells. Construction of Blocks 03 (1) – (11) to provide ground floor retail/café/restaurant/cultural uses and residential units on upper floors along with a replacement North Street Arcade. Public realm improvements to included Long Lane, Donegall Street, Mews lane adjacent to Braddells and the majority of North Street including Assembly Square.</p> <p>Phase 03 – Demolition of buildings at the corner of Rosemary Street and North Street, extending to include 30-34 North Street. Construction of an office building with ground floor active uses/frontage. Public realm works include improvements along the frontage on Rosemary Street and North Street and the remaining section on Upper Lombard Street.</p>

27.3	The Indicative Phasing Strategy states that it is not feasible to fix the sequencing or the precise extent of the phasing boundaries given the scale of the proposed development. A definitive Phasing Strategy will be required to be submitted at Reserved Matters Stage. This will be secured through conditions.
28.0	<p>Regeneration</p> <p>28.1 The revised scheme will deliver a high-quality, mixed use, heritage-led regeneration scheme that will have considerable community benefits for the city. In doing so, it will meet the aims of the RDS in strengthening Belfast as the regional economic driver. The proposals reinforce the historic context whilst securing the physical and economic regeneration and revitalisation of this historic part of the city centre.</p> <p>28.2 Significant regeneration benefits will accrue from this scheme including:</p> <ul style="list-style-type: none"> • provision of a vibrant mix of uses including residential, Grade A offices, cafes/restaurants, cultural and hotel, supporting both the day and night time economy; • supporting the vitality and viability of the wider City Centre, to the benefit of the whole city; • generate 600 per annum during construction and 1,600 jobs during operation across a number of uses; • physical regeneration of this area of decline and significant enhancement to the character and appearance of the Conservation Areas; • restoration of a number of Listed buildings securing their future use, upkeep and maintenance; • re-instatement of the North Street Arcade – an iconic city centre historic landmark; • retention and restoration of facades of non-listed building and redevelopment securing their heritage value; • extensive public realm improvements; • a significant increase (max. 367 units) in the number of residential units in line with objectives set out in the <i>Belfast Agenda</i> Community Plan. The housing is in a sustainable city centre location with good access to jobs, shops, services and public transport; and • the provision of 10% units for affordable (intermediate) housing on-site and 10% social housing units off-site close by, supporting significant un-met local housing need. <p>28.3 The applicant says that they have already invested in excess of £55 million in the scheme to date. Construction costs are estimated at £225million and include £17.5 million for public realm works. The construction costs do not include professional fees, developer contributions and the acquisition and delivery costs of the relocation of the Choice facility at 32-40 Donegall Street. This level of investment by the developer in this city centre location is welcome and will result in significant regeneration benefits as set out above.</p> <p>28.4 BCC City Regeneration and Development Division (CRD) welcome the proposed additional rates which they consider will maintain existing services and provide additionally to the city centre and its surrounding neighbourhoods. CRD also welcome the potential to increase the employment population and make a significant contribution to the economy of Belfast City Council area and indeed to Northern Ireland.</p> <p>28.5 CRD considers that the revised scheme will have significant, positive impact on the delivery of the Belfast City Centre Regeneration and Investment Strategy 2015 (BCCRIS)</p>

	and the redeveloped North East Quarter proposal identified as being the centre piece of regeneration in this part of the city centre.
29.0	Developer Contributions
29.1	<p>Having regard to the Developer Contributions Framework, the following developer contributions will be secured part of the planning permission. They are related to the development and considered necessary to make it acceptable.</p> <ul style="list-style-type: none"> • Implementation of the Travel Plan. • Provision of travel cards • Provision of Car Club • Belfast Bike Docking Station • Provision of Public Realm works/public open space • Provision and maintenance of Public Realm/Open Spaces • Employability and Skills Plan Strategy to address employability and skills • Provision of Contribution to Public Art/Art Strategy • Provision of affordable/social housing
29.2	With the exception of the public realm works which can be secured by condition, these obligations will need to be secured by a Section 76 planning agreement.
30.0	Pre-Application Community Consultation
30.1	In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on the Council on 14 February 2017 (LA04/2016/2490/PAN). The Pre-Application Community Consultation (PACC) for took place in February 2017.
30.2	A Pre-Application Community Consultation Report (PACC report) has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements and has taken account of the Council's comments during the PAN process. The report confirms the advertising of the public events and that public events have taken place in accordance with Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirms a leaflet drop to 1,500 local residents, businesses and community organisations. The report confirms meetings which took place with elected representatives and local stakeholders; summarises the issues raised at the public events and during the consultation periods; and includes applicants' response to the issues raised.
30.3	<p>The following issues were raised during the Pre-Application Community Consultation exercise and the report sets out the applicant's response.</p> <ul style="list-style-type: none"> • Public realm, open space at Writer's Square and pedestrianisation • Community arts space • Lack of independent retail space • Less retail/more mixed balance of use • Not enough green space • Buildings too close to back of church • Materials/façade variation • Less office space

	<ul style="list-style-type: none"> • Car park • More conversion of original buildings • Coordination with other schemes • The tall building is not sympathetic to the area
30.4	The PACC report satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.
30.5	Officers considered the original scheme to be unacceptable. Supported by key consultees, the planning service has engaged with the applicant to address the issues, culminating in the submission of an amended scheme on 30 August 2019.
30.6	Prior to submission of the amended scheme, the applicant has undertaken a Voluntary Public Consultation exercise in July/August 2019. The additional public consultation exercise was not a statutory requirement and has been carried out voluntarily by the applicant to afford the local community/stakeholders the opportunity to view and comment on the amended scheme.
30.7	A Statement of Community Involvement – a written report on the Voluntary Public Consultation exercise – was submitted with the revised scheme. The report confirms that a public exhibition was held in a vacant unit within the site on eight dates between Monday 29 July and Wednesday 15 August and that the applicant met with local stakeholders, local tenants and elected representatives. Six walking tours were also facilitated during the Voluntary Public Consultation Exercise. The event was advertised in the local press and 1,000 information and feedback forms distributed to local residents, businesses and community organisations in the streets surrounding the proposed site. In addition, the applicant has issued a number of press releases and information on social media platforms to keep the public informed of the amended scheme.
30.8	<p>The applicant has reported that the following issues were raised during the Voluntary Public Consultation exercise. The report sets out the applicant’s response to these issues.</p> <ul style="list-style-type: none"> • Public realm, open space at Writer’s Square and pedestrianisation • Not enough green space • Tribeca name • Pedestrianisation of Donegall Street • Materials/Façade retention • Phasing • Overshadowing

ANNEX	
Date Valid	17th October 2017
Date First Advertised	3rd November 2017
Date Last Advertised	13th September 2019
Date of Last Neighbour Notification	17 September 2019
Date of EIA Determination	N/A
ES Requested	Yes

APPENDIX 1 – RELEVANT PLANNING HISTORY

Current Outline planning application and associated consents

The table below sets out the applications and consents currently under consideration for the revised scheme.

Planning Application Reference	Address	Proposal
LA04/2017/2341/O	Land Bounded by Royal Avenue, York Street and Church Street to the North; North Street to the west; Rosemary Street to the south and High Street to the south; and Donegall Street to the east. The site is located approximately 300m west of Laganside Bus Station, 300m northeast of City Hall and 900m northwest of Central Train Station.	Application for outline planning permission for demolition, redevelopment and part change of use to create a mixed use development comprising retail, offices, cafe/restaurant, residential, hotel, cultural/community space, parking, servicing, access and circulation arrangements, the creation of new streets, the configuration of Writers Square, public realm works, landscaping and associated site and road works. The proposal includes works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades. Details of the retained elements of the Listed Braddells building, Former Assembly Rooms and North Street Arcade facades are provided along with the layout of the new Arcade
LA04/2017/2342/DCA	32-40 Donegall Street, Belfast, BT1 2GQ	Demolition of building
LA04/2017/2343/DCA	Temple Court, St Anne's Cathedral Precinct & St Anne's Court, 39-65 North Street, Belfast	Demolition of buildings
LA04/2017/2344/DCA	5-9 North Street, Belfast, BT1 1NA	Demolition of buildings
LA04/2017/2345/DCA	3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street, (BT1 1LA), Belfast	Demolition of buildings
LA04/2017/2350/DCA	16-24 Donegall Street (BT1 2GP), 13-31 North Street (BT1 1NA), Belfast.	Demolition of buildings at 20-22 Donegall Street and 29a-31 North Street. Partial demolition of buildings with frontages retained at 16-18 Donegall Street, 24 Donegall Street, 13-15 North Street, 17-23 North Street and 25-29 North Street,
LA04/2019/2031/LBC	Renovation and extension of building	Former Assembly Rooms, 2 Waring Street, 7-9 North Street and the car

	together with the demolition of the modern structures to the rear, to facilitate a change of use to provide a hotel with associated restaurant and bar uses	park at Donegall Street, Belfast, BT1 2DX
LA04/2019/2049/LBC	1-34 North Street Arcade, 26-30 Donegall Street and 35-37 North Street, Belfast, BT1 1NA.	Partial demolition of North Street Arcade to retain its facades and siting of proposed new arcade
LA04/2019/2052/LBC	J Braddell and Sons, 11 North Street, Belfast, BT1 1NA.	Alterations to building including the removal of a small single storey rear extension, the provision of a new staircase, and a replacement roof to facilitate a change of use from retail to flexible retail/café/restaurant/cultural use at ground floor and to flexible retail/café/restaurant/cultural/office use on the upper floors

Extant scheme approvals and consents

The table below sets out the applications and consents relating to the extant scheme.

Planning Application Reference/ Decision	Address	Proposal
Z/2010/1532/F Permission granted 11 October 2012	Lands bounded by nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square Nos 40 to 16 Donegall Street, No.2 waring Street, 1-21 Bridge Street, Nos 2-18 High Street, Nos1-27 Lombard Street, Nos 33 to 55 Rosemary Street and including North Street and Nos 2-14 Lower Garfield Street	Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices, café/bar use, 2no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and above ground car parking, cultural/arts centre, hotel, 2-level basement car park and associated access and circulation, creation of new streets and public spaces, reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. Application also comprises works to restore, alter and extend listed buildings and facades and partial demolition of North Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location.
Z/2010/1482/DCA Consent granted 08 October 2012	Nos 32-40 Donegall Street, Belfast, BT1 2GQ	Demolition of Buildings
Z/2010/1484/DCA Consent granted 08 October 2012	Nos. 16-24 Donegall Street (BT1 2GP) 5-9 and 13-31 North Street, Belfast, BT1 1NA.	Retention of frontage to no. 16-18 and 24 Donegall Street and demolition of rear of building nos. 16-24 Donegall Street, Demolition of nos. 5-9 and 13-31 North Street, Belfast
Z/2010/1494/DCA Consent granted 08 October 2012	Temple Court, St. Anne's Cathedral Precinct & St. Anne's Court, 39-65 North Street, Belfast, BT1 1NA.	Demolition of Buildings
Z/2010/1495/DCA Consent granted 11 October 2012	Nos. 3-5 9-13 and 27-31 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street Belfast (BT1 1LA).	Demolition of Buildings
Z/2010/1504/LBC Consent granted 11 October 2012	1-34 North Street, 26-30 Donegall Street and 33-37 North Street, Belfast, BT1 1NA.	Partial demolition of North Street Arcade retaining its facades; partial reconstruction of end blocks and reconstruction of rotunda on original location

<p>Z/2010/1508/LBC</p> <p>Consent granted 11 October 2012</p>	<p>Northern Bank Building 2 Waring Street Belfast BT1 2DX</p>	<p>Removal of staircase and insertion of new staircase and lift linking all levels of building; new floor structure over the vault to allow the level access throughout each floor; removal of internal walls and formation of new walls; upgrading of some walls to from new external walls; and demolition of various rear ancillary structures and extension to North Street. Proposed uses to include cafe/restaurant and bar, and arts and gallery spaces.</p>
<p>Z/2012/0084/LBC</p> <p>Consent granted 11 October 2012</p>	<p>11 North Street, Belfast</p>	<p>Existing buildings to be retained in retail use on ground and first floors and renovated for reuse as residential space on upper floors including alteration to rear of building to include vertical circulation to upper floors</p>

Variations to extant scheme

The table below sets out the applications and consents relating varied the original approval for the extant scheme.

Planning Application Reference/ Decision	Address	Proposal
LA04/2016/2327/F Permission granted 23 January 2017	Lands bounded by Nos. 31-101 Royal avenue, Church Street, William Street, Writers Square, Nos. 40 to 16 Donegall Street, No. 2 Waring Street, 1-21 Bridge Street, Nos. 2-18 High Street, Nos 1-27 Lombard Street and Nos. 2-14 Lower Garfield Street, Belfast	Application to Vary conditions 2-4 (demolition and construction), 6, 8-13 (traffic and parking), 14-18 (contaminated land), 21-22, 25, 27, 29 (landscaping), 30-31 (archaeology) and 33 (environmental designations) of planning permission Z/2010/1532/F for the demolition, redevelopment and part change of use of existing buildings to create mixed use development known as Royal Exchange, comprising retail, offices, café/bar use, apartments, car parking, cultural/arts centre, hotel and associated access and circulation and public realm works, including restoration, alteration and extension of listed buildings.
LA04/2016/1619/LBC Consent granted 23 January 2017	Nos. 1-34 North Street, 26-30 Donegall Street and 33-37 North Street, Belfast, BT1 1NA	Variation of condition 3 (contract for carrying out works approved under planning application ref: Z/2010/1532/F) of listed building consent Z/2010/1504/LBC for the partial demolition of North Street Arcade retaining its facades; partial reconstruction of end blocks and reconstruction of rotunda on original location
LA04/2016/1620/DCA Consent granted 23 January 2017	Nos.16-24 Donegall Street (BT1 2GP) 5-9 and 13-31 North Street Belfast BT1 1NA	Variation of condition 1 (contract for carrying out works approved under planning application ref. Z/2010/1532/F) of demolition within a conservation area consent Z/2010/1484/DCA for the retention of frontage to no.16-18 and 24 Donegall Street and demolition of rear of building nos. 16-24 Donegall Street and Demolition of nos. 5-9 and 13-31 North Street
LA04/2016/1622/DCA Consent granted 23 January 2017	Nos. 3-5 9-13 and 27-31 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street Belfast (BT1 1LA)	Variation of condition 1 (contract for carrying out works approved under planning application ref. Z/2010/1532/F) of demolition within a conservation area consent Z/2010/1495/DCA for the demolition of buildings
LA04/2016/1624/DCA Consent granted 23 January 2017	Nos 32-40 Donegall Street, Belfast, BT1 2GQ	Variation of condition 1 (contract for carrying out works approved under planning application ref. Z/2010/1532/F) of demolition within a conservation area consent Z/2010/1482/DCA for the demolition of the building
LA04/2016/1625/DCA	Temple Court St. Anne's Cathedral	Variation of condition 1 (contract for carrying out works approved under planning

Consent granted 23 January 2017	Precinct & St. Anne's Court 39-65 North Street, Belfast BT1 1NA	application ref. Z/2010/1532/F) of demolition within a conservation area consent Z/2010/1494/DCA for the demolition of buildings
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Relevant Phase 1B Approvals/Consents

The table below sets out the applications and consents relating to Phase 1B of the Former Royal Exchange development.

Planning Application Reference/ Decision	Address	Proposal
LA04/2017/2126/F Planning permission granted 11 March 2019	Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station.	Redevelopment including the construction of a new six storey building on the existing surface level car park and part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street
LA04/2017/2575/DCA Consent granted 11 March 2019	30-34 North Street, Belfast, BT1 1LA	Demolition of building
LA04/2017/2597/F Planning permission granted 11 March 2019	30-34 North Street, Belfast, BT1 1LA	Demolition of building and development of temporary hard landscaping
LA04/2018/007/F Planning permission granted 11 March 2019	30-34 North Street, Belfast, BT1 1LA	Demolition of building and development of flexible retail, restaurant and café uses for a period of up to 5 years within re-purposed shipping containers up to 2 storeys in height, together with ancillary access and circulation

APPENDIX 2 – ISSUES RAISED IN REPRESENTATIONS TO THE ORIGINAL SCHEME (OCTOBER 2017)

- *Impact negatively on growth of CQ as a technology hub*
- *Proposal includes massive demolition which would adversely impact on the character of CQ*
- *Unique design styles which contribute to its historic significance of CQ will be negatively impacted upon*
- *Loss of heritage and cultural function – threatens the displacement and destruction of a thriving ecosystem of small arts and cultural organisations*
- *Area will become even more important as cultural hub with the relocation of the University of Ulster*
- *Proposal will lead to significant harm in terms of economic activity, tourism, and loss of livelihood*
- *Proposed development risks displacing or negatively impacting local artisanal businesses and arts organisations*
- *Local artists/small creative businesses can't remain in the area - CQ will lose its identity*
- *CQ features significantly in Tourism NI and visit Belfast marketing as a tourist destination – propose development will devastate the area*
- *Assembly Building, Waring Street is of upmost importance and cannot be allowed to be repurposed as a restaurant or hotel lobby*
- *Lack of new homes/affordable housing*
- *Scheme is retail led and vulnerable to changes in this sector such as online shopping/No need for further retailing*
- *Scheme only viable if demand for retailing increases*
- *Restoration of existing buildings is the most sustainable form of development*
- *Contrary to Cathedral Quarter Conservation Area Guide*
- *North Street Arcade should be retained not eliminated*
- *Entrance and egress to basement car park requires pedestrians to cross 6 lanes to/from UU*
- *Setting of listed buildings not respected – St. Anne's Cathedral, Former Assembly Buildings*
- *Building heights especially at Writers Square (9 storeys) and the Junction of North Street /Rosemary St/Bridge St (26+storeys) in breach of BMAP and CCAG. Concerns regarding shadowing & creation of micro-climate.*
- *No. 15 North Street should be listed*
- *Concentrating apartments in one private block – unacceptable*
- *Need for large and small scale formal and informal space.*
- *Independent design review should be sought*
- *Phasing approach – unclear how any kind of coherent scheme will emerge which preserves and enhances the distinctive character of the area.*
- *Belfast cultural Strategy should be given consideration – proposal fails to adhere to its key aims.*
- *Cathedral Quarter should be developed as a creative and artistic hub rather than developing it with generic retail units and office space.*
- *Heritage should be protected / modern construction should be avoided;*
- *Interesting nature of Cathedral Quarter should be protected;*
- *Proposal as detailed in the planning statement is unclear;*
- *No firm indication of proposed anchor store;*
- *Using department store / retail to anchor the scheme is misplaced in current climate;*

- *Justification for basement car park is incorrect;*
- *Basement car park provision in one location flawed/ linkage to Reserved Matters applications;*
- *Feasibility of implementation due to other consents required;*
- *Loss of Church car park or restriction of access will impact on church business/activities, loss of revenue stream of the Church and potentially its' viability;*
- *Impact on the Cathedral and its setting;*
- *Tall building of 27/8 stories in phase 2 is unacceptable in Conservation Area, overshadowing the Listed Exchange Building;*
- *Contrary to BMAP;*
- *Precedent for tall buildings;*
- *Concept to justify tall building that it is a gateway site and make possible a cluster of tall buildings in future is flawed;*
- *Concern application refers to pre-application meetings between applicant and BCC and states BCC support for a tall building in advance of an application;*
- *More non-listed heritage buildings should be retained on North Street;*
- *Amended drawings are unacceptable and proposal remains contrary to policy including SPPS and PPS6;*
- *Proposal continues to adversely impact on listed buildings due to inappropriate alterations and extensions;*
- *Masonic Halls: inappropriate design of extensions and internal alterations; HED advice has been ignored and proposals will be detrimental to architecture and historical significance of the building;*
- *First Presbyterian Church: boundary wall is listed as part of curtilage. Partial removal and resurfacing around church is contrary to policy;*
- *Revised drawings indicate proposal in clear contrast to scale, form, height, and materiality with the City Centre Conservation Area;*
- *Proximity of 6 storey development to Listed First Presbyterian Church will be detrimental;*
- *Insufficient details for how block 6 will relate to listed buildings at 41-51 Royal Avenue and conservation area;*
- *Insufficient/inadequate quantitative and qualitative material to support proposal;*
- *Proposal should retain more of historic fabric – excessive wholesale and partial demolition, and retention of fabric and texture of facades, streetscapes, and existing premises. Retain of buildings would be more sustainable;*
- *Lack of/inadequate pre-consultation with local community, including insufficient timescale for discussion and clear and understandable information not presented;*
- *Pre-application consultation flawed and not in accordance with the*
- *Inadequate range and mix of dwelling tenures not provided to add to community spirit;*
- *Private apartments should not be concentrated into one tower block;*
- *Provision of space for artist studios and associated cultural space is unclear;*
- *Appropriately located children play space required;*
- *Open and linear public realm space required;*
- *Reliance on retailing is a false economy given vacancy in city centre;*
- *Independent traders should not be displaced as they provide rates, add vitality and character to the area;*
- *Arts and cultural organisations will be impacted;*
- *Design should be independently reviewed e.g. by Ministerial Advisory Group, landscape, heritage,*
- *Tower building contravenes fire regulations;*
- *Premature to the new LDP as no tall building policy published;*

- *Detail design considerations for the tall building need to be resolved to ensure a viable scheme and quality design;*
- *Site constraints of tower raise concerns regarding waste disposal, service areas, fire escape and access;*
- *Noise and impact of roof plant on residential amenity;*
- *Proposals require public vesting of land and would involve loss of public space to private for the tower;*
- *Inappropriate approach to redevelopment of area and infilling of site should instead be adopted;*
- *Layout arrangements provide inadequate daylight and privacy provision for apartments in block 3;*
- *Inappropriate access arrangements to Braddells building;*
- *Block 3 offices – poor access arrangements and lack of natural light and ventilation;*
- *Basement Car Park is unacceptable as it:*
 - *Generates access and exits that undermine important routes, pavements and public realm;*
 - *Causes dewatering issues and subsidence risks for nearby buildings with older timber piles;*
 - *Contradicts Council Car parking strategy, BMTP, and DFI policy;*
 - *Exit adversely impacts on North Street;*
 - *Ventilation, smoke and fire exist implications not resolved and could impact on streetscape;*
 - *Loss of open space for car parking;*
- *Additional information/sections and shadow studies required to assess impacts;*
- *Proposal fails to demonstrate how it meets BCC Belfast Agenda and POP regarding creating a shared and accessible city;*
- *New structures are not in keeping with traditional scale, grain and appearance of the conservation area;*
- *Block buildings approach much less adaptable and transformation of use and ownership much more limited;*
- *Proposals do not align with ‘Living Places’ design guide;*
- *Scheme adopts a piecemeal approach and is unclear how a coherent scheme and ‘place’ will be created;*
- *Scheme is not sufficiently balanced and mixed to ensure diversity due to being office and retail led;*
- *Proposal will not deliver high quality public realm and will be unsafe due to lack of new homes;*
- *Design does not reflect or complement historic buildings in the area;*
- *Scheme does not enhance or develop public rights of way on the site;*
- *Main building proposed is 9.8m higher than current approval. This will have significant impact on listed buildings, the hierarchy of streets and character of the conservation area.*
- *Block 9 will not be developed as part of the application leaving an unacceptable gap in the streetscape in North Street.*
- *Loss of public space around Rosemary Street and Writers Square - will not be in public ownership restricting public use and impacting on cultural events;*
- *Additional height and massing of proposal cannot be justified on viability grounds as economy now more vibrant than at time of previous application permission;*
- *Contrary to the 2005 NE Quarter Masterplan;*
- *Inadequate neighbour notification process / insufficient neighbours notified;*
- *Loss of independent traders due to size/characteristics of new units;*

- *Works to the curtilage of Rosemary Street Presbyterian Church require Listed Building consent which has not been submitted;*
- *The proposal should be assessed by Department for Infrastructure due to the scale of the application;*
- *Applicant has not completed statutory notification on relevant landowners and land ownership certificate declaration has been incorrectly completed;*
- *Operation of Rosemary Street Church car park has not been fully considered in supporting transport information or by DFI Roads and helps church contribute to activity within the city centre. Spaces need to be retained to help with operation of church activities;*
- *Removal of wall around church will increase security risk to Church structures;*
- *No reference in committee report to require condition for management company for the development;*
- *Servicing of development should be excluded during Sunday Mornings and after 1pm;*
- *All existing building should be retained in-situ and façade retention should be employed to preserve character;*
- *Viable alternatives to regenerating the area are possible and should be considered;*
- *Block 9: Tall building of 27 storeys enable build to rent model (PRS) to become viable and an indicator of commercial needs/driver of the development. Out of character with fabric, grain, height and typology of the area, and unsuitable for residential use. Density can be achieved in 4-6 mixed units of 5-6 stories;*
- *Housing block 3: unsympathetic façade retention including large loading bay at street level. Will not cater for families as 1 and 2 bedrooms not providing lifetime houses set out by Belfast Agenda. Poor layout with single aspect units facing a shared walkway;*
- *Proposal does not create balanced and sustainable housing such as lifetime homes, mixed tenure, and inadequate open space;*
- *No social housing provided;*
- *Will not provide active uses at night or safe streets/spaces;*
- *Lack of coherence in supporting drawings regarding façade retention;*
- *Many historic assets are being removed including North Street Arcade;*
- *MAG design review and the expertise provided is not being made available to the public;*
- *Design process has not been collaborative with the public;*
- *Proposals do not preserve or enhance Conservation Area, and will demolish the majority of buildings;*
- *New street is too narrow for tall buildings adjacent to the Presbyterian Church and Lower Garfield Street buildings;*
- *Plot width are ignored and new facades on North Street, Donegall Street, and the proposed new street are homogeneous and generic;*
- *Different design options should be considered and Council should obtain independent design advice to assess the proposal against design policy;*
- *Dependence on an energy centre for efficiency is outdated and instead building should be low energy in their construction and use;*
- *Streets of North Street and Donegal Street are clearly legible which will be lost by the proposal;*
- *Inclusion of a car park undermines healthy and sustainable modes of transport;*
- *Will not attract tourist / help tourism;*
- *Does not retain / respect unique qualities of the area;*
- *Access to objectors office in Donegall Street would be impacted;*
- *Support the development of affordable or temporary units to accommodate displaced local business on North Street as loss of these traders would negatively impact on character and attractiveness of the area;*

- *Disruption on existing business from redevelopment works;*
- *Piecemeal development and demolition would adversely impact on existing business;*
- *Undercroft parking within Buoys park may conflict with Streets Ahead project;*
- *No details on what will happen to existing monuments and plaques when development is being carried out;*
- *Support for the scheme due to need for regeneration and investment in the North-east area, opportunities for city centre living which will contribute to a dynamic and vibrant city centre;*

APPENDIX 3 – FULL DEMOLITION OF BUILDINGS IN THE CONSERVATION AREA



9-13 ROSEMARY STREET



3-5 ROSEMARY STREET/2-8 NORTH STREET



12-22 NORTH STREET (CANADA HOUSE)



30-34 NORTH STREET



5-9 NORTH STREET



29A-31 NORTH STREET (ST. ANNE'S BUILDINGS)



39-65 NORTH STREET (TEMPLE COURT)



20-22 DONEGALL STREET



32-40 DONEGALL STREET (SHAC HOUSING)

APPENDIX 4 – PARTIAL DEMOLITION OF BUILDINGS IN THE CONSERVATION AREA



13-15 NORTH STREET



17-23 NORTH STREET



25-29 NORTH STREET (ST. ANNE'S BUILDING)



16-18 DONEGALL STREET



24 DONEGALL STREET