

ADDENDUM REPORT

Development Management Officer Report

Summary	
Committee Meeting Date: 28 July 2020	
Application ID: LA04/2017/2341/O	
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.	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.
Referral Route: Major Application	
Recommendation:	Approval subject to conditions and completion of a Section 76 planning agreement.
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Background: This addendum report should be read in conjunction with the report to the Planning Committee on 21 January 2020 (including Late items report), appended. This application was considered by the Planning Committee at its meeting on 21 January 2020 following a Pre Determination Hearing on 16 December 2020. The Committee resolved to approve the application with conditions and a Section 76 planning agreement, delegated to the Director of Planning and Building Control to finalise the wording. Under the Planning (Notification of Applications) Direction 2017, it was also necessary to notify the Department for Infrastructure (DFI) because the resolution to approve the application was contrary to the views of the Department for Communities Historic Environment Division (DFC HED), a statutory consultee. The application was notified to the Department on 23 January 2020. On 06 May 2020, the DFI wrote to the Council to confirm that it does not consider it necessary for the application to be referred to it for determination (DFI also confirmed that the associated	

applications for Listed Building Consent and Conservation Area Consent also do not need to be referred). DFI advised that whilst it does not require the outline application to be referred to it for determination, it is important that the council satisfies itself that, before determining this planning application, it has fully assessed all required details pertaining to the listed buildings and that all necessary expert advice in relation to built heritage matters has been duly considered. DFI also advised that the Council should ensure that, in the event the application is to be approved, all conditions proposed, particularly in relation to the listed buildings proposals, are necessary and reasonable, as well as enforceable, precise and relevant to planning and to the development as advised in the Development Management Practice Note 20. The DFI response also highlighted the Minister's view on the importance of maximising the delivery of social and affordable housing particularly for projects of this nature where a housing need exists.

Now that the application has been returned to the Council for a decision, Regulation 7(1) of the Planning (Development Management) Regulations (Northern Ireland) 2015 requires it to hold a pre-determination hearing to give the applicant and interested parties opportunity to appear before and be heard by a committee of the Council. An initial pre-determination hearing was held on 16 December 2019.

The application is also returned to the Planning Committee because further representations have been received which Members had not previously considered and to deal with various points of clarification further to the 21 January Planning Committee.

The original Development Management report is appended. For information purposes, the reports for the accompanying applications for Listed Building Consent for works to the listed Former Assembly Rooms, 2 Waring Street (LA04/2019/2031/LBC), the listed North Street Arcade, North Street and 26-30 Donegall Street (LA04/2019/2049/LBC) and the listed Braddells Building, 11 North Street (LA04/2019/2052/LBC) are also appended along with the following Conservation Area Consent Reports: LA04/2017/2342/DCA – (32-40 Donegall Street), LA04/2017/2343/DCA (Temple Court, St Anne's Cathedral Precinct and St Anne's Court 39-65 North Street), LA04/2017/2344/DCA (5-9 North Street), LA04/2017/2345/DCA (3-5, 9-13 Rosemary Street and 2-22 and 30-34 North Street), LA04/2017/2350/DCA (16-24 Donegall Street and 13-31 North Street). To clarify, the Planning Committee is only considering the outline planning application.

Points of Clarification

The following issues are brought to the Committee's attention.

Block 01

At the January Planning Committee meeting, an objector requested that the Committee imposes a planning condition to remove Block 1 from any permission due to concerns regarding the perceived impact of the proposed block on New Cathedral Buildings. Officers have discussed this with the applicant who is not willing to remove Block 1 from their application. Legal Services have advised that it would not be lawful to impose such a condition as to do so would in effect be a refusal of planning permission (i.e. it would essentially take away what the applicant has applied for). As set out in the appended Development Management report the relationship between Block 01 and New Cathedral Buildings has been assessed and is considered to be acceptable.

Maximum Number of Proposed Residential Units

Given the outline nature of the application, draft condition 6 (see Appendix 2) proposes that the floor space is restricted including a maximum residential floorspace of 36,000 sqm. Based on illustrative plans, 367 residential units could be provided within the site. However, for the purposes of clarification members are advised that the maximum number of residential units could vary marginally depending on the detailed design proposals to be submitted at reserved

matters stage. It would not however exceed 36,000 sqm. It should be noted that a potential increase in the number of residential units above 367 would also result in an increase in the total number of social (10%) and affordable housing units (10%).

Uses within Zones A, B and C

Page 71 of the appended Development Management report states that in regard to active ground floor uses within the development :-

'Active Ground Floor Uses

*In the interests of the vitality and viability of this part of the City Centre, both during the day and at night, it is important that there is an appropriate level of active ground floor uses at key strategic points throughout the development. 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). 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. A condition is recommended that will ensure that there will be at least 50% of active ground floor uses within the zones identified.'*

Having considered this further, officers advise that inclusion of retail use within these zones would unlikely support an active night time economy. For example, in normal circumstances city centre shops typically open only one night per week until 9pm. Officers recommend that in order to secure a vibrant night time economy, 'retail' is removed from the list of uses within Zones A-C. This is to ensure an active night time economy in the area is achieved primarily through café and restaurant uses. The proposed condition is amended accordingly as set out in Appendix 2.

Representations, Conditions and Section 76 planning agreement

An update on representations, draft conditions and the Section 76 is set out below.

Representations

Since the Planning Committee meeting on 21 January 2020, additional representations have been received comprising 5 objections and 1 letter of support. Appendix 1 sets out the matters raised in these representations.

Most of the issues have already been raised in representations received prior to the Planning Committee of 21 January and are considered in the Development Management report or the Late Items report of 21 January (Appendix 3). New issues not previously raised are considered below.

With regard to the installation of Artwork within the development the developer has agreed to provide an in kind contribution to a maximum value of £350,000 towards the provision of public art within the development. An 'Overall Artwork Strategy' will be required to be submitted prior to commencement of any part of the development and will set out artwork proposals at a strategic level. A 'Detailed Artwork Strategy' will then be required to be submitted prior to commencement of any phase of the development and will set out details of the location, specification and design of proposed public art. Both strategies will require Council approval and will be secured through the Section 76 planning agreement.

Clarification is sought regarding the existing monuments and plaques within Writer's Square which pay tribute to renowned artists/literates. Currently such details include statues, literature references on hard surfaces and railings. Whilst these will be removed to facilitate the development, a condition is recommended that at Reserved Matters stage the landscaping details for Writer's Square shall include requirements to retain the existing references to literature

heritage, albeit potentially in a new form. As set out, the developer has committed to providing funding for Artwork within the development and there is potential for Artwork to be incorporated into the reconfigured Writer's Square. Details of proposed Artwork will be submitted at Reserved Matters stage.

Concerns are raised regarding potential for piecemeal development and demolition. The demolition and development of the site will be required to be carried out in accordance with the Indicative Phasing Plan submitted. Demolition will be controlled and managed in phases to ensure that the impact on the Conservation Areas is minimised and any demolition consents issued will require contracts for redevelopment to be signed and in place prior to demolition commencing.

Clarification is sought in relation to under-croft parking and the subsequent impact on the Streets Ahead project. Unlike the extant scheme, no underground parking is proposed and therefore there will be no impact on the Streets Ahead project in this regard.

Concerns are raised regarding the existing parking and infrastructure capacity in the area. The issue of parking has been thoroughly assessed as set out in the Development Management report (Appendix 5). Whilst parking levels are significantly reduced compared to the extant scheme, they are supported by a range of sustainable transport measures including travel plans, travel cards and the introduction of a car club to off-set the requirement for more parking. DfI Roads has raised no objections to the proposed development subject to conditions and the proposed parking and existing infrastructure are considered satisfactory to serve the development.

Suggestions have been made that temporary units to accommodate displacement of local businesses also have potential to house local arts and cultural providers. No temporary accommodation is proposed as part of this application. However, it is considered that the reinstatement of the North Street Arcade, which will provide a variety of unit sizes along with smaller sized units on the ground floor throughout the development, may provide the flexibility and opportunity to accommodate arts and cultural uses within the development.

The benefits of this scheme in terms of investment, urban regeneration and increased city centre living are recognised as an important stimulus to provide economic growth in the city centre, and are referenced in the Development Management report to the January Planning Committee.

Draft Conditions

Since the January Planning Committee officers have reviewed and refined the proposed conditions for the outline application in discussion with the applicant and the updated recommended conditions are provided at Appendix 2. Conditions for the Listed Building applications and the Conservation Area Consent applications are also appended for information and are considered to meet the conditions tests as referred to by DfI.

Section 76 planning agreement

Officers have also been working with Legal Services and the applicant on drafting the Section 76 agreement. To recap, the Section 76 agreement will secure the following planning obligations:

- 10% Intermediate Housing within the application boundary (which the applicant has to enter into an agreement to transfer to a Registered Housing Association before 50% of the overall residential units have been occupied)
- 10% Social Housing at Academy Street or an alternative location within the city centre within 300m of the application site or within the application site (which the applicant has to enter into an agreement to transfer to a Registered Housing Association prior to occupation of any residential unit);

- Relocation of the existing Choice facility (SHAC) (Nos. 32-40 Donegall St) to provide 50 fit for purpose replacement units at Academy Street or an alternative location within the city centre within 300m of the application site or within the application site;
- Travel Plan to promote the sustainable transport measures;
- Travel Cards providing 100% subsidised public transport around the Greater Belfast area for each residential unit for 3 years;
- A financial contribution of £90k to provide a 25 dock Belfast Bikes Station;
- Provision of six Car Club spaces and discounted membership fees for residential units for three years;
- Public Realm works at Writers Square, Long Lane, North Street, Central Square, Assembly Square and Mews Lane (Braddells Entry);
- Employment opportunities in both construction and operational phases which will be identified through the Employability and Skills Plans; and
- Delivery of Public Art.

As set out above, the delivery of 10% social housing and relocation of the existing Choice Facility (50 units) will be secured through the Section 76 planning agreement. The Section 76 will stipulate the location of the social housing units as either 1) Academy Street; or 2) an alternative location within the city centre within 300m of the application site; or 3) within the application site itself. Furthermore, the existing Choice Facility cannot be demolished until such time as the relocation premises have been constructed and passed to Choice Housing Association. Similarly, the new Choice Facility will either be at Academy Street; or an alternative location within the city centre within 300m of the application site; or within the application site.

NIHE are considering the applicant's proposal to provide both the relocated Choice Facility (50 units) and the 10% social housing at Academy Street. They have raised concerns about density and management of this number of units in a single location (the approved scheme at Academy Street is for 87 units with a second application for 105 units having a resolution to grant permission from the Planning Committee). This matter is being explored further and discussions are ongoing between NIHE and the applicant which may lead to a resolution of these issues. In any event, if Academy Street is unsuitable the developer has the option to provide it within 300m of the site in the City Centre, subject to approval of the site by the Council (refer to Appendix 4 for map showing the proposed 300m catchment area from the application site boundary). An alternative fall-back would be the provision of the social housing within the application site itself. Officers advise that there is appropriate contingency built into the Section 76 planning agreement to ensure that the social housing and relocation of the Choice facility is delivered within close proximity to the site, or within the site itself.

Summary

The application proposals are of significant strategic importance to Belfast. The proposals will help deliver a key site for the city, supporting the vitality and viability of the City Centre, revitalising and regenerating the area and supporting job creation. BCC City Regeneration and Development Division (CRD) remain supportive of the scheme and advise that should the application be approved the proposed development will encourage investor confidence and help to facilitate the programme of economic and environmental recovery to rebuild the city post COVID 19 in an area which is in need of regeneration and economic intervention.

The delivery of affordable and social housing is welcomed and will support identified housing need. The proposed heritage and design principles of the scheme are considered sound and will serve to deliver a high quality development that will increase the attractiveness of the city centre as a destination, physically regenerate the area and support the future needs of the wider city. The character and appearance of the Conservation Areas would be enhanced. The architectural and historic qualities of the Listed Buildings and their setting would be safeguarded. The

application's approach to sustainable travel, including a significant reduction in parking provision compared to the extant scheme, is welcomed. It will promote a modal shift away from car use, reduce traffic congestion and improve air quality over the extant scheme.

In considering this application, and as set out in the appended Development Management report, special regard has been had to the desirability of preserving Listed Buildings affected by the proposed development in terms of their features of special architectural or historic interest and setting, compliant with Section 91 of the Planning Act (Northern Ireland) 2011. Moreover, in accordance with Section 104 of the Act, special regard has had to the desirability of (a) preserving the character or appearance of the Conservation Areas in cases where an opportunity for enhancing its character or appearance does not arise; and (b) enhancing the character or appearance of the Conservation Areas in cases where an opportunity to do so does arise.

Having regard to the Development Plan and relevant material considerations, including the extant scheme, representations and policies and supporting documents set out in the committee report appended the proposal is considered acceptable.

Recommendation

The officer recommendation remains to grant outline planning permission. It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 agreement and deal with any further issues which may arise before the decision is issued.

Appendix 1 - Summary of Issues Raised in Additional Representations since 21st January Committee Hearing

Issues raised in objections:-

- Proposal for Writer's Square would take away a vibrant space, replacing it with apartments and shop fronts.
- Proposals do nothing to contribute to the cultural life of the city.
- Installation of Artwork on walls (within Phase 1B) and within the proposed development
- clarity on proposals, delivery and timescales for supporting the provision of Arts and Cultural Space
- Concerns regarding the reduction of public space at a time when a significant number of new residents will be entering the area as a result of developments around the University of Ulster.
- Endorse inclusion of affordable or temporary units to accommodate displacement of local businesses potential to house local arts and cultural providers.
- Loss of small local traders and cultural entities would impact negatively on the character and attractiveness of the Cathedral Quarter area.
- Tall building adjacent to the Assembly Rooms, will have a significant, and potentially detrimental impact on the setting of the Assembly Rooms and is inappropriate for a Conservation Area.
- Communication and collaboration with local businesses at an early stage during an extensive development period is vitally important.
- Concerns regarding piecemeal site development and demolition – could create a negative environment for stakeholders.
- Clarification required regarding proposals for undercroft parking which may conflict with Streets Ahead delivery. Parking/infrastructure capacity in the area should be examined to ensure it is adequate.
- Lack of provision of affordable and social housing
- Concerns regarding relocation of existing residents
- Conflict with Draft LDP – lack of services for new residents
- The Arts and Culture offer is practically non-existent. Assembly Rooms should be given over for arts and cultural use;
- Majority of what is being retained is facades
- Principle of retaining North Street Arcade beyond its two facades is still not being realised in the latest proposals
- Scheme contrary to heritage policies in SPPS and PPS6 and will erode the unique character of the conservation
- Rents and rates for local businesses should form part of the planning process.
- Two tower blocks are out of context for the area due to the significant conservation and heritage
- Tall building set a dangerous precedent and are not in line with the draft LDP
- Two tower blocks will cause an unacceptable loss of daylight/sunlight and create overshadowing
- Privatisation and reduction of Writer's Square is unacceptable and will reduce its ability to be used for community/cultural events
- Streets are not a viable option to provide open space
- Unacceptable lack of green space and street trees being provided
- Unacceptable provision of play space

- Latest community consultation exercise lacking in genuine and accurately reported feedback
- Lack of partnership with key bodies
- No social infrastructure being proposed
- Developer contributions should be more transparent
- Approval will set a dangerous precedent for future planning decisions
- EIA indicates a number of adverse impacts and have not been adequately addressed
- Concerns regarding reduction of public space in Writer's Square. Encroachment of retail buildings will reduce its ability to be used for public events.
- Clarification sought regarding existing monuments and plaques

Issues raised in Letter of Support:-

- Recognition of the need for urban regeneration and investment in the North-East of Belfast City Centre
- Bringing investment, redeveloping and creating city centre living are key objectives of the Belfast Manifesto of the Belfast Chamber of Trade and Commerce.
- Repopulating the area and encouraging city centre living will make a positive contribution to the economic growth within the city

Appendix 2 – Draft Outline Conditions

LA04/2017/2341/O

1	Application(s) for approval of the reserved matters shall be made to the Council within 5 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:- i. the expiration of 7 years from the date of this permission; or ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved. Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.
2	Unless as shown in Drawing No. 192 received on 30 August 2019 or stated in the Planning Statement received on 17 September, all matters are reserved for subsequent approval. For each phase, approval of the following reserved matters shall be obtained from the Council, in writing, prior to the commencement of any development within that phase; - Siting; - Design: including height, scale, massing, form of buildings and floor plans; - External Appearance; - Means of Access; and - Landscaping. Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.
3	Except as expressly provided for by the conditions in this outline planning permission, all reserved matters shall be in accordance with the following documents: • The Illustrative Masterplan numbered 143a received 30 August 2019 • The Design Code document date stamp received 10 February 2020. • The parameter plans numbered 134b, 136b, 138c, 140b, 145b and 153a received 22 November 2019, 139a, 144a and 146a received 30 August 2019 and 141c received 11 December 2019. Reason: To enable the Council to consider in detail the proposed development of the site and to ensure an acceptable level of quality and consistency throughout the development.
4	Each reserved matters application submitted pursuant to this outline planning permission shall be accompanied by a 'Reserved Matters Design Statement' which demonstrates how the Reserved Matters application is in general conformity with the approved Design Code and Parameter Plans as required by condition 3. Reason: This matter is fundamental to control the development in detail in the interests of amenity and visual impact.

5	The development shall not be carried out unless in accordance with the Indicative Phasing Strategy received on 21st November 2019, unless the Council gives its prior written consent to any variation. Reason: In the interests of the orderly development of the site.																				
6	The maximum quantum gross floorspace of each of the following land uses shall be in accordance with the details set out below:- <table border="1"> <thead> <tr> <th>Use</th><th>Proposed Maximum Parameters (Gross External Area) sqm</th></tr> </thead> <tbody> <tr> <td>Retail/Shops (Class A1)</td><td>10,000</td></tr> <tr> <td>Restaurants/Cafes</td><td>(50% retail and 50% restaurants/cafes)</td></tr> <tr> <td>Office (Class B1)</td><td>45,000</td></tr> <tr> <td>Residential (Class C1)</td><td>36,000</td></tr> <tr> <td>Hotel</td><td>6,000</td></tr> <tr> <td>Cultural/Community</td><td>695</td></tr> <tr> <td>Parking</td><td>0</td></tr> <tr> <td>Services/Plant</td><td>4,000</td></tr> <tr> <td>Total</td><td>101,695</td></tr> </tbody> </table> Reason: The outline application has been considered on the basis of the maximum floor space/units as set out above.	Use	Proposed Maximum Parameters (Gross External Area) sqm	Retail/Shops (Class A1)	10,000	Restaurants/Cafes	(50% retail and 50% restaurants/cafes)	Office (Class B1)	45,000	Residential (Class C1)	36,000	Hotel	6,000	Cultural/Community	695	Parking	0	Services/Plant	4,000	Total	101,695
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7	Notwithstanding the Planning (Use Classes) Order (Northern Ireland) 2015, for each of Zones A, B and C as set out in Drawing No. 138c (Parameters Plan 07 - Ground Floor Uses) a minimum of 50% of the planning unit/s fronting the zone shall be used for restaurant/café uses only and not for any other purpose unless the Council gives its written consent to any variation. Reason: To ensure active street frontages at key locations and a vibrant night time economy.																				
8	The Reserved Matters relating to the Landscaping of Writer's Square submitted pursuant to condition 2 shall incorporate details referencing literature heritage. Reason: To retain the existing references to literature heritage in Writer's Square.																				
9	For each phase, a waste management plan shall be submitted to and approved in writing by the Council prior to occupation of any part of the phase. The waste management plan shall be carried out as approved unless the Council gives its written consent to any variation. Reason: To ensure satisfactory waste storage and collection arrangements.																				
10	Applications for approval of the Reserved Matter/s for the hotel, café and restaurant uses shall be accompanied by details of the proposed kitchen extraction and if required odour abatement system(s) to be employed to suppress and disperse grease, smoke and odours created by cooking operations, this should include details of any relevant external works. Odour abatement system(s) shall be designed in accordance with the required level of odour control specified within EMAQ+ <i>Guidance on the control of odour and noise from commercial kitchen exhaust system</i> (dated 2018) (or any guidance superseding this as confirmed by the Council). Information submitted must be sufficient to demonstrate that there will be no adverse impact on the amenity of nearby premises due to odour or noise. The approved odour extraction/ abatement technology shall be installed prior to the operation of the business and retained thereafter in accordance with the approved details unless the Council gives its written consent to any variation. Reason: To protect the amenity of nearby premises.																				

11	All applications for approval of Reserved Matters shall be accompanied by a Noise Impact Assessment. Each noise impact assessment shall assess the inward and outward impact of each element of that part of the scheme, any cumulative impact and details of any necessary noise/vibration mitigation. The reports must demonstrate the effectiveness of mitigation in meeting the target noise levels below: • Not exceed 35 dB LAeq, 16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed (providing during whole dwelling background ventilation is provided); • Not exceed 30 dB LAeq, 8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed (providing whole dwelling background ventilation is provided); and • Not exceed 45 dB LAmx more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms, with the windows closed (providing whole dwelling background ventilation is provided); • Not exceed BS8233:2014 cited targets for non-residential noise sensitive premises. Applications for approval of the Reserved Matters for Blocks 3.1-3.11 shall include a Noise Impact Assessment for the external amenity areas in the internal courtyard(s). This assessment shall demonstrate to the satisfaction of the Council the areas within the internal courtyards which do not exceed the target threshold of 50-55dB LAeq 16hrs (7.00hrs -23.00hrs). The development shall not be carried out unless in accordance with the approved details and permanently retained as such. Reason: To protect human health and the amenity of nearby premises.
12	At the Reserved Matters Stage for each phase of this development the applicant shall submit a noise impact assessment. The assessment shall demonstrate that the plant and equipment associated with the development hereby permitted, shall be selected, designed and located so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level when measured at the nearest noise sensitive facade. Measurements shall be in with BS4142:2014+A1:2019 (or any guidance revoking or enacting it). Reason: To protect human health and the amenity of nearby premises.
13	No development within each phase shall commence until a Noise Management Plan for that phase has been submitted and approved in writing by the Council. The plan should outline the methods to be employed to minimise any noise and vibration impact from demolition and construction operations and demonstrate 'best practicable means'. The Plan should pay due regard to the current BS 5228:2009+A1:2014 Parts 1 & 2 - Code of practice for noise and vibration control on construction and open sites and include a detailed programme for the demolition / construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison. The development shall not be carried out unless in accordance with the approved details. Reason: To protect human health and the amenity of nearby premises.
14	No development within each phase shall commence until a final detailed Construction and Demolition Environmental Management Plan for that phase has been submitted and approved in writing by the Council. This should reflect and detail the mitigation measures as detailed in the outline CDEMP and in the Environmental Statement. Development of each phase shall not be carried out unless in accordance with the approved Construction Environmental Management Plan. Reason: To protect human health and the amenity of nearby premises and to prevent adverse impacts on the integrity on Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and the proposed East Coast Marine SPA from polluting discharges during construction.

15	Prior to occupation of any residential units, the applicant must submit to the Council for approval, a noise Verification Report (VR) which demonstrates that; The window system (including frames, seals etc.) attenuated ventilation systems and enhanced ceilings and floors have been installed in line with the approved Noise Impact Assessment, so as to ensure that internal noise levels within any proposed residential unit shall: • Not exceed 35 dB LAeq, 16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed (providing whole dwelling background ventilation is provided); • Not exceed 30 dB LAeq, 8 hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed (providing whole dwelling background ventilation is provided); • Not exceed 45 dB LMax more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms, with the windows closed (providing whole dwelling background ventilation is provided); and The external amenity areas as agreed by the Council in condition 11 shall not exceed the thresholds demonstrated within the Noise Impact Assessment(s) for the internal courtyard(s). Reason: To protect human health.
16	No development within each phase shall commence until full details of the drainage design for that phase have been submitted to and agreed in writing by the Council. The development shall be carried out in accordance with the approved details. Reason: To safeguard against flood risk.
17	No development within each phase shall commence until full details of sewage treatment/disposal for that phase have been submitted to and agreed in writing by the Council. The development shall not be carried out unless in accordance with the approved details. Reason: To ensure appropriate sewage treatment/disposal arrangements are in place.
18	Prior to commencement of development in each phase, the proposed methodology of assessment of potential ground gas ingress into retained buildings (excluding façade retentions) within that phase shall be submitted and approved in writing by the Council. Reason: Protection of health.

19	No development (excluding site clearance or demolition) shall commence within each phase until a Quantitative Risk Assessment (QRA) with supporting data for that phase has been submitted to and approved in writing by the Council. The QRA should identify all unacceptable risks to health and the water environment. The investigations should include, but not be restricted to:- • Identification of all potential contaminant sources impacting the phase. • Site investigations and groundwater monitoring designed and implemented in accordance with British Standard BS 10175:2011 + A2:2017 – ‘Code of practice for investigation of potentially contaminated land sites’ to identify the contamination risks associated with the potentially contaminating activities which took place at this site or in the surrounding area. Any ground gas investigations should be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019. • Provision of risk assessment(s) in accordance with the guidance on Model Procedures for the Management of Land Contamination (CLR11) and/or as described in the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-managethe-risks, as applicable. • Assessment of the risks associated with ground gases, utilising the methodology outlined in BS 8485:2015+A1:2019 and CIRIA C665. • Identification of all unacceptable risks to human health and the water environment. These works are required to ensure that the land will be in a condition suitable for the development. Should unacceptable human health or environmental receptor pollutant linkages be identified within the QRA, a Remedial Strategy will be required which must outline how all identified pollutant linkages will be demonstrably broken to ensure no potential risks to human health and/or environmental receptors exists on the developed site. Reason: Protection of human health and environmental receptors to ensure that the site is suitable for use.
20	No development (excluding site clearance or demolition) shall commence within each phase until a detailed Remediation Strategy (if required under Condition 19) for that phase, which addresses all unacceptable risks to human health and environmental receptors, has been submitted to and approved in writing by the Council. The detailed Remediation Strategy (if required) should identify all unacceptable risks, the remedial objectives / criteria and the measures which are proposed to mitigate them (including maps / plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program etc.). The detailed Remediation Strategy must detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved detailed Remediation Strategy. Reason: Protection of human health and environmental receptors to ensure that the site is suitable for use.
21	Should unacceptable risk to the water environment be identified on any development phase, no piling work should commence on this phase until a piling risk assessment has been submitted and agreed in writing with the Council. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on “Piling and Penetrative Ground Improvement Methods on Land Affected by contamination: Guidance on Pollution Prevention”, available at: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/scho0202bisw-e-e.pdf Reason: Protection of environmental receptors to ensure the site is suitable for use.
22	In the event of unacceptable risks being identified under condition 21, a piling risk remediation strategy for that phase shall be submitted to and agreed in writing by the Council, and subsequently implemented and verified to its satisfaction. Reason: Protection of environmental receptors to ensure the site is suitable for use.

23	As part of site clearance works for each relevant phase, any existing fuel storage tanks and associated infrastructure shall be fully decommissioned in line with Guidance on Pollution Prevention No. 2 (GPP2) and Pollution Prevention Guidance No. 27 (PPG27). Reason: Protection of environmental receptors to ensure the site is suitable for use.
24	If during the development works for each phase, new contamination or risks to human health or the water environment are encountered which has not previously been identified, works within the immediate area of the find should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or as described in the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks, as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be submitted in writing and approved by the Council and subsequently implemented to its satisfaction. Reason: Protection of human health environmental receptors to ensure the site is suitable for use.
25	In the event that a Remediation Strategy is required for any phase, in order to demonstrate that any required remedial measures have been incorporated within the proposal and prior to occupation of the relevant phase of the development, a Verification Report shall be submitted to and agreed in writing by the Council. The Verification Report must be in accordance with relevant Environment Agency guidance, British Standards and CIRIA industry guidance and shall be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, present all the remediation and monitoring works undertaken for the relevant phase and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives. The Verification Report must demonstrate that the site no longer poses a potential risk to human health or environmental receptors. Reason: Protection of human health and environmental receptors to ensure that the site is suitable for use.
26	No development (excluding site clearance or demolition) shall commence within each phase until a strategy for providing a minimum of 25 disabled car parking spaces to serve the development has been submitted to and approved in writing by the Council. The Disabled Parking Strategy shall set out a phased approach to the delivery of the disabled parking in accordance with the agreed phasing programme. The Disabled Parking Strategy shall include a timetable for implementation of the disabled parking. The development shall not be carried out unless in accordance with the approved Disabled Parking Strategy unless the Council gives its written consent to any variation. Reason: To ensure that adequate provision has been made for parking and servicing.
27	No development (excluding site clearance or demolition) shall commence within each phase until a strategy for providing secure cycle stands to serve the development has been submitted to and approved in writing by the Council. Cycle stands shall be provided at a minimum ratio of 1 stand (2 spaces) per 300m2 of commercial floorspace or 1 stand (2 spaces) per 3 residential units. The Cycle Strategy shall set out a phased approach to the delivery of the cycle parking in accordance with the agreed phasing programme. The Cycle Strategy shall include a timetable for implementation of the cycle parking. The development shall not be carried out unless in accordance with the approved Cycle Strategy unless the Council gives its written consent to any variation. Reason: To encourage the use of alternative modes of transport for development users.

28	No development (excluding site clearance or demolition) shall commence within each phase until a strategy for providing 35 No. public cycle stands to serve the development has been submitted to and approved in writing by the Council. The Public Cycle Parking Strategy shall set out a phased approach to the delivery of the public cycle parking in accordance with the agreed phasing programme. The Public Cycle Strategy shall include a timetable for implementation of the cycle parking. The development shall not be carried out unless in accordance with the approved Public Cycle Parking Strategy unless the Council gives its written consent to any variation. Reason: To encourage the use of alternative modes of transport for development users.
29	No development (excluding site clearance or demolition) shall commence within each phase until, a detailed Service Management Plan for that phase, which shall be informed by the approved indicative Service Management Plan received by the Council on 30 August 2019, has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved Service Management Plan unless the Council gives its written consent to any variation. Reason: In the interests of road safety and the convenience of road users.
30	No development (excluding site clearance or demolition) shall commence within each phase that contains a listed building or has an interface with a listed building until details of the physical interfaces (relevant to that phase), between the new buildings hereby approved and the Listed North Street Arcade facades; the Former Assembly Rooms and Braddells Building have been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to specific architectural feature or fixtures and to ensure the fabric is protected from damage during the course of works.
31	Demolition in each phase which contains a listed building or has an interface with a listed building shall not be carried out until demolition method statements for that phase have been submitted to and approved in writing by the Council. The demolition method statements shall detail how the demolitions (including the demolition of the neighbouring buildings) will be carried out to, and around, the listed buildings without adversely affecting the structural stability of the remaining historic fabric and without damaging the historic fabric proposed for retention. Demolition in each phase shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed buildings and their setting under Section 80 of the Planning Act (NI) 2011.
32	No development (excluding site clearance or demolition) shall commence within each phase until a detailed specification and samples of all external finish materials relevant to that phase, for the walls, windows, doors, balconies, balustrades, roofs, including plant enclosures and rainwater goods for North Street Arcade facades, former Assembly Rooms; and Braddells (as shown on orange, green and blue on Drawing No. 192 Level of Detail Plan) have been submitted to and agreed in writing by the Council. The samples shall be retained on site until completion of the works. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed buildings and their setting under Section 80 of the Planning Act (NI) 2011.
33	Within each relevant phase, all new external finishes and works of making good to the retained façades of the North Street Arcade; former Assembly Rooms; and Braddells shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and its setting under Section 80 of The Planning Act (NI) 2011.

34	For each phase, no site works (other than works required to fulfil this condition) shall take place until a programme of archaeological work (POW) for the relevant phase has been prepared by a qualified archaeologist, submitted and approved in writing by the Council. The POW shall provide for: • The identification and evaluation of archaeological remains within the site; • Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; • Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and • Preparation of the digital, documentary and material archive for deposition. The works shall not be carried out unless in accordance with the approved details. For each phase, a programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the approved programme of archaeological work. These measures shall be implemented and a final archaeological report shall be submitted to and agreed in writing by the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council. <i>Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded. And that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.</i>

Draft Listed Building Conditions

Former Assembly Rooms LBC – LA04/2019/2031/LBC

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.
2	Prior to commencement of works, details shall be submitted and approved in writing by the Council, of access that shall be afforded to the Council during the work for monitoring purposes. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under section 80 of the Planning Act (NI) 2011.
3	Prior to commencement of any works, details of a Fire Safety Strategy and Method Statement for the duration of the works shall be submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details, unless the Council gives its written consent to any variation. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
4	Prior to commencement of any works, a Photograph Survey in the form of an English Heritage 'level 2' standard, shall be submitted to and approved in writing by the Council. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
5	Prior to commencement of any works, details showing the areas to be demolished and the method for ensuring the safety and stability of the building fabric identified to be retained throughout the demolition and reconstruction shall be submitted and approved in writing by the Council. Given that this building is at risk and considerable repairs are required, such details shall include a condition survey, prepared by a structural or building engineer experienced in working with listed buildings, which should identify: a) Structural defects; b) Proposed conservation led remedial works; and c) A method statement demonstrating how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling) and demolition work.

	The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
6	Prior to commencement of any works, a detailed condition survey and method statement for the repair of the following features of interest shall be submitted to and approved in writing by the Council. a) Windows (schedule including cross sections, elevations, cill detail/materials, the actual glazing material and panes, colour and finish); b) Internal and external doors (schedule required, as above); c) Ornate plaster ceilings and all decorative features; panelling, friezes, pilasters, cherubs, scrolled brackets etc.: d) External stucco and stonework; e) Staircases including balustrades, newel posts and handrails; f) First floor balconies; g) Glazed brick; h) Stained glass; i) Iron and brassware; j) Floors; and k) Joinery - architraves, skirting boards, panelling, window and door encasements, surrounds, over-panels, etc. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
7	Prior to commencement of any works, details of the precautions to secure and protect interior spaces that are especially sensitive to change during the building work shall be submitted to and approved in writing by the Council. These spaces include the proposed: a) Bar (main double-height space with access doors to Waring Street); b) Function room attached to bat (north); c) Store (former bank vaults); d) Concierge; e) Entrance lobby (Donegall Street);

	f) Stair between new glazed Lobby and Concierge; and g) Balconies. The works shall not be carried out unless in accordance with the approved details. No such spaces shall be disturbed or features removed temporarily or permanently except as indicated on the approved drawings or without the prior written approval of the Council. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. This building is a palimpsest of work by various noteworthy architects since its original construction in 1776.
8	Prior to commencement of works to the roof, the following details shall be submitted and approved in writing by the Council. a) A fully dimensional survey to accurately reflect the form of the roof structure and details of splice repairs of timber members; b) Leadwork details; c) Flues, vents or other pipework piercing the roof; and d) The means of ventilating the roof, i.e. where insulation is inserted above ceiling joists, to prevent condensation/rot of existing timber structure. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. The pyramidal dome with central copper lantern is a particularly striking and distinctive feature of this building, which will be visible from all four sides and from above. It is therefore fundamental that this is protected and any changes carefully managed.
9	Prior to commencement of any works, a method statement for the protection, taking down and secure storage for future re-use of the following materials/features/fixtures forming part of the 1956 extension shall be submitted to and approved in writing by the Council. a) Balustrading to main stair; and b) Panelling (marble and timber) and coved ceiling to first floor board room. The works shall not be carried out unless in accordance with the approved details.

	Reason: In order that such materials may be reused at a later date.
10	All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (NI) 2011.
11	Prior to commencement of any works, details of all new elevational treatment to the North East elevation of the original building upon removal of 1956 extension shall be submitted to and approved in writing by the Council. Such details shall include: a) Method Statement and tools proposed for demolition immediately adjacent to the listed building (within 1m); b) proposed render mix and final surface texture; c) a sample panel of stonework quoins and all decorative cut or moulded pieces; d) description of the joints proposed; and e) mortar mix, profile and finish. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
12	All cleaning of the existing façades shall conform to BS 8221-1:2012 (Code of Practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). No cleaning, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without the prior approval. No works shall be undertaken unless a methodology for the cleaning of the facades and test panel have been submitted to and approved in writing by the Council. No cleaning shall be undertaken unless in accordance with the details so approved and the requirements of this condition. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
13	No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external or internal faces of the building other than those shown on the drawings hereby approved, unless the Council gives its written consent to any variation.

	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
14	Prior to commencement of any works (or post commencement of works where there is prior written approval from the Council), details of the following items at a minimum scale of 1:20 shall be submitted to and approved in writing by the Council. a) Connections between the extension and the listed building, including the Manager's House to show dimensioned set-backs, structure, flashings and allowance for movement; b) Structural intervention proposed to the Manager's House to convert the flat roof to a terrace; c) New terrace guarding and handrail; d) Eaves at roof-top bar; e) Upgrading of existing doors/ceilings/floors to provide fire protection; f) Sections indicating all proposed internal alterations to historic fabric e.g. floors, walls, ceilings and roofs. The works shall not be carried unless in accordance with such approved details. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
15	Prior to commencement of construction works, samples of the following items shall be submitted to and approved in writing by the Council. a) Replacement sample if sufficient slate is not salvageable from the existing roof; b) Re-plastering, lime based plaster with no cement-based additives is expected; c) Painting – The finish for any lime plaster shall be a limewash. Natural breathable paints may be used as an alternative where specifically agreed. Exterior and interior oil based paintwork should be linseed oil based unless specifically agreed in writing by the Council. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.
16	Prior to commencement of any construction works of the new-build extension, samples of all external materials and finishes proposed for the new-build extension shall be submitted to and approved in writing by the Council. Such detail shall include: a) Reconstituted stone, all variations; b) Roofing material including dormers and flashings;

	c) Coping stones; d) Balustrading; e) Rainwater goods; f) Frameless glazing system for link building; g) Windows including spandrel panels; h) External doors; i) Paving setts for 450mm perimeter band around listed building, etc. Samples shall remain on site for the duration of the works. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that the materials used are of an appropriate quality in the interest of protecting the quality and character of the setting to the listed building under Section 80 of The Planning Act (NI) 2011.

Braddells Building – LA04/2019/2052/LBC

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.
2	Prior to commencement of works, details shall be submitted and approved in writing by the Council, of access that shall be afforded to the Council during the work for monitoring purposes. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
3	Prior to commencement of works, details shall be submitted and approved in writing by the Council, of a Fire Safety Strategy and Method Statement for the duration of the works. The works shall not be carried out unless in accordance with the approved details, unless the Council gives its written consent to any variation. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

4	Prior to commencement of works, details shall be submitted and approved in writing by the Council, showing the areas to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the demolition and reconstruction. Such details shall include structural engineering drawings and/or a method statement. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
5	All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
6	Prior to commencement of works (or post commencement of works where there is prior written approval from the Council), the following details shall be submitted and approved in writing by the Council and the works shall not be carried out unless in accordance with the approved details. (a) Samples of internal materials and surface finishes; (b) Survey and method statement for existing window repair; and (c) Splice repair of timber beams. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
7	No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings hereby approved, unless the Council gives its written consent to any variation. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
8	All cleaning of the existing façade shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). Method to be agreed in writing with the Council prior to commencement of façade cleaning. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

9	Prior to commencement of work to the roof, the following details shall be submitted and approved in writing by the Council and the works shall not be carried out unless in accordance with the approved details. (a) replacement sample if sufficient slate is not salvageable from the existing roof; (b) patent glazing for roof lantern if existing is deemed beyond repair; (c) the means of ventilating the roof, i.e. where insulation is inserted between rafters, to prevent condensation / rot of existing timber structure. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
10	Prior to commencement of works, details shall be submitted and approved in writing by the Council of proposed precautions to secure and protect the interior features during the building work. The works shall not be carried out unless in accordance with the approved details. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Council. Particular regard should be given to the following items: a) Ground, third, and fourth floor stairs balusters and handrails which are labelled on drawing as to be retained and closed off; b) (b) Existing roof structure; and c) (c) Existing timber beams and floor boards to be retained. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
11	No construction works shall be undertaken unless a sample panel of the following design elements have been provided on site and approved in writing by the Council. (a) Brickwork, to include pointing mortar mix, joint thickness and finish profile; (b) (b) Render, to include lime mix and final surface texture. The works shall not be carried out unless in accordance with the approved details. The approved sample panel(s) shall be retained on site until the work is completed. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

North Street Arcade – LA04/2019/2049/LBC

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted.

	Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.
2	Prior to commencement of works details shall be submitted, and approved in writing by the Council, of access that shall be afforded to the Council during the work for monitoring purposes. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
3	Prior to commencement of works a detailed study in the form of a Historic England 'Level 1' Photograph Survey for the North Street and Donegall Street façades shall be submitted and approved in writing by the Council. This shall include elevational details, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
4	Prior to commencement of works a measured survey and method statement for each façade shall be submitted and approved in writing by the Council to demonstrate how the safety and stability of the building fabric to be retained throughout the demolition, repair and reconstruction will be ensured. Given that this building is at risk and considerable repairs are required, such details shall include a condition survey, prepared by a structural or building engineer experienced in working with listed buildings, which should identify: a) structural defects; b) proposed conservation led remedial works; c) a method statement demonstrating how the proposed structural works, including new interventions, will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling proposed) and demolition work. The works shall not be carried out unless in accordance with the details approved unless the Council gives its written consent to any variation. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
5	All new external finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council.

	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
6	No works to windows or external doors in the retained facades shall be undertaken until details of window and external doors in the retained facades have been submitted to and agreed in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
7	All cleaning of the existing façade shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). No cleaning, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without prior approval. At the commencement of any cleaning, a test panel shall be undertaken in an inconspicuous position. Method to be submitted and approved in writing by the Council prior to commencement of façade cleaning. Reason: to ensure that special regard is paid to specific architectural features or fixtures, to retain the memory of historical fire damage and to ensure the fabric is protected from further damage during the course of works.
8	No works shall be undertaken unless details of the following elements between the new building and the existing façades have been submitted to and approved in writing by the Council. a) Party walls; b) Intermediate floors; and c) New terrace, including guarding and handrail. The details shall be at a minimum scale of 1:20 and shall include dimensioned set-backs, structure, flashings and allowance for movement. The works shall not be carried out unless in accordance with the approved details. Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
9	No works shall be undertaken unless a record of the original arcade's raised lantern, flooring and shopfronts including stall-risers, glazing, pilasters and signboards has been submitted to and approved in writing by the Council. The record shall make use of all available sources (e.g. UAH, HED etc.)

	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. Although damaged by fire, sufficient evidence remains in photographs and drawings to enable replication.
10	No brick or stone repairs on the retained facades shall be carried out until details of all brick / stone repairs to the principal façades have been submitted to and approved in writing by the Council. Such details shall include: a) Elevations at an appropriate scale (1:50 minimum) identifying all salvageable materials to be retained or reused – Donegall Street plaque must be included; b) Sample of any replacement stone, brick, reconstituted stone or moulded features; c) description of the joints proposed; and d) mortar mix, profile and finish. The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
11	No works shall be undertaken until details of the following external materials have been submitted to and approved in writing by the Council: a) Roofing material; b) Cladding, projecting fins and mesh; c) Rainwater goods; The works shall not be carried out unless in accordance with the approved details. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
12	No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external retained facades of the building other than those shown on the drawings hereby approved, unless the Council gives its written consent to any variation. Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
13	The new-build residential accommodation within the footprint of the Arcade shall not be occupied until the retained façades are fully repaired and the arcade reconstructed in accordance with the approved details.

	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.
14	No demolition shall take place before a contract for the carrying out of works of redevelopment of the relevant phase has been made, and Full planning permission or Reserved Matters has been granted for the redevelopment for which the contract provides. Reason: To comply with Section 91 (6) of The Planning Act (NI) 2011.

Draft Conservation Area Consent Conditions

LA04/2017/2342/DCA - 32-40 Donegall Street, Belfast

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted. <i>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</i>
2	In accordance with Section 105 of the Planning Act (NI) 2011, the building shall not be demolished until a contract for the redevelopment of the site in accordance with the relevant phase of planning permission reference LA04/2017/2341/O and any subsequent detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. <i>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Cathedral Conservation Area.</i>

LA04/2017/2343/DCA - Temple Court, St Anne's Cathedral Precinct & St Anne's Court 39-65 North Street, Belfast

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted. <i>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</i>
2	In accordance with Section 105 of the Planning Act (NI) 2011, the building shall not be demolished until a contract for the redevelopment of the site in accordance with the relevant phase of planning permission reference LA04/2017/2341/O and any subsequent detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. <i>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Cathedral Conservation Area.</i>

LA04/2017/2344/DCA - 5-9 North Street, Belfast

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted. <i>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</i>

2	In accordance with Section 105 of the Planning Act (NI) 2011, the building shall not be demolished until a contract for the redevelopment of the site in accordance with the relevant phase of planning permission reference LA04/2017/2341/O and any subsequent detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. <i>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Cathedral Conservation Area.</i>

LA04/2017/2345/DCA - 3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street (BT1 1LA) Belfast

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted. <i>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</i>
2	In accordance with Section 105 of the Planning Act (NI) 2011, the building shall not be demolished until a contract for the redevelopment of the site in accordance with relevant phase of planning permission reference LA04/2017/2341/O and any subsequent detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. <i>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Cathedral Conservation Area.</i>

LA04/2017/2350/DCA - 16-24 Donegall Street (BT1 2GP) 13-31 North Street (BT1 1NA), Belfast

1	The works hereby permitted shall be begun not later than the expiration of 7 years beginning with the date on which this consent is granted. <i>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</i>
2	In accordance with Section 105 of the Planning Act (NI) 2011, the building shall not be demolished until a contract for the redevelopment of the site in accordance with relevant phase of planning permission reference LA04/2017/2341/O and any subsequent detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. <i>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Cathedral Conservation Area.</i>

Appendix 3 – Late Items Report 21st January

Late Items – Tuesday 21 January 2020

Agenda Item	Details	Issues Raised	Action
2a & 3B	Item 2a - LA04/2017/2341/O - 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, 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	HED has confirmed their position regarding the <u>alignment of the proposed arcade:</u> Ground floor footprint: No justification has been provided for diverting from the original footprint. At the Pre-Determination Hearing on 16/12/2019 it was mentioned that the original spatial arrangement was a result of happenstance, determined by space leftover from the surrounding buildings. Nonetheless its central rotunda and curved arcade contribute to the <i>special</i> interest of the building. Whether by accident or design, the idiosyncratic layout provided an element of surprise which is somewhat lost in the current proposal - although echoing the original intention, the essential character is diluted by a much gentler curve and loss of the rotunda. That said, if Belfast City Council determine that the principle of demolition between the two end blocks is established by application Z/2010/1532/F and the subsequent Section	Members to note HED's updated position. Contrary to HED's opinion, officers are of the firm view that the inclusion of a replacement arcade in the revised scheme is a substantial improvement over the extant scheme.

Agenda Item	Details	Issues Raised	Action
	City Hall and 900m northwest of Central Train Station. Item 3b - Partial demolition of North Street Arcade to retain its facades and siting of proposed new arcade, 1-34 North Street Arcade, 26-30 Donegall Street and 35-37 North Street, Belfast, BT1 1NA	54 agreement (approved 2012 & 2017 respectively), the current footprint could be considered <i>to exert no greater demonstrable harm on the listed building than the consented scheme</i>. Indeed, subject to satisfactory detail being provided at reserved matters stage, it is a slight improvement.	
2a	LA04/2017/2341/O – as above	Employability and Skills Strategy and Plans BCC Economic Development Unit has provided a summary of the core principles and thematic areas which are expected to come forwarded as part of the Employability and Skills Strategy and plans which are set out as follows: Core Principles: ○ Delivering inclusive growth, ensuring the economic benefit of the development is spread across the city; ○ Commitment to the creation of secure and sustainable employment; ○ Commitment to local engagement and participation to ensure that Belfast residents are actively engaged and supported to access opportunities through the development;	Members to note the additional comments. The Employability and Skills Strategy and Plans will be secured as part of the S76 planning agreement.

Agenda Item	Details	Issues Raised	Action
		○ Encouragement of good employment practices i.e. living wage etc. <i>Thematic Areas of Delivery:</i> 1. Promotion and recruitment – to support and encourage residents of Belfast to apply for opportunities that arise from the development, including stakeholder engagement throughout the city. 2. Access to opportunities – Supporting Belfast residents to gain the skills needed to move into employments created during the construction and occupation of the development. <i>In order to tackle the skills and labour shortages in the city, these interventions will be primarily focused on those who are currently not in work and supporting them to enter the labour market</i> 3. Supporting Young people – supporting young people in the city to have access to the world of work e.g. provisions of work experience opportunities, site visits and talks by industry role models/professionals. Creating career pathways for young people to enter 4. Business development support-supporting residents and businesses in	Members to note the additional comments.

Agenda Item	Details	Issues Raised	Action
		the city to compete for supply-side opportunities, this includes promotion of business start and Social Enterprise	
2a	LA04/2017/2341/O – as above	6 additional objections have been received since the publication of the report details of which are set out below. <u>Jonathan Maquire:</u> • Over-developed, unsympathetic, cluster of generic nonsense. <u>John Graham:</u> • Overdevelopment, lack of mixed housing, removal of refurbishment and repurposing of heritage elements, deficit created by large scale commercial development in a location that has kept its character as one of diversity and has a local history that would be destroyed by this application. <u>Cathedral Quarter Trust (CQT):</u> Concern that the CQT were not consulted by the applicant about use of the plan at Appendix 6 of the Committee report. CQT do not consider that it would be possible to use the proposed layout of Writer's Square for an event or production of any scale.	Members to note the additional comments. Issues are addressed, where appropriate, in the Committee report. Issues of design, heritage, regeneration and the relevance of the extant scheme are addressed in the Committee report. The assessment of the reduction in Writer's Square is set out in the Committee Report. The applicant has provided an illustrative layout of how a stage, kiosks and supporting infrastructure could be accommodated within Writer's Square for a large scale event based on the layout in a previous year. This is set out in

Agenda Item	Details	Issues Raised	Action
		CQT do not consider that the reconfigured Writer's Square is capable of hosting large scale events and the proposals will impact considerably on the future planning for Culture night. <u><i>Belfast Cathedral</i></u> • Whilst not against the scheme Belfast Cathedral consider that there are aspects that should be revisited. Concerns includes: • Negative effect on the setting of St. Anne's Cathedral – contrary to the SPPs and PPS 6. • Block 02 sits higher than the ridge height of St. Anne's Cathedral and has a dominating effect due to massing and proximity to the Cathedral. Setback of top two floors does not mitigate this effect sufficiently and should be reduced. • Proposal would actually be worse in that proposed buildings would be much closer to the Cathedral than the extant scheme.	the Committee Report at Appendix 6 (page 188). This layout is indicative however, officers are satisfied that the overall open space provision is in accordance PPS8 as set out in the Committee report. The impact of Block 02 on the setting of St. Anne's Cathedral is addressed in the committee Report Officers consider that the top two floors are setback sufficiently to mitigate the visual impact of Block 02 as set out in the committee report. Buildings permitted in the extant scheme were much closer to the Cathedral than Block 02. Block 02 is set back 25.5m from Donegall Street. The nearest block in the extant scheme was

Agenda Item	Details	Issues Raised	Action
		• Massing of Block 02 is out of scale with the Cathedral. Block 02 should be reduced and setback further to mitigate the impact on the views from the entrance of the Cathedral over Writer's Square allowing Writer's Square to remain close to its current form. • Height of Block 3.7 would be at odds with the character and grain of the Cathedral Quarter. It is incongruous and will adversely affect the setting of St. Anne's Cathedral by virtue of its height, scale and massing. Block 3.7 is contrary to Policy BH 11 of PPS 6 and should be significantly reduced. • The Cathedral Board opposes the reduction in Writer's Square as it will prejudice the ability of the Cathedral to fulfil its stated function and fails to protect the tourism asset. Proposal to develop Writer's Square is contrary to planning policy.	approved and located fronting onto Donegall Street. The massing of Block 02 and its relationship with St. Anne's Cathedral is set out in the Committee report. The massing of Block 3.7 and its impact on the area and the setting of St. Anne's Cathedral is considered in the Committee report. Assessment of the reduction of Writer's Square is set out in the Committee report.

Agenda Item	Details	Issues Raised	Action
		• Concerns regarding loss of trees which have been planted by various Archbishops from around the world. • Cathedral Board have serious concerns regarding the level of shadowing and loss of light that will result from the proposal. Concerned that Block 02 will prejudice the amount of light entering this elevation and impact on the functionality of the building. • Concern regarding loss of light to Writer's Square which will compromise its function as a public space and compromise the setting of the Cathedral. • Part of Writer's Square is within the ownership of the Cathedral, the applicant will be unable to provide the open space area for the reduced Writer's Square as we will not permit it. • Concern regarding stability of the Cathedral's wooden pile foundations may be prejudiced by the proposal and information is sought as to the construction methods/safeguards are proposed.	This matter has been considered in the committee report. The impact of the scheme on the Cathedral in terms of loss of light has been considered in the committee report. This issue is addressed in the Committee report. Members to note. The applicant has confirmed that DFC own all of Writer's Square and that no works are proposed on land owned by the Cathedral. Concerns regarding the Cathedral's wooden piles foundations have been addressed in the Committee report. No objections on this point have been raised by HED.

Agenda Item	Details	Issues Raised	Action
		<u>George:</u> Loss of interesting/unique buildings in Belfast City Centre. No point in building the same, formulaic soulless, ubiquitous glass amassed towers to look exactly the same as other cities. Use of a New York area name owes nothing to the heritage and culture of Belfast <u>Stuart Young:</u> Development will result in the loss of more built heritage.	Impact on built heritage and the merits of proposed new development is considered in the Committee report. The prospective name of the development is not a material planning consideration. Impact on built heritage and the merits of proposed new development is considered in the Committee report.
2a	LA04/2017/2341/O – as above	The applicant has provided the following information regarding the accuracy of the daylight/sunlight modelling work undertaken by Delva Patman Redler (DPR): • The whole of the site was originally surveyed by a West Sussex based land survey company called Maltby Surveys Ltd. They visited Belfast and captured all of the relevant site data by way of 3D Point Cloud Scanning techniques from which the attached 3D contextual massing model was generated.	Members to note the additional comments.

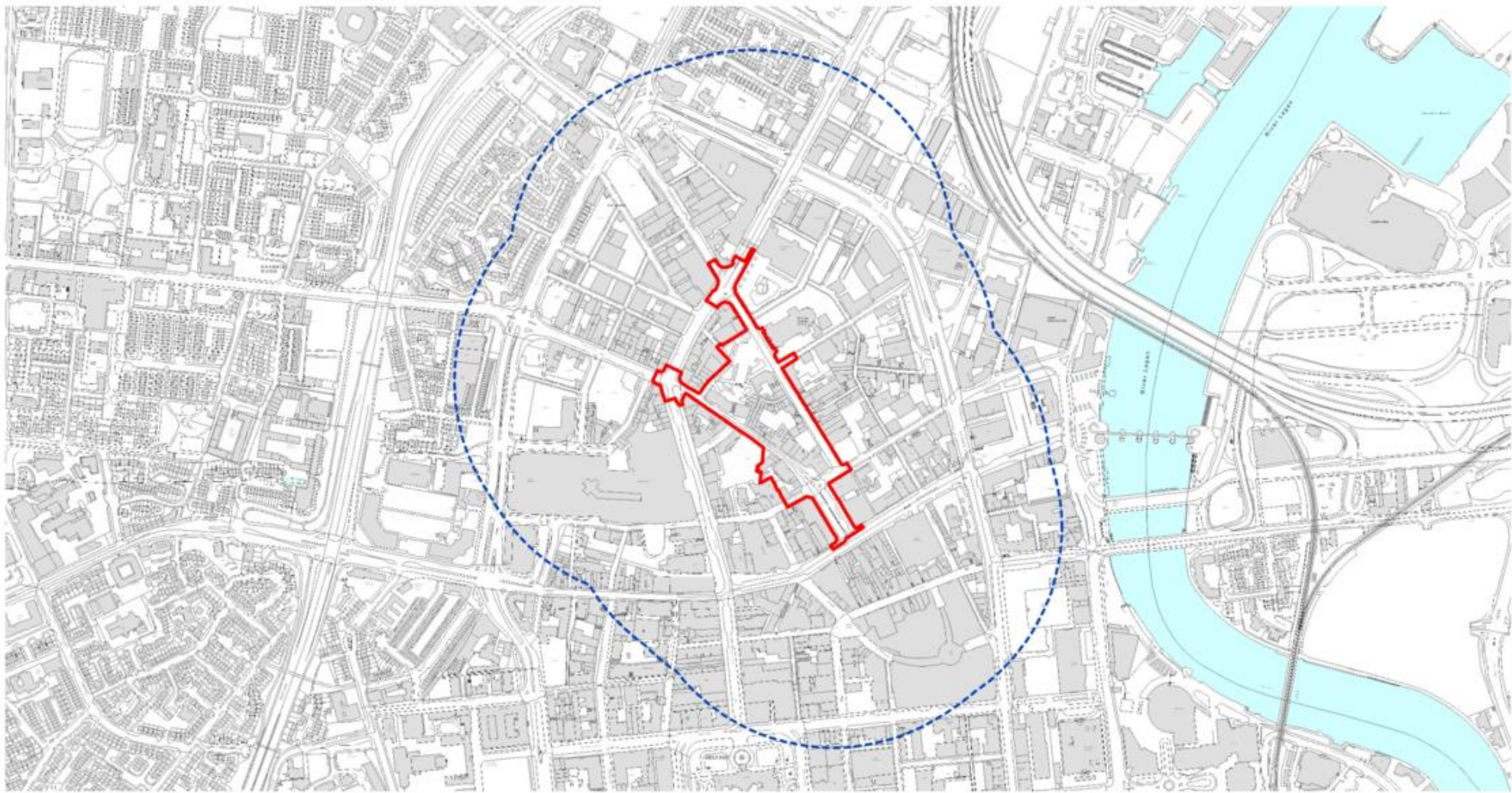
Agenda Item	Details	Issues Raised	Action
		• Two PDF files have been provided which illustrate the source of the 3D contextual massing model used for all of our analyses on this project. Comments on the 'Notes' section of the drawing legend states 'Grid and levels relate to OS GPS Active Network'. This confirms that the 3D modelling is appropriately georeferenced so that it is accurately positioning in terms of plan and also height relative to sea level. • The close up view of the front of the Cathedral and its steps illustrates the level of detail of the modelling. • DPR have confirmed that the shadow assessments have been run in an AutoCAD programme using the appropriate lighting setup to replicate the suns path throughout the day on the times and dates provided and advise that the analysis should be as accurate as it can be given the source material that has been adopted.	
2a	LA04/2017/2341/O – as above	Objection from Stuart Campbell raising the following issues: • Lack of housing diversity- type and tenure	Issues of housing, design, heritage, uses, open space, EIA impacts, regeneration and the relevance of the extant scheme are addressed

Agenda Item	Details	Issues Raised	Action
		• Lack of provision of affordable and social housing • Conflict with Draft LDP - Lack of services for new residents • Concerns regarding relocation of existing residents • Virtually no arts and culture floor space • Assembly Rooms should form part of the arts and cultural uses on the site • Concern that what is being retained is only facades • Principle of retaining North Street Arcade beyond its two facades is still not being realised in latest proposals • Scheme contrary to heritage policies in SPPS and PPS6 and will erode the unique character of the conservation • Agreement to control rent and rates for local businesses required • Two tower blocks are out of context for the area due to the significant conservation and heritage • Tall building set a dangerous precedent and are not in line with the draft LDP • Two tower blocks will cause an unacceptable loss of daylight/sunlight and create overshadowing	in the Committee report. The control of rents and rates is not a planning matter.

Agenda Item	Details	Issues Raised	Action
		• Privatisation and reduction of Writer's Square is unacceptable and will reduce its ability to be used for community/cultural events • Streets are not a viable option to providing open space • Unacceptable lack of green space and street trees being provided • Unacceptable provision of play space • Latest community consultation exercise lacking in genuine and accurately reported feedback • Lack of partnership with key bodies • No social infrastructure being proposed • Developer contributions should be more transparent • Approval will set a dangerous precedent for future planning decisions • EIA indicates a number of adverse impacts and have not been adequately addressed.	
3a	LA04/2019/2031/LBC - Renovation and extension of building 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. Former Assembly Rooms, 2 Waring	Following receipt of revised drawings to address a number of minor issues raised by HED, HED has confirmed their latest position regarding the proposal for the Former Assembly Rooms as set out below:	Members to note HED's updated position.

Agenda Item	Details	Issues Raised	Action
	Street, 7-9 North Street and the, car park at Donegall Street, Belfast	<i>HED advice remains that the proposed demolition must be considered on the basis of balancing the loss of substantial listed fabric, against the quality of the new construction and any enhancement of the remaining building, which is on NI's Heritage at Risk Register.</i> <i>HED is largely content that the design of the extension complies with the policy requirements. However, in relation to the existing building and the connections between new and old, the applicant seeks to obtain Listed Building Consent with substantial detail outstanding and we reiterate our concerns in relation to such an approach. It is acknowledged nonetheless, that whilst approval for Z/2010/1508/LBC (dated Oct 2012) has expired, this may be afforded material consideration². If that is the case, the proposal could be considered of no greater demonstrable harm, provided that the former banking hall remains fully accessible to members of the public.</i>	

Appendix 4 – Map showing 300m catchment area from the application site boundary



Appendix 5 - Development Management Reports

Outline Application Report

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.

Listed Building Application Reports

LA04/2019/2031/LBC – Former Assembly Rooms, 2 Waring Street and 7-9 North Street and car park at Donegall Street, Belfast

LA04/2019/2049/LBC – 1-34 North Street Arcade, 26-30 Donegall Street and 35-37 North Street, Belfast

LA04/2019/2052/LBC – J Braddell and Sons, 11 North Street, Belfast

Conservation Area Consent Reports

LA04/2019/2342/DCA – 32-40 Donegall Street, Belfast

LA04/2019/2343/DCA – Temple Court, St. Anne's Cathedral Precinct and St. Anne's Court 39-65 North Street, Belfast

LA04/2019/2344/DCA – 5-9 North Street, Belfast

LA04/2019/2345/DCA – 3-5 North Street and 9-13 Rosemary Street and 2-22 and 30-34 North Street, Belfast

LA04/2019/2350/DCA – 16-24 Donegall Street and 13-31 North Street, Belfast

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 January 2020	
Application ID: LA04/2017/2341/O	
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.	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.
Referral Route: Major Application	
Recommendation:	Approval subject to conditions and completion of a Section 76 planning agreement.
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Consideration of this planning application follows a pre-determination hearing held by the Planning Committee on 16 December 2019. The main issues to be considered in the assessment of this application are set out below. • Principle of development (including consideration of the planning history of the site) • Impact on Built Heritage/Design • Impact on the special architectural and historic qualities of Listed Buildings and their setting • Impact on the character and appearance of the Conservation Areas • Archaeology • Access, Car Parking and Sustainable Transport • Environmental Considerations:-	

- a. Contamination
- b. Noise
- c. Air Quality
- d. Biodiversity
- e. Flooding/Drainage
- Economic impact, employment and investment
- Housing
- Regeneration
- Developer Contributions
- Conditions

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 and completed. The extant scheme is an important material consideration in the determination of the current application and is given significant weight given that it can be implemented as an alternative to the new scheme proposed by the current planning application.

The extant scheme includes the application site and adjacent lands. It proposed the following uses within the site of the current application.

Approved Uses	Approved Floor space (sqm)/No. of Units
Retail	34,434 sqm (23,347 anchor store)
Office	N/A
Residential	16,915 sqm (211units including 6 live/work units)
Cafes/Restaurants/Bars	2,936 sqm
Hotel	N/A
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, on land forming part of the extant scheme. 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, 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

The application before the Planning Committee seeks outline planning permission 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 (No. 2 Waring Street) including the external appearance of the proposed extension; Braddells building (No. 11 North Street); 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 from 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 negotiations with the Council’s planning service over a period of more than 12 months, culminating in the submission of the revised proposal received on 30 August 2019 (hereon referred to as the “revised scheme”). In addition to other changes, the proposed 27 tower, the basement car park and the large retail/anchor store have all been removed. The revised scheme proposes the replacement of the Listed North Street Arcade with a new arcade influenced by the original arcade’s alignment, and 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 accompanied 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	- 29,434 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 3 (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 a 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 the 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 demolition works to non-listed buildings in Conservation Areas, the revised scheme proposes partial demolition of the following buildings with their façades retained. Photos of these buildings are set out in **Appendix 4**.

- Nos. 13-15 North Street
- Nos. 17-23 North Street
- Nos. 25-29 North Street
- Nos. 16-18 Donegall Street
- 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 and these buildings were to be demolished in their entirety.

Full demolition of the following non-listed buildings is proposed:

- 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, St. Anne's Cathedral Precinct & St. Anne's Court)
- Nos. 20-22 Donegall Street
- Nos. 32-40 Donegall Street (SHAC Housing)

Photos of these buildings are provided at **Appendix 3**.

The applicant has also submitted a number of associated applications for Listed Building Consent and Conservation Area Consent alongside this outline planning application (see **Appendix 1**). Those applications are to be considered at the same Planning Committee meeting

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 withheld), 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, elements of partial demolition of listed buildings, new streets/public realm and demolition works.

It is considered that the revised scheme takes the opportunity to enhance the Belfast City Centre and the Cathedral Conservation Areas, parts of the city centre which are dilapidated and in need of significant investment and regeneration. The proposed architectural approach is of high quality. The revised scheme would revitalise the area and create a vibrant mixed-use area whilst securing the future of Listed buildings, replacing the North Street Arcade and revitalising the important heritage features in the area. The special architectural and historic qualities of the Listed Buildings and their setting would be appropriately safeguarded. 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 extensions above the facades of the North Street Arcade 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 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) to new accommodation in close proximity to the site. The Northern Ireland Housing Executive (NIHE) in broad terms supports the proposal and welcomes the provision of 10% affordable residential units within the site. NIHE has stated their preference that both the 10% affordable and 10% social homes are provided within the 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 compared to the extant scheme. DFI Roads has been consulted in relation to roads infrastructure, parking, sustainable transport measures and traffic impacts of the revised scheme. DFI Roads offers no objection to the proposal subject to conditions and a Section 76 agreement to secure the proposed green transport measures.

Other consultees have raised no objections to the proposal subject to conditions.

The applicant has provided an economic impact assessment which estimates that 600 jobs will be created during construction and 1,600 jobs during the operational phases across a number of uses. The economic impact assessment estimates that £213 million will be generated in Gross Value Added (GVA) to the local economy and the revised 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 Council's Economic Development Unit has advised that there would be skills shortage in implementing the development. In accordance with the Developer Contribution Framework, the applicant has 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. As explained, the scheme has been significantly revised since then and these original objections are reported at **Appendix 2**.

443 objections and 5 letters of support have been received to the revised scheme. The key areas of concern 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 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.

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.
- Lack of provision of affordable and social housing
- Concerns regarding relocation of existing residents
- Conflict with Draft LDP – lack of services for new residents
- No social infrastructure being proposed
- Principle of retaining North Street Arcade beyond its two facades is still not being realised in the latest proposals
- Scheme contrary to heritage policies in SPPS and PPS6 and will erode the unique character of the conservation
- Two tower blocks are out of context for the area due to the significant conservation and heritage
- Tall building set a dangerous precedent and are not in line with the draft LDP
- Two tower blocks will cause an unacceptable loss of daylight/sunlight and create overshadowing
- Privatisation and reduction of Writer's Square is unacceptable and will reduce its ability to be used for community/cultural events
- Streets are not a viable option to provide open space

- Unacceptable lack of green space and street trees being provided
- Unacceptable provision of play space
- Latest community consultation exercise lacking in genuine and accurately reported feedback
- Lack of partnership with key bodies
- Developer contributions should be more transparent
- Approval will set a dangerous precedent for future planning decisions
- EIA indicates a number of adverse impacts and have not been adequately addressed
- Application is of regional and national importance. There have been 15 years of speculative schemes stemming from 1990s Departmental “master planning”, which as a planning tool is now widely discredited and seen as potentially damaging rather than beneficial.
- The application should be dealt with by the Department for Infrastructure. It is unacceptable that Belfast City Council Planning Committee deals with this application given its minimal experience and training.
- The focus of the scheme’s suggested viability has radically altered over time with the focus of the latest scheme changing from retail and commercial anchors to core residential with notional tenants.
- Monolithic over-massing
- Cumulative loss of and damage to the city’s diminishing historic fabric
- Unsustainable in terms of environment/climate change
- Absence of adequate waste water treatment capacity and mains water infrastructure
- Inadequate green public space free from overshadowing
- Narrow, overshadowed public thoroughfares with insufficient light and unsuited to local weather
- The scheme is primarily about maximising the floor area for the developer
- The scheme is not “iconic” and is unsuitable for the city
- Inappropriate treatment of built heritage
- The scheme should not be supported as a “less worse” option than the extant scheme. The scheme is not regeneration but exploitation
- Concern about reduction of Writer’s Square and potential impact on wellbeing of workers, residents and students in the area.
- Reduction in the capacity of the square and constraints on its use
- Overshadowing of the square by tall buildings
- Concern about the relationship between Writer’s square and the cathedral – need for brick or stone to reinforce its character as a framing space for the cathedral
- Buildings facing the cathedral are ‘blocky’ and out of context. The use of red brick and traditional roofs could soften this effect.
- Concern about ownership and management of event space, including a pedestrianised North Street and new Assembly Square and how the space is shared and managed with commercial street level units fronting onto it
- Uplift in scale of buildings along Donegall Street resulting in adverse overshadowing and shading of the eastern frontage of Donegall Street
- Welcome the reduction in scale from the original submission but are concerned that two new buildings may not be in keeping with the nature of the surrounding conservation area. This should be considered, potentially in use of red brick or traditional roof styles
- With regard to the level of arts and cultural provision, the amount of dedicated cultural provision remains as per the previous plan. There is a need to have a wider discussion with key stakeholders and funders as well as the arts and cultural sector

- The extent to which any part of the current application may have an adverse impact on the Cathedral
- Reduction of Writer's Square which will not be able to accommodate numbers of people attending state functions, events and result in an overspill into the Cathedral
- Concern regarding control and management of events in Writer's Square
- Object to west façade stained glass windows of St. Anne's Cathedral being prejudiced by shadowing
- Concern regarding impact on stability of the St. Anne's Cathedral wooden pile foundations.
- Height and distance of the proposed buildings from the Cathedral not clear
- Axis of buildings not in alignment with the Cathedral
- Buildings do not complement the Romanesque design and stone facings of the Cathedral
- Concerns regarding stability of the Cathedral's wooden pile foundations
- Applicant cannot implement open space proposals for a reduced Writer's Square by using the Cathedral's open space as this will not be permitted.
- Concern regarding loss of trees planted by Archbishops from around the world. Trees should be retained in situ.

Conclusion

The application proposals are of significant strategic importance to Belfast. The proposals will help deliver a key site for the city, supporting the vitality and viability of the City Centre, revitalising and regenerating the area, supporting job creation and the economy. The delivery of affordable and social housing is welcomed and will support local housing need. The proposed heritage and design principles are considered sound and will serve to deliver a high quality scheme that will increase the attractiveness of the city centre as a destination and support the future needs of the city. The character and appearance of the Conservation Areas would be enhanced. The architectural and historic qualities of the Listed Buildings and their setting would be safeguarded. The application's approach to sustainable travel, including a significant reduction in parking provision compared to the extant scheme, is welcomed. It will promote a modal shift away from car use, reduce traffic congestion and improve air quality over the extant scheme.

Having regard to the Development Plan and relevant material considerations, including the extant scheme, the proposal is considered acceptable.

Recommendation

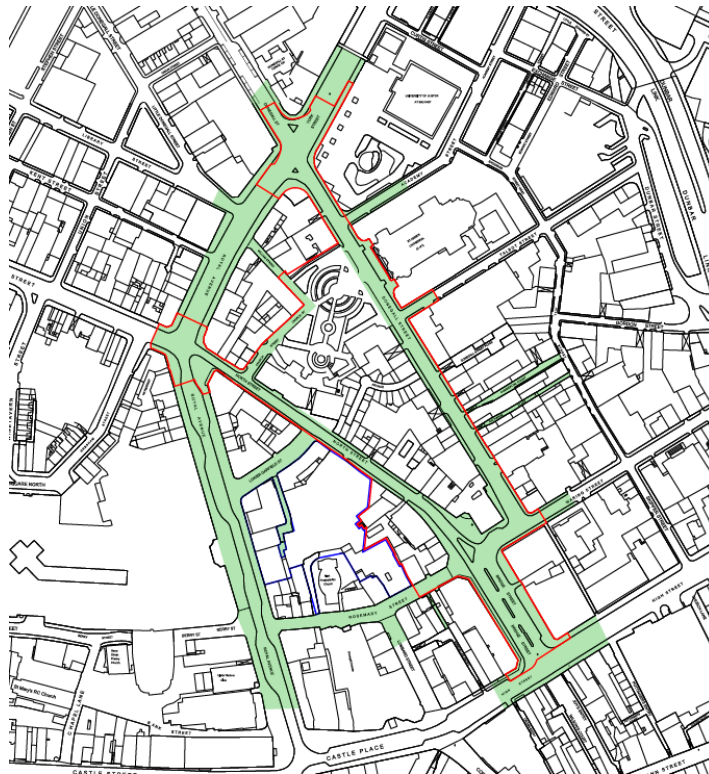
It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and a Section 76 planning agreement.

If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.

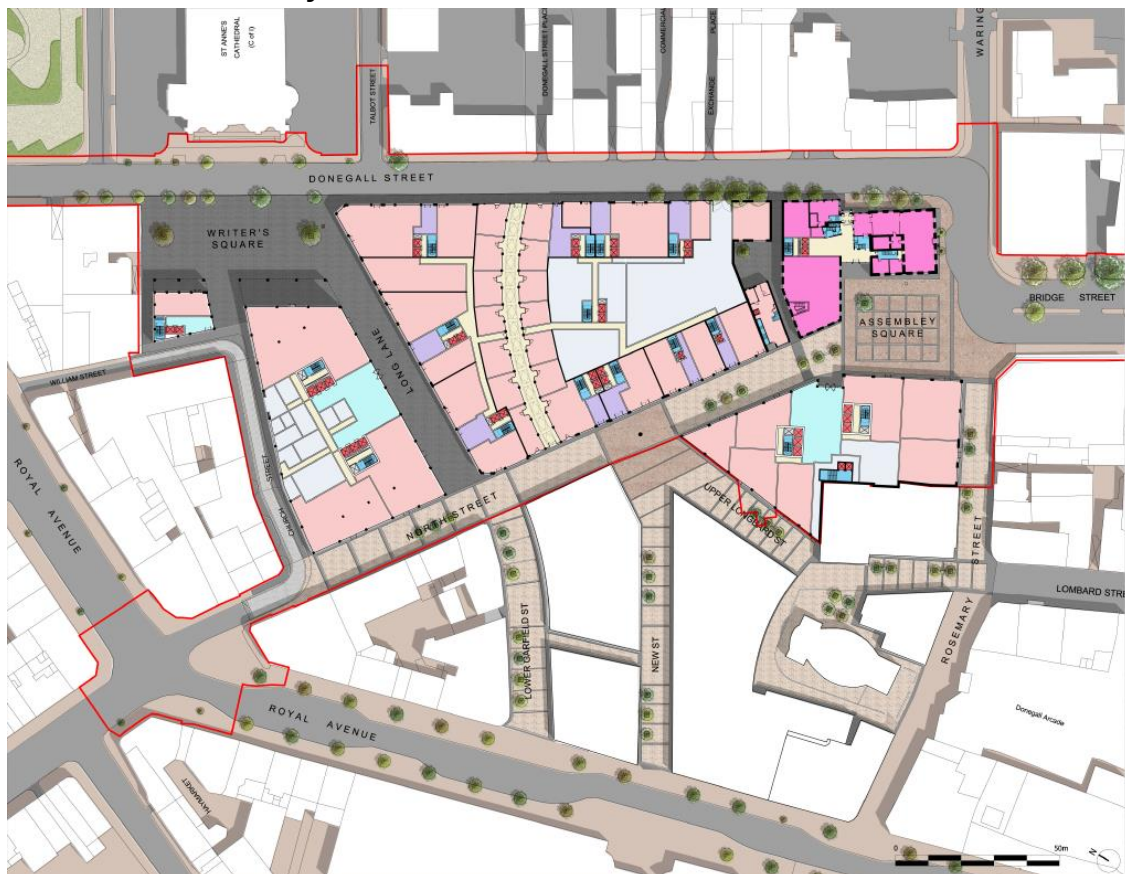
Signature(s):

Case Officer Report

Site Location Plan



Proposed Ground Floor Layout



Proposed Public Realm/Landscape Strategy



CGI View along Rosemary Street in an easterly direction



CGI View at the junction of North Street and Royal Avenue



CGI View along Donegall Street in a southerly direction



CGI View from Waring Street along Donegall Street



CGI View from Waring Street towards Bridge Street/North Street



CGI from High Street/Bridge Street in a northerly direction



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



1.0	Background
1.1	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.
1.2	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 negotiations with the Council's planning service over a period of more than 12 months, culminating in the submission of a revised scheme received on 30 th August 2019. The proposed 27 storey tower, the basement car park and the large retail/anchor store have been removed. 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 accompanied by an addendum to the Environmental Statement.
2.0	Description of Proposed Development
2.1	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.

2.2

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.

- 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 us 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.

2.3

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.

2.4

The revised scheme proposes the following uses:

Proposed Uses	Floorspace (sqm)/No. of Units	Difference to extant scheme
Retail	Max. 10,000sqm	- 29,434 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)** – ranging from 2 to 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)

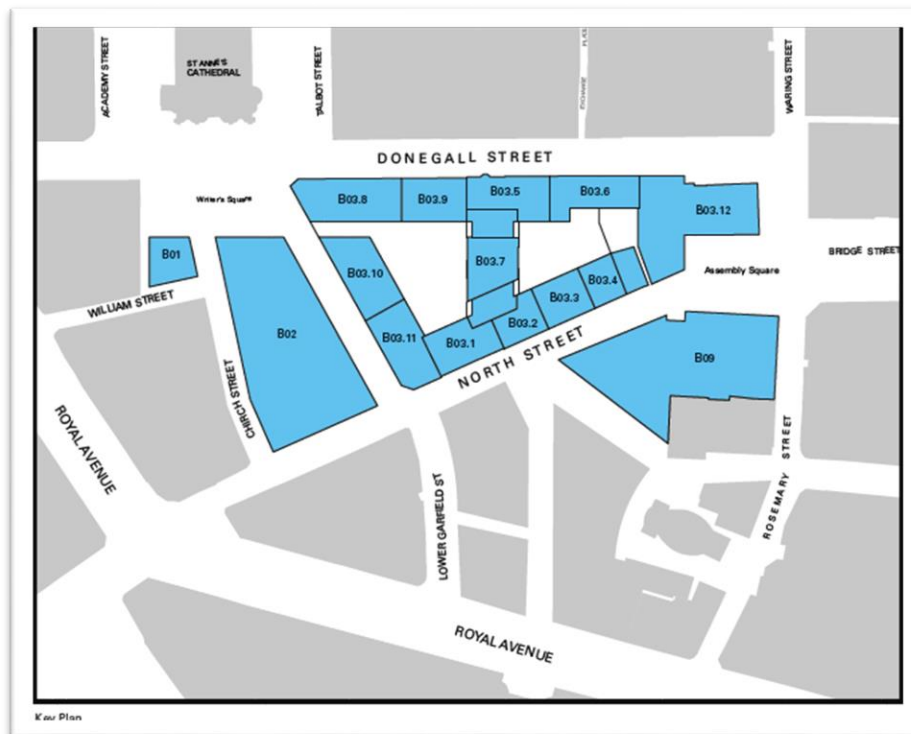


Figure 3 – Key Plan

2.8

Block 03 is broken down into 12 interlinking blocks (Blocks 03 (1) - (12) as shown in Figure 3 – 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

2.10 2.11 2.12	• Maximising Open Space 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. 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. The applicant has also submitted a number of associated applications for Listed Building Consent and Conservation Area Consent alongside this outline planning application (see Appendix 1). Those applications are to be considered at the same Planning Committee meeting
3.0 3.1 3.2 3.3 3.4 3.5	Description of Site 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. 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. 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. 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 B1 listed building. 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

3.6	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. 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 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) Developer Contributions Framework (2020)
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	Other Material Considerations Belfast City Centre Conservation Area Guide Cathedral Quarter Conservation Area Guide Creating Places Parking Standards Living Places Urban Stewardship & Design Guide for NI Belfast Agenda (Community Plan) Belfast City Council City Centre Regeneration Strategy Belfast City Council Cultural Strategy North East Quarter Masterplan 2005
7.0	Consultations
7.1	<u>Statutory Consultees</u> Responses from consultees are summarised below. Further detail concerning their feedback is provided in the main assessment section of the report, as appropriate. DFI Roads – No objection subject to conditions. DAERA – No objection subject to conditions. NI Water – Strategic Applications – No objection subject to condition (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 as amplified in the Assessment section of this report. Rivers Agency – No objection subject to condition.

	NIHE (Corporate Planning) – No objection. Belfast City Airport – No objection.
7.2	<u>Non-Statutory Consultees</u> 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.
8.0	Representations
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.
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 .
8.3	Since submission of the revised scheme on 30 August 2019, 443 objections have been received to the revised scheme and 5 letters of support. The issues raised are set out below and addressed, where relevant, in the main body of the report.
8.4	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

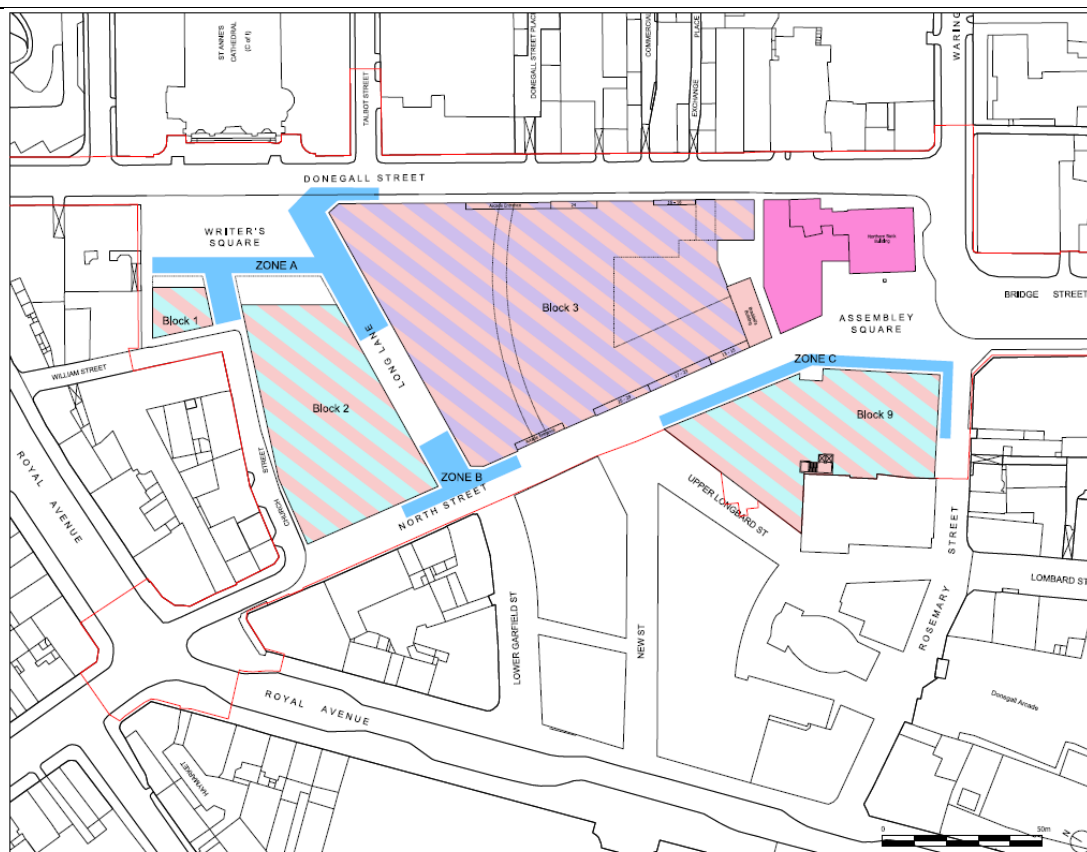
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8.5	Objections: • The Arts and Culture offer is practically non-existent. Assembly Rooms should be given over for arts and cultural use; • Majority of retention of building facades is no way to treat Belfast's vital heritage – building interiors will 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. • Lack of provision of affordable and social housing • Concerns regarding relocation of existing residents • Conflict with Draft LDP - Lack of services for new residents

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8.6	• Concern about the relationship between Writer's square and the cathedral – need for brick or stone to reinforce its character as a framing space for the cathedral • Buildings facing the cathedral are 'blocky' and out of context. The use of red brick and traditional roofs could soften this effect. • Concern about ownership and management of event space, including a pedestrianised North Street and new Assembly Square and how the space is shared and managed with commercial street level units fronting onto it • Uplift in scale of buildings along Donegall Street resulting in adverse overshadowing and shading of the eastern frontage of Donegall Street • Welcome the reduction in scale from the original submission but are concerned that two new buildings may not be in keeping with the nature of the surrounding conservation area. This should be considered, potentially in use of red brick or traditional roof styles • With regard to the level of arts and cultural provision, the amount of dedicated cultural provision remains as per the previous plan. There is a need to have a wider discussion with key stakeholders and funders as well as the arts and cultural sector • The extent to which any part of the current application may have an adverse impact on the Cathedral • Reduction of Writer's Square which will not be able to accommodate numbers of people attending state functions, events and result in an overspill into the Cathedral • Concern regarding control and management of events in Writer's Square • Object to west façade stained glass windows of St. Anne's Cathedral being prejudiced by shadowing • Concern regarding impact on stability of the St. Anne's Cathedral wooden pile foundations. • Height and distance of the proposed buildings from the Cathedral not clear • Axis of buildings not in alignment with the Cathedral • Buildings do not complement the Romanesque design and stone facings of the Cathedral • Concerns regarding stability of the Cathedrals wooden pile foundations • Applicant cannot implement open space proposals for a reduced Writer's Square by using the Cathedral's open space as this will not be permitted. • Concern regarding loss if trees planted by Archbishops from around the world. Trees should be retained in situ. Additional points raised: • 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.
9.0	Assessment
9.1	Regional Policy Context
9.1.1	The Regional Development Strategy 2035 (RDS) includes the following relevant policies: • Policy RG4 – Promote a sustainable approach to the provision of tourism infrastructure • Policy RG7 – Support urban and rural renaissance

9.1.2 9.1.3 9.1.4	• 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 The Strategic Planning Policy Statement for Northern Ireland (SPPS) sets out five core planning principles: • 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. 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. 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.
9.2 9.2.1 9.2.2 9.2.3 9.2.3	Development Plan Context 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. 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. 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. 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.

9.2.4	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.
9.2.5	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.
9.3	Principle of Development and Proposed Uses
9.3.1	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 similar uses. Having regard to these factors the proposed uses (office, residential, retail, restaurants/café, cultural/community and hotel) are considered acceptable in principle.
9.3.2	<i>Active Ground Floor Uses</i> In the interests of the vitality and viability of this part of the City Centre, both during the day and at night, it is important that there is an appropriate level of active ground floor uses at key strategic points throughout the development. 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). 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. A condition is recommended that will ensure that there will be at least 50% of active ground floor uses within the zones identified.



Office floor space

- 9.3.3** The Council's City Regeneration and Development team welcomes 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 *Belfast Agenda* to create at 1.5million square feet of net new office floorspace by 2021.

Housing

- 9.3.4** At the pre-determination hearing, concerns were raised about the mix of proposed housing. The following table provides a breakdown of the proposed housing types.

1 Bed:	182	50%
2 Bed:	166	45%
3 Bed:	19	5%

Total: 367

- 9.3.4** As part of the Belfast Local Development Plan process, the Council commissioned the 'Housing Policies Report (April 2019)' to assess the impact of proposed Draft Plan housing policies. This report makes reference to household sizes and states that:

The research completed to help inform the Draft Plan Strategy (Housing Market Analysis Update, NIHE 2017) notes that there is an increase in single person households throughout the UK, reflecting a mix of factors including higher divorce rates, a higher numbers of adults delaying marriage and child bearing until they are in their

9.3.6	30s and older people continuing to live for a much longer time. It states that “we know that smaller households (single households and two adults, without children), currently make up 72% of all households” and, without any changes in the rate of the growth of the population, “by 2037, it is projected that small households will make up 75% of the population.” Existing trends therefore suggest that “changing demographics would suggest that future housing provision within Belfast should largely comprise accommodation suitable for smaller household types, and specific accommodation for the older generation.” When the projected population changes are factored into the picture through the Housing Growth Options Report, prepared by Turley in 2016 to inform the Belfast LDP, it is clear that the strongest growth will be generated “in smaller households with two residents or fewer”. The report concludes that “this has implications for the size and type of housing needed to accommodate the city’s growing population.” Furthermore, an addendum to this Study looking at the ‘Size and Type of Housing Needed’ (Turley 2017) found that there was a stronger tendency in Belfast than the rest of the UK for smaller households to occupy smaller accommodation with fewer rooms. In relation to affordable housing in particular, NIHE states that “single person households and small families account for three quarters of the total waiting list, reflecting the trend toward smaller households, evident throughout Northern Ireland. The predominance of single and smaller family households and the welfare reform agenda will mean that new social housing will comprise a high proportion of one and two bedroom dwellings. This will mark a departure as much of the social housing stock reflects the earlier redevelopment programmes which mainly provided family housing.” It is therefore logical that the supply of housing under both social and intermediate affordable housing definitions should place greater emphasis on small and affordable accommodation types. The applicant has indicated that the proposed housing provision is consistent with trends identified in the ‘The Housing Policies Report (April 2019)’ and is appropriate for a city centre location where increased density is encouraged in the emerging LDP. Officers consider that the balance of housing unit sizes proposed is consistent with the most current analysis and is considered acceptable.																		
9.4	Planning History Extant Schemes – Z/2010/1532/F & LA04/2016/2327/F 9.4.1 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. 9.4.2 The extant scheme includes the following breakdown of uses: <table border="1" data-bbox="339 1675 1390 2024"> <thead> <tr> <th>Approved Uses</th><th>Approved Floorspace (sqm)/No. of Units</th></tr> </thead> <tbody> <tr> <td>Retail</td><td>34, 434 sqm (23,347 anchor store)</td></tr> <tr> <td>Cafes/Restaurants/Bars</td><td>2, 936 sqm</td></tr> <tr> <td>Office</td><td>0 sqm</td></tr> <tr> <td>Residential</td><td>16,915 sqm/ 120 units</td></tr> <tr> <td>Hotel</td><td>0</td></tr> <tr> <td>Cultural/Arts Use</td><td>546</td></tr> <tr> <td>Basement/car parking</td><td>35,225 (1,066 spaces)</td></tr> <tr> <td>TOTAL</td><td>96,334 sqm</td></tr> </tbody> </table>	Approved Uses	Approved Floorspace (sqm)/No. of Units	Retail	34, 434 sqm (23,347 anchor store)	Cafes/Restaurants/Bars	2, 936 sqm	Office	0 sqm	Residential	16,915 sqm/ 120 units	Hotel	0	Cultural/Arts Use	546	Basement/car parking	35,225 (1,066 spaces)	TOTAL	96,334 sqm
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9.4.3

Figure 1: Extant Plan Quantum of Uses within the current application site boundary

The revised scheme proposes a reduced overall quantum of floorspace compared with the extant scheme as set out in Figure 2 below.

Proposed Uses	Floorspace (sqm)/No. of Units	Difference to extant scheme
Retail	Max. 10,000sqm	- 19,434 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

9.4.4

The Table below sets out demolitions approved in the extant scheme.

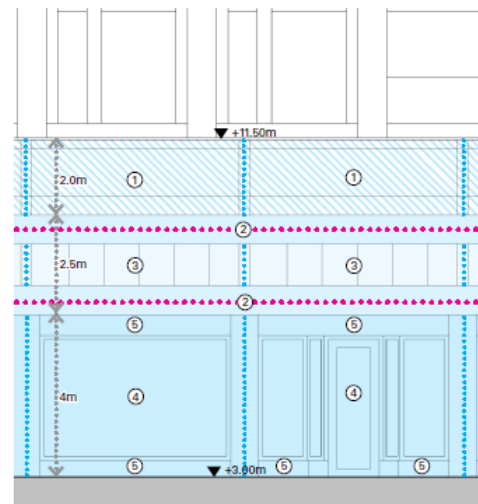
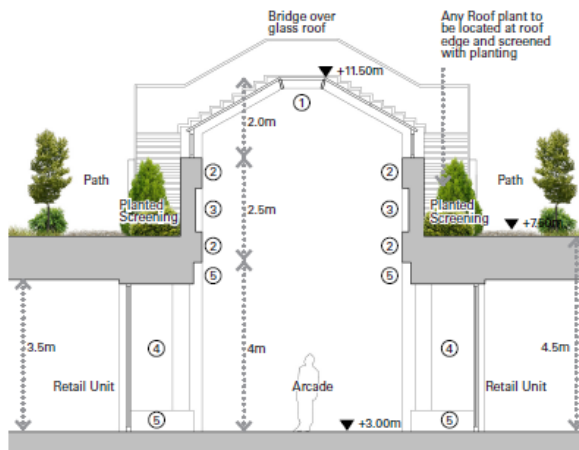
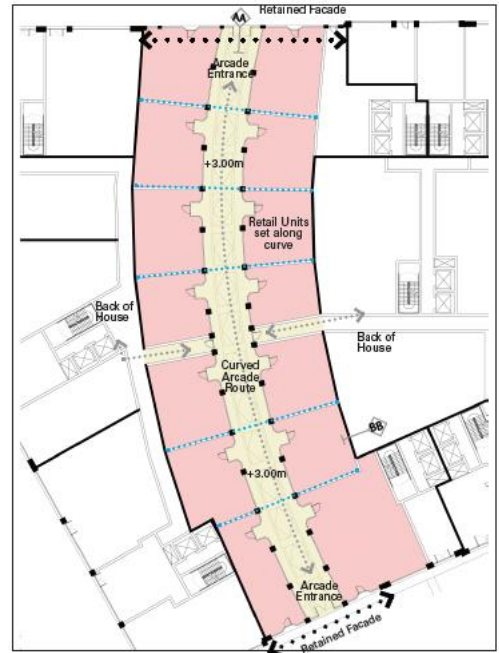
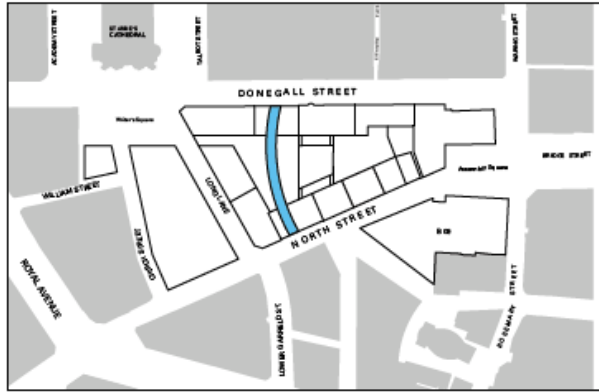
Extant Scheme Full demolition of non-listed Buildings	Extant Scheme Partial Demolition of non-listed Buildings	Extant Scheme Partial Demolition of Listed Buildings
Nos. 9-13 Rosemary Street	Nos. 16-18 Donegall Street	North Street Arcade (end blocks and facades on North Street and Donegall Street were permitted to be retained)
Nos. 3-5 Rosemary Street and 2-8 North Street	No. 24 Donegall Street	Braddells, 11 North Street
Nos. 12-22 North Street (Canada House)		Former Assembly Rooms, 2 Waring Street
Nos. 30-34 North Street		
Nos. 5-9 North Street		
Nos. 13-15 North Street		
Nos. 17-23 North Street		
Nos. 25-31 North Street (St. Anne's Buildings)		
Nos. 39-65 North Street (Temple Court)		

9.4.5

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. 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.

10.0	IMPACT ON BUILT HERITAGE												
10.1	<u>Impact on Listed Buildings</u>												
10.2	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: 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												
10.3	The impact of the wider development on the setting of Listed Buildings is dealt with later in the report under section 11.												
10.4	The SPPS also sets out policy considerations for Listed Buildings at paragraphs 6.12 – 6.15												
10.5	The site includes the following Listed buildings/structures: • North Street Arcade (Grade B1); • Former Assembly Rooms (Grade B1); • Braddells (Grade B1); and • Telephone Kiosk located at No. 2 Waring Street (Grade B2). Partial Demolition of Listed Buildings												
10.6	The table below compares the level of partial demolition of Listed buildings in the extant and revised schemes: <table><tr><th>Demolition Approved in Extant Scheme</th><th>Demolition Proposed in Revised Scheme</th><th>Comments</th></tr><tr><td>North Street Arcade (Partial demolition – end blocks/facades on North Street and Donegall Street retained)</td><td>North Street Arcade (Partial demolition – facades on North Street and Donegall Street to be retained)</td><td>Revised scheme proposals include façade retentions only</td></tr><tr><td>Former Assembly Rooms (partial demolition only)</td><td>Former Assembly Rooms (partial demolition only)</td><td>Proposed areas of partial demolition marginally differ from extant scheme.</td></tr><tr><td>Braddells (partial demolition only)</td><td>Braddells (partial demolition only)</td><td>Revised scheme proposals marginally differ from extant scheme</td></tr></table>	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
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Braddells (partial demolition only)	Braddells (partial demolition only)	Revised scheme proposals marginally differ from extant scheme											
10.7	Proposals for each of the Listed buildings are considered in turn below.												

North Street Arcade



10.8

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.

10.9

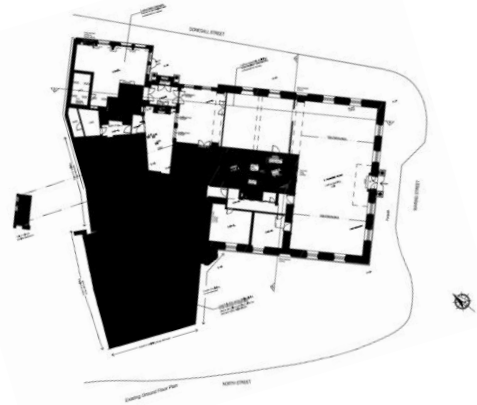
It is proposed to retain the facades on North Street and Donegall Street of the arcade and demolish the internal section of the building which has suffered from fire damage in 2004 and has been vacant ever since. The North Street facade of the arcade has been significantly altered over the years. The 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.

10.10	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.
10.11	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)).
10.12	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 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.
10.13	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.
10.14	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.
10.15	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> .
10.16	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.
10.17	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>

10.18	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.
10.19	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.
10.20	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.
10.21	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.
10.22	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: • 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.

10.23	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.
10.24	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
10.25	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>
10.26	The redevelopment proposals for the arcade falls into three parts: • the replacement arcade; • the restoration of the North Street façade and 3 storey extension above (Ref Block 03 (1)); and • the restoration of Donegall Street façade and a 4 storey extension above (Ref Block 03 (9)).
10.27	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
10.28	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.
10.29	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.
10.30	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 arcade 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 spirit 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 details required by HED at reserved matters stage and prior to any works to the Listed building.
10.31	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.
10.32	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.
10.33	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'.
10.34	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.
10.35	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.
10.36	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.
10.37	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. Former Assembly Rooms, No. 2 Waring Street
10.38	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 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.
10.39	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.
10.40	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.
10.41	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
10.42	The extant scheme is a fall-back and important material consideration which has significant weight in the assessment of this element of the proposal.	
10.43	It is proposed to use the retained historic building to house communal areas such as the hotel lobby, bar/restaurant and reception area.	
10.44	HED advise that they are largely content with the proposal subject to the resolution of a few minor details detailing which the applicant is seeking to address. HED acknowledges that a further LBC is likely once a hotel operator is appointed as indicated in the Design and Access Statement and has taken into consideration the extant approval Z/2010/1508/LBC and recommended conditions.	
10.45	Assessment of the proposed extension to the Former Assembly Rooms in accordance with Policies BH 8 and BH 11 is considered under 'Redevelopment Proposals' Block 03 (12) below.	
	Braddells, No. 11 North Street	
10.46	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.	
10.47	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.	
10.48	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.	
10.49	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 proposed development satisfies PPS 6 and the SPPS subject to conditions.	

	Telephone Kiosk
10.50	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.
	<u>Proposed Demolitions of non-listed Buildings in the Conservation Areas</u>
10.51	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.
10.52	The SPSS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.18 – 6.20.
10.53	The application site falls within two Conservations Areas: Belfast City Centre Conservation Area and Cathedral Conservation Area.
10.54	The drawings below illustrates the extent of historic fabric which is proposed to be retained in full or in part (façade retentions) along North Street and Donegall Street and includes both Listed and non-listed buildings. NORTH STREET ■ Retained ■ Retained (Listed) DONEGALL STREET ■ Retained ■ Retained (Listed)

10.55	In accordance with Policy BH14, in determining proposals for demolition of un-listed buildings in a Conservation Area, the Council is required to take account of each 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.																																	
10.56	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. <u>Full demolition of non-listed buildings in the Conservation Area</u>																																	
10.57	The table below sets out proposals for full demolition of Non-Listed Buildings in the Conservation Area, drawing a comparison with the extant scheme. <table><tr><th colspan="3">Full Demolition of the following non-Listed Buildings in the Conservation Area is proposed</th></tr><tr><th>Demolition Approved in Extant Scheme</th><th>Demolition Proposed in Revised Scheme</th><th>Comments</th></tr><tr><td>9-13 Rosemary St</td><td>9-13 Rosemary St</td><td>No change</td></tr><tr><td>3-5 Rosemary St & 2-8 North St</td><td>3-5 Rosemary St & 2-8 North St</td><td>No change</td></tr><tr><td>12-22 North St (Canada House)</td><td>12-22 North St (Canada House)</td><td>No change</td></tr><tr><td>30-34 North St</td><td>30-34 North St</td><td>No change</td></tr><tr><td>5-9 North St</td><td>5-9 North St</td><td>No change</td></tr><tr><td>39-65 North Street (Temple Court)</td><td>39-65 North Street (Temple Court)</td><td>No change</td></tr><tr><td>32-40 Donegall St (SHAC Housing)</td><td>32-40 Donegall St (SHAC Housing)</td><td>No change</td></tr><tr><td>29a – 31 North Street (St. Anne’s Buildings)</td><td>29 – 31 North Street (St. Anne’s Buildings)</td><td>No change</td></tr><tr><td>20-22 Donegall St</td><td>20-22 Donegall St</td><td>No change</td></tr></table> <u>Buildings that do not make a positive contribution to the Conservation Area</u>	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
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																																
10.58	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. - 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) <u>Buildings that make a positive contribution to the Conservation Area</u> 10.59 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. - Nos. 9-13 Rosemary Street - Nos. 29a-31 North Street - Nos. 20-22 Donegall Street 10.60 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. <u>Nos. 9-13 Rosemary Street</u> 10.61 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. <u>Nos. 29a-31 North Street</u> 10.62 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. <u>Nos. 20-22 Donegall Street</u> 10.63 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 cornicing 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.

10.64

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.

10.65

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.*

10.66

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

10.67

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 community 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 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 community benefits	Proposed scheme 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 community benefits	Proposed scheme considered high quality and will bring substantial benefits. Proposed demolition considered acceptable in principle.
10.68	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 Nos.20- 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).			
10.69	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).			
10.70	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.			
10.71	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 the restoration of Listed Buildings and those facades which are deemed to make a contribution to the streetscape of the Conservation Area'</i>.			
10.72	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.			

10.73	The substantial community benefits of the wider scheme are explored later in this report. They include the following: - 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.
10.74	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>
10.75	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.
10.76	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.
10.77	<u>Partial demolition of non-listed buildings in the Conservation Area</u> The table overleaf 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
10.78	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 4 .		
10.79	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>		
10.80	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 overleaf.		

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	a) No condition survey carried out. Currently in Use. Very poor condition externally – deterioration of façade with extensive cracking. Poor condition internally. b) Building has not been marketed as required for comprehensive development. c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.	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.
17-23 North Street	Positive	a) No condition survey carried out. Currently in Use. Reasonable condition externally. Poor condition internally. b) Building has not been marketed as required for comprehensive development. c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.	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.
25 – 29 North Street (St. Anne's Buildings)	Positive	a) No condition survey carried out. Currently in Use. Very poor condition internally. b) Building has not been marketed as required for comprehensive development. c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.	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.
24 Donegall Street	Positive	a) No condition survey carried out – internal inspection noted water penetration and dampness. Condition fair. Currently in use.	Positive contribution primarily based on architectural and historical value of the facade which will be retained.

			b) Building has not been marketed as required for comprehensive development. c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.	Proposed scheme high quality and will bring substantial benefits. Partial demolition considered acceptable.
	16-18 Donegall Street	Positive	a) No condition survey carried out. Building unsafe to enter. Evidence of structural issues - extreme settlement to front elevation. Vacant. b) Building has not been marketed as required for comprehensive development c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits	Positive contribution primarily based on architectural and historical value of facade which will be retained. Proposed scheme high quality and will bring substantial benefits. Partial demolition considered acceptable.
10.81	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; Nos. 13-15 North Street is 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).			
10.82	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).			
10.83	Criterion c) of paragraph 6.25 of PPS 6 requires consideration of the merits of the replacement scheme.			
10.84	It is considered that the same substantial benefits reported in the previous section of this report, as amplified 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 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.
11.0	<u>Redevelopment Proposals</u>
11.1	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.
11.2	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.
11.3	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.
11.4	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. <u><i>Extract from Design Code illustrating the consideration of the Plot Widths/Urban Grain</i></u>  North Street Elevation



Donegall Street Elevation

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).

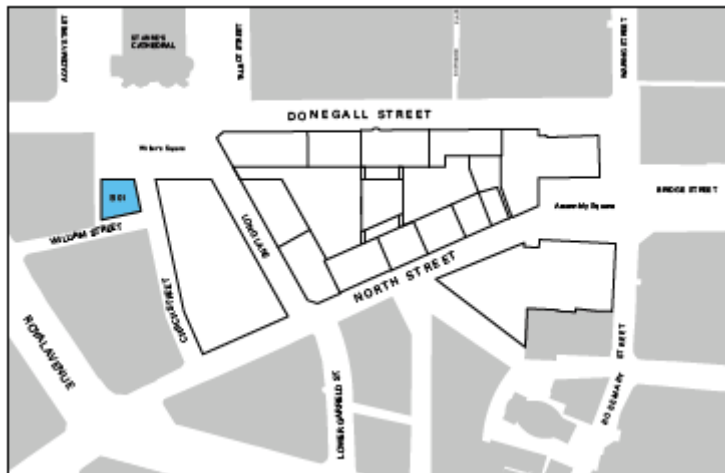
11.9

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 SPPS 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

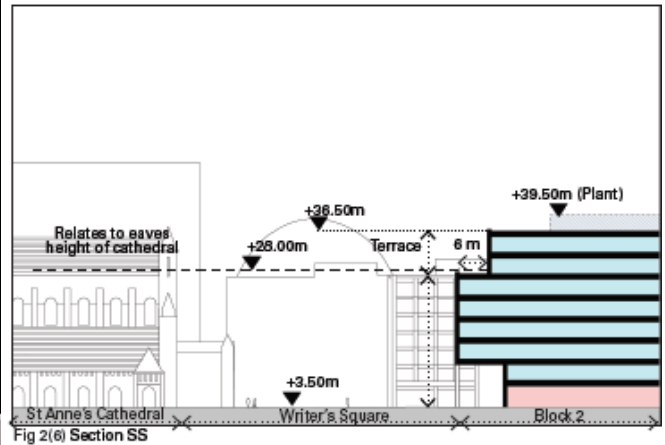
- 11.13** Block 01 is a 5 storey building located off William Street and fronting onto Writer's Square. The top floor is setback by 2m along the Writer's Square (eastern) elevation and setback by 2m along part of the northern and southern elevations. The overall proposed height is 21m (24.50m AOD). The 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 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.
11.16	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.
11.17	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.
11.18	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, loss of light and implications for fire strategies. The 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.
11.19	An objection was raised regarding loss of light to the New Cathedral Buildings as a result of Block 01. The New Cathedral Buildings and Block 01 are commercial buildings with primary office uses existing and proposed. The majority of office developments are artificially lit and whilst it is acknowledged that there would be some reduction in light it is considered that the impact of Block 01 on the adjoining office development will not be so adverse as to cause a detrimental impact on the working conditions of the New Cathedral buildings and does not justify refusing planning permission.
11.20	An objection also raised concerns regarding the fire strategies for the New Cathedral Buildings and Block 01 and in general across the site. Officers consider that fire strategy is a Building Control matter and is outside the remit of planning. This is an

	outline planning application with matters of detail, including the materials/finishes and access requirements, to be agreed at the Reserved Matters stage. However, an informative can be included within the decision notice regarding this matter.
11.21	A concern was also raised that the Environmental Statement does not include consideration of Block 01 in terms of daylight, sunlight and overshadowing. Officers can confirm that the no technical analysis of the impact of Block 01 on adjoining development in terms of daylight and overshadowing has been provided by the applicant.
11.22	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.
11.23	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 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

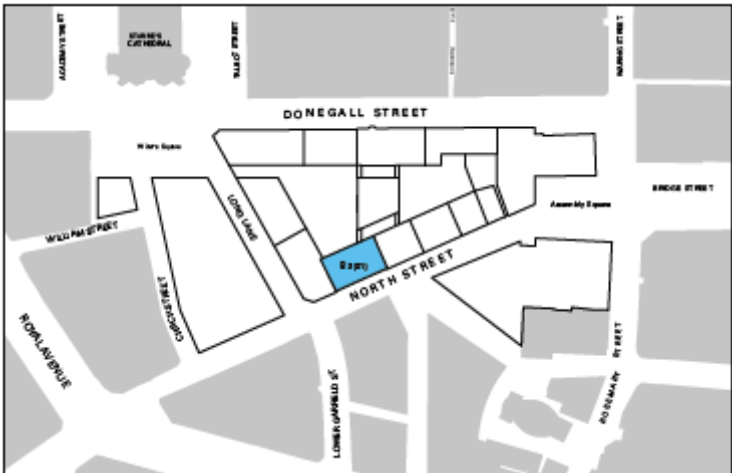
11.24

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 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).

11.25

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.

11.26	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.
11.27	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.
11.28	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 complementing each other and picking up on the material tones of St. Anne's Cathedral. An objection considers that the use of red brick could soften the impact of new development on St. Anne's Cathedral opposite. However, officers advise that the materials proposed for both Blocks 01 and 02 around Writer's Square are reflective of the material tones of the Cathedral and complement it. The material palette is 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.
11.29	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.										
11.30	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.										
11.31	Concerns were raised that the axis of buildings is not in alignment with the Cathedral. The architects for the scheme advise that the side elevations of Blocks 02 and 3 (8), (10) and (11) are not on the same axis as the Cathedral but relate to the proposed pedestrian route from North Street to Writer's Square referred to as Long Lane. The relationship of the proposed blocks with St. Anne's Cathedral is also considered better than the layout in the extant scheme.										
11.32	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. Block 03(1) – (12) Block 03 (1) – North Street Arcade, 35-37 North Street and 29a-31 North Street   <table border="1"> <tr> <td>Block Reference</td><td>Block 03 (1)</td></tr> <tr> <td>Proposed Shoulder Height (AOD)</td><td>24.50 m AOD</td></tr> <tr> <td>Proposed Maximum Height (AOD) including plant</td><td>31m AOD</td></tr> <tr> <td>AOD Level</td><td>3.15m</td></tr> <tr> <td>Proposed Height</td><td>27.85m</td></tr> </table>	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
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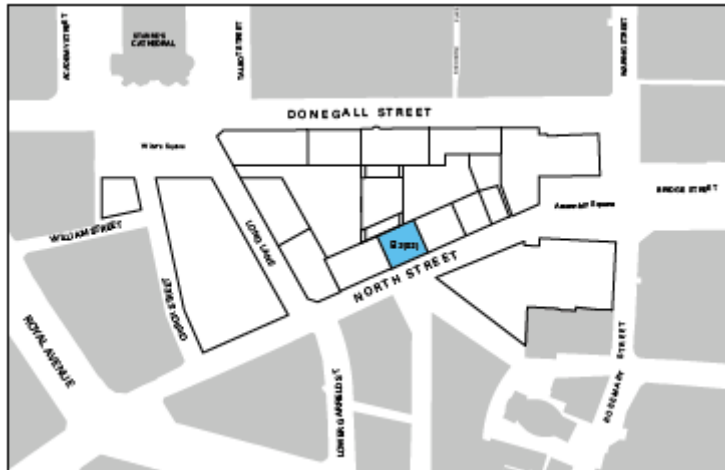
11.33	Block 03(01) refers to the North Street Arcade (NSA) fronting North Street and adjacent new build replacing 29a-31 North Street. The scheme seeks to retain and restore the 4 storey North Street façade with demolition of the internal portion and rebuilding with a 3 storey roof extension. The North 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.
11.34	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 5 th floor and 1.5m at 6 th 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.
11.35	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.
11.36	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.
11.37	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.
11.38	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.
11.39	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.
11.40	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.
11.41	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.
11.42	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.
11.43	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.
11.44	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 5 th and 6 th floors. Fins finished in weathered corten steel will emphasis verticality and complement 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 complement 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).
11.45	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.

11.46

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

11.47

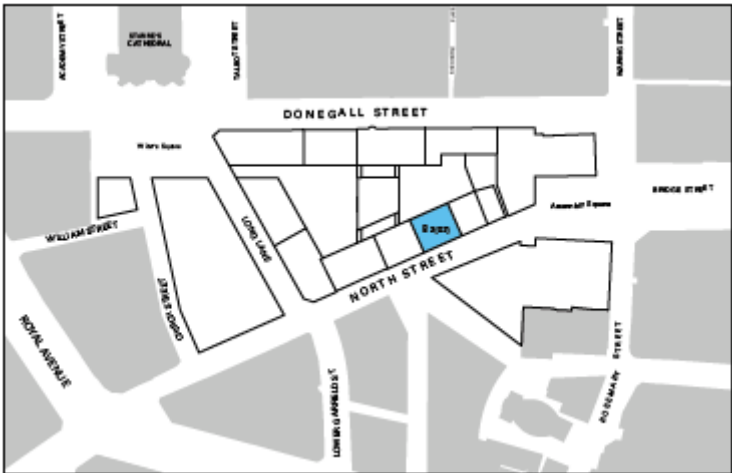
Block 03 (2) proposes the 4 storey facade retention of 25-29 North Street (St. Anne's Building) with new development of 6 storeys plus plant behind the façade. New development above the retained facades takes the form of a one storey setback attic extension covering 75% of the plot width with a shoulder 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 6th floor which is set back by 6m from the top floors. The proposed maximum height of 03 (2) is 27.5m AOD including plant.

11.48

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).

11.49

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.
11.50	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.
11.51	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.
11.52	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.
11.53	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.
11.54	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.
11.55	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	
 	

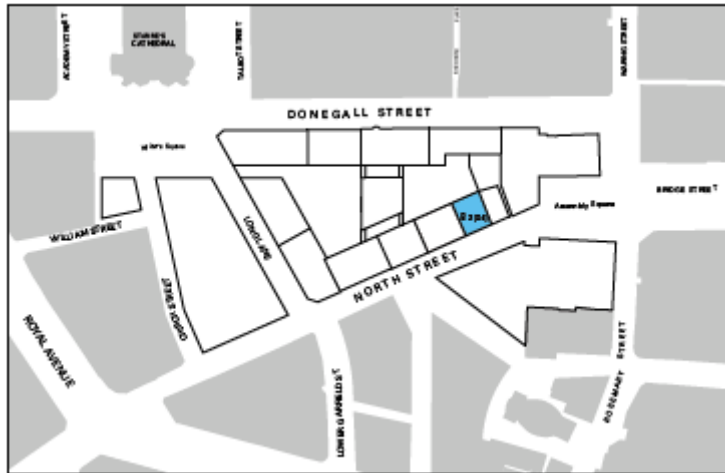
	Block Reference	Block 03 (3)
	Proposed Shoulder Height (AOD)	16.5m AOD
	Proposed Maximum Height (AOD) including plant	26m AOD
	AOD Level	3m
	Proposed Height	23m
11.56	Block 03 (3) proposes the 3 storey facade retention of Nos 17-23 North Street (3 storey) with a new 5 storey development behind the façade. 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 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.	
11.57	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.	
11.58	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.	
11.59	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.	
11.60	The revised scheme proposes the restoration of the existing façade including a more sympathetic shop front treatment at ground floor level.	
11.61	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.	
11.62	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.	
11.63	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 complementary to the existing	

11.64

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.

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

11.65

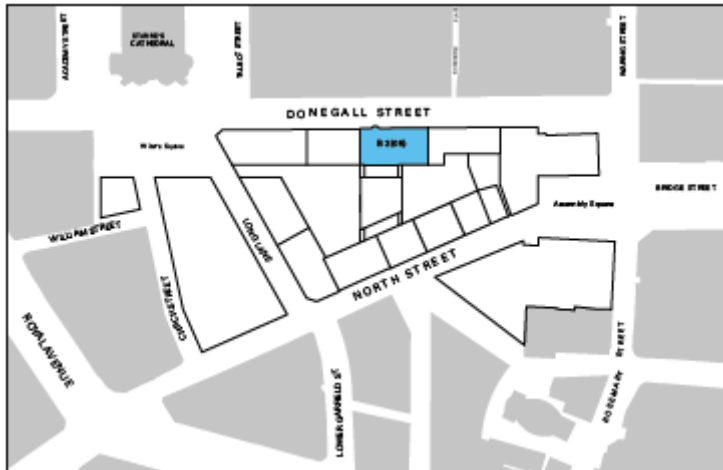
Block 03 (4) proposes the 3 storey facade retention of Nos. 13-15 North Street with a new 5 storey development behind the façade similar to that of the adjacent Block 03(3). The new development proposes a shoulder height of 16.5m AOD with two new floors above the retained façade in the form of a double 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).

11.66

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.
11.67	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.
11.68	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 4 th 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)).
11.69	The revised scheme proposes the restoration of the existing façade including a more sympathetic shop front treatment at ground floor level.
11.70	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).
11.71	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.
11.72	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 complementary 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.
11.73	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

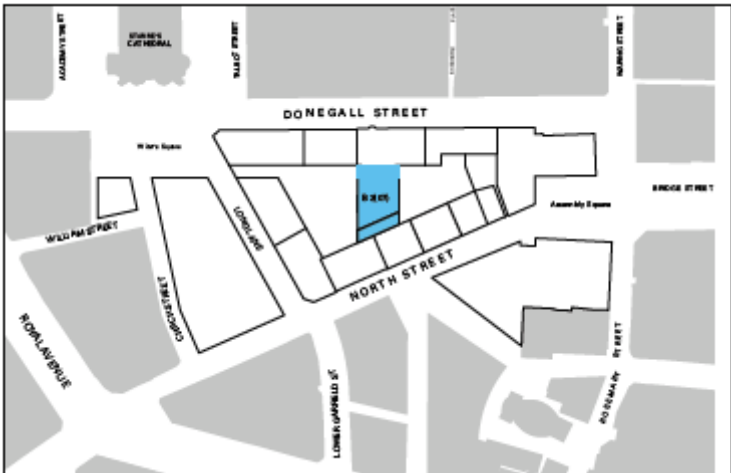


Block Reference	Block 03 (5)
Proposed Shoulder Height (AOD)	23.8m AOD
Proposed Maximum Height (AOD) including plant	31m AOD
AOD Level	3m
Proposed Height	28m

- 11.74** 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.
- 11.75** 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.
- 11.76** 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.

11.77	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.
11.78	The revised scheme proposes the restoration of the existing façade including a more sympathetic shop front treatment at ground floor level.
11.79	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 complementary 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.
11.80	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.
11.81	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	

	<table><tr><td>Block Reference</td><td>Block 03 (6)</td></tr><tr><td>Proposed Shoulder Height (AOD)</td><td>20.5m/24m AOD</td></tr><tr><td>Proposed Maximum Height (AOD) including plant</td><td>27.00m AOD</td></tr><tr><td>AOD Level</td><td>3m</td></tr><tr><td>Proposed Height</td><td>24m</td></tr></table>	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
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										
11.82	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.										
11.83	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.										
11.84	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.										
11.85	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.										

11.86	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.
11.87	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.
11.88	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.
11.89	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.
11.90	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.
11.91	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
11.92	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 7 th 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.	
11.93	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.	
11.94	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.	
11.95	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.	
11.96	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 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.	
11.97	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. Short range views along North Street and Donegall Street will be limited given the width of these streets and the setback of this block centrally within Block 03. 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.
11.98	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.
11.99	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.
11.100	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.
11.101	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.
11.102	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 considered on balance to outweigh any adverse visual impact of this taller element within the Conservation Area, which it is considered would be preserved.
11.103	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 Environmental Statement states: <i>'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</i>

11.104	<i>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 four areas referred to are the residential courtyards. The impact has been further assessed in VUCITY which demonstrates that that in summer months there will be a reasonable level of daylight achieved within the courtyards. The applicant says that this will still be a high quality amenity space for future residents through the year.</i> <i>The façade daylight analysis for the proposed scheme set out in the Environmental Statement demonstrates that 'an average 75.4% of the total façade areas assessed would enjoy a VSC [Vertical Sky Component] of more than 15%. If a well-designed window / room ratio is employed it is more than likely the ADF [Average Daylight Factor] value would meet BRE criteria in these locations as also suggested within the guidance. The report further states that:</i> <i>'In the remaining areas with VSC's of less than 15% these would be prime areas for non-habitable rooms such as WC's, Bathrooms or common parts such as halls or stairwells to design out poorly lit habitable spaces within the proposed development site.</i> <i>The BRE Guide states that for VSC values between 15% and 27%, implementing measures such as larger windows and consideration as to room layouts can be made in order to achieve adequate daylight. Even where VSC values are between 5% and 15% although the guidance mentions meeting adequate daylight levels may be challenging, that they can potentially still be obtained with the use of very large windows.</i> <i>Overall, having such a small area average of the total façade areas falling below 5% VSC as a whole shows the overall potential for good daylight levels. These remaining areas of 1.3% which do fall below 5% are to those areas highlighted in red on plot drawing 17019/LOC/005 and are within narrow obstructed corridor spaces or directly below extruded façade details which in any actual design would probably be areas where habitable windows are unlikely to be placed.</i> <i>The analysis undertaken illustrates that there is clearly the potential to achieve very good levels of light for the majority of the elevations. Further consideration of the internal daylight adequacy can be made once the design is at a suitably advanced stage to undertake the relevant assessments in much more detail if required.</i> The applicant has advised that a greater level of development than the extant scheme must be constructed for the proposal to be sustainable and viable, not least to facilitate the considerable restoration costs of the retaining buildings and historic facades. The applicant considers it necessary to balance retention and the scale of new build elements. They advise that in order for the building floorplates to be increased without adversely affecting the street frontages, the concept is to provide a taller element screened from the view of narrow streets as illustrated in the concept sketch below.

	11.105 The applicant considers that the proposed development represents an appropriate balance between conservation and regeneration with an overall enhancement to the character and appearance of the area. 11.106 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 and daylight received by courtyard facing residential units. Officers are satisfied that the final layout 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 the 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. 11.107 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. 11.108 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
11.109	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.	
11.110	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.	
11.111	Tripartite proportions of base, middle and top have been applied to the design of the block. The upper floor which rises to 8 storey sonly 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.	
11.112	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.	
11.113	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 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.
11.114	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.
11.115	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.
11.116	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. 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.
11.117	Concerns were raised regarding the potential impact of Block 3.8 on sunlight and daylight to St. Anne's Cathedral. The applicant provided illustrations (shown below) relating to the potential impact of the proposed development on St. Anne's Cathedral which demonstrates that there would be limited difference in impact between the extant and the proposed scheme. Officers consider the proposed development will not result in an unacceptable impact on light to St. Anne's Cathedral.

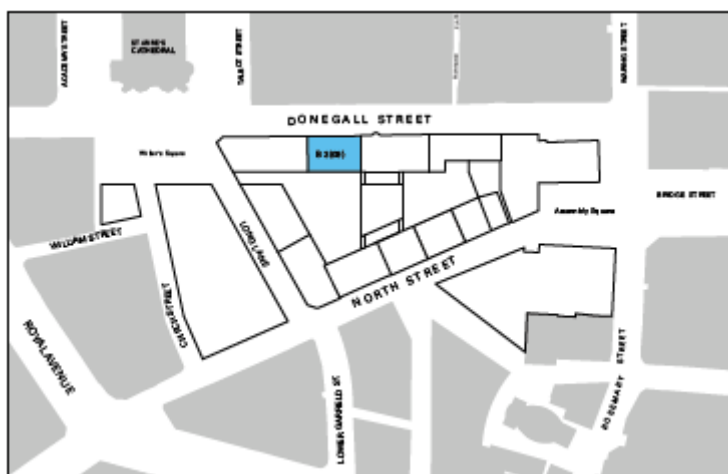


Extant Scheme

Consented Scheme

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 (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

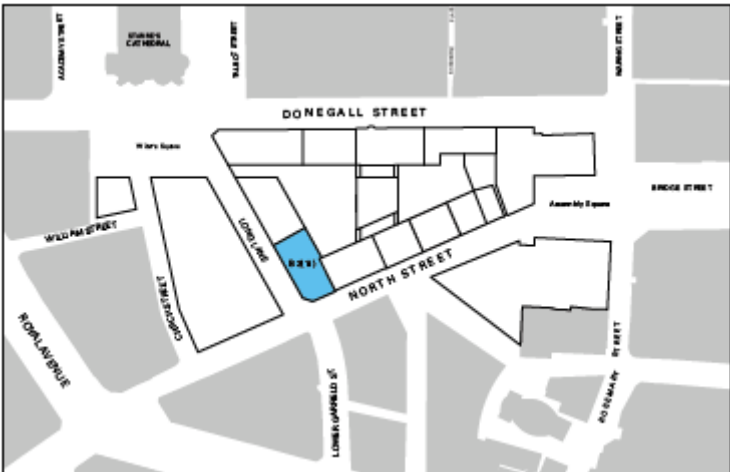
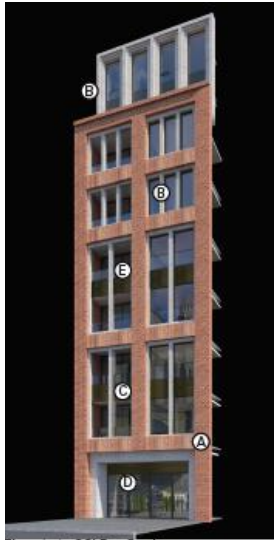
11.118

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.
11.119	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.
11.120	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. 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.
11.121	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.
11.122	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.
11.123	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

11.124	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.
11.125	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.
11.126	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.
11.127	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.
11.128	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.
11.128	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
11.129	Block 03(10) refers to new development fronting onto Long Lane, the proposed new route between North Street and Writer's Square/Donagall Street. The design of the block incorporates the traditional tripartite proportions of base, middle and top.	
11.130	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 9 th 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.	
11.131	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.	
11.132	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.	
11.133	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.	
11.134	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 as illustrated in the sketch perspective on page 12. 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.	
11.135	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.	

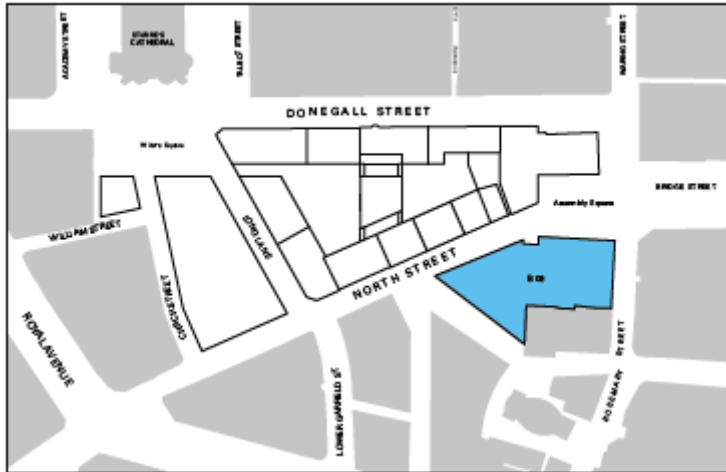
	Again this view does not currently exist and will allow increased visual linkage and physical permeability in the area.
11.136	The Urban Design Officer considers that the height, scale and massing of this block picks up on the blocks on either site (Block 03 (9) and (11) and is acceptable. He considers 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.
11.137	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.
11.138	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.
11.139	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
11.140	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.	
11.141	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 9 th 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 9 th floor and is setback by 6.5m from the top floor along Long Lane and 9.5m from the North Street elevation.	
11.142	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.	
11.143	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.	
11.144	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.	
11.145	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	

11.146	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. 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.										
11.147	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 (12) – Assembly Rooms and 5-9 North Street <table border="1" data-bbox="339 1529 1505 1843"> <tr> <td>Block Reference</td><td>Block 03 (12)</td></tr> <tr> <td>Proposed Shoulder Height (AOD)</td><td>17.5m</td></tr> <tr> <td>Proposed Maximum Height (AOD) including plant</td><td>24m</td></tr> <tr> <td>AOD Level</td><td>3m</td></tr> <tr> <td>Proposed Height</td><td>21m</td></tr> </table>	Block Reference	Block 03 (12)	Proposed Shoulder Height (AOD)	17.5m	Proposed Maximum Height (AOD) including plant	24m	AOD Level	3m	Proposed Height	21m
Block Reference	Block 03 (12)										
Proposed Shoulder Height (AOD)	17.5m										
Proposed Maximum Height (AOD) including plant	24m										
AOD Level	3m										
Proposed Height	21m										
11.148	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.										

11.149	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.
11.150	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. 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.
11.151	The proposed external finishes as set out in the Design Code include reconstituted stone – Portland Basebed and Roach bed, 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.
11.152	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.
11.153	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.
11.154	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

11.155 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.

11.156 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 4th 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.
11.157	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.
11.158	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.
11.159	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.
11.160	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 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.
11.161	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.
11.162	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.
11.163	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.
11.164	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>
11.165	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 100% light, 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.
11.166	The applicant considers that the scale and form of the building brings a progression to the Conservation Area. Whilst differing from forms which have existed previously, it requires holistic thinking to support the restoration of heritage buildings.
11.167	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.
11.168	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.
11.169	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.
11.170	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 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,

	roofscape, 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). <i>Criterion (b) of BH 12 requires that the development is in sympathy with the characteristic built form of the area.</i>
12.4	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). <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>
12.5	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). <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>
12.6	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). <i>Criterion (e) of Policy BH 12 requires that important views within, into and out of the area are protected.</i>
12.7	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 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.
12.8	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.
12.9	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). <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>
12.10	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). <i>Criterion (g) of Policy BH 12 requires that the development conforms to the guidance set out in the conservation area documents.</i>
12.11	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 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.
12.12	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.
12.13	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.
12.14	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.
12.15	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.
12.16	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.
12.17	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 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.
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>] of CCA [<i>Cathedral Conservation Area</i>] as a whole and large aspects of the proposal will result in enhancement to the conservation areas'.
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.
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.
13.0	Archaeology
13.1	PPS6 sets out a number of policies relating to protection of archaeology. These include: 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
13.2	The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.8 – 6.11.
13.3	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.

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

The table below sets out a comparison of the public realm/open space in the existing, extant and revised schemes.

Area	Existing sqm	Proposed sqm	Difference between Existing and Revised Sqm (%)	Extant scheme sqm	Difference between Existing and Extant Scheme sqm (%)
Writer’s Square	3,637	2,183	1,454 (-40%)	1,264	2,373 (-65%)
Assembly Square	N/A	1349	N/A	988	N/A
Central Square*	N/A	275	N/A	234	N/A
Long Lane & North Street**	N/A	2657	N/A	2,785***	N
Braddell’s Entry	N/A	304	N/A	N/A	N/A
TOTAL	3,637	6,772	3,135 (+ 86%)	5,271	1,634 (+46%)

* Portion of Central Square falling within application boundary LA04/2017/2341/O

** North Street excluding Central Square and Assembly Square

*** Includes the pedestrianised section of William Street

14.4

Appendix 6 illustrates in plan form the difference between the existing, extant and revised schemes.

14.5

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

Writer's Square



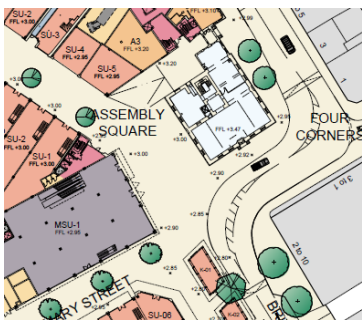
Extant Scheme

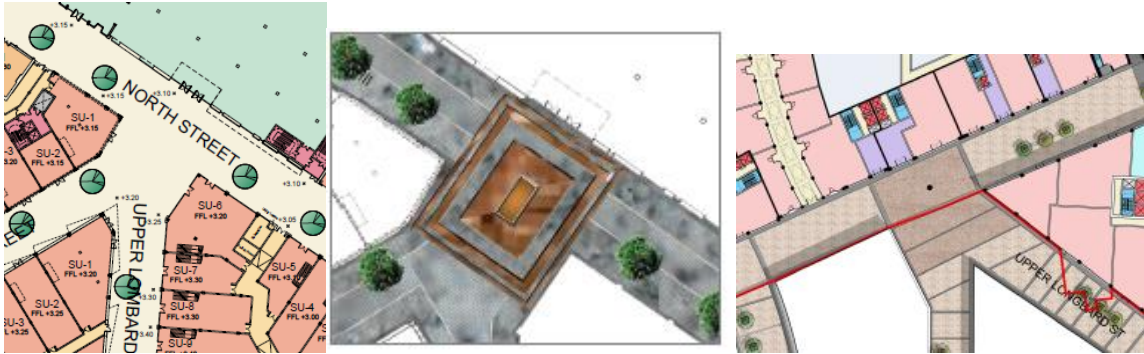


Revised Scheme

- 14.6** 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.
- 14.7** 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 3,637 sqm as highlighted in green in **Appendix 6**. 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, 135 sqm (86%) of open space (total 6,772 sqm) across the site. Therefore, the 40% 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.
- 14.8** 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 an additional 752 sqm of pedestrianised area which will complement Writer's Square and provide a valuable, multi-functional space capable of being used in association with Writer's Square to host events. The applicant believes that the re-configured Writer's Square

	will be capable of accommodating events such as the annual 'Culture Night' as illustrated in Appendix 6 – Culture Night Layout drawing. The applicant has referred to a newspaper article which suggested that the current configuration of Writer's Square would accommodate 1,000 people. The applicant advises that the proposed re-configuration of Writer's Square could accommodate 610 people, Long Lane – 210 people, Central Square – 80 people and Assembly Square 375 people. In total these spaces would have capacity for 1,275 people. The applicant estimates that the proposed re-configuration of Writer's Square would allow for 255 more than to be accommodated compared with the extant scheme.
14.9	The extant scheme (as shown above) also included the reconfiguration of Writer's Square comprising 1,264sqm 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.
14.10	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.
14.11	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.
14.12	Concerns have been raised regarding the removal of trees planted by dignitaries on Writer's Square. Trees are protected for their amenity value only. The removal of trees will be necessary to facilitate certain parts of the development for example Blocks 01 and 02. It is officers view that the high quality proposed public realm proposals will serve to enhance the area and tree planting will be an important part of the proposed environmental improvements, the details of which including the amount, type, species and location will be further considered at Reserved Matters stage. 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, planting, 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
14.13	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 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.

	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.
14.14	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.
14.15	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.
14.16	The applicant states that the proposals for Writer's Square was clearly illustrated during the voluntary consultation exercise during the summer of 2019 and the level of support across the city as a whole was demonstrated through the positive responses received during the voluntary consultation. The applicant considers that the proposals will deliver a more useable and active square linked to a new network of public realm connections and squares. They highlight the letters of support from the Chamber of Commerce, Retail NI and Cathedral Quarter BID which represents more than 400 businesses across the city.
	Assembly Square    Extant Scheme Revised Scheme
14.17	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.

14.18	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.
14.19	The Listed telephone kiosk adjacent to the listed Former Assembly Rooms will be retained and incorporated into the square as part of the design.
14.20	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.
14.21	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  Extant Scheme Revised Scheme
14.22	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.
14.23	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.
14.24	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
14.25	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 extant scheme also proposed the creation of Long lane and the partial pedestrianisation of North Street.
14.26	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.
14.27	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.
14.28	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.
	Secondary Streets – Rosemary Street, Donegall Street, Waring Street, William Street, Church Street, Entry adjacent to Braddells
14.29	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.
14.30	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.
14.31	The creation of the entry to the immediate south of Braddells from North Street to Donegall Street seeks to build on the 17 th 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.

14.32	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.
14.33	BCC City Regeneration and Development Division (CRD) welcomes the enhanced permeability which assists in connecting the city centre retail core and the Ulster University.
14.34	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.
14.35	The proposed public realm works represent a significant investment of £17.5million and will serve to bring a cohesive approach to the proposed development. The applicant has advised that there are no plans to privatise Writer's Square and all of the public realm areas 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	Open Space Policy
15.1	PPS 7 and PPS 8 sets out policies relating to the provision of open space in new residential developments. These include:
15.2	Policy OS2 – Public Open Space in New Residential Development Policy QD1 – Quality in New Residential Development
15.3	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.
15.4	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.
15.5	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.
15.6	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.
15.7	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> .
15.8	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.
15.9	A Play Strategy has been submitted and includes the following elements: • 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.
15.10	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.
15.11	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 further 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> (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> • <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>
15.12	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 proposed residential development contained within Blocks 3 (1) – (11) comprises a site area of approximately 0.97 ha. The requirement to provide 15% of public open space would therefore equate to 1,455sqm. Given that an additional 3,178 sqm of public open space is proposed officers consider the proposals acceptable. 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

15.13 15.14	definition resulting in a significant net gain of 86% 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. Objections have been received concerning a lack of green/public space free from overshadowing. The Daylight, Sunlight and Overshadowing Study set out in the Environmental Statement demonstrates that Writer's Square, Assembly Square and Central Square comply with the Building Research Establishment (BRE) guidelines which recommends 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 achieve 100%, Writer's Square would achieve 79% and Central Square would achieve 97% all in excess of the recommended standard. The applicant has advised that in relation to Writer's Square the extant scheme whilst also compliant with BRE standards would achieve 53% which is below that which could be achieved in the revised scheme.
16.0 16.1 16.2 16.3 16.4	Access, Servicing, Parking and Sustainable Transport Measures <u>Introduction</u> 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> 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> 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> 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: • 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: • 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	The Council published its Car Parking Strategy and Action Plan in April 2018, which advises that there is approximately 28,300 publicly available car parking spaces within the city centre's controlled parking zone of which 55% are off-street, giving a total of 15,482 spaces. Day to day demand for these off-street spaces typically uses 56% capacity at any one time which leaves a space capacity of 6,812 spaces. This information further highlights there is more than sufficient parking to meet demand. Whilst it is acknowledged that this is not a statutory planning document, it does provide a good indication of the current parking situation in the city centre and is a material consideration.
16.10	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. • 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.
16.11	The applicant has provided examples of residential/residential-led mixed use schemes with either zero or minimal parking in Belfast, Bristol, Manchester, Sheffield, Cardiff and Brighton as set out at Appendix 5. Examples of zero parking for commercial uses in Belfast have also been highlighted by the applicant and include: 9 Adelaide Street – new build office development with no car parking; - The Lincoln Building at Hope Street – office floorspace (61,628sqft) with no car parking; - Centre House - commercial use (12,629sqft) on the ground floor with office use on upper floors (62,285sqft) with no car parking; - Londonderry House, Chichester Street - ground floor retail uses (5,000sqft) and office use on upper floors (46,000sqft) with no car parking; and - Lanyon Plaza, East Tower – office use (41,000sqft) – Whilst the adjoining west tower has a basement car park the East Tower has been constructed and let with zero parking
16.12	The applicant has provided rationale for the use of travel cards for residential uses rather than commercial uses. It says that for residential use the travel cards are primarily funded by the developer as an incentive to use sustainable travel whereas for commercial uses travel cards are instigated by the building occupiers rather than the developer. That is similar to the bike to work scheme whereby a system is put in place to enable staff to avail of a travel card through their employer. The applicant states that it is normal practice for a Travel Plan to recommend that the operator instigates the Travel Card as being available to commercial staff and this is included within the Framework Travel Plan. DFI Roads are satisfied with the provision of travel cards for residential uses only.
16.13	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. The applicant has provided information set out in Appendix 3 of the Framework Travel Plan regarding the implementation of car clubs in cities across the UK including in York, London, Leeds, Manchester and Edinburgh demonstrating the role that car clubs have in supporting car demand in a sustainable manner. DFI Roads has no objections to the development proposal on parking or other highway grounds subject to conditions. The proposal is considered compliant with PPS 3.
16.14	<i>Cycle Facilities</i> 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

19.2	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. 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 using 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. 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.
22.3	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.
22.4	Rivers Agency is content with the proposal subject to a condition to provide detailed drainage design. It is considered that given the application is in outline form, the drainage proposals can be satisfactorily provided prior to commencement of the development.
22.5	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.
23.0	Air Traffic
23.1	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.
24.0	Waste Management
24.1	The Waste Management Strategy sets out strategic proposals for the storage, movement and collection of waste 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.
24.2	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.
24.3	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.
25.0	Affordable Housing
25.1	The application proposes that 10% of the proposed residential units (approximately 37 units) is delivered as intermediate affordable housing comprising a mix of intermediate 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. Choice housing has confirmed in a letter to the applicant dated 13 December 2019 that the identified city centre location is acceptable in principle subject to contract and caveats which include that any alternative location must be acceptable to current tenants in Donegall Street. It will also require the approval of its Board, NIHE and the Department for Communities. The applicant states that the existing Choice facility was originally designed as student cluster flats and is not fit for purpose for general housing needs. Choice requires the provision of 50 apartments in a dedicated building. The applicant proposes to build the off-site facility and hand over to Choice before the sale of the existing premises at 32-40 Donegall Street is completed. The applicant considers that the only effective way to deliver Choice's requirements is to relocate the new homes off site. The relocation will be secured through the Section 76 agreement.
25.3	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.
25.4	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.
25.5	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.
25.6	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 SPSS 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 the site and a medium-term impact relating to access to local primary health care facilities.
26.4	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.
27.0	Phasing 
27.1	An indicative phasing strategy has been submitted and comprises a Demolition Phasing Plan and a Construction Phasing Plan.
27.2	The Indicative Phasing Strategy identifies the following phases:

27.3	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. 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. 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/café/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. 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. 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	Regeneration
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.
28.2	Significant regeneration benefits will accrue from this scheme including: • 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;

28.3	• 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. 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.
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.
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) 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	Having regard to the Developer Contributions Framework, the following developer contributions will be secured as part of the planning permission. They are directly related to the development and considered necessary to make it acceptable. • 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 • Management and maintenance of Public Realm/Open Spaces • Employability and Skills Plan Strategy • Provision of a financial 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	The following issues were raised during the Pre-Application Community Consultation exercise and the report sets out the applicant's response. • 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 • 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.
30.7	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.
30.8	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 Statement of Community Involvement states that local tenants were given the opportunity to be

	briefed on the revised proposals prior to the public exhibition with the following local traders attending a briefing in July 2019: • The Storehouse, 39 North St, Belfast BT1 1NA • Northern Ireland Human Rights Commission, 39 North St, Belfast BT1 1NA • Royal Ulster Academy, 59 North St, Belfast BT1 1NB • The Engine Room, 59 North St, Belfast BT1 1NB																						
30.9	The applicants also met with the following local stakeholders as part of the voluntary consultation exercise: <table border="1"> <thead> <tr> <th>Meeting</th><th>When</th></tr> </thead> <tbody> <tr> <td>Ministerial Advisory Group for Architecture and the Built Environment</td><td>Tuesday 30th July 2019</td></tr> <tr> <td>Ulster Architectural Heritage Society</td><td>Tuesday 30th July 2019 Tuesday 20th August 2019</td></tr> <tr> <td>Belfast Chamber of Trade and Commerce</td><td>Wednesday 17th July 2019</td></tr> <tr> <td>St Anne's Cathedral</td><td>Tuesday 20th August 2019</td></tr> <tr> <td>Save CQ</td><td>Tuesday 25th June 2019 Tuesday 20th August 2019</td></tr> <tr> <td>Cathedral Quarter Trust</td><td>Tuesday 25th June 2019 Tuesday 2nd July 2019 Tuesday 20th August 2019</td></tr> <tr> <td>Cathedral Quarter Business Improvement District</td><td>Tuesday 25th June 2019 Tuesday 20th August 2019</td></tr> <tr> <td>Retail NI</td><td>Wednesday 3rd July</td></tr> <tr> <td>Royal Society of Ulster Architects</td><td>Tuesday 25th June 2019</td></tr> <tr> <td>Belfast City Centre Management Company & Belfast BID</td><td>Walking tour</td></tr> </tbody> </table>	Meeting	When	Ministerial Advisory Group for Architecture and the Built Environment	Tuesday 30 th July 2019	Ulster Architectural Heritage Society	Tuesday 30 th July 2019 Tuesday 20 th August 2019	Belfast Chamber of Trade and Commerce	Wednesday 17 th July 2019	St Anne's Cathedral	Tuesday 20 th August 2019	Save CQ	Tuesday 25 th June 2019 Tuesday 20 th August 2019	Cathedral Quarter Trust	Tuesday 25 th June 2019 Tuesday 2 nd July 2019 Tuesday 20 th August 2019	Cathedral Quarter Business Improvement District	Tuesday 25 th June 2019 Tuesday 20 th August 2019	Retail NI	Wednesday 3 rd July	Royal Society of Ulster Architects	Tuesday 25 th June 2019	Belfast City Centre Management Company & Belfast BID	Walking tour
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30.10	The public exhibition was advertised in the local press and a thousand 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.																						
30.11	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. • 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																						
30.12	Since the pre-determination hearing, the applicant has requested meetings with local stakeholders including the Cathedral Quarter Trust, Save CQ, St Anne's Cathedral and the UAHS to discuss their concerns and where possible address issues that were raised during the hearing.																						
30.13	The applicant has indicated that they are committed to ongoing engagement with the public and stakeholders at the Reserved Matters stage and are agreeable to securing this through a planning condition if required.																						
31.0	Environmental Impact Assessment (EIA) Mitigation Measures																						

31.1	The applicant's Environmental Statement assesses the environmental impacts of the proposal and sets out appropriate mitigation measures which are incorporated into the design of the development. The proposed mitigation measures include: • Maintaining and enhancing the integrity and setting of the buildings within Conservation Areas; • Retaining all of the principal Listed Buildings within the application site, with a façade retention scheme for the fire damaged North Street Arcade along with a new Arcade connection; • Designing around notable buildings and current street alignments and considering the 'setting' of the Listed Buildings e.g. through the retention of key buildings such as Braddells on North Street; • Maintaining the tight historic street pattern while increased connectivity is achieved by the creation of new streets; • Development of a landscape strategy which includes tree planting and improvements to Writer's Square to address St Anne's Cathedral more positively; • Minimising air quality effects from traffic using traffic management measures which are included in a Traffic Management Plan and Travel Plan; • Use of acoustically enhanced glazing, acoustic trickle vents and mechanical ventilation to meet operational noise requirements; • Provision of green roofs to reduce surface water runoff rates and volumes and also provide biodiversity and amenity benefits; • Use of flood prevention methods to ensure buildings are resistant to flood waters up to a depth of 600 mm; • Consideration of pedestrian movement to create areas of public realm, car free areas and pedestrian access to link with the surrounding environs; and • Positioning of building entrances and using trees to reduce the effects of wind on pedestrians.
31.2	The Environmental Statement concludes that if mitigation measures are implemented there would be no significant residual effects on built heritage, air quality, noise, traffic and archaeology. The Environmental Statement further states that significant operational effects from the proposed development would be limited to: • significant adverse visual impact on four viewpoints (High Street; North Street; Buoy Park/ Academy Street; and Waring Street); • significant adverse impact, over the medium-term, in relation to access to local primary health care facilities in terms of GP practices and dental practices for new residents; • significant beneficial impact over the long-term for residents of Belfast in terms of new employment opportunities; and • significant beneficial impact over the long-term on the Belfast economy in terms of new, higher-value added activities through the provision of high grade office space.
31.3	The Environmental Statement indicates that whilst the taller elements of Blocks 03 and 09 would not be introducing uncharacteristic elements into the wider townscape, the scale of these elements would produce significant effects on the townscape in a limited number of close and middle range views i.e. High Street, North Street, Buoy Park/ Academy Street and Waring Street). However, the Environmental Statement states that the <i>'urban structure and grain would be improved with new, high quality built form and the retention and improvement to key existing buildings with current streets being maintained and enhanced with new streets and connections delivered. The public realm</i>

	would be improved with the proposed urban realm from its current low quality. Assembly Square would open up the historic context for the Northern Bank building. This would result in significant beneficial effects on the visual experience of the proposed development’.
31.2	The Environmental Statement concludes that the magnitude of impact balances the high adverse effect of the built form, scale and massing against the high beneficial improvement from new built form replacing existing derelict buildings and improvements to the urban realm.
31.3	The evolution of the design of the massing, elevational treatment and quality of materials are considered as inherent mitigation. As a result, the Environmental Statement predicts that there will be no significant townscape or visual cumulative impacts when the proposed development is combined with the surrounding committed developments.
31.4	Officers consider that the proposed development is acceptable for the reasons previously stated and that significant benefits identified in the assessment will accrue which will outweigh any perceived adverse visual impacts.
31.5	The site is located in a sustainable city centre location with good access to transport, jobs, shops and services. The Environmental Statement identifies a significant adverse impact in the medium term, in relation to access to primary health care facilities such as GP and dental practices. Whilst there is a GP practice within walking distance at Carrick Hill this practice does not currently have spare capacity to accommodate new patients. There are no dental practices within the study area. The Environmental Statement highlights that both GP and Dental practices are available along transport routes which are accessible by public transport and when other residential schemes in the city centre come forward it is expected that additional services will become available for the incoming population in the longer term.
31.6	Officers are satisfied that the proposed population resulting from this development would not in itself support the establishment of a GP or Dental practice to serve the development and acknowledge that a critical population mass is required before an investment in such facilities would be feasible. However, there is a genuine drive to increase the residential population of Belfast City Centre which is a key objective of the Belfast Agenda. Such services are therefore likely to be forthcoming in the longer term as more and more residential development comes forward in the city centre, increasing the city centre population and demand. Ultimately a decision to locate a GP practice to serve this and other developments will be a matter for health services.
32.0	Other Issues Raised <i>Regional Significance of application</i>
32.1	An objector considers that this Major application is of regional significance and should be dealt with by the Department for Infrastructure. They are concerned that the Planning Committee does not have sufficient experience to deal with the application. Officers advise that this application is of significance to Belfast but not to the wider region. It has not been subject to “call in” by the Department for Infrastructure. The Council, as the Planning Authority, is more than capable of determining this planning application.

	<i>Tenants/Traders within the Site</i>
32.2	The applicant has indicated that two tenants will remain within the site boundary (on a short term basis) and that dialogue will continue with these two tenants to help find suitable accommodation once the development commences. The applicant advises that the tenants require continuity of trade and would prefer to find accommodation off-site, rather than wait to be relocated within the development upon completion. The applicant has also advised that the tenants will be offered the opportunity to occupy the scheme once completed.
	<i>Impact on St. Anne's Cathedral including its foundations</i>
32.3	Concerns were raised regarding the impact of the proposal on the wooden pile foundations of St. Anne's Cathedral. The applicant's structural engineers have reviewed the issue and advise that the closest foundation construction of the proposed scheme is likely to be about 20m away from St. Anne's Cathedral foundations, which should be sufficiently far to not compromise the structural integrity of the Cathedral. No concerns are raised by HED.
32.4	BCC Environmental Health Department recommends that a condition is attached requiring a Noise Management Plan to be submitted for each phase at Reserved Matters stage. Such a plan will be required to set out proposed measures to minimise any noise and vibration impact from the development and will ensure that the impact on St. Anne's Cathedral in terms of noise and vibration is further considered at Reserved Matters stage.
	<i>Viability</i>
32.5	The applicant has advised that the retail market has changed significantly since the submission of the original outline application in 2017. Together with the addition of a significant level of retained historic fabric, including retained facades and the refurbishment of listed buildings, provision of new public realm, relocation costs for Choice and others and the cost of affordable housing, this requires the need to balance the costs with a reasonable level of density and new floorspace to ensure the scheme is deliverable.
32.6	The applicant's commercial agents have provided the following comments in regard to funding and viability of the scheme: <i>'Projects of the scale and size of this application are now funded by international finance houses; groups who have a global reach and who on a regular basis are presented with truly outstanding opportunities across the UK, Europe and further afield.</i> <i>These funds will not invest in a development which is compromised, meaning that the levels of return are less likely to attract this new capital and new entrants to the NI market. These investors are required if all stakeholders wish to see a meaningful impact on addressing the regeneration of Belfast City Centre, particularly given the significant delivery risks involved, for instance, there were no new City Centre Apartment construction starts in 2019.</i> <i>However, these international funds will invest in developments which address proven demand, be it in the office or residential sector. The current design of the proposal is an attractive product for international funds but we must recognise that Belfast is not a city that has a track record of international investment in property development. As a</i>

	consequence, and if we really are committed to regeneration, then we must balance sympathetic development with relevant development. <i>It is important to stress that the delivery of a planning permission is no assurance of development. For example over the last 8 years or so at least five food superstore consents have been granted, 10 in Derry. None of these consents have been implemented because they were either in the wrong location, not the right size, not fit for purpose etc. In short none were end user-led. Similarly, Colliers currently estimate that in the region of 2.2m sqft of office consent has now been granted within Belfast City centre. In reality Colliers expect less than 50% of this floor space to actually come through as new office development. We make this comment as much of the consent relates to sites that are either in the wrong location, the proposed floor plates are too small, or because the proposal is not big enough to secure funding.</i> <i>In summary the floor space proposed at Tribeca is fit for purpose, and is designed with end occupiers' needs in focus i.e. its market relevant. Given these design considerations, this scheme can be funded, and a significant part of Belfast City centre will be regenerated.</i>																						
32.7	Officers have been pragmatic in their negotiations with the applicant, recognising the realities of the market place and that development must be viable if it is to be delivered. That said, officers are content that the level of development that is proposed, including the form, massing and height of buildings, is acceptable as explained earlier in the report. Some aspects of the scheme, such as the height of Block 09 (up to 10 storeys) and Block 03(7) (up to 15 storeys) are considered to be at maximum tolerance levels, but importantly are within acceptable parameters. <i>Building Heights in the Area</i>																						
32.8	Concerns have been raised regarding the impact of the two taller blocks on the area i.e. Block 03(7) which is proposed at 57m (including a 3m high plant area) and Block 09 at the corner of Rosemary Street and North Street is proposed at 43.5m (including a 3m high plant area).																						
32.9	To provide context, the table below shows the heights of other taller buildings within the City Centre and demonstrates that the proposed building heights for Blocks 03(7) and 09 are comparable with existing and approved building heights in close proximity. Notwithstanding, the impact of these blocks on the adjoining context and the Conservation Areas has been assessed and deemed to be acceptable in context. <table border="1"> <thead> <tr> <th>Building Name</th><th>Existing/Approved Height</th></tr> </thead> <tbody> <tr> <td>St Anne's Cathedral</td><td>32 metres (spire, 72 metres)</td></tr> <tr> <td>Academy Street</td><td>54 metres</td></tr> <tr> <td>River House</td><td>49 metres</td></tr> <tr> <td>Ulster University</td><td>56 metres</td></tr> <tr> <td>Lantern</td><td>41 metres</td></tr> <tr> <td>Student blocks (York St./Great Patrick St./Nelson St.)</td><td>34.5 metres to 43 metres</td></tr> <tr> <td>Obel Tower</td><td>85 metres</td></tr> <tr> <td>The Boat</td><td>62 metres</td></tr> <tr> <td>Bedford Square</td><td>73 metres</td></tr> <tr> <td>City Quays 3</td><td>74 metres</td></tr> </tbody> </table>	Building Name	Existing/Approved Height	St Anne's Cathedral	32 metres (spire, 72 metres)	Academy Street	54 metres	River House	49 metres	Ulster University	56 metres	Lantern	41 metres	Student blocks (York St./Great Patrick St./Nelson St.)	34.5 metres to 43 metres	Obel Tower	85 metres	The Boat	62 metres	Bedford Square	73 metres	City Quays 3	74 metres
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32.10	The applicant has provided further modelled CGI views of Blocks 03(7) and 09 which further demonstrate that these buildings will sit comfortably within their context,																						

	maintaining the character and appearance of the Conservation Areas. These images will be presented to Members at the Planning Committee meeting. Summary 32.11 The revised proposal will deliver a high-quality, mixed use, heritage-led regeneration scheme that will have real tangible community benefits for the wider city. Officers consider that the proposals reinforce the historic context whilst securing the physical and economic regeneration and revitalisation of this historic part of the City Centre. 32.12 The scheme will physically regenerate the area which has suffered from decline over decades and will result in the enhancement of the character and appearance of the Conservation Areas which currently do not display the best characteristics of a conservation area. The proposal is supported by the Conservation Officer. The scheme will restore and bring back into use a number of Listed buildings at risk securing their ongoing use and upkeep. The architectural approach endorses high quality design demonstrating successful integration of historic fabric with new development and is supported by the Urban Design Officer. The reduction in parking will have significant benefits for air quality over the extant scheme, circulation and visual amenity, is supported by appropriate green transport measure and endorsed by DFI Roads. The proposal will also deliver significant public realm improvements to the value of £17.5 million which will provide a network of new and reconfigured public/civic spaces increasing permeability and connectivity within and into the area. 32.13 The scheme will generate a significant amount of jobs during construction and operational phases and will provide for a vibrant mix of uses within the area supporting the vitality and viability of the wider city centre and has the potential to act as a catalyst for further investment and regeneration in the city centre. 32.14 The extant scheme is an important material consideration and a fall-back position for the applicant which could be implemented. The revised scheme is considered an improvement over the extant scheme, in some areas substantially so. It includes many additional benefits including higher quality and more sympathetic architecture, additional façade retentions, the reinstatement of the North Street Arcade, improved connectivity and permeability into and within the site, reduced parking, increased housing and the provision of affordable and social housing to help support local need. Recommendation 32.15 It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and a Section 76 planning agreement. 32.16 If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.
Neighbour Notification Checked Yes	
Conditions: <u>LA04/2017/2341/O Proposed Conditions (wording to be finalised)</u> Proposed Conditions for Outline Planning Permission where Reserved Matters are required	

1. Application(s) for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. The under-mentioned reserved matters shall be as may be approved, in writing, by the Council:

- Siting; the two dimensional location of Blocks 01, 02, 3(1)-(11) and 09 within the site.
- Design; the two dimensional internal arrangement of Blocks 01, 02, 3(1)-(12) and 09 and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.
- External appearance of the 01, 02, 3(1)-(11) and 09; the colour, texture and type of facing materials to be used for external walls and roofs.
- Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.
- Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. The development shall be carried out in accordance with the reserved matters required in Conditions 2.

Reason: To ensure appropriate implementation of the development.

5. Except as expressly provided for by the conditions in this outline planning permission, all reserved matters shall be in general conformity with the following documents:

- The Illustrative Masterplan numbered 143a received 30 August 2019
- The Design Code document date stamp received 22 November 2019.
- The parameter plans numbered 134b, 136b, 138b, 140b, 141b, 145b and 153a received 22 November 2019 and 139a, 144a, 146a and received 30 August 2019

The heights of individual buildings including plant shall not exceed those set out in Parameter Plan 06 Vertical Limits of Deviation numbered 136b received on 22nd November 2019 and the Design Code referred to above.

Reason: To enable the Council to consider in detail the proposed development of the site and to ensure an acceptable level of quality and consistency throughout the development.

6. Each reserved matters application submitted pursuant to this outline planning permission shall be accompanied by a design document which demonstrates how the Reserved Matters application is in general conformity with the approved Design Code.

Reason: This matter is fundamental to control the development in detail in the interests of amenity and visual impact.

7. Notwithstanding the submitted details, no development shall be undertaken unless a Phasing Plan has been submitted to and approved in writing by the City Council. The development shall not be carried out unless in accordance with the agreed phasing programme.

Reason: In the interests of the orderly development of the site.

8. The maximum quantum gross floorspace of all the proposed land uses shall be in accordance with the details set out in the Maximum Parameters Schedule received 30 August 2019.

Reason: To control the nature, range and scale of the commercial activities to be carried on at this location

9. Within Zones A, B and C set out in Drawing No. 138b - Parameters Plan 07 - Ground Floor Uses a minimum of 50% of the gross internal floorspace shall be used for restaurant/café uses.

Reason: To ensure active street frontages at key locations and a vibrant day and night time economy.

10. For each phase of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Council. The landscaping scheme shall detail the specific species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Council.

Reason: In the interests of amenity and biodiversity character and appearance of the locality.

11. For each phase of the development at reserved matters a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) shall be submitted to and approved in writing by the Council. The TPP shall detail the methods of tree protection and clearly detail the position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.

Reason: To safeguard existing tree(s) in the interests of visual amenity. Approval is required upfront to ensure that important trees are not permanently damaged or lost.

12. For each phase of the development at reserved matters a landscape management and maintenance plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Council. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure the proper management of the landscaped areas in the interests of visual amenity.

13. The landscape plan for Writer's Square shall incorporate details referencing literature heritage which shall be submitted and agreed in writing by the Council. The landscape plan shall be carried out in accordance with the approved details.

Reason: To retain the existing references to literature heritage in Writer's Square.

14. A management plan for the public realm/waste management shall be submitted to and approved in writing by the Council prior to occupation of any part of the development. The plan shall include proposals for waste management, management responsibilities and maintenance schedules in perpetuity for all privately owned public realm areas and a programme for implementation. The public realm/waste management plan shall be carried out as approved unless the Council gives its written consent to any variation.

Reason: To ensure the sustainability of the approved landscape/public realm design through its successful establishment and long term maintenance and to ensure satisfactory waste storage and collection arrangements.

15. No works shall be undertaken (other than site clearance and demolition) unless a Quantitative Risk Assessment has been submitted to and approved in writing by the Council. The Quantitative Risk Assessment shall follow best practice and must incorporate:

- A detailed site investigation in line with British Standards BS 10175:2011+A2:2017. Any ground gas investigations should be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019.
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model), conducted in line with current Environment Agency guidance. In addition, risks associated with ground gases should be assessed under the methodology outlined in BS 8485:2015+A1:2019 and CIRIA C665.

Reason: Protection of human health.

16. Based on the outcome of the Quantitative Risk Assessment, a Remediation Strategy may be required. If necessary, the Remediation Strategy must be submitted to the Planning Authority and agreed in writing for the relevant phase of the development, following the necessary demolition works and prior to the commencement of any construction works. This Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and that they no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health.

17. In the event that a Remediation Strategy is required, and in order to demonstrate that any required remedial measures have been incorporated within the proposal and prior to occupation of the relevant phase of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. The Verification Report must be in accordance with relevant Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, that they have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

18. Applications for approval of the Reserved Matter/s for the hotel, café and restaurant uses shall be accompanied by details of all proposed odour abatement systems to be employed to suppress and disperse odours created by cooking operations within each premises. The

odour assessment and detail of the proposed odour abatement technology shall be submitted, for approval to the Council and agreed in writing before installation. Information submitted must be sufficient to demonstrate that there will be no adverse impact on the amenity of nearby premises due to odour or noise. The approved odour abatement technology shall be installed prior to the operation of the business.

Reason: To protect the amenity of nearby premises.

19. Extraction and ventilation systems must be cleaned and maintained in accordance with manufacturer's instructions to ensure compliance.

Reason: To protect the amenity of nearby premises.

20. At the Reserved Matters' stage of each phase of the hereby permitted development, the applicant shall submit for approval by the Council a noise impact assessment. Each noise impact assessment shall assess the inward and outward impact of each element of the development, any cumulative impact and details of any necessary noise/vibration mitigation. The reports must demonstrate the effectiveness of mitigation in providing identified target noise levels. Noise levels shall:

- Not exceed 35 dB $L_{Aeq, 16hrs}$ at any time between 07:00hrs and 23:00hrs within any habitable room.
 - Not exceed 30 dB $L_{Aeq, 8hr}$ at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements; and
 - Not exceed 45 dB L_{Amax} more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.
 - Not exceed 50 - 55dB $L_{Aeq, 16hrs}$ in external residential amenity areas.
- Not exceed BS8233:2014 cited targets for non-residential noise sensitive premises.

Reason: To protect human health and the amenity of nearby premises.

21. At the Reserved Matters Stage for each phase of this development the applicant shall submit a noise impact assessment. The assessment shall demonstrate that the plant and equipment associated with the development hereby permitted, shall be selected, designed and located so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level when measured at the nearest noise sensitive facade. Measurements shall be in with BS4142:2014+A1:2019.

Reason: To protect human health and the amenity of nearby premises.

22. At the Reserved Matters' stage for each phase of the development, a Noise Management Plan shall be submitted to Belfast City Council for review and approval. The plan should outline the methods to be employed to minimise any noise and vibration impact from demolition and construction operations and demonstrate 'best practicable means'. The Plan should pay due regard to the current BS 5228:2009+A1:2014 Parts 1 & 2 - Code of practice for noise and vibration control on construction and open sites and include a detailed programme for the demolition / construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison.

Reason: To protect human health and the amenity of nearby premises.

23. Prior to commencement of each phase of demolition or construction, a final detailed Construction Environmental Management Plan shall be submitted by the appointed contractor, to the Council and agreed in writing. Development of each phase shall not be carried out unless in accordance with the approved Construction Environmental Management Plan.

Reason: To protect human health and the amenity of nearby premises.

24. Prior to occupation of the residential element of the development, the applicant must submit to the Council for approval, a noise Verification Report (VR) which demonstrates that;

- The window system (including frames, seals etc.) attenuated ventilation systems and enhanced ceilings and floors have been installed in line with the approved Noise Impact Assessment, so as to ensure that internal noise levels within any proposed residential unit shall:
- Not exceed 35 dB $L_{Aeq, 16hrs}$ at any time between 07:00hrs and 23:00hrs within any habitable room.
- Not exceed 30 dB $L_{Aeq, 8 hr}$ at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed and alternative means of acoustic ventilation provided in accordance with current Building Control requirements; and
- Not exceed 45 dB L_{Amax} more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current Building Control requirements.
- Not exceed 50- 55dB $L_{Aeq, 16hrs}$ in external residential amenity areas.
- Not exceed BS8233:2014 cited targets for non-residential noise sensitive premises.

Reason: To protect human health

25. Full details of the drainage design, based on the discharge rate from NI Water shall be submitted to and agreed in writing with the Council at Reserved Matters stage and shall be carried out in accordance with the approved details.

Reason: To safeguard against flood risk.

26. Full details of sewage treatment/disposal shall be submitted at Reserved Matters stage, and no development shall take place until a sewage solution has been agreed in writing by the Council in conjunction with NI Water'.

Reason: To ensure appropriate sewage treatment/disposal arrangements are in place to serve the development.

27. Following demolition and prior to construction for each development phase, no development shall commence until the Council has received in writing and agreed that suitable quantitative risk assessments and supporting data have been provided for the relevant phase. These should identify all unacceptable risks to health and the water environment. The investigations should include, but not be restricted to

- Identifying all potential contaminant sources within the planning boundary.
- Site investigations and groundwater monitoring designed and implemented in accordance with British Standard BS 10175:2011 + A2:2017 – 'Code of practice for investigation of potentially contaminated land sites' to identify the contamination risks associated with the potentially contaminating activities which took place at this site or in the surrounding area.

- Provision of risk assessment(s) in accordance with the guidance on Model Procedures for the Management of Land Contamination (CLR11) and/or as described in the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable.
- to identify all unacceptable risks to health and the water environment and provision of remedial criteria to be met through a remedial strategy.

These works are required to ensure that the land will be in a condition suitable for the development.

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

28. Following demolition and prior to construction for each development phase, development works shall not commence until a detailed remediation strategy to address all unacceptable risks to environmental receptors identified at Condition 27 has been submitted for the relevant phase and agreed in writing by the Council. This should identify all unacceptable risks, the remedial objectives / criteria and the measures which are proposed to mitigate them (including maps / plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program etc.).

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

29. Should unacceptable risk to the water environment be identified on any development phase, no piling work should commence on this phase until a piling risk assessment has been submitted and agreed in writing with the Council. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by contamination: Guidance on Pollution Prevention", available at:

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

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

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

30. As part of site clearance works for each phase, all remaining fuel storage tanks and associated infrastructure shall be fully decommissioned in line with Guidance on Pollution Prevention No. 2 (GPP2) and Pollution Prevention Guidance No. 27 (PPG27).

Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 5 will apply.

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

31. If during the development works for each phase, new contamination and risks to the water environment are encountered which has not previously been identified, works within the immediate area of the find should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or as described in the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>, as applicable.

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

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

32. After completing any remediation works required under Conditions 27 - 31, and prior to occupation of each phase of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken for the relevant phase and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

33. A detailed, phase specific Construction and Environmental Management Plan must be submitted at each planning stage of the proposal and agreed in writing by the Council in conjunction with NIEA Water Management Unit. This should reflect and detail the mitigation measures as detailed in the outline CDEMP and in the Environmental Statement. This should detail risks to the aquatic environment and all mitigation measures necessary to protect ground and surface water.

Reason: To prevent adverse impacts on the integrity on Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and the proposed East Coast Marine SPA from polluting discharges during construction.

34. Conditions 28-33 must be applied to identify and remediate potential pollutant pathways to Belfast Lough.

Reason: To prevent adverse impacts on the integrity on Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and the proposed East Coast Marine SPA from polluting discharges from potentially contaminated land.

35. At each phase of the proposal, phase specific details of the final detailed drainage design shall be submitted and agreed in writing by the Council.

Reason: To confirm that drainage discharge from the site can be achieved to the satisfaction of NIW and DfI Rivers Agency and to ensure no increase in run-off rate from the development which may impact on Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and the proposed East Coast Marine SPA.

36. No works on the adopted road network to provide the Public Realm Scheme on North Street shall commence until full details of the design have been submitted to and approved by the Council in conjunction with the Department for Infrastructure. All works shall be completed to the satisfaction of the Council in conjunction with the Department for Infrastructure. Change from conventional carriageway to pedestrianized public realm shall be carried out under The Road Traffic Regulation (Northern Ireland) Order 1997, which will require consultation and publication of a notice.

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

37. The Public Realm Scheme on North Street, as generally defined on Drawing No. 248b 'Illustrative Masterplan' published by the Council on 22 November 2019 and Drawing No 249b 'Illustrative Landscape Masterplan' published by the Council on 22 November 2019, shall be designed to a standard acceptable to DfI Roads and must incorporate a change in level (i.e. a kerb) identifiable as a boundary between footway and carriageway by pedestrians with impaired eyesight. The kerb heights shall be designed in accordance with the Design Manual for Roads and Bridges and DEM 15A/15 – 'Kerb Heights in Public Realm Schemes.

Reason: To ensure there is a safe and convenient road system within the development.

38. The vehicle accesses to and within the site (including visibility splays) shall be designed in accordance with the guidance within DCAN15 and 'Creating Places'. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

39. The Palette of Materials used on footways, on pedestrianised road surfaces and open access pedestrianised public realm, should be in accordance with the Streets Ahead 3 Palette of Materials and 'Tribeca Belfast – Design Code Rev A published by the Belfast City Council Planning Office on 22 November 2019. The development road surfaces will require suitable road construction to deal with the anticipated commercial vehicles. All such materials must satisfy Design Manual for Roads and Bridges regarding materials performance and confirm PSV value in accordance with CS 228 Skidding Resistance.

Reason: To ensure there is a safe and convenient road system within the development.

40. No development shall become operational until a minimum of 6 No. car club cars for use by residents are provided and retained thereafter.

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

41. The development shall provide a Minimum of 6 No. car parking spaces for the use of the car club and 25 No. Disabled car parking spaces as generally indicated on Drawings 19-041-P-107 Proposed Car Parking Spaces, 19-041-P-108 Proposed Car Parking Spaces OPTION1 and 19-041-P-109 Proposed Car Parking Spaces OPTION2. These spaces will be on ground wholly under the control of the applicant and retained until replaced by alternate car club parking spaces acceptable to DfI Roads. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of car club vehicles.

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

42. Secure cycle parking stands, at a ratio of approximately 1 per 300 m² commercial floor space or 1 per 3 residential units shall be provided and permanently retained within and/or close to the accesses of the proposed developments for use by staff, residents and visitors to the development unless otherwise agreed by DfI Roads at Reserved or Full Application stage.

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

43. Secure public cycle parking stands, shall be provided and permanently retained within and/or close to the accesses of the proposed developments for use by staff, residents and visitors to the development as generally indicated on Drawings 19-041-P-107 Proposed Car Parking Spaces, 19-041-P-108 Proposed Car Parking Spaces OPTION1 and 19-041-P-109 Proposed Car Parking Spaces OPTION2.

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

44. The commercial elements of the development hereby permitted shall operate generally in accordance with the approved Travel Plan Framework bearing the Council date stamp 30 August 2019. Each element, as it comes forward at Reserved Matters or Full Application stage, will have a site specific Plan based on the Draft Plan. This shall include provision of the Translink iLink

Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads. This Travel Plan will be issued as a standalone document and the measures contained within will be monitored and assessed from the inception of the Plan on a minimum of an annual basis to ensure the Plan's effectiveness.

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

45. The residential elements of the development hereby permitted shall operate generally in accordance with the approved Framework Travel Plan (Parts 1, 2 and 3) received by the Council on 30 August 2019. Each element, as it comes forward at Reserved Matters or Full Application stage, will have a site specific Commercial or Residential Travel Plan based on the Draft Plan. This must include provision of the Translink Travel Cards to new residents not offered a car parking space, or equivalent measures to encourage sustainable travel by residents for a minimum of 3 years or for a period agreed with Belfast City Council and DfI Roads. Each Commercial or Residential Travel Plan will be issued as a standalone document and the measures contained within will be monitored and assessed from the inception of the Plan on a minimum of an annual basis to ensure the Plan's effectiveness.

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

46. The development hereby permitted shall operate generally in accordance with the approved Service Management Plan received by the Council on 30 August 2019. Each element as it comes forward at Reserved Matters or Full Application stage will have a site specific Plan based on the Draft Plan. This Service Management Plan will be issued as a standalone document and the measures contained within will be monitored and assessed from the inception of the Plan on a minimum of an annual basis to ensure the Plan's effectiveness.

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

47. Any leisure, hotel or entertainment element of the development hereby permitted shall submit an Events Management Plan as it comes forward at Reserved Matters or Full Application stage. This must include measures to manage coach and taxi pick-up and drop-off. This Events Management Plan will be issued as a standalone document and the measures contained within will be monitored and assessed from the inception of the Plan on a minimum of an annual basis to ensure the Plan's effectiveness.

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

48. No work shall commence on site until demolition method statements, detailing how the demolitions (including the demolition of the neighbouring buildings) will be carried out to, and around, the listed buildings without adversely affecting the structural stability of the remaining historic fabric and without damaging the historic fabric proposed for retention, has been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division, and all work shall conform to the agreed method statement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and its setting under Section 80 of The Planning Act (NI) 2011

49. No work shall commence on site until a detailed street lighting design, has been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division, and all work shall conform to the agreed design.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and its setting under Section 80 of The Planning Act (NI) 2011.

50. No work shall commence on site until samples of all finish materials for the walls, windows, doors, balconies, balustrades, roofs, including plant enclosures and rainwater goods have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division, and all work shall conform to the agreed samples. Samples shall be retained on site until completion of the works.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and its setting under Section 80 of The Planning Act (NI) 2011

51. All new external finishes and works of making good to the retained façades, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council, in conjunction with HED, e.g. sliding sash windows should be retained / replaced to match in every detail. Detailed finishes schedules and samples are required for approval on any changes proposed.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and its setting under Section 80 of The Planning Act (NI) 2011

52. No work shall commence on public realm improvements until detailed proposals and samples of all finish materials, street furniture and planting have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division, and all work shall conform to the agreed samples. Samples shall be retained on site until completion of the works.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and its setting under Section 80 of The Planning Act (NI) 2011

Proposed Conditions for matters not reserved relating to North Street Arcade, Former Assembly Rooms and Braddells

1. Prior to the commencement of any construction works, for the relevant phase of the development, the applicant shall submit to the Planning Authority, for approval in writing, the proposed methodology for the assessment of potential ground gas ingress into buildings which are to be retained as part of the development.

Reason: Protection of human health.

2. Following the necessary demolition works and prior to the commencement of any construction works, for the relevant phase of the development, the applicant shall submit to the Planning Authority for approval in writing, a Quantitative Risk Assessment. This Quantitative Risk Assessment should follow best practice and must incorporate:

- A detailed site investigation in line with British Standards BS 10175:2011+A2:2017. Any ground gas investigations should be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019.
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model), conducted in line with Environment Agency guidance. In addition, risks associated with

ground gases should be assessed under the methodology outlined in BS 8485:2015+A1:2019 and CIRIA C665.

Reason: Protection of human health.

3. Based on the outcome of the Quantitative Risk Assessment, a Remediation Strategy may be required. If necessary, the Remediation Strategy must be submitted to the Planning Authority and agreed in writing for the relevant phase of the development, following the necessary demolition works and prior to the commencement of any construction works. This Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and that they no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health.

4. In the event that a Remediation Strategy is required, in order to demonstrate that any required remedial measures have been incorporated within the proposal, prior to occupation of the relevant phase of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. The Verification Report must be in accordance with relevant Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

5. If during development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

6. Prior to the commencement of the redevelopment and extension of the Assembly Rooms Hotel and the Braddells Building redevelopment, the applicant shall submit, details of all proposed odour abatement systems to be employed to suppress and disperse odours created by cooking operations within each premises. The odour assessment and detail of the proposed odour abatement technology shall be submitted, for approval, to Belfast City Council and agreed in writing before installation. Information submitted must be sufficient to demonstrate that there will be no adverse impact on the amenity of nearby premises due to odour or noise.

Reason: To protect the amenity of nearby premises.

7. The approved odour abatement technology shall be installed prior to the operation of the business.

Reason: To protect the amenity of nearby premises.

8. Extraction and ventilation systems must be cleaned and maintained in accordance with manufacturer's instructions to ensure compliance.

Reason: To protect the amenity of nearby premises.

9. Prior to the commencement of each phase of the hereby permitted development, the applicant shall submit for approval by the Council a noise impact assessment. Each noise impact assessment shall assess the inward and outward impact of each element of the development, any cumulative impact and details of any necessary noise/vibration mitigation. The reports must demonstrate the effectiveness of mitigation in providing identified target noise levels. Noise levels shall:
- Not exceed 35 dB $L_{Aeq,16hrs}$ at any time between 07:00hrs and 23:00hrs within any habitable room.
 - Not exceed 30 dB $L_{Aeq,8 hr}$ at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed and alternative means of acoustic ventilation provided in accordance with current Building Control requirements; and
 - Not exceed 45 dB L_{Amax} more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current Building Control requirements.
 - Not exceed 50- 55dB $L_{Aeq, 16hrs}$ in external residential amenity areas.
 - Not exceed BS8233:2014 cited targets for non-residential noise sensitive premises.

Reason: To protect human health and the amenity of nearby premises.

10. Prior to the commencement of each phase of this development the applicant shall submit a noise impact assessment. The assessment shall demonstrate that the plant and equipment associated with the development hereby permitted, shall be selected, designed and located so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level when measured at the nearest noise sensitive facade. Measurements shall be in accordance with BS4142:2014+A1:2019.

Reason: To protect human health and the amenity of nearby premises.

11. Prior to the commencement of each phase of the development, a Noise Management Plan shall be submitted to Belfast City Council for review and approval. The plan should outline the methods to be employed to minimise any noise and vibration impact from demolition and construction operations and demonstrate 'best practicable means'. The Plan should pay due regard to the current BS 5228:2009+A1:2014 Parts 1 & 2 Code of practice for noise and vibration control on construction and open sites and include a detailed programme for the demolition / construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison.

Reason: To protect human health and the amenity of nearby premises.

12. At reserved matters stage a final detailed drainage design, based on the discharge rate from NI Water shall be submitted to and agreed in writing with the Council and shall be carried out in accordance with the approved details.

Reason: To safeguard against flood risk.

FORMER ASSEMBLY HALLS

13. Prior to commencement of works details shall be submitted and approved in writing by the Council of access that shall be afforded to the Council during the work for monitoring purposes.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under section 80 of the Planning Act (NI) 2011.

14. Prior to commencement of any works, details of a Fire Safety Strategy and Method Statement for the duration of the works shall be submitted to and approved in writing by the City Council. The works shall be carried out in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

15. Prior to commencement of any works, a Photograph Survey in the form of an English Heritage 'level 2' standard, shall be submitted to and approved in writing by the Council.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

16. Prior to commencement of any works, details showing the areas to be demolished and the method for ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction shall be submitted and approved in writing by the Council. Given that this building is at risk and considerable repairs are required, such details shall include a condition survey, prepared by a structural or building engineer experienced in working with listed buildings, which should identify:

- a) Structural defects;
- b) Proposed conservation led remedial works; and
- c) A method statement demonstrating how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling) and demolition work.

The work shall be carried out fully in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

17. Prior to commencement of any works, a detailed condition survey and method statement for the repair of the following features of interest shall be submitted to and approved in writing by the City Council.

- a) Windows (schedule including cross sections, elevations, cill detail/materials, the actual glazing material and panes, colour and finish);
- b) Internal and external doors (schedule required, as above);
- c) Ornate plaster ceilings and all decorative features; panelling, friezes, pilasters, cherubs, scrolled brackets etc.;
- d) External stucco and stonework;
- e) Staircases including balustrades, newel posts and handrails;
- f) First floor balconies;
- g) Glazed brick;
- h) Stained glass;
- i) Iron and brassware;
- j) Floors; and

- k) Joinery - architraves, skirting boards, panelling, window and door encasements, surrounds, over-panels, etc.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

18. Prior to commencement of any works, details of the precautions to secure and protect interior spaces that are especially sensitive to change during the building work shall be submitted to and approved in writing by the City Council. These spaces include the proposed:

- a) Bar (main double-height space with access doors to Waring Street);
- b) Function room attached to bar (north);
- c) Store (former bank vaults);
- d) Concierge;
- e) Entrance lobby (Donegall Street);
- f) Stair between new glazed Lobby and Concierge; and
- g) Balconies.

The work shall be carried out fully in accordance with the details approved.

No such spaces shall be disturbed or features removed temporarily or permanently except as indicated on the approved drawings or without the prior written approval of the City Council.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. This building is a palimpsest of work by various noteworthy architects since its original construction in 1776.

19. Prior to commencement of works to the roof, the following details shall be submitted and approved in writing by the Council.

- a) A fully dimensional survey to accurately reflect the form of the roof structure and details of splice repairs of timber members;
- b) Leadwork details;
- c) Flues, vents or other pipework piercing the roof; and
- d) The means of ventilating the roof, i.e. where insulation is inserted above ceiling joists, to prevent condensation/rot of existing timber structure.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. The pyramidal dome with central copper lantern is a particularly striking and distinctive feature of this building, which will be visible from all four sides and from above. It is therefore fundamental that this is protected and any changes carefully managed.

20. Prior to commencement of any works, a method statement for the protection, taking down and secure storage for future re-use of the following materials/features/fixtures forming part of the 1956 extension shall be submitted to and approved in writing by the City Council.

- a) Balustrading to main stair; and
- b) Panelling (marble and timber) and coved ceiling to first floor board room.

The works shall not be carried out unless in accordance with the approved details.

Reason: In order that such materials may be reused at a later date.

21. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the City Council. For example, where the existing and original finish is lath and plaster, so it shall be repaired. Any laths to be replaced shall match the existing on site or shall be riven oak or chestnut, from 1¼" to 1½" (31-37mm) in width and ¼" thick.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (NI) 2011.

22. Prior to commencement of any works, details of all new elevational treatment to the North East elevation of the original building upon removal of 1956 extension shall be submitted to and approved in writing by the City Council. Such details shall include:
- a) Method Statement and tools proposed for demolition immediately adjacent to the listed building (within 1m);
 - b) proposed render mix and final surface texture;
 - c) a sample panel of stonework quoins and all decorative cut or moulded pieces;
 - d) description of the joints proposed; and
 - e) mortar mix, profile and finish.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

23. All cleaning of the existing façades shall conform to BS 8221-1:2012 (Code of Practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). No cleaning, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without the prior approval.

No works shall be undertaken unless a methodology for the cleaning of the facades and test panel have been submitted to and approved in writing by the City Council. No cleaning shall be undertaken unless in accordance with the details so approved and the requirements of this condition.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

24. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external or internal faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

25. Prior to commencement of any works, details of the following items at a minimum scale of 1:20 shall be submitted to and approved in writing by the City Council.

- a) Connections between the extension and the listed building, including the Manager's House to show dimensioned set-backs, structure, flashings and allowance for movement;
- b) Structural intervention proposed to convert the flat roof to a terrace;

- c) New terrace guarding and handrail;
- d) Eaves at roof-top bar;
- e) Upgrading of existing doors/ceilings/floors to provide fire protection;
- f) Sections indicating all proposed internal alterations to historic fabric e.g. floors, walls, ceilings and roofs.

The work shall be carried out in full in accordance with such approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

26. Prior to commencement of any works, samples of the following items shall be submitted to and approved in writing by the City Council.

- a) Replacement sample if sufficient slate is not salvageable from the existing roof;
- b) Re-plastering, lime based plaster with no cement-based additives is expected;
- c) Painting – The finish for any lime plaster shall be a limewash. Natural breathable paints may be used as an alternative where specifically agreed. Exterior and interior oil based paintwork should be linseed oil based unless specifically agreed in writing by the Council.

The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

27. Prior to commencement of any works, samples of all external materials and finished proposed for the new-build extension shall be submitted to and approved in writing by the City Council. Such detail shall include:

- a) Reconstituted stone, all variations;
 - b) Roofing material including dormers and flashings;
 - c) Coping stones;
 - d) Balustrading;
 - e) Rainwater goods;
 - f) Frameless glazing system for link building;
 - g) Windows including spandrel panels;
 - h) External doors;
 - i) Paving setts for 450mm perimeter band around listed building, etc.
- Samples shall remain on site for the duration of the works.

The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the materials used are of an appropriate quality in the interest of protecting the quality and character of the setting to the listed building under Section 80 of The Planning Act (NI) 2011.

28. Guests shall not occupy the new-build hotel accommodation until the existing listed building has been repaired to the extent that it is deemed worthy of removal from NI's heritage at Risk Register, by written approval of the Council in conjunction with HED.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (NI) 2011.

29. The bar (main double-height space with access doors to Waring Street) shall remain accessible to members of the public and shall not be exclusively for hotel guests.

Reason: To ensure that the change of use under PPS 6 BH7 allows access to all citizens to appreciate and understand the special architectural and historic interest of the listed building, which is one of the most important civic buildings in Belfast and has been continuously open to the public since the date of its construction.

BRADDELLS, NO. 11 NORTH STREET

30. Prior to commencement of works details shall be submitted and approved in writing by the Council of access that shall be afforded to the Council during the work for monitoring purposes.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

31. Prior to commencement of works details shall be submitted and approved in writing by the Council in conjunction with HED of a Fire Safety Strategy and Method Statement for the duration of the works. The works shall be carried out in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

32. Prior to commencement of works details shall be submitted and approved in writing by the Council in conjunction with HED showing the areas to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details shall include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

33. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the City Council.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

34. Prior to commencement of development the following details shall be submitted and approved in writing by the Council in conjunction with HED and the works shall be carried out fully in accordance with the details approved.

- (a) Samples of internal materials and surface finishes;
- (b) Survey and method statement for existing window repair; and
- (c) Splice repair of timber beams.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

35. No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

36. All cleaning of the existing façade shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). Method to be agreed in writing with the Council in conjunction with HED prior to commencement of façade cleaning.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

37. Prior to commencement of work to the roof, the following details shall be submitted and approved in writing by the Council in conjunction with HED and the works shall be carried out fully in accordance with the details approved.

- (a) replacement sample if sufficient slate is not salvageable from the existing roof;
- (b) patent glazing for roof lantern if existing is deemed beyond repair;
- (c) the means of ventilating the roof, i.e. where insulation is inserted between rafters, to prevent condensation / rot of existing timber structure.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

38. Prior to commencement of works, details shall be submitted and approved in writing by the Council in conjunction with HED of proposed precautions to secure and protect the interior features during the building work. The work shall be carried out fully in accordance with the details approved. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Council, in conjunction with HED. Particular regard should be given to the following items:

- (a) Ground, third, and fourth floor stairs balusters and handrails which are labelled on drawing as to be retained and closed off;
- (b) Existing roof structure; and
- (c) Existing timber beams and floor boards to be retained.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

39. No works shall be undertaken unless a sample panel of the following design elements have been provided on site and approved in writing by the City Council.

- (a) Brickwork, to include pointing mortar mix, joint thickness and finish profile;
- (b) Render, to include lime mix and final surface texture.

The works shall not be carried out unless in accordance with the approved details.

The approved sample panel(s) shall be retained on site until the work is completed.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

NORTH STREET ARCADE

40. Prior to commencement of works details shall be submitted and approved in writing by the Council of access that shall be afforded to the Council during the work for monitoring purposes.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

41. Prior to commencement of works a detailed study in the form of a Historic England 'Level 1' Photograph Survey for the North Street and Donegall Street façades shall be submitted and approved in writing by the Council in conjunction with HED. This shall include elevational details, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate¹.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

42. Prior to commencement of works a measured survey and method statement for each façade shall be submitted and approved in writing by the Council in conjunction with HED to demonstrate how the safety and stability of the building fabric to be retained throughout the phases of demolition, repair and reconstruction will be ensured. Given that this building is at risk and considerable repairs are required, such details shall include a condition survey, prepared by a structural or building engineer experienced in working with listed buildings, which should identify:

- a) structural defects;
- b) proposed conservation led remedial works;
- c) a method statement demonstrating how the proposed structural works, including new interventions, will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling proposed) and demolition work.

The work shall be carried out fully in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

43. All new external finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

44. No works shall be undertaken unless details of the, window and external doors in the retained facades have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

45. All cleaning of the existing façade shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). No cleaning, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without prior approval. At the commencement of any cleaning, a test panel shall be undertaken in an inconspicuous position. Method to be agreed in writing with the Council in conjunction with HED prior to commencement of façade cleaning.

Reason: to ensure that special regard is paid to specific architectural features or fixtures, to retain the memory of historical fire damage and to ensure the fabric is protected from further damage during the course of works.

46. No works shall be undertaken unless details of the following elements between the new building and the existing façades have been submitted to and approved in writing by the Council.
- a) Party walls;
 - b) Intermediate floors; and
 - c) New terrace, including guarding and handrail.

The details shall be at a minimum scale of 1:20 and shall include dimensioned set-backs, structure, flashings and allowance for movement.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

47. No works shall be undertaken unless a record of the original arcade's raised lantern, flooring and shopfronts including stall-risers, glazing, pilasters and signboards has been submitted to and approved in writing by the Council. The record shall make use of all available sources (e.g. UAH, HED etc.)

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. Although damaged by fire, sufficient evidence remains in photographs and drawings to enable replication.

48. No works shall be undertaken unless of all brick / stone repairs to the principal façades has been submitted to and approved in writing by the City Council. Such details shall include:
- a) Elevations at an appropriate scale (1:50 minimum) identifying all salvageable materials to be retained or reused – Donegall Street plaque must be included;
 - b) Sample of any replacement stone, brick, reconstituted stone or moulded features;
 - c) description of the joints proposed; and
 - d) mortar mix, profile and finish.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

49. No works shall be undertaken unless of the following external materials have been submitted to and approved in writing by the City Council. :
- a) Roofing material;
 - b) Cladding, projecting fins and mesh;
 - c) Rainwater goods;
 - d) Landscaping proposals.

The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

50. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

51. The new-build residential accommodation shall not be occupied until the retained façades are fully repaired and the arcade reconstructed, by written approval of the council in conjunction with HED.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

52. No demolition shall take place before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.

Reason: To comply with Section 91 (6) of The Planning Act (NI) 2011.

ANNEX	
Date Valid	17th October 2017
Date First Advertised	3rd November 2017
Date Last Advertised	13th September 2019
Date of Last Neighbour Notification	17th 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

Z/2010/1508/LBC Consent granted 11 October 2012	Northern Bank Building 2 Waring Street Belfast BT1 2DX	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.
Z/2012/0084/LBC Consent granted 11 October 2012	11 North Street, Belfast	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

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

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 SUPPORT AND OBJECTION 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

APPENDIX 5 – EXAMPLES OF ZERO AND MINIMAL PARKING SCHEMES

Site	LPA Ref	Description	Residential units	Parking spaces	%	Justification for reduced parking
Belfast						
81-87 Academy Street, Belfast	LA04/2017/2811/F (approved)	Demolition of existing building and erection of 16 storey residential building comprising 90 units (30 x one bed and 60 x two bed), ancillary ground floor uses including management suite, café, servicing (refuse/recycling/cycle storage/general storage), plant room, substation and associated public realm works.	90	0	0%	- The proposed development includes 41 secure cycling parking spaces - The sites accessibility to a range of sustainable travel modes will be supported by a Residential Travel Pack. This will include Public Transport Travel Cards for each unit for the first 5 years of occupation. - Similar to other Build to Rent (BTR) schemes throughout the UK and Ireland the proposed scheme will be marketed as City Centre apartment living with no car parking and therefore will not be attractive to car owners. The development will be appealing to young professionals working in the city centre who do not require a car for travel and who may also not wish to have the additional expense of car ownership. - It is near the various Purpose Built Managed Student Accommodation (PBMSA) schemes in the York Street/Great Patrick Street area and is likely to prove attractive to students moving out of this type of accommodation – which is mainly car free – upon completion of their studies and gaining employment.
Bristol						
ND6, Bristol	17/04673/F (approved)	Erection of a 6- to 11-storey building comprising 120 no. (PRS - privately rented sector), residential units (1-, 2- and 3-bed), 524 sqm of flexible commercial floorspace (Use Classes A1, A2, A3, A4, B1a, D1 or D2) at ground floor level and associated development, including landscaping, public realm, bin storage, plant areas and cycle parking (Major application).	120	6	5%	- The Application Site is situated within 600 metres walking distance of five bus stops and 450m from the railway station 170 cycle parking spaces will be provided, 155 of these will be for residents - It was agreed during the pre-application discussions with BCC on 31st May 2017, that plot ND6 would not include dedicated parking except for disabled parking which is provided in plot ND7 due to its accessible location - A Framework Travel Plan is required to become a Full Travel Plan to be submitted to the council within 3 months of occupation once the owners/occupiers are known with an Action Plan and a Travel Plan Co-ordinator identified.

Castle Park View, Bristol	17/04267/F (approved)	Residential redevelopment (with a tall building element) including communal facilities, amenity space and car parking, together with vehicular access, servicing arrangements, public realm works and landscaping. (Major).	375	36	9%	• Whilst the proposals would be required to provide a total of 404 car parking spaces in accordance with BCC's standards, this is considered to be acceptable given the sustainable site location and level of cycle parking that is to be provided, a flexibility which the policy provides for in appropriate city centre locations. • Parking includes 2 disabled spaces (5%) and 7 (20%) have electric charging. • Enterprise City Car Club on Castle Street • Good links to the bus network • Excellent cycle parking facilities – 490 spaces • There are numerous job opportunities within walking distance.
ND2 and ND5 (The Eye), part of Temple Quay (Plots ND2-ND5) South Of Avon Street Bristol	07/01858/P (approved)	Outline application for redevelopment to provide a mixed use scheme comprising business (including offices), residential, retail, leisure, financial and professional services, food and drink, and leisure uses (Classes B1, C3, D2, A1, A2, A3, A4 and A5), public realm, car parking, roads and footpaths, landscaping and other associated infrastructure.	93	0	0%	• The current application does not identify any parking facilities for the residential accommodation in ND2 and ND5. However, car parking is proposed for the office accommodation in blocks ND3, ND4 and ND5. In view of the site's reasonably close location of the city centre, to public transport facilities, and the package of measures proposed by the applicant to discourage car ownership amongst the residents of Plots ND2 and ND5, no objection is raised to this reduction in car parking spaces in this case. • Secure cycle parking, a residential travel plan and the incorporation of a car club element is to be provided. • A commuted sum was paid towards Park and Ride facilities.
31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS	17/05290/F (pending – no objection from Transport Development Management)	Demolition of existing warehouse, partial demolition, conversion and restoration of nos. 31 and 32 Portland Square to form 93 residential flats and development fronting Portland Square, Cave Street and Surrey Street with associated refuse and cycle storage. (Major Application)	93	0	0%	• The proposal is being put forward as a car-free development and the site is centrally located with good access to shops and transport facilities. It is within a controlled parking zone with permits available to existing residents and businesses, as well as pay and display parking. Disabled (blue badge) users will be able to park on-street within these areas or in the CPZ parking bays, without cost. The applicant states that free membership of the council's car club scheme and vouchers for sustainable travel are proposed as part of a proposed residents welcome pack. This can be secured within the Framework Travel Plan. Consequently it is the view of Transport Development

						Management (TDM) that a s106 or UU should secure this Travel Plan contribution as well as the sustainable travel vouchers and car club incentives (the latter two paid directly from the developers to the future occupiers), subject to legal agreement. It is noted that the applicants are also willing to pay for the Local Authority to undertake the Full Travel Plan at a fee of £135 per dwelling, secured through a Unilateral Undertaking or Section 106. 156 cycle spaces plus 10 visitor spaces are proposed to serve the development which would meet the standards set out in the Site Allocations and Development Management Policies.
Manchester						
Land bound by Ducie Street, the Rochdale Canal, Peak Street, Tariff Street, Manchester	115178/FO/2017 (approved)	Erection of 2 linked buildings ranging in height from 8 to 10 storeys (plus roof top plant room) to provide residential accommodation (Use Class C3) comprising 18 x 1 bed, 84 x 2 bed, 15 x 3 bed, 2 x duplex (4 bed) and 9 townhouses (7 x 3 bed, 1 x 2 bed and 1 x 4 bed) (128 units in total) works to create provision for access and servicing, hard and soft landscaping (to include a secure external area and public realm linking Ducie Street to the Rochdale Canal) and associated works following the demolition of existing buildings. Development to include 128 cycle parking spaces.	128	0	0%	5 min walk to Piccadilly Train Station and Tram stop - Designated car club space within walking distance 127/128 secure spaces for bikes will be provided - Three bus stops are within 800m of the site - On street car parking, multi-storey parking with up to 1000 car parking spaces within 3 minutes' walk - Residents will be offered the opportunity to purchase a car parking lease in the CitiPark multi-storey car park which is immediately to the north of the proposed development.
Car Park Between 57 And 59 Ducie Street Manchester	120149/FO/2018 (approved)	Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.	41	1	2%	- Public off-street parking (including disabled and EV parking) is provided a short walk from the Site (2 minutes) at the CitiPark car park on Tariff Street. This car park has 232 spaces. - No parking is included in the Proposed Development and in the unlikely event that residents do own a car they will be able to purchase season tickets for one of a number of car parks surrounding the Site. The nearest car park to the Site is located a short walk (two-minutes) away on Tariff Street. This car park provides disabled parking spaces. In addition, disabled drivers can park in the existing parking bays on Laystall Street for unlimited periods and for free.

						The Proposed Development provides 100% cycle parking and measures are included in the Framework Travel Plan to enable residents to realise their potential for sustainable living. This includes honest marketing of the Proposed Development as a car-free residence, the production of a travel pack for each resident providing a comprehensive resource of inclusive mobility advice, public transport information, and local walking and cycling route details.
Land At Chandos Hall Between Echo Street, Granby Row, Vimto Gardens And Manchester South Junction And Altrincham Railway Viaduct, Manchester, M1 3QJ	118267/FO/2017 (approved)	Full planning permission for the demolition of existing buildings on site and their replacement with a mixed use (sui generis) development comprising 3 towers ranging in height (from 14, 20 and to 25 storeys (including lower ground floor level) and intermediary link buildings and providing: 403 units of Co-Living residential accommodation with associated shared amenity spaces; 94 units of purpose built student accommodation with associated shared amenity spaces; ground floor commercial floor space and children's day nursery together with cycle parking, recycling and refuse bin storage, associated plant and public realm enhancements to Granby Row, Echo Street, Cobourg Street and Back Acton Street	497 (403 Co-living and 94 student)	0	0%	- A total of 322 cycle parking spaces would be provided 45% would be utilised as a cycle hire facility (148 spaces). 148 bicycles would be purchased and stored within a designated section of the basement storage area. The bicycles would be made available for hire to residents of either the student accommodation or Co-Living accommodation subject to them joining the Echo Street Cycle Club. Membership of the cycle club would be free.
Land At 76 - 82 Oldham Street And Land Bounded By Spear Street, Warwick Street And Houldsworth Street Ancoats Manchester M4 1LF	110074/FO/2015/ C2 (approved)	Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial	100	9	9%	- Visitors have a choice of long stay pay-and-display car parking within walking distance - The site is located on good public footpaths - A car club is located within 5mins walk - Long stay permits can be bought in surrounding car parks

		space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof.				
Sheffield						
Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street, Sheffield, S1 2HP	18/04257/RG3 (approved)	Alterations to Laycock House to provide 5x retail units to ground floor (Use Class A1) and 4x apartments above (C3), demolition of remaining buildings and erection of 8 storey building comprising retail/cafe/bar space (A1, A3, A4 and A5) at ground floor, offices (B1) and 52x apartments (C3) above and associated works	56	0	0%	On street parking is close by - Approximately 3,500 of these car parking spaces are within an approximate 400 metres radius of the site.
Cardiff						
Site of former marland house and ncp car park, Central square, Cardiff	18/01705/MJR (approved subject to legal agreement)	Erection of a transport interchange with an Associated concourse and ancillary retail/ Commercial units (use classes a1/a2/a3), 305 residential Apartments (use class c3), 10,318 sqm (gia) office Floorspace (use class b1), a 249 space car park, public Realm and related infrastructure and engineering Works (Pending)	305	0	0%	- The proposed development includes 249 car parking spaces above the bus station, spread over 3 floors, of which 225 are allocated to the BBC and 24 are to the office use; the residential element of the application, along with the ancillary ground floor retail, will be car parking free. The zero parking allocation for the ancillary and residential aspects of the proposals is in-line with adopted parking policy, which allows for car free development, and as such is considered to be acceptable. Disabled parking for the BBC Media Centre is included within the Plots 2 and 3 basement car park. - The developer has agreed to fund the delivery of around 60 additional on-street cycle parking spaces and make a financial contribution towards the provision of 36 Nextbike hire cycles in 3 docking stations, 1 located at each of the 3 main entrances to Central Square. Details plans for the location, layout and timing of the provision of the cycle parking will be secured by planning condition and S106. The overall cycle provision totals some 236 spaces

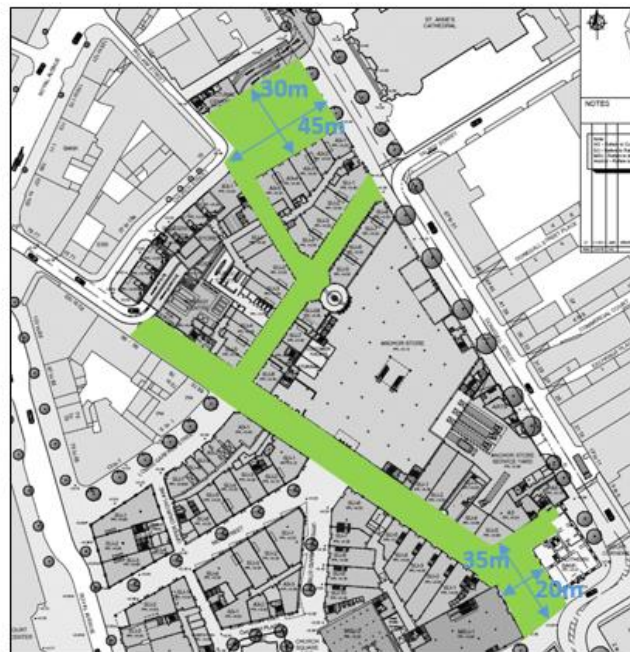
Brighton						
Longley Industrial Estate, Brighton	BH2018/02598 (approved subject to legal agreement)	Demolition of existing buildings and redevelopment to provide: 3,270sqm of office/research/development floorspace (B1 (a)/(b) use), 308sqm of flexible commercial/retail floorspace fronting Elder Place (B1 (a)/(b) and A1-A4 use), 201 residential units (C3 use) in buildings ranging between 3 and 18 storeys plus roof plant level, together with associated car and cycle parking, further plant at lower ground level, supporting facilities and landscaping.	201	11	5%	• 10 wheelchair accessible spaces for residential units (0.05% of total resi units) • 1 wheelchair accessible space for commercial floorspace Justified through city centre location with good access to bus and rail services and cycle connections. Mitigation included: • Car Park Management Plan • Travel Plan • 2 off-site car clubs spaces • Ineligibility for on-street parking permits

APPENDIX 6 – PUBLIC OPEN SPACE/ WRITER'S SQUARE – CULTURE NIGHT LAYOUT



Existing

Open space (green): 3,637 sqm
 Restricted space (yellow): 1,434 sqm
 Barriers to open space (red): 754 sqm



Consented

Open space (green): 5,271 sqm
 Writer's Square only: 1,264 sqm



Proposed

Open space (green): 6,772 sqm
 New Arcade (yellow): 338 sqm
 Writer's Square only: 2,183 sqm

Culture Night Layout



APPENDIX 7 - Details of Neighbour Notification

The Owner/Occupier, (1st Floor) 27 High Street,Belfast,Antrim,BT1 2AA,
The Owner/Occupier, (Third Floor),12-16 Arnott House,Bridge
Street,Belfast,Antrim,BT1 1LU,
The Owner/Occupier, 1 Bridge Street, Belfast
The Owner/Occupier, 1 Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, 1 Lower Garfield Street,Belfast,Antrim,BT1 1FP,
The Owner/Occupier, 1 Royal Avenue, Belfast
The Owner/Occupier, 1 Waring Street, Belfast
Lyndsay King 1, Downhill Walk, Belfast, Down, Northern Ireland, BT8 7ED
Aimee Nelson 1, Hindsdale Park, Belfast, Down, Northern Ireland, BT6 0LH
The Owner/Occupier, 1-3 Donegall Street, Belfast, BT1 2FG
The Owner/Occupier, 10 Rosemary Street,Belfast,Antrim,BT1 1QD,
Carole Kane 10, Lough View Cottages, Portglenone, Antrim, Northern Ireland, BT44
8DF Claire Webb 10, Millreagh, Dundonald, Down, Northern Ireland, BT16 1TJ
Julieanne McCormick 10, Nevins Row, Lisburn, Down, Northern Ireland, BT27 5TF
Fiona Feeney 101, Malone Road, Belfast, Antrim, Northern Ireland, BT9 6SP
The Owner/Occupier, 103 Royal Avenue,Belfast,Antrim,BT1 1FF,
Sean Kelly 103, Haypark Avenue, Belfast, Down, Northern Ireland, BT7 3FF
The Owner/Occupier,103-107 Royal Avenue, Belfast, BT1 2GU
The Owner/Occupier, 104-106 ,North Street,Belfast,Antrim,BT1 1LE,
The Owner/Occupier, 107 Royal Avenue,Belfast,Antrim,BT1 1FF,
Jacqueline Frazer 107, Sandown Road, Belfast, Down, Northern Ireland, BT5 6GW
The Owner/Occupier, 108 North Street, Belfast, BT1 1LE
The Owner/Occupier, 10a Queens Building,Royal Avenue,Belfast,Antrim,BT1 1DA,
The Owner/Occupier, 11 Bridge Street,Belfast,Antrim,BT1 1LT,
The Owner/Occupier, 11 Church Street, Belfast, BT1 1PG
The Owner/Occupier, 11 Donegall Street, Belfast, BT1 2FG
The Owner/Occupier, 11 Lower Garfield Street,Belfast,Antrim,BT1 1FP,
The Owner/Occupier, 11 William Street,Belfast,Antrim,BT1 1PR,
The Owner/Occupier, 11-13 ,Royal Avenue,Belfast,Antrim,BT1 1FB,
The Owner/Occupier, 11-17 ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, 12 Rosemary Street,Belfast,Antrim,BT1 1QD,
The Owner/Occupier, 12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
Connal Faisaigh 121, Deramore Avenue, Belfast, Down, Northern Ireland, BT7 3ET
Connal Hughes 121, Deramore Avenue, Belfast, Down, Northern Ireland, BT7 3ET
The Owner/Occupier, 124-144 ,Royal Avenue,Belfast,Antrim,BT1 1DN,
The Owner/Occupier, 12a ,Rosemary Street,Belfast,Antrim,BT1 1QD,
The Owner/Occupier, 13 Bridge Street,Belfast,Antrim,BT1 1LT,
The Owner/Occupier, 13 Donegall Street, Belfast, BT1 2FG
The Owner/Occupier, 13 Lower Garfield Street, Belfast, BT1 1FP
Mark Hackett 13, Rosemount Gardens, Belfast, Antrim, Northern Ireland, BT15 5AG
Tommy Bell 130, Cargygray Road, Ballynahinch, Down, Northern Ireland, BT24 8JG
The Owner/Occupier, 139 Royal Avenue, Belfast
Robert McCluskey 139, Ballymaguire Road, Stewartstown, Tyrone, Northern Ireland,
BT71 5NJ
The Owner/Occupier,139-141 ,Royal Avenue,Belfast,Antrim,BT1 1FH,
Caitriona Lambe 14, Ranfurly Drive, Belfast, Down, Northern Ireland, BT4 2BE
Graham Smith 14, Ranfurly Drive, Belfast, Down, Northern Ireland, BT4 2BE
Terence Brown 14, Wynchurch Walk, Belfast, Down, Northern Ireland, BT6 0JS
The Owner/Occupier, 141 Royal Avenue, Belfast
The Owner/Occupier, 15 Bridge Street,Belfast,Antrim,BT1 1LT,
The Owner/Occupier, 15 Church Street,Belfast,Antrim,BT1 1PG,
The Owner/Occupier, 15 Donegall Street, Belfast, BT1 2FG

The Owner/Occupier, 15 Royal Avenue,Belfast,Antrim,BT1 1FB,
 Andrew McClelland15, Llewellyn Avenue, Lisburn, Antrim, Northern Ireland, BT27
 4AG
 Jennie Edge 15, Old Seahill Road, Holywood, Down, Northern Ireland, BT18 0EG
 Maria McManus15, Rossmore Avenue, Belfast, Down, Northern Ireland, BT7 3HB
 The Owner/Occupier, 16 Rosemary Street, Belfast, BT1
 Fiona McAlorum 16, Camberwell Terrace, Belfast, Antrim, Northern Ireland, BT15
 3AS
 Melissa Magee 16, Loral Park, Newtownabbey, Antrim, Northern Ireland, BT37 0LH
 The Owner/Occupier, 16-20 Lombard Street, Belfast
 The Owner/Occupier, 17 Bridge Street,Belfast,Antrim,BT1 1LT,
 The Owner/Occupier, 17 Donegall Street, Belfast, BT1 2FG
 The Owner/Occupier, 17 Royal Avenue,Belfast,Antrim,BT1 1FB,
 Casey Aspin 17, Cherryvalley Park, Belfast, Down, Northern Ireland, BT5 6PL
 The Owner/Occupier, 18 Rosemary Street,Belfast,Antrim,BT1 1QD,
 Ali Fell 18, Ebrington Gardens, Belfast, Down, Northern Ireland, BT4 3BY
 Adam Turkington 18, Ebrington Gardens, Belfast, Down, Northern Ireland, BT4 3BY
 Doris Gentemann 181, Annadale Flats, Belfast, Down, Northern Ireland, BT7 3AZ
 The Owner/Occupier, 19 Bridge Street, Belfast
 The Owner/Occupier, 19 Lombard Street,Belfast,Antrim,BT1 1RB,
 The Owner/Occupier, 19 Royal Avenue,Belfast,Antrim,BT1 1FB,
 Emer Nugent 19, Farnham Street, Belfast, Antrim, Northern Ireland, BT7 2FL
 Alison McAleese 19, Mary Street, Newtownards, Down, Northern Ireland, BT23 4DQ
 The Owner/Occupier,19-21 ,High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, 19-21 Donegall Street, Belfast, BT1 2FG
 The Owner/Occupier, 19-27 ,Church Street,Belfast,Antrim,BT1 1PG,
 The Owner/Occupier, 19a ,Royal Avenue,Belfast,Antrim,BT1 1FB,
 The Owner/Occupier, 1st Floor,22 Rosemary Street,Belfast,Antrim,BT1 1QD,
 The Owner/Occupier, 1st Floor,66 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, 1st Floor,89-101 Sinclair House,Royal Avenue, Belfast, BT1
 1FE,
 The Owner/Occupier, 1st Floor,Cathedral Buildings,64 Donegall
 Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, 2 Exchange Place,Belfast,Antrim,BT1 2NA,
 The Owner/Occupier, 2 Gresham Street,Belfast,Antrim,BT1 1JN,
 The Owner/Occupier, 2 Royal Avenue, Belfast BT1 1DA
 The Owner/Occupier, 2,Northern Whig House,6 Bridge Street,Belfast,Antrim,BT1
 1LU,
 The Owner/Occupier, 2-10 Bridge Street, Belfaste BT1 1LT
 The Owner/Occupier, 2-6 Waring Street, Belfast, BT1 2DX
 The Owner/Occupier, 2-8 ,Rosemary Street,Belfast,Antrim,BT1 1QD,
 The Owner/Occupier, 2-8 Gresham Street, Belfast, BT1 1JN
 The Owner/Occupier, 20 High Street,Belfast,Antrim,BT1 2BD,
 The Owner/Occupier, 20 Lombard Street,Belfast,Antrim,BT1 1RD,
 The Owner/Occupier, 20 Rosemary Street, Belfast, BT1
 The Owner/Occupier, 21 Lombard Street, Belfast
 The Owner/Occupier, 21 Royal Avenue,Belfast,Antrim,BT1 1FB,
 Catherine McDyre 21, Vere Foster Walk, Belfast, Antrim, Northern Ireland, BT12
 7QL
 The Owner/Occupier, 22 High Street,Belfast,Antrim,BT1 2BD,
 The Owner/Occupier, 22-28 Lombard Street, Belfast
 The Owner/Occupier, 22-28 Rosemary Street, Belfast, BT1
 The Owner/Occupier, 23 Donegall Street, Belfast, BT1 2FG
 The Owner/Occupier, 23 Lombard Street, Belfast
 Ruth Steen 245 Donegall Road Belfast Antrim

The Owner/Occupier, 25 Donegall Street, Belfast, BT1 2FG
 The Owner/Occupier, 25 Lombard Street, Belfast
 Eddie McGlinchey 25, Knightsbridge Manor, Belfast, Antrim, Northern Ireland, BT9 5ET
 The Owner/Occupier, 25-29 ,Royal Avenue,Belfast,Antrim,BT1 1FB,
 The Owner/Occupier, 27 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, 27 High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, 27 Lombard Street, Belfast
 Kellie Mairs 27, Houston Park, Belfast, Down, Northern Ireland, BT5 6AT
 Roisin O'Hagan 28, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FD
 Peter Hutchinson 28, Osborne Drive, Belfast, Antrim, Northern Ireland, BT9 6LH
 Peter Hutchinson 28, Osborne Drive, Belfast, Antrim, Northern Ireland, BT9 6LH
 David Mooney 28, Weston Drive, Belfast, Antrim, Northern Ireland, BT9 7JF
 Clive Moore 28, York Drive, Belfast, Antrim, Northern Ireland, BT15 3QY
 The Owner/Occupier,29 Donegall Street, Belfast, BT1 2FG
 The Owner/Occupier, 29 High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, 29 High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, 29a ,Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, 2nd Floor,20 High Street,Belfast,Antrim,BT1 2BD,
 The Owner/Occupier, 2nd Floor,22 Rosemary Street,Belfast,Antrim,BT1 1QD,
 The Owner/Occupier, 2nd Floor,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, 3 Bridge Street,Belfast,Antrim,BT1 1LT,
 The Owner/Occupier, 3 Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, 3 Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, 3 Waring Street, Belfast
 Rosie Irwin 3, Ravenhill Avenue, Belfast, Down, Northern Ireland, BT6 8LD
 The Owner/Occupier, 3,3 Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, 3-5 ,Bridge Street,Belfast,Antrim,BT1 1LT, Aine O'Keeffe 30, Kirkliston Gardens, Belfast, Down, Northern Ireland, BT5 6EE
 The Owner/Occupier, 31 Donegall Street, Belfast, BT1 2FG
 The Owner/Occupier, 31-35 High Street, Belfast, BT1
 Una Walker 32, Audleystown Road, Downpatrick, Down, Northern Ireland, BT30 7LP
 The Owner/Occupier, 32-40 ,Rosemary Street,Belfast,Antrim,BT1 1QB,
 Emily DeDakis 326, Apartment 307, Crumlin Road, Belfast, Antrim, Northern Ireland, BT14 7EN
 The Owner/Occupier, 33 Donegall Street, Belfast, BT1 2FG
 The Owner/Occupier, 33 Donegall Street, Belfast, BT1 2FH
 The Owner/Occupier, 33-39 ,Royal Avenue,Belfast,Antrim,BT1 1FD,
 The Owner/Occupier, 33a ,Royal Avenue,Belfast,Antrim,BT1 1FD,
 The Owner/Occupier, 35 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, 37 Donegall Street, Belfast, BT1 2GA
 The Owner/Occupier, 37 High Street,Belfast,Antrim,BT1 2AB,
 The Owner/Occupier, 38-40 ,Rosemary Street,Belfast,Antrim,BT1 1QE,
 The Owner/Occupier, 39 Donegall Street,Belfast,Antrim,BT1 2FG,
 Cathy Summerville 392, Ravenhill Road, Belfast, Down, Northern Ireland, BT6 0BA
 The Owner/Occupier, 3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
 Darcie Graham 3a, Apartment 3, Donegall Street, Belfast, Antrim, Northern Ireland, BT1 2FF
 The Owner/Occupier, 3rd Floor Left,133 Royal Avenue,Belfast,Antrim,BT1 1FG,
 The Owner/Occupier, 3rd Floor Right,133 Royal Avenue,Belfast,Antrim,BT1 1FG,
 The Owner/Occupier, 4 Royal Avenue, Belfast BT1 1DA
 The Owner/Occupier, 4,3 Donegall Street,Belfast,Antrim,BT1 2FF,
 Roisin Whyte 40, Irwin Crescent, Belfast, Down, Northern Ireland, BT4 3AQ
 The Owner/Occupier, 41 Donegall Street,Belfast,Antrim,BT1 2FG,

Paul Mone 41, Delhi Street, Belfast, Down, Northern Ireland, BT7 3AJ
 First Presbyterian Church 41, Rosemary Street, Belfast, Antrim, Northern Ireland, BT1 1QB
 The Owner/Occupier, 42-44 ,Rosemary Street,Belfast,Antrim,BT1 1QE,
 The Owner/Occupier, 43 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, 43 High Street,Belfast,Antrim,BT1 2AB,
 The Owner/Occupier, 43 High Street,Belfast,Antrim,BT1 2AB,
 George Kilpatrick 44, Florenceville Avenue, Belfast, Down, Northern Ireland, BT7 3GZ
 The Owner/Occupier, 45-47 ,Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, 45-47 ,Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, 49 Donegall Street,Belfast,Antrim,BT1 2FH,
 The Owner/Occupier, 4th Floor,89-101 Sinclair House,Royal Avenue,Belfast,Antrim,BT1 1EX,
 The Owner/Occupier, 5 Bridge Street,Belfast,Antrim,BT1 1LT,
 Kimberley Reynolds 5, Orby Close, Belfast, Down, Northern Ireland, BT5 6BP
 Mary Brady 5, Whitehall Mews, Belfast, Down, Northern Ireland, BT7 3GE
 The Owner/Occupier, 5,3 Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, 5,Northern Whig House,6 Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, 5-11 Wilsons Court, Belfast
 The Owner/Occupier, 5-9 ,Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, 5-9 ,Donegall Street,Belfast,Antrim,BT1 2FF,
 Mitch Conlon 50, Kansas Avenue, Belfast, Antrim, Northern Ireland, BT15 5AZ
 Alessia Cargnelli 50, Kansas Avenue, Belfast, Antrim, Northern Ireland, BT15 5AZ
 Conor Shields 506, Upper Newtownards Road, Belfast, Down, Northern Ireland, BT4 3HB
 The Owner/Occupier, 51 Donegall Street,Belfast,Antrim,BT1 2FH,
 Stuart Campbell 51, Richardson Street, Belfast, Down, Northern Ireland, BT6 8DX
 The Owner/Occupier, 53 Donegall Street, Belfast, BT1 2FH
 The Owner/Occupier, 55 Donegall Street,Belfast,Antrim,BT1 2FH,
 The Owner/Occupier, 55 Donegall Street,Belfast,Antrim,BT1 2FH,
 The Owner/Occupier, 56 Rosemary Street,Belfast,Antrim,BT1 1QE,
 The Owner/Occupier, 56 Rosemary Street,Belfast,Antrim,BT1 1QE,
 The Owner/Occupier, 57 Donegall Street, Belfast, BT1 2FH
 Josh Schultz 5723 W Melrose St,Chicago, IL 60634,USA
 The Owner/Occupier, 58 Royal Avenue, Belfast BT1 1DJ
 Grainne Tobin 58, King Street, Newcastle, Down, Northern Ireland, BT33 0HB
 The Owner/Occupier, 58-66 ,Royal Avenue,Belfast,Antrim,BT1 1DJ,
 The Owner/Occupier, 59 Donegall Street,Belfast,Antrim,BT1 2FH,
 Sarah McCloy 59, Willesden Park, Belfast, Antrim, Northern Ireland, BT9 5GY
 The Owner/Occupier, 6 Royal Avenue, Belfast BT1 1DA
 The Owner/Occupier, 6,3 Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, 6-10 William Street, Belfast, BT1 1PR
 The Owner/Occupier, 60 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, 60 Royal Avenue, Belfast BT1 1DJ
 Alan F Abernethy 61-67 Diocesan Office, Office (Gd To 3rd Floor), Donegall Street, Belfast, Antrim, Northern Ireland, BT1 2QH
 The Owner/Occupier, 61-67 Diocesan Office,Donegall Street,Belfast,Antrim,BT1 2HQ,
 The Owner/Occupier, 62 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, 62 Royal Avenue, Belfast BT1 1DJ
 Gemma Reid 63, Hopefield Avenue, Portrush, Antrim, Northern Ireland, BT56 8HE
 Katie Ballentine 63, Rosses Lane, Ballymena, Antrim, Northern Ireland, BT42 2SB
 The Owner/Occupier, 64 Donegall Street, Belfast

The Owner/Occupier, 65-67 ,Royal Avenue,Belfast,Antrim,BT1 1FE,
 The Owner/Occupier, 66 Donegall Street, Belfast
 The Owner/Occupier, 66 Royal Avenue, Belfast, BT1 1FE
 The Owner/Occupier, 67 Royal Avenue,Belfast,Antrim,BT1 1FE,
 Ben Weir 67, Nevis Avenue, Belfast, Down, Northern Ireland, BT4 3AD
 Christopher Weir 67, Nevis Avenue, Belfast, Down, Northern Ireland, BT4 3AD
 The Owner/Occupier, 68 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, 68 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, 69 Royal Avenue,Belfast,Antrim,BT1 1FE,
 Nicola McVeigh 7 Old Museum Arts Centre, College Square North, Belfast, Antrim,
 Northern Ireland, BT1 6AR
 The Owner/Occupier, 7 Bridge Street,Belfast,Antrim,BT1 1LT,
 Malcolm Scott 7, Derlett Street, Belfast, Down, Northern Ireland, BT7 3AT
 Andrew Allen 7, Lakeview Crescent, Newtownabbey, Antrim, Northern Ireland, BT36
 5ZQ
 The Owner/Occupier, 7,Northern Whig House,6 Bridge Street,Belfast,Antrim,BT1
 1LU,
 The Owner/Occupier, 7-11 Royal Avenue, Belfast
 The Owner/Occupier, 7-19 Royal Avenue, Belfast
 The Owner/Occupier, 7-9 ,Lower Garfield Street,Belfast,Antrim,BT1 1FP,
 The Owner/Occupier, 70 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, 71 Royal Avenue, Belfast, BT1 1FE
 The Owner/Occupier, 72 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, 72 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, 72-74 ,Royal Avenue,Belfast,Antrim,BT1 1DJ,
 The Owner/Occupier, 73 Royal Avenue,Belfast,Antrim,BT1 1FE,
 The Owner/Occupier, 74 Donegall Street,Belfast,Antrim,BT1 2GU,
 The Owner/Occupier, 74 North Street, Belfast, BT1 1LD
 The Owner/Occupier, 74 Royal Avenue, Belfast, BT1 1DJ
 The Owner/Occupier, 75 North Street,Belfast,Antrim,BT1 1NB,
 The Owner/Occupier, 75 North Street,Belfast,Antrim,BT1 1NL,
 The Owner/Occupier, 75-87 ,Royal Avenue,Belfast,Antrim,BT1 1FE,
 The Owner/Occupier, 76 North Street, Belfast, BT1 1LD
 The Owner/Occupier, 76 Royal Avenue,Belfast,Antrim,BT1 1DJ,
 The Owner/Occupier, 76-78 ,Donegall Street,Belfast,Antrim,BT1 2GU,
 Adonia Wasson 77, Dunraven Park, Belfast, Down, Northern Ireland, BT5 6BS
 The Owner/Occupier, 78 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, 78-80 ,Royal Avenue,Belfast,Antrim,BT1 1DJ,
 Claire Molloy 8, Kingsdale Park, Belfast, Down, Northern Ireland, BT5 7BY
 The Owner/Occupier, 8,Northern Whig House,6 Bridge Street,Belfast,Antrim,BT1
 1LU,
 The Owner/Occupier, 8-10 Royal Avenue, Belfast, BT1 1DA
 The Owner/Occupier, 8-10a Queens Building,Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, 82 Royal Avenue,Belfast,Antrim,BT1 1DJ,
 Jennifer Rea 83, Knockbracken Road, Belfast, Down, Northern Ireland, BT6 9SP
 The Owner/Occupier, 84 Royal Avenue, Belfast, BT1 1DJ
 Susan Burrows 84, Belfast Road, Glenavy, Antrim, Northern Ireland, BT29 4HS
 The Owner/Occupier, 85-87 ,Royal Avenue,Belfast,Antrim,BT1 1FE,
 The Owner/Occupier, 85-87 ,Royal Avenue,Belfast,Antrim,BT1 1FE,
 The Owner/Occupier, 86 Royal Avenue,Belfast,Antrim,BT1 1DJ,
 The Owner/Occupier, 88 Royal Avenue, Belfast BT1 1DJ
 The Owner/Occupier, 89-101 Sinclair House,Royal Avenue,Belfast,Antrim,BT1 1FE,
 The Owner/Occupier, 89-91 ,Royal Avenue,Belfast,Antrim,BT1 1FE,
 The Owner/Occupier, 9 Bridge Street,Belfast,Antrim,BT1 1LT,
 John Waid 9, Cheltenham Park, Belfast, Down, Northern Ireland, BT6 0HR

The Owner/Occupier, 91 Royal Avenue,Belfast,Antrim,BT1 1FE,
The Owner/Occupier, 92-100 Bank Of Ireland Buildings,Royal
Avenue,Belfast,Antrim,BT1 1DL,
Sarah McCann 93, Ardenlee Avenue, Belfast, Down, Northern Ireland, BT6 0AD
The Owner/Occupier, 93-101 ,Royal Avenue,Belfast,Antrim,BT1 1DL,
The Owner/Occupier, 95-101 ,Royal Avenue,Belfast,Antrim,BT1 1FE,
Belfast Chamber of Trade and Commerce 95-101, Royal Avenue, Belfast, Antrim,
Northern Ireland, BT1 1FE
The Owner/Occupier, 95-97 ,Donegall Street,Belfast,Antrim,BT1 2AH,
The Owner/Occupier, Apartment 1,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Apartment 2,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Apartment 3,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Apartment 4,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Apartment 5,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Apartment 6,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Apartment 7,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Apartment 8,3a ,Donegall Street,Belfast,Antrim,BT1 2FF,
The Owner/Occupier, Argento Jewellery,7-11 ,Royal Avenue,Belfast,Antrim,BT1
1FB,
The Owner/Occupier, Bateman Catering Organisation (N I) Ltd,64 Donegall
Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Belfast Area Electoral Office,1st, 2nd & 3rd Floor Offices,St.
Annes House,15 Church Street,Belfast,Antrim,BT1 1PG,
The Owner/Occupier, Belfast City Centre Management,95-101 ,Royal
Avenue,Belfast,Antrim,BT1 1FE,
The Owner/Occupier, Belfast City Management,89-101 Sinclair House,Royal
Avenue,Belfast,Antrim,BT1 1FE,
The Owner/Occupier, Belfast City Of Trade & Commerce,95-101 ,Royal
Avenue,Belfast,Antrim,BT1 1FE,
P Moorhead Belfast Civic Trust Ltd,126 Eglantine Avenue,Belfast,BT9 6EU
The Owner/Occupier, Belfast Coffee Shop,107 Royal Avenue,Belfast,Antrim,BT1
1FF,
The Owner/Occupier, Brights Restaurants,23-25 Highbridge House,High
Street,Belfast,Antrim,BT1 2AA,
The Owner/Occupier, Caffè Nero,21-27 ,Lombard Street,Belfast,Antrim,BT1 1RB,
The Owner/Occupier, Cathedral Chambers,11 Talbot Street,Belfast,Antrim,BT1 2LD,
Cathedral Quarter Trust Destination CQ BID
Cathedral Quarter Managed Workspace,109-113 Royal Avenue,Belfast,BT1 2FF
Susan Picken Cathedral Quarter Trust 109-113 Royal Avenue Belfast
The Owner/Occupier, Cathedral Terrace,21 Church Street,Belfast,Antrim,BT1 1PG,
The Owner/Occupier, Cathedral Terrace,23 Church Street,Belfast,Antrim,BT1 1PG,
The Owner/Occupier, Chief Electoral Officer,St. Annes House,15 Church
Street,Belfast,Antrim,BT1 1ER,
The Owner/Occupier, Community Dance,St. Annes House,15 Church
Street,Belfast,Antrim,BT1 1PG,
The Owner/Occupier, Deers Head,1-3 ,Lower Garfield Street,Belfast,Antrim,BT1
1FP,
The Owner/Occupier, Diamond & Skillen,89-101 Sinclair House,Royal
Avenue,Belfast,Antrim,BT1 1FE,
The Owner/Occupier, FSB Northern Ireland, 143 Royal Avenue, Belfast
The Owner/Occupier, First & Second Floor,72 North Street,Belfast,Antrim,BT1 1LD,
The Owner/Occupier, First Floor Suite 1,Sinclair House,89 Royal
Avenue,Belfast,Antrim,BT1 1FE,
The Owner/Occupier, Flat 12,Canada House,22 North Street,Belfast,Antrim,BT1
1LA,

The Owner/Occupier, Former Belfast Telegraph Building,122-144 ,Royal Avenue,Belfast,Antrim,BT1 1DN,
 The Owner/Occupier, Fourth Floor,42-44 ,Rosemary Street,Belfast,Antrim,BT1 1QE,
 The Owner/Occupier, Fresh Garbage,24 Rosemary Street,Belfast,Antrim,BT1 1QD,
 The Owner/Occupier, Ground & 1st Floors,95-97 ,Donegall Street,Belfast,Antrim,BT1 2AH,
 The Owner/Occupier, Ground Floor Office,5-9 ,Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, Ground Floor,25 Donegall Street,Belfast,Antrim,BT1 2FF,
 The Owner/Occupier, Ground Floor,66 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, Ground Floor,St. Annes House,15 Church Street,Belfast,Antrim,BT1 1ER,
 The Owner/Occupier, H & M,8-10 ,Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, Hadskis,33 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, Hair Experience,23-25 Highbridge House,High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, Hair Experience,25a Highbridge House,High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, Hair Friendly,68 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, Hampton House 47-51 High Street, Belfast, BT1 2QS
 The Owner/Occupier, Highbridge House,25 High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, Horwath House, 20 Rosemary Street,Belfast,Antrim,BT1 1QD,
 The Owner/Occupier, Iceland Foods Plc,Gd Floor,12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Institute Of Directors,4 Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, Insurance Engineers Ltd,41 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, Irish Congress Of Trade Unions,Office 1-7,45-49 ,Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, Isibeals,Cafe (Ground Floor),27 High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, Ivan S Pollin,41 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, J & G Martin & Co Ltd,74 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, J G Martin & Co Ltd,76 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, Jean Miller Bridal Salon,68-70 ,Royal Avenue,Belfast,Antrim,BT1 1DJ,
 Edel O'Reilly Kansas Avenue,Belfast,BT15 5AX
 The Owner/Occupier, Kvaerner Cementation,13 Talbot Street,Belfast,Antrim,BT1 2LD,
 The Owner/Occupier, Liberty Blue,19 Lombard Street,Belfast,Antrim,BT1 1RB,
 The Owner/Occupier, Manager, Castlecourt Shopping Centre, Royal Avenue, Belfast
 The Owner/Occupier, Mark Royal House, 70-74 Donegall Street, Belfast
 The Owner/Occupier, Mccann & Mccann Solicitors,8-10a Queens Building,Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, Mccann & Mccann Solicitors,Cathedral Terrace,19 Church Street,Belfast,Antrim,BT1 1PG,
 The Owner/Occupier, Michael Quinn Hairdressing, 143 Royal Avenue, Belfast
 The Owner/Occupier, Multi Media Resource Centre Ltd,9,Northern Whig House,6 Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, New Belfast Community Arts Initiative.,4,Northern Whig House,6 Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Northern Ireland Trade Union Educational & Social Centre Ltd,Ground-2nd,45-47 ,Donegall Street,Belfast,Antrim,BT1 2FG,
 David Hyndman Northern Visions,23 Donegall Street,Belfast,BT1 2FF

The Owner/Occupier, Northern Whig House,10 Bridge Street,Belfast,Antrim,BT1 1LU,
The Owner/Occupier, Odat Ltd,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Office (1st Floor),23-25 Highbridge House,High Street,Belfast,Antrim,BT1 2AA,
The Owner/Occupier, Office (2nd & 3rd Floor),23-25 Highbridge House,High Street,Belfast,Antrim,BT1 2AA,
The Owner/Occupier, Office (2nd Floor),23-25 Highbridge House,High Street,Belfast,Antrim,BT1 2AA,
The Owner/Occupier, Office (2nd Floor),7-11 ,Royal Avenue,Belfast,Antrim,BT1 1FB,
The Owner/Occupier, Office (3rd Floor),23-25 Highbridge House,High Street,Belfast,Antrim,BT1 2AA,
The Owner/Occupier, Office (3rd Floor),27 High Street,Belfast,Antrim,BT1 2AA,
The Owner/Occupier, Office 14,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Office 15,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Office 1st - 4th Floors,70-74 ,Donegall Street, Belfast, Antrim,BT1 2GU,
The Owner/Occupier, Office 1st And 2nd Floor,25 Donegall Street, Belfast, Antrim, BT1 2FF,
The Owner/Occupier, Office 1st And 2nd Floor,35 Donegall Street, Belfast, Antrim, BT1 2FG,
The Owner/Occupier, Office 1st Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH,
The Owner/Occupier, Office 1st Floor,35 Donegall Street,Belfast,Antrim,BT1 2FG,
The Owner/Occupier, Office 1st Floor,71 North Street,Belfast,Antrim,BT1 1NB,
The Owner/Occupier, Office 2 & 3,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Office 2 2nd Floor,41 Donegall Street,Belfast,Antrim,BT1 2FG,
The Owner/Occupier, Office 25,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Office 26,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Office 2nd Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH,
The Owner/Occupier, Office 2nd Floor,71 North Street,Belfast,Antrim,BT1 1NB,
The Owner/Occupier, Office 3 2nd Floor,41 Donegall Street,Belfast,Antrim,BT1 2FG,
The Owner/Occupier, Office 3rd Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH,
The Owner/Occupier, Office 4a,Cathedral Buildings,64 Donegall Street, Belfast, Antrim,BT1 2GT,
The Owner/Occupier, Office 4th Floor,141-143 ,Royal Avenue,Belfast,Antrim,BT1 1FH,
The Owner/Occupier, Office 6,Cathedral Buidings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
The Owner/Occupier, Office 8b,Cathedral Buildings,64 Donegall Street, Belfast, Antrim, BT1 2GT,
The Owner/Occupier, Office A,Spencer House,71 Royal Avenue,Belfast,Antrim,BT1 1FE,
The Owner/Occupier, Office B,Spencer House,71 Royal Avenue,Belfast,Antrim,BT1 1FE,
The Owner/Occupier, Office C,Spencer House,71 Royal Avenue,Belfast,Antrim,BT1 1FE,

The Owner/Occupier, Office D, Spencer House, 71 Royal Avenue, Belfast, Antrim, BT1 1FE,
 The Owner/Occupier, Office E, Spencer House, 71 Royal Avenue, Belfast, Antrim, BT1 1FE,
 The Owner/Occupier, Office F, Spencer House, 71 Royal Avenue, Belfast, Antrim, BT1 1FE,
 The Owner/Occupier, Office G, Spencer House, 71 Royal Avenue, Belfast, Antrim, BT1 1FE,
 The Owner/Occupier, Offices (3rd Floor), St. Annes House, 15 Church Street, Belfast, Antrim, BT1 1PR,
 The Owner/Occupier, Offices 21-24, Cathedral Buildings, 64 Donegall Street, Belfast, Antrim, BT1 2GT,
 The Owner/Occupier, Offices 26-27, Cathedral Buildings, 64 Donegall Street, Belfast, Antrim, BT1 2GT,
 The Owner/Occupier, Offices 2nd Floor, 41 Donegall Street, Belfast, Antrim, BT1 2FG,
 The Owner/Occupier, Offices 3rd Floor, 42-44, Rosemary Street, Belfast, Antrim, BT1 1QE,
 The Owner/Occupier, Old Museum Building 7 College Square North Belfast BT1 6AR
 The Owner/Occupier, Perfection Turkish Barbers, 88 Royal Avenue, Belfast, Antrim, BT1 1DJ,
 Elizabeth DeYoung PhD Researcher in Social Anthropology and Urban Studies, Institute of Irish Studies, University of Liverpool
 The Owner/Occupier, Police Ombudsman For Northern Ireland, New Cathedral Buildings, 11 Church Street, Belfast, Antrim, BT1 1PG,
 The Owner/Occupier, Prison Arts Foundation, 3, Northern Whig House, 6 Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Probation Board For NI, 80-90, North Street, Belfast, Antrim, BT1 1LD,
 The Owner/Occupier, Provident Personal Credit Ltd, 8-10a Queens Building, Royal Avenue, Belfast, Antrim, BT1 1DA,
 Paulo Sousa Queen's University, Belfast, BT7 1NN
 The Owner/Occupier, Queens Building, 8 Royal Avenue, Belfast, Antrim, BT1 1DA,
 The Owner/Occupier, R A O B Club, 17 Church Street, Belfast, Antrim, BT1 1PG,
 The Owner/Occupier, Robert Kelly Skelton & Co Solicitors, 41 Donegall Street, Belfast, Antrim, BT1 2FG,
 The Owner/Occupier, Room 03 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 04 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 05 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 06a (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 06b (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 07 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 08 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 1-2 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 10 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,
 The Owner/Occupier, Room 11 (Third Floor), 12-16 Arnott House, Bridge Street, Belfast, Antrim, BT1 1LU,

The Owner/Occupier, Room 12 (Third Floor),12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Room 13 (Third Floor),12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Room 14 (Third Floor),12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Room 15 (Third Floor),12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Room 16 (Third Floor),12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Rooms 1-12,8-10a Queens Building,Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, Royal Mail,Post Office,12-16 Arnott House,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, Santander Uk Plc,6 Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, Scarecrow Theatre Co Ltd,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
 Ken Sterrett, School of Natural & Built Environment,David Keir Building,Queen's University Belfast,Belfast,BT9SAG
 The Owner/Occupier, Second Floor,105 Royal Avenue,Belfast,Antrim,BT1 1FF,
 The Owner/Occupier, Sector Consultancy Services Ltd,49 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, Seed Potato Promotions (Northern Ireland) Ltd,Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, Source,6,Northern Whig House,6 Bridge Street,Belfast,BT1 1LU,
 Alan J Reilly, St Anne'S Cathedral, Donegall Street, Belfast, BT1 2HB
 The Owner/Occupier, St. Anne's Cathedral, Donegall Street, Belfast
 The Owner/Occupier, St. George's Buildings, 37-41 High Street, Belfast, BT1 2AB
 The Owner/Occupier, Strikes Restaurant,19 Bridge Street,Belfast,Antrim,BT1 1LT,
 The Owner/Occupier, Studio (2nd Floor),27 High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, The Chalet D'Or,23-25 Highbridge House,High Street,Belfast,Antrim,BT1 2AA,
 The Owner/Occupier, The Haymarket,84 Royal Avenue,Belfast,Antrim,BT1 1DJ,
 The Owner/Occupier, The John Hewitt,51 Donegall Street,Belfast,Antrim,BT1 2FH,
 The Owner/Occupier, The Kairos Project,45-47 ,Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, The Northern Whig,2-4 ,Bridge Street,Belfast,Antrim,BT1 1LU,
 The Owner/Occupier, The Press Association Ltd,8-10a Queens Building,Royal Avenue,Belfast,BT1 1DA,
 The Owner/Occupier, The Times,8-10a Queens Building,Royal Avenue,Belfast,T1 1DA,
 The Owner/Occupier, Third Floor,72 North Street,Belfast,Antrim,BT1 1LD,
 The Owner/Occupier, Ulster Reform Club,4 Royal Avenue,Belfast,Antrim,BT1 1DA,
 The Owner/Occupier, Ulster University, 25-51 York Street, Belfast, BT15 1ED
 The Owner/Occupier, Unit 1,2,5-7 Donegall Arcade,Castle Place,Belfast,BT1 1GA,
 The Owner/Occupier, Unit 1,35 Donegall Street,Belfast,Antrim,BT1 2FG,
 The Owner/Occupier, Unit 1,8b Cathedral Buildings,64 Donegall Street,Belfast,Antrim,BT1 2GT,
 The Owner/Occupier, Unit 10, 5-7 Donegall Arcade, Castle Place, Belfast
 The Owner/Occupier, Unit 11, 5-7 Donegall Arcade, Castle Place, Belfast
 The Owner/Occupier, Unit 11/12,The Haymarket,84 Royal Avenue,Belfast,BT1 1DJ,
 The Owner/Occupier,Unit 12,5-7 Donegall Arcade,Castle Place,Belfast,BT1 1GA,
 The Owner/Occupier, Unit 13, 5-7 Donegall Arcade, Castle Place, Belfast
 The Owner/Occupier, Unit 14, 5-7 Donegall Arcade, Castle Place, Belfast

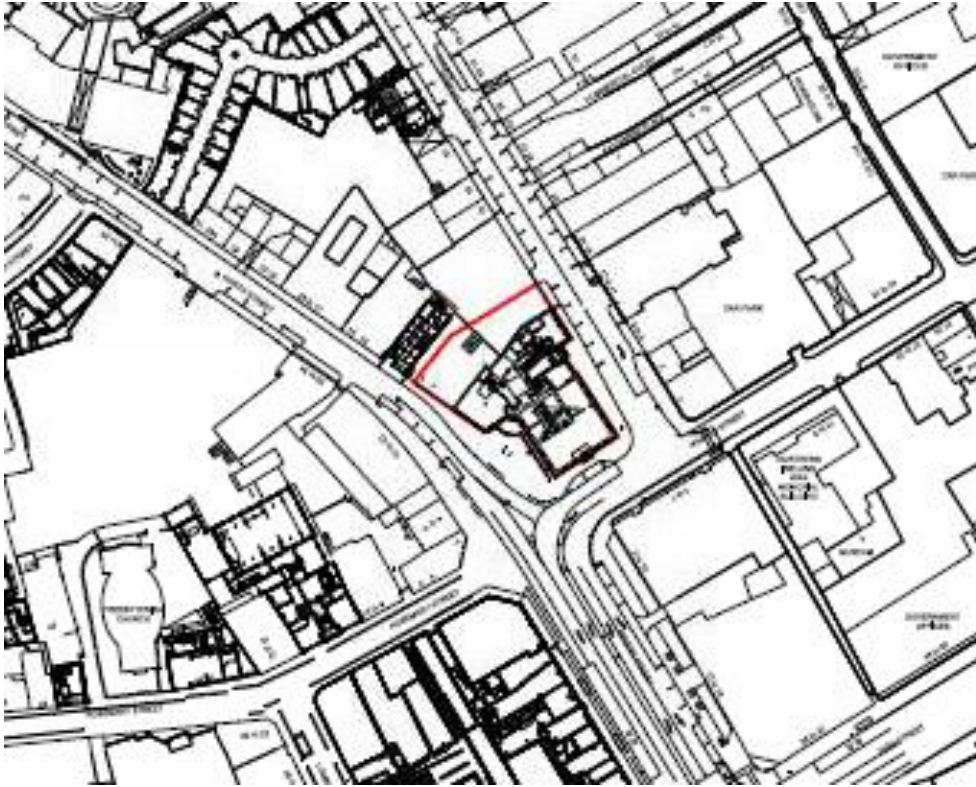
The Owner/Occupier, Unit 15, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit 16,5-7 Donegall Arcade,Castle Place,Belfast,BT1 1PT,
The Owner/Occupier, Unit 16,The Haymarket,84 Royal Avenue,Belfast,BT1 1DJ,
The Owner/Occupier, Unit 17,5-7 Donegall Arcade,Castle Place,Belfast,BT1 1GA,
The Owner/Occupier, Unit 1A Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 1B Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 1C Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 28 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 29 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 2A Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 2B Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 3 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 3, 4,6,5-7 Donegall Arcade,Castle Place,Belfast,Antrim
The Owner/Occupier, Unit 3, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit 30 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 31 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 32 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 33 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 34 (Ground Floor) Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 34 (first Floor) Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 35 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 35 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 36 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 37a Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 37a Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 37b Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 38 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 4 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 4, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit 5 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 5, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit 5,5-7 Donegall Arcade,Castle Place,Belfast,Antrim,BT1 1GA,
The Owner/Occupier, Unit 55 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 56 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 57 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 58a Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier,Unit 58b Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 59 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 6 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 6, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit 60 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 60a Castlecourt Shopping Centre, Royal Avenue, Belfast,
The Owner/Occupier, Unit 61 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 61b Castlecourt Shopping Centre, Royal Avenue, Belfast,
The Owner/Occupier, Unit 6a Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 6b Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit 7, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit 7,5-7 Donegall Arcade,Castle Place,Belfast,Antrim,BT1 1PT,
The Owner/Occupier, Unit 8, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit 8,5-7 Donegall Arcade,Castle Place,Belfast,Antrim,BT1 1GA,

The Owner/Occupier, Unit 9, 5-7 Donegall Arcade, Castle Place, Belfast
The Owner/Occupier, Unit K15 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit K6 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit K8, Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, Unit K9 Castlecourt Shopping Centre, Royal Avenue, Belfast
The Owner/Occupier, W Murphy, 64 Donegall Street, Belfast, Antrim, BT1 2GT,

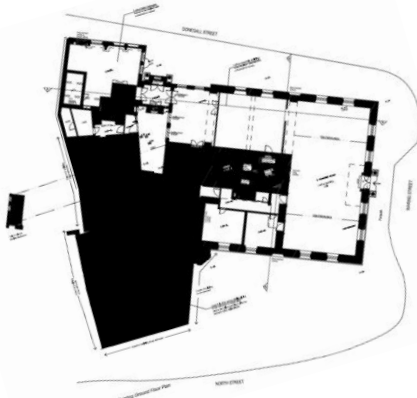
Patricia Moorhead
Nicola Woods
Rebekah McCabe
Anne-Marie Nurnberger
Rebekah McCabe
Danielle Carragher
Cormac O Briain
John Mahood
Michelle Thoburn
Meighan Dowds Roddy
Stephen Caswell
Rachel Brown
Aisling O'Beirn
Paddy McKeown
Madeleine Beattie
Brendan Loughran
Kerrie Hanna
Michael Bonner
Alexander Bennett
Joseph Campbell-McArdle
Patricia Moorhead

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 21st January 2020	
Application ID: LA04/2019/2031/LBC	
Proposal: Renovation and extension of building 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.	Location: Former Assembly Rooms 2 Waring Street 7-9 North Street and the car park at Donegall Street Belfast BT1 2DX
Referral Route: Associated with a Major Application	
Recommendation:	Grant consent subject to conditions
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J 5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Listed Building Consent is sought for works to the Former Assembly Rooms, No. 2 Waring Street, a Grade B1 listed building, as part of a wider regeneration scheme for land formerly known as Royal Exchange. The proposal includes partial demolition of a 1950s extension and later extensions to the original Assembly Rooms, internal and external renovations to facilitate a change of use to a hotel and a proposed extension comprising a 2 storey glazed link and a 6 storey extension. The building is on Northern Ireland's Heritage at Risk Register. Listed Building Consent was previously granted for the Former Assembly Rooms as part of a wider regeneration scheme formerly known as Royal Exchange referred to as the extant scheme. This permission has commenced therefore the extant scheme could be implemented and is a material consideration in the assessment of this proposal. This Listed Building Consent is not significantly different in terms of the demolition approved under the extant permission compared to the proposed demolition, which is an important material consideration. HED is largely content with the proposed extension except for an issue with balustrading at first floor level which the applicant is seeking to resolve. <u>Recommendation</u> Having regard to all material considerations, including the previous permission, it is recommended that Listed Building Consent is granted subject to conditions. It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of the conditions. If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.	

	Case Officer Report
1.0	Plans
	 Site Location Plan
2.0	Description of Proposed Development
2.1	The proposal seeks the partial demolition of a 1950s extension and later extensions, renovations to facilitate change of use to a hotel, a proposed extension comprising a 2 storey glazed link and a 6 storey extension and internal and external works.
3.0	Description of the Site
3.1	The Former Assembly Rooms is a Grade B1 listed building with a stucco finish located at 2 Waring Street. The original building was built around in 1769 with a number of additions in the 1800s and in the early to mid-1900s.
3.2	The building is on Northern Ireland's Heritage at Risk Register.
3.3	The proposal is part of a wider scheme to regenerate the area along North Street, Donegall Street and Rosemary Street (Ref: LA04/2017/2341/O), which is being considered at the same Planning Committee meeting.
4.0	Planning Assessment of Policy and Other Material Considerations
4.1	Planning History
4.1.1	Listed building consent (Ref: Z/2010/1508/LBC) was previously granted in October 2012 as part of a wider regeneration scheme (Z/2010/1532/F & LA04/2016/2327/F) hereafter referred to as the 'extant scheme'. The approved listed building consent granted a change of use of the Former Assembly Rooms to a cafe/restaurant, bar, arts and gallery

	space, removal of a rear staircase, insertion of new staircase and lift, a 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. Relevant planning history is provided at Appendix 1.
4.2	Policy Framework
4.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
4.2.3	Planning Policy Statement 6 (PPS6) – Archaeology and the Built Environment
5.0	Other Material Considerations Belfast City Centre Conservation Area Guide Cathedral Quarter Conservation Area Guide
6.0	Consultations <u>Statutory Consultee</u> DFC Historic Environment Division (HED) – Objection/Comments as amplified in the Assessment section of this report.
7.0	Representations The application has been advertised and no representations have been received.
8.0	Assessment
8.1	Regional Policy Context
8.1.1	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: Policy BH 8 – Extension or Alteration of a Listed Building Policy BH 10 – Demolition of a Listed Building
8.1.2	The SPPS also sets out policy considerations for Listed Buildings at paragraphs 6.12 – 6.15.
8.2	Background
8.2.1	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 proposals for the Former Assembly Rooms are to facilitate its change of use to a hotel, including partial demolition of the extension constructed in the 1950s and other non-original additions to the north of the original building along North Street, erection of a new 6 storey extension connected to the original Former Assembly Rooms by a glazed link and associated internal and external works.
8.2.2	The wider proposals seek 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.
8.3	Demolition
8.3.1	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.
8.3.2	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
8.3.3	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.
8.3.4	The applicant's justification for partial demolition states that <i>'The original and most extensive part of the former Northern Bank will be retained and renovated sensitively to form the hotel restaurant, bars and associated spaces. Removal of the rear extension will restore architectural integrity of the original building (Lanyon era) as well as creating the</i>

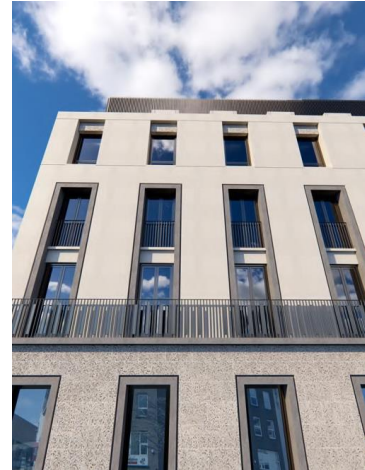
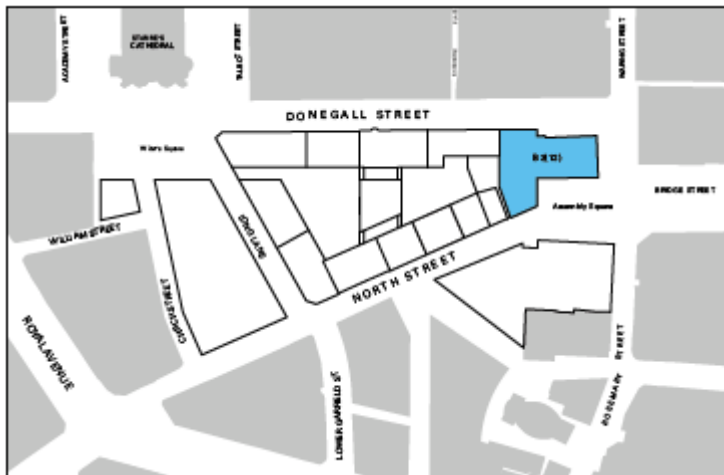
	<i>conditions for economic viability and sustainable use through improved accessibility to the new public spaces to the rear'</i>
8.3.5	In respect of criteria (a) and (b), no details of the condition of the building have been provided. Regarding criterion (b), no details have been provided regarding the adequacy of efforts to retain the building in use. Therefore criteria a) and b) have not been satisfied.
8.3.6	Criterion c) of paragraph 6.25 of PPS 6 requires consideration of the merits of the replacement scheme. Officers consider that substantial benefits to the community would accrue from the proposed development which include the following: • Restoration of the historically important and architecturally significant building, which on the At Risk Register, securing the future use and maintenance of this important listed building; • Enhancement to the streetscape and Conservation Area; and • Provision of a hotel enhancing the vitality and viability of the area.
8.3.7	The substantial benefits for the community set out above and in the associated report LA04/2017/2341/O are considered to outweigh the proposed demolition. Notwithstanding, the extant scheme is a fall-back, which could be implemented as an alternative to the current proposal. It is an important material consideration which has significant weight in the assessment of this element of the proposal and on balance the proposed partial demolition is considered acceptable under Policy BH 10.
8.4	Proposed Alterations and Extensions
8.4.1	Policy BH8 (Extension or Alteration of a Listed Building) of PPS6 states that consent for the extension or alteration of a listed building will normally be granted where all of the following criteria have been met:
8.4.2	a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired; b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and c) the architectural details (doors, gutters, windows) match or are in keeping with the building.
8.4.3	It is proposed to use the retained historic building to house communal areas such as the hotel lobby, bar/restaurant and reception area. The bedroom accommodation would be in the new extension at the rear on North Street and Donegall Street.
8.4.4	The proposal seeks minimal interventions to the existing historic fabric and it is therefore considered that in doing so the essential character of the original Assembly Rooms will be retained. HED acknowledges that minimal interventions are proposed to the existing historic fabric and that all services, fire escapes, lifts etc. will be accommodated in the new extension. HED is largely content with the proposal except for an issue with balustrading at first floor level. The applicant has responded by providing additional drawings in an effort to resolve this issue. These are currently being considered by HED.
8.4.5	The architectural approach to the alterations and extension sensitively responds to the historic building enabling it to retain primacy in the streetscape. Where existing architectural details such as the cornices are damaged these will be repaired or reinstated.

8.4.6 It is proposed that that existing material such as timber panelling to the former board room in the 1950s extension (to be removed) will be carefully removed and salvaged for potential reuse in the interior of the completed building.

8.5. Proposed Extension

8.5.1 Assessment of the proposed extension to the Former Assembly Rooms [Block 03 (12)] in accordance with Policies BH 8 is considered below.

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

8.5.2 Block 03(12) refers to the listed Former Assembly Rooms, 2 Waring Street and new extension with frontage onto North Street and Donegall Street. A mews lane is proposed to the back of the proposed block (northern elevation) from North Street to Donegall Street.

8.5.3 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 AOD. 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.

8.5.4 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 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.
8.5.5	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.
8.5.6	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.
8.5.7	The proposed external finishes of the extension comprises a minimal palette of materials to complement the Listed building.
8.5.8	Conditions are recommended to ensure that the proposed works, including architectural details, are sympathetic and complementary to those found on the building. It is considered that the proposal satisfies criteria a), b) and c) of Policy BH 8 subject to recommended conditions.
8.5.9	Having regard to the above assessment, it is considered that the special architectural and historic qualities of the Listed Building will be safeguarded. The design of the extension is considered appropriate in its context and officers advise that it is acceptable.
9.0	Summary of Recommendation:
9.1	Having regard to the Development Plan, the extant permission and relevant material considerations, the proposal is considered acceptable.
9.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to grant listed building consent subject to conditions.
10.0	Conditions: 1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011. 1. Prior to commencement of works details shall be submitted and approved in writing by the Council of access that shall be afforded to the Council during the work for monitoring purposes. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under section 80 of the Planning Act (NI) 2011.

2. Prior to commencement of any works, details of a Fire Safety Strategy and Method Statement for the duration of the works shall be submitted to and approved in writing by the City Council. The works shall be carried out in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

3. Prior to commencement of any works, a Photograph Survey in the form of an English Heritage 'level 2' standard, shall be submitted to and approved in writing by the Council.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

4. Prior to commencement of any works, details showing the areas to be demolished and the method for ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction shall be submitted and approved in writing by the Council. Given that this building is at risk and considerable repairs are required, such details shall include a condition survey, prepared by a structural or building engineer experienced in working with listed buildings, which should identify:

- d) Structural defects;
- e) Proposed conservation led remedial works; and
- f) A method statement demonstrating how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling) and demolition work.

The work shall be carried out fully in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

5. Prior to commencement of any works, a detailed condition survey and method statement for the repair of the following features of interest shall be submitted to and approved in writing by the City Council.

- l) Windows (schedule including cross sections, elevations, cill detail/materials, the actual glazing material and panes, colour and finish);
- m) Internal and external doors (schedule required, as above);
- n) Ornate plaster ceilings and all decorative features; panelling, friezes, pilasters, cherubs, scrolled brackets etc.;
- o) External stucco and stonework;
- p) Staircases including balustrades, newel posts and handrails;
- q) First floor balconies;
- r) Glazed brick;
- s) Stained glass;
- t) Iron and brassware;
- u) Floors; and
- v) Joinery - architraves, skirting boards, panelling, window and door encasements, surrounds, over-panels, etc.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

6. Prior to commencement of any works, details of the precautions to secure and protect interior spaces that are especially sensitive to change during the building work shall be submitted to and approved in writing by the City Council. These spaces include the proposed:

- a) Bar (main double-height space with access doors to Waring Street);
- b) Function room attached to bar (north);
- c) Store (former bank vaults);
- d) Concierge;
- e) Entrance lobby (Donegall Street);
- f) Stair between new glazed Lobby and Concierge; and
- g) Balconies.

The work shall be carried out fully in accordance with the details approved.

No such spaces shall be disturbed or features removed temporarily or permanently except as indicated on the approved drawings or without the prior written approval of the City Council.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. This building is a palimpsest of work by various noteworthy architects since its original construction in 1776.

7. Prior to commencement of works to the roof, the following details shall be submitted and approved in writing by the Council.

- e) A fully dimensional survey to accurately reflect the form of the roof structure and details of splice repairs of timber members;
- f) Leadwork details;
- g) Flues, vents or other pipework piercing the roof; and
- h) The means of ventilating the roof, i.e. where insulation is inserted above ceiling joists, to prevent condensation/rot of existing timber structure.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. The pyramidal dome with central copper lantern is a particularly striking and distinctive feature of this building, which will be visible from all four sides and from above. It is therefore fundamental that this is protected and any changes carefully managed.

8. Prior to commencement of any works, a method statement for the protection, taking down and secure storage for future re-use of the following materials/features/fixtures forming part of the 1956 extension shall be submitted to and approved in writing by the City Council.

- c) Balustrading to main stair; and
- d) Panelling (marble and timber) and coved ceiling to first floor board room.

The works shall not be carried out unless in accordance with the approved details.

Reason: In order that such materials may be reused at a later date.

10. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the City Council. For example, where the existing and original finish is lath and plaster, so it shall be repaired. Any laths to be replaced shall match the existing on site or shall be riven oak or chestnut, from 1¼" to 1½" (31-37mm) in width and ¼" thick.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (NI) 2011.

11. Prior to commencement of any works, details of all new elevational treatment to the North East elevation of the original building upon removal of 1956 extension shall be submitted to and approved in writing by the City Council. Such details shall include:
- a) Method Statement and tools proposed for demolition immediately adjacent to the listed building (within 1m);
 - b) proposed render mix and final surface texture;
 - c) a sample panel of stonework quoins and all decorative cut or moulded pieces;
 - d) description of the joints proposed; and
 - e) mortar mix, profile and finish.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

12. All cleaning of the existing façades shall conform to BS 8221-1:2012 (Code of Practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). No cleaning, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without the prior approval.

No works shall be undertaken unless a methodology for the cleaning of the facades and test panel have been submitted to and approved in writing by the City Council. No cleaning shall be undertaken unless in accordance with the details so approved and the requirements of this condition.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

13. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external or internal faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

14. Prior to commencement of any works, details of the following items at a minimum scale of 1:20 shall be submitted to and approved in writing by the City Council.

- a) Connections between the extension and the listed building, including the Manager's House to show dimensioned set-backs, structure, flashings and allowance for movement;
- b) Structural intervention proposed to convert the flat roof to a terrace;
- c) New terrace guarding and handrail;
- d) Eaves at roof-top bar;
- e) Upgrading of existing doors/ceilings/floors to provide fire protection;
- f) Sections indicating all proposed internal alterations to historic fabric e.g. floors, walls, ceilings and roofs.

The work shall be carried out in full in accordance with such approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

15. Prior to commencement of any works, samples of the following items shall be submitted to and approved in writing by the City Council.

- a) Replacement sample if sufficient slate is not salvageable from the existing roof;
- b) Re-plastering, lime based plaster with no cement-based additives is expected;
- c) Painting – The finish for any lime plaster shall be a limewash. Natural breathable paints may be used as an alternative where specifically agreed. Exterior and interior oil based paintwork should be linseed oil based unless specifically agreed in writing by the Council.

The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

16. Prior to commencement of any works, samples of all external materials and finished proposed for the new-build extension shall be submitted to and approved in writing by the City Council. Such detail shall include:

- a) Reconstituted stone, all variations;
 - b) Roofing material including dormers and flashings;
 - c) Coping stones;
 - d) Balustrading;
 - e) Rainwater goods;
 - f) Frameless glazing system for link building;
 - g) Windows including spandrel panels;
 - h) External doors;
 - i) Paving setts for 450mm perimeter band around listed building, etc.
- Samples shall remain on site for the duration of the works.

The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the materials used are of an appropriate quality in the interest of protecting the quality and character of the setting to the listed building under Section 80 of The Planning Act (NI) 2011.

17. Guests shall not occupy the new-build hotel accommodation until the existing listed building has been repaired to the extent that it is deemed worthy of removal from NI's heritage at Risk Register, by written approval of the Council in conjunction with HED.

	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (NI) 2011. 18. The bar (main double-height space with access doors to Waring Street) shall remain accessible to members of the public and shall not be exclusively for hotel guests. Reason: To ensure that the change of use under PPS 6 BH7 allows access to all citizens to appreciate and understand the special architectural and historic interest of the listed building, which is one of the most important civic buildings in Belfast and has been continuously open to the public since the date of its construction.
11.0	Notification to Department (if relevant) If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.

ANNEX	
Date Valid	30th August 2019
Date First Advertised	20th September 2019
Date Last Advertised	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	No

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
LA04/2019/2031/LBC	Renovation and extension of building 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	Former Assembly Rooms, 2 Waring Street, 7-9 North Street and the car park at Donegall Street, Belfast, BT1 2DX

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, Nos 1-27 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, 2 no. 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/2010/1508/LBC Consent granted 11 October 2012	Northern Bank Building 2 Waring Street Belfast BT1 2DX	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.

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.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 st January 2020	
Application ID: LA04/2019/2049/LBC	
Proposal: Partial demolition of North Street Arcade to retain its facades and siting of proposed new arcade	Location: 1-34 North Street Arcade 26-30 Donegall Street and 35-37 North Street Belfast BT1 1NA
Referral Route: Associated with a Major Application	
Recommendation:	Grant consent subject to conditions
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J 5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Listed Building Consent is sought for works to the North Street Arcade, which is situated both on Nos. 35-37 North Street and Nos. 26-30 Donegall Street. It is a Grade B1 listed building and the proposal forms part of a wider regeneration scheme for land formerly known as Royal Exchange. The proposal includes demolition of the former North Street Arcade, which has fallen into a state of chronic disrepair, but retention of its facades onto North Street and Donegall Street. The restoration of the façades will significantly enhance the streetscapes. Previous permissions, known as the extant scheme, approved demolition of the internal portion of the arcade with retention of its facades and end blocks on North Street and Donegall Street and development of an anchor store in its place. The proposal to reinstate an Arcade is welcomed and is a significant improvement over the extant scheme. Listed Building Consent was previously granted for the North Street Arcade as part of a wider regeneration scheme formerly known as Royal Exchange referred to as the extant scheme. This permission has commenced therefore the extant scheme could be implemented and is a material consideration in the assessment of this proposal. HED wishes to see the reconstruction of the North Street Arcade rather than its replacement in a modified form. HED has requested further information concerning the details of new arcade. <u>Recommendation</u> Having regard to all material considerations, including the previous consent, it is recommended that Listed Building Consent is granted subject to conditions. It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of the conditions.	

If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) in accordance with Section 89 of the Planning Act (Northern Ireland) 2011 given the objection from HED.

Case Officer Report

1.0 Plans

LA04/2019/2031/LBC



Site Location Plan

2.0 Description of Proposed Development

2.1 The proposal seeks to demolish the interior of the North Street Arcade whilst retaining and restoring the North Street and Donegall Street facades.

3.0 Description of the Site

3.1 The North Street Arcade is located between North Street and Donegall Street. It is a Grade B1 Listed Building. The North Street elevation comprises a red brick façade with gable dormers expressing the Victorian architecture. The Donegall Street elevation comprises a three storey modern art deco façade finished in reconstituted stone. The original Arcade is two storey with a glazed canted roof and rotunda. The Arcade was constructed between 1869–1881 and has been vacant since a fire in 2004.

3.2 The proposal is part of a wider scheme to regenerate the area along North Street, Donegall Street and Rosemary Street (Ref: LA04/2017/2341/O), which is being considered at the same Planning Committee meeting.

4.0 Planning Assessment of Policy and Other Material Considerations

4.1 Planning History

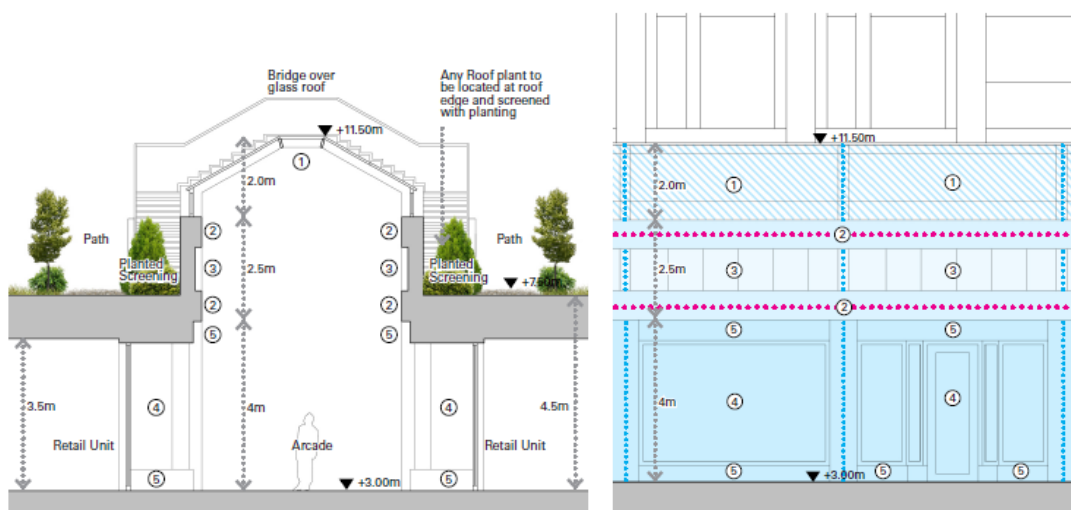
4.1.1 Listed Building Consent (Ref: Z/2010/1508/LBC) was previously granted in October 2012 and January 2017 (Ref: LA04/2016/1619/LBC) for works to the North Street Arcade as part of a wider regeneration scheme (Ref Z/2010/1532/F & LA04/2016/2327/F) hereafter referred to as the 'extant scheme'. The approved Listed Building Consents permitted the

	partial demolition of North Street Arcade retaining its facades; partial reconstruction of end blocks and reconstruction of rotunda in its original location. A summary of relevant planning history is provided at Appendix 1.
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
5.3	Planning Policy Statement 6 (PPS6) – Archaeology and the Built Environment
6.0	Consultations <u>Statutory Consultee</u> DFC Historic Environment Division (HED) – objection as amplified in Section 9.0 of the report below.
7.0	Representations The application has been advertised and no representations have been received to this Listed Building Consent application. However representations received in connection with the associated outline planning application LA04/2017/2341/O include both letters of support and objection to the proposals for North Street Arcade. Objections seek preservation of as much of the original Arcade as possible rather than a new design and alignment. Letters of support welcomed the reinstatement of the North Street Arcade making provision for small retail, cultural, creative and social enterprise units ensuring a vibrant mix.
8.0	Assessment

8.1	Regional Policy Context
8.1.1	Planning Policy Statement 6: Planning Archaeology and the Built Heritage (PPS6) sets out policies against which the application is assessed. These include: Policy BH 8 – Extension or Alteration of a Listed Building Policy BH 10 – Demolition of a Listed Building
8.1.2	The SPPS also sets out policy considerations for Listed Buildings at paragraphs 6.12 – 6.15.
8.2	Background
8.2.1	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. A fire in 2004 resulted in significant damage internally.
8.2.2	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 proposal is 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 proposal is to restore the facade including repairs to the granite cladding and reconstituted stonework with new shop fronts installed within existing openings.
8.2.3	The restoration of the North Street and Donegall Street facades will in themselves contribute positively to the streetscape. HED considers that the façade repairs are appropriate and that repair and reinstatement of the original facades are acceptable.
8.2.4	This application for Listed Building Consent is submitted in conjunction with the outline planning application for redevelopment of the wider lands (ref. LA04/2017/2341/O). The proposals for the outline planning application include a new replacement Arcade, albeit on a different alignment and of a different design to the original. This is a substantially different approach to the extant scheme which replaced the original Arcade with part of a larger anchor store. The reinstatement of an Arcade in this location is welcomed.
8.3	Demolition
8.3.1	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 in a reasonably modified form.
8.3.2	The North Street Arcade was severely damaged by a fire 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.

8.3.3	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> .
8.3.4	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 dangerous and very poor physical 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.
8.3.5	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>
8.3.6	HED accepts that the 2004 fire resulted in significant damage and acknowledges 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.
8.3.7	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 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. Moreover, regard must be had to the extant scheme, which saw the complete removal of the interior of the North Street Arcade and its replacement with part of a much larger anchor store. The principle of demolition of the interior of the arcade is therefore already established.
8.3.8	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 and, exceptionally, where the proposed works would bring substantial benefits for the community. Each of the additional criteria are considered below.
8.3.9	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

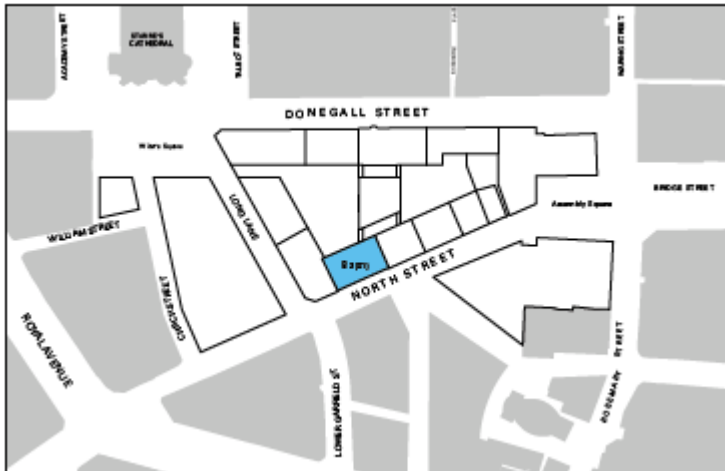
	state beyond repair which prevents the continued use of the building which has been vacant since 2004 following the fire. During negotiations, the applicant has maintained that restoration of the North Street Arcade would be an unviable proposition although no costings have ever been provided. However, given the poor structural condition of the building and the fall-back position of the extant scheme, this information has not been formally requested. Regarding criterion (b), no details have been provided regarding the adequacy of efforts to retain the building in use but given the building's poor structural condition, it would be unreasonable to require this information.
8.3.10	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, officers consider that the benefits extend well beyond the reinstatement of the pedestrian link and include the following: • Reinstatement of a retail arcade providing an appropriate reference to the history of the Listed Building; • Reinstatement of the North Street Arcade securing the future use and maintenance of this important Listed building; • 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; and • Provision of small scale retail/café/restaurant/cultural uses.
8.3.11	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 Listed Building Consent for this building also involved demolition of the interior of the arcade as part of the proposals for a large anchor retail store. Significant weight is given to the regeneration benefits of the wider scheme of which the proposals form a part. These wider benefits include: • 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.



- 8.5.1** The replacement arcade proposed under outline application LA04/2017/2341/O 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. HED considers that the essential character is diluted by a much gentler curve and loss of the rotunda.
- 8.5.2** Whilst HED accepts that the replacement arcade, albeit on a different footprint, echoes the alignment of the original building, it seeks 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.
- 8.5.3** HED considers that the spirit of the original arcade can be reflected in part by the detailing and layout connecting the two streets. The applicant's architects have stated that: *'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 arcade 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 spirit of the original in terms of materiality'*.
- 8.5.4** Following consideration of the architect's approach, HED advises that the re-opening of the pedestrian link through the site contributes to the urban grain and is considered positive. It considers that the proposal to replace the Arcade is acceptable in principle but require definitive proposals i.e. further detail. HED highlights that all of the new-build

	elements are labelled 'illustrative' and advises that if the proposal was definitive the current footprint could be considered to exert no greater demonstrable harm on the Listed Building than the consented application associated with the extant scheme. However, officers advise that the proposal seeks to fix the alignment of the arcade at the outline stage as part of the outline planning application LA04/2017/2341/O, therefore, addressing this point. This approach is considered acceptable and further information regarding the detail of the arcade will be appropriately provided at the reserved matters stage.
8.5.5	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.
8.5.6	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.
8.5.7	HED wishes to see the reconstruction of the original arcade. It 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'.
8.5.8	However, given the very poor structural condition of the existing building, together with the extant scheme which would see demolition of the internal arcade with no reinstatement, the approach suggested by HED would be unreasonable. The proposal before Members would see a modern interpretation of the old with a design, proportions and detailing that will effectively capture the essential character and essence of the former arcade. This is a substantial improvement over the extant scheme and is welcomed.
8.5.7	The proposal 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.
8.5.8	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.

8.6 North Street façade including new block behind



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

8.6.1 The North Street façade extension proposes a new block and 3 storey roof extension behind the North Street retained facade. The proposed roof extension 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.

8.6.2 The shoulder height of the retained North Street Arcade (“NSA”) façade will be 19.5m AOD rising to 28m AOD. The proposed maximum overall height of the building is 31m AOD including the designated plant area which is set back by 5-7m from the top floors.

8.6.3 HED states that the proposal fails under Policy BH8 (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, the Design Code establishes appropriate design principles and these details will be provided at the reserved matters stage.

8.6.4 The treatment of the roof extension 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 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.

8.6.5	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.
8.6.6	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 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. HED considers that the floor levels of upper floors should align with existing floor levels. Officers consider that this matter can be satisfactorily dealt with at reserved matters stage.
8.6.7	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.
8.6.8	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 will give a subservient appearance when viewed from along North Street 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. The Urban Design Officer supports the proposal and considers that the scale, height and massing of this block is acceptable.
8.6.9	Having regard to the above assessment, it is considered that the proposals to the façade, including the new block and roof extension above, are sympathetic to the Listed Building. Its special architectural and historic qualities would be safeguarded.
8.7	Donegall Street façade including new block behind

	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
8.7.1	The proposal seeks to retain and restore the 3 storey Donegall Street façade with a new block with 4 storey roof extension above. The first two floors of the roof extension 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. A similar angular design treatment and weathered corten steel finishes is proposed for the extension of the NSA above the Donegall Street facade	
8.7.2	The shoulder height of the retained façade will be 14.6m AOD. The rise to 28m AOD, the same height as the roof extension 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 and replicates the proposed treatment on the North Street façade. 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. 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.	
8.7.3	HED considers that the partial change of use acceptable in principle but states that it fails under Policy BH8 (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). It also has concerns about the overbearing scale, form and massing of the extension which it considers dominates the Listed Building and detracts from its essential character. The Design Code establishes appropriate design principles and the additional details sought by HED can be provided at the reserved matters stage.	
8.7.4	Whilst the height of the proposed roof extension (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 scheme.	
8.7.5	HED considers that the overall impact of the extension to the NSA as moderate/large and is 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. 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 design concept of the roof 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 the extended facades 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.
8.7.6	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 include 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.
8.7.7	Whilst the height of the proposed development on Donegall Street 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 scheme and the impact on the Listed building.
8.7.8	Notwithstanding their other concerns, HED considers that the materials described in the Design Code for the proposed new shopping arcade are appropriate under Policy BH 8, PPS 6. The Urban Design Officer considers that the articulation, palette of materials and precedent images 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.
8.7.9	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.
8.7.10	Having regard to the above assessment, it is considered that the proposals to the façade, including the new block with roof extension above, are sympathetic to the Listed Building. Its special architectural and historic qualities would be safeguarded.
9.0	Summary of Recommendation:
9.1	Having regard to the Development Plan, the extant scheme and relevant material considerations, the proposal is considered acceptable.

9.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to grant Listed Building Consent subject to conditions.
10.0	Conditions: 9. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011. 10. Prior to commencement of works details shall be submitted and approved in writing by the Council of access that shall be afforded to the Council during the work for monitoring purposes. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 11. Prior to commencement of works a detailed study in the form of a Historic England 'Level 1' Photograph Survey for the North Street and Donegall Street façades shall be submitted and approved in writing by the Council in conjunction with HED. This shall include elevational details, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate². Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 12. Prior to commencement of works a measured survey and method statement for each façade shall be submitted and approved in writing by the Council to demonstrate how the safety and stability of the building fabric to be retained throughout the phases of demolition, repair and reconstruction will be ensured. Given that this building is at risk and considerable repairs are required, such details shall include a condition survey, prepared by a structural or building engineer experienced in working with Listed buildings, which should identify: 1.a) structural defects; 2. b) proposed conservation led remedial works; c) a method statement demonstrating how the proposed structural works, including new interventions, will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling proposed) and demolition work. The work shall be carried out fully in accordance with the details approved. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 13. All new external finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

14. No works shall be undertaken unless details of the window and external doors in the retained facades have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

15. All cleaning of the existing façade shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). No cleaning, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without prior approval. At the commencement of any cleaning, a test panel shall be undertaken in an inconspicuous position. Method to be agreed in writing with the Council in conjunction with HED prior to commencement of façade cleaning.

Reason: to ensure that special regard is paid to specific architectural features or fixtures, to retain the memory of historical fire damage and to ensure the fabric is protected from further damage during the course of works.

16. No works shall be undertaken unless details of the following elements between the new building and the existing façades have been submitted to and approved in writing by the Council.

- d) Party walls;
- e) Intermediate floors; and
- f) New terrace, including guarding and handrail.

The details shall be at a minimum scale of 1:20 and shall include dimensioned set-backs, structure, flashings and allowance for movement.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

17. No works shall be undertaken unless a record of the original arcade's raised lantern, flooring and shopfronts including stall-risers, glazing, pilasters and signboards

has been submitted to and approved in writing by the Council. The record shall make use of all available sources (e.g. UAH, HED etc.)

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. Although damaged by fire, sufficient evidence remains in photographs and drawings to enable replication.

18. No works shall be undertaken unless of all brick / stone repairs to the principal façades has been submitted to and approved in writing by the City Council. Such details shall include:
- e) Elevations at an appropriate scale (1:50 minimum) identifying all salvageable materials to be retained or reused – Donegall Street plaque must be included;
 - f) Sample of any replacement stone, brick, reconstituted stone or moulded features;
 - g) description of the joints proposed; and
 - h) mortar mix, profile and finish.

The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

19. No works shall be undertaken unless of the following external materials have been submitted to and approved in writing by the City Council. :
- e) Roofing material;
 - f) Cladding, projecting fins and mesh;
 - g) Rainwater goods;
 - h) Landscaping proposals.

The works shall not be carried out unless in accordance with the approved details.

3.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

20. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

21. The new-build residential accommodation shall not be occupied until the retained façades are fully repaired and the arcade reconstructed, by written approval of the council in conjunction with HED.

	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 22. No demolition shall take place before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides. Reason: To comply with Section 91 (6) of The Planning Act (NI) 2011.
	Notification to Department (if relevant) If members are minded to approve the application, the Council will be required to notify DFI given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.

ANNEX	
Date Valid	30th August 2019
Date First Advertised	20th September 2019
Date Last Advertised	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	No

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
LA04/2019/2049/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

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	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

	Rosemary Street and including North Street and Nos 2-14 Lower Garfield Street	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/2010/1504/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

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

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 21st January 2020	
Application ID: LA04/2019/2052/LBC	
Proposal: 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	Location: J Braddell and Sons, 11 North Street, Belfast BT1 1NA
Referral Route: Associated with a Major Application	
Recommendation: Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J 5AZ	Grant consent subject to conditions Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Listed Building Consent is sought for works to Braddells 11 North Street, a Grade B1 listed building, as part of a wider regeneration scheme for land formerly known as Royal Exchange. The proposal seeks to facilitate change of use to retail/restaurant/café use on the ground floor and office/cultural use on upper floors, including partial demolition of a small rear extension (part single storey and part two storey), internal alterations including 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, previously infilled openings to be reformed and a new attic window. Listed Building Consent was previously granted for Braddells as part of a wider regeneration scheme of land formerly known as Royal Exchange, referred to as the extant scheme. This permission has commenced therefore the extant scheme could be implemented and is a material consideration of significant importance in the assessment of this proposal. This Listed Building application proposes less intervention than the extant scheme which is an important material consideration. HED considers that the proposal satisfies policy subject to conditions. <u>Recommendation</u> Having regard to all material considerations, including the previous consent, it is recommended that Listed Building Consent is granted subject to conditions. It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of the conditions.	

	Case Officer Report
1.0	Plans
	LA04/2019/2052/LBC  Site Location Plan
2.0	Description of Proposed Development The proposal seeks works to facilitate the change of use of the building to retail/café/restaurant on the ground floor and cultural/office uses on upper floors. The works include partial demolition of a small rear extension, internal and external works. Restoration of the front facade, windows and roof repairs are also proposed. 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, previously infilled openings to be reformed and a new attic window.
3.0	Description of the Site Braddells is a Grade B1 listed building located at 11 North Street built around the 1890s. It comprises a 4 storey, red brick gabled building. The proposal is part of a wider scheme to regenerate the area along North Street, Donegall Street and Rosemary Street (Ref: LA04/2017/2341/O), which is being considered at the same Planning Committee meeting.
4.0	Planning Assessment of Policy and Other Material Considerations
4.1	Planning History
4.1.1	Listed building consent (Ref: Z/2012/0084/LBC) was previously granted in October 2012 for works to Braddells as part of a wider regeneration scheme (Z/2010/1532/F & LA04/2016/2327/F) hereafter referred to as the 'extant scheme'. The approved works to

	Braddells included partial demolition of a rear extension, a new rear internal staircase and a fourth floor extension. Relevant planning history is provided at Appendix 1.
4.2	Policy Framework
4.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
4.2.3	Planning Policy Statement 6 (PPS6) – Archaeology and the Built Environment
5.0	Consultations <u>Statutory Consultee</u> DFC Historic Environment Division (HED) – no objection subject to conditions.
6.0	Representations The application has been advertised and no representations have been received.
7.0	Assessment
7.1	Regional Policy Context
7.1.1	Planning Policy Statement 6: Planning Archaeology and the Built Heritage (PPS6) sets out policies against which the application is assessed. These include: Policy BH 8 – Extension or Alteration of a Listed Building Policy BH 10 – Demolition of a Listed Building
7.1.2	The SPPS also sets out policy considerations for Listed Buildings at paragraphs 6.12 – 6.15.
7.2	Background
7.2.1	The Braddells building was constructed in the 1890s and is an important example of a largely unaltered Victorian building with the red brick finish and gabled features central to its historic character. The proposals for Braddells are to facilitate a change of use of the ground floor to retail/café/restaurant and the upper floors to cultural/office use and include partial demolition of the later non-original part single and part two storey rear extension, internal alterations including reopening a previously infilled opening to provide a new staircase at the third floor and a lift to improve accessibility within the building. External works are also proposed to the front, rear and side elevation and to the roof.
7.2.2	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. HED is content in principle with the change of use of the upper floors to cultural/office under Policy BH7.

7.3	Demolition
7.3.1	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.
7.3.2	Partial demolition of a small rear extension (part single storey and part two storey) is proposed. Internal demolition includes removal of a floor area to accommodate a new lift, an existing previously infilled opening to be reformed and partial area of floor to accommodate stairs to the third floor. HED are content with the removal of the rear extension under Policy BH 11. 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. In this regard, the current proposal is considered more sympathetic to the Listed Building Consent than the extant scheme. This is an important material consideration which has significant weight in the assessment of this proposal.
7.3.3	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. In this case the partial demolition relates to a small part of the building which was a later non-original extension and is not considered a significant part of it'.
7.3.4	Regard is also had to the following benefits:
7.3.5	• Restoration of the historically important and architecturally significant building securing the future use and maintenance of this important listed building; • Enhancement to the streetscape and Conservation Area; and • Provision of active ground floor uses enhancing the vitality and viability of the area.
7.3.6	The substantial benefits for the community set out above and in the associated report LA04/2017/2341/O are considered to add to the case for granting Listed Building Consent. Furthermore, the extant scheme is a fall-back, which could be implemented as an alternative to the current proposal. This Listed Building application proposes less intervention and is an important material consideration which has significant weight in the assessment of this proposal and the proposed partial demolition is considered acceptable under Policy BH 10.
7.4	Proposed Alterations/Extension
7.4.1	Policy BH8 (Extension or Alteration of a Listed Building) of PPS6 states that consent for the extension or alteration of a listed building will normally be granted where all of the following criteria have been met:
7.4.2	a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired; b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and c) the architectural details (doors, gutters, windows) match or are in keeping with the building.

7.4.3	Internal alterations include partial removal of a floor area to accommodate a new lift, an existing previously infilled opening to be reformed and partial area of floor to be removed to accommodate proposed stairs to the third floor. In addition, alterations include removal of joists and boards to create a double height space on the third floor, works to the roof including new front and rear roof lights along with the cleaning/repairs to windows, cills, shopfront and brickwork.
7.4.4	The interior of the building will not be significantly affected by proposed works and the building will be largely retained in its current form therefore the essential character of the building and its setting will be retained and its features of special interest will remain intact and unimpaired which satisfies criterion a). A method statement for works to the building is set out in Appendix A in the Design and Access Statement and demonstrates that the proposed works will make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building, thereby satisfying criterion b). The architectural detailing will match or will be in keeping with that found on the building, thereby satisfying criterion c).
7.3.6	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.
7.3.7	HED is content with the proposal subject to conditions. Officers consider that the proposal for Braddells is compliant with relevant planning policy set out in PPS 6 and the SPPS.
9.0	Summary of Recommendation:
9.1	Having regard to the Development Plan, the extant permission and relevant material considerations, the proposal is considered acceptable.
9.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to grant Listed Building Consent subject to conditions.
10.0	Conditions: 23. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011. 24. Prior to commencement of works details shall be submitted and approved in writing by the Council of access that shall be afforded to the Council during the work for monitoring purposes. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 25. Prior to commencement of works details shall be submitted and approved in writing by the Council in conjunction with HED of a Fire Safety Strategy and Method Statement for the duration of the works. The works shall be carried out in accordance with the details approved.

	Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 26. Prior to commencement of works details shall be submitted and approved in writing by the Council in conjunction with HED showing the areas to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details shall include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the details approved. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 27. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the City Council. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 28. Prior to commencement of development the following details shall be submitted and approved in writing by the Council in conjunction with HED and the works shall be carried out fully in accordance with the details approved. (a) Samples of internal materials and surface finishes; (b) Survey and method statement for existing window repair; and (c) Splice repair of timber beams. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 7. No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings hereby approved. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011. 8. All cleaning of the existing façade shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). Method to be agreed in writing with the Council in conjunction with HED prior to commencement of façade cleaning. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

	9. Prior to commencement of work to the roof, the following details shall be submitted and approved in writing by the Council in conjunction with HED and the works shall be carried out fully in accordance with the details approved. (a) replacement sample if sufficient slate is not salvageable from the existing roof; (b) patent glazing for roof lantern if existing is deemed beyond repair; (c) the means of ventilating the roof, i.e. where insulation is inserted between rafters, to prevent condensation / rot of existing timber structure. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. 10. Prior to commencement of works, details shall be submitted and approved in writing by the Council in conjunction with HED of proposed precautions to secure and protect the interior features during the building work. The work shall be carried out fully in accordance with the details approved. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Council, in conjunction with HED. Particular regard should be given to the following items: (a) Ground, third, and fourth floor stairs balusters and handrails which are labelled on drawing as to be retained and closed off; (b) Existing roof structure; and (c) Existing timber beams and floor boards to be retained. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. 11. No works shall be undertaken unless a sample panel of the following design elements have been provided on site and approved in writing by the City Council. (a) Brickwork, to include pointing mortar mix, joint thickness and finish profile; (b) Render, to include lime mix and final surface texture. The works shall not be carried out unless in accordance with the approved details. The approved sample panel(s) shall be retained on site until the work is completed. Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.
	Notification to Department (if relevant) Date of Notification to Department: Not required

ANNEX	
Date Valid	30th August 2019
Date First Advertised	20th September 2019
Date Last Advertised	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	No

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
LA04/2019/2052/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, Nos 1-27 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/2012/0084/LBC Consent granted 11 October 2012	11 North Street, Belfast	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

Variations to extant scheme

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

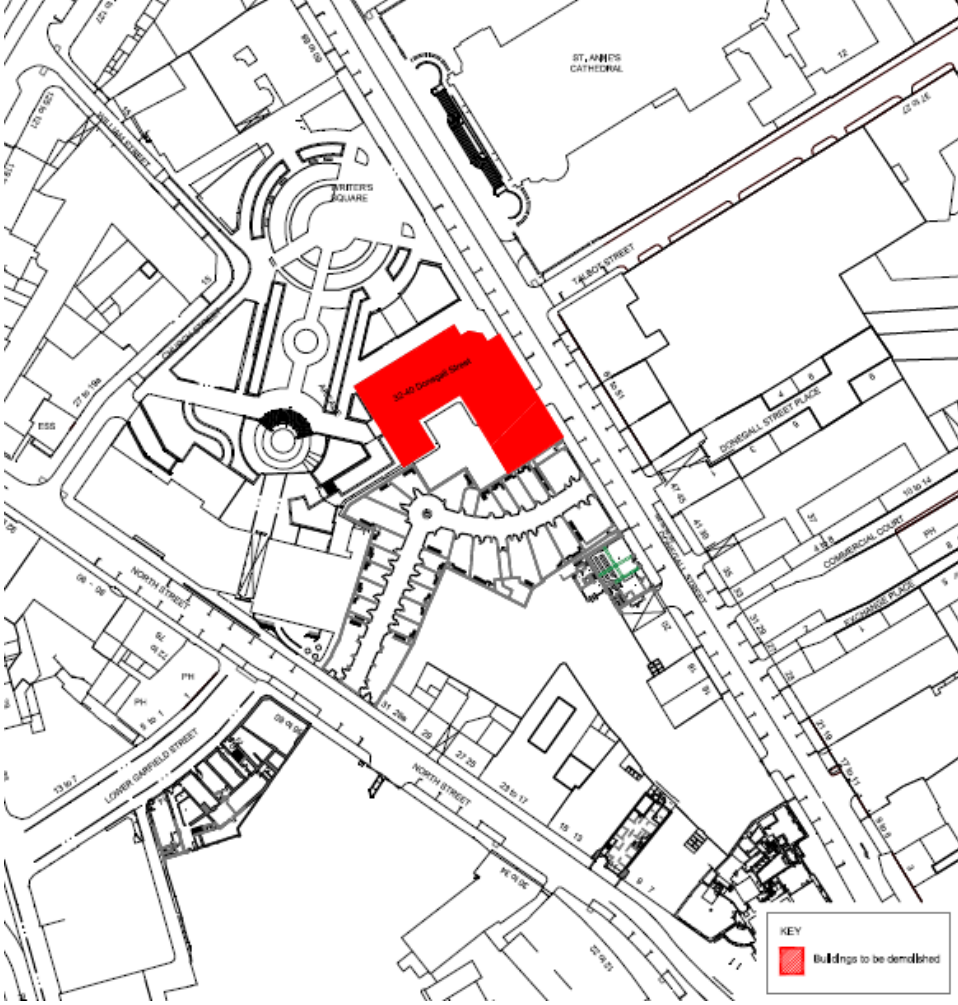
Planning Application Reference/ Decision	Address	Proposal
LA04/2016/2327/F Permission granted 23 January 2017	Lands bounded by Nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square, Nos. 40 to 16 Donegall Street, No. 2 Waring Street, 1-21 Bridge Street, Nos. 2-18 High Street, Nos 1-	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

	27 Lombard Street and Nos. 2-14 Lower Garfield Street, Belfast	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.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 st January 2020	
Application ID: LA04/2017/2342/DCA	
Proposal: Demolition of building	Location: 32-40 Donegall Street, Belfast, BT1 2GQ
Referral Route: Full demolition of buildings in the Conservation Area and associated with Major application LA04/2017/2341/O	
Recommendation:	Grant consent subject to condition.
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Conservation Area Consent is sought for the full demolition of the following non-listed building which is located within the Cathedral Conservation Area. - Nos. 32-40 Donegall Street The key issues to be considered in the assessment of this application are: - The principle of demolition including the planning history - Impact on the character and appearance of the Conservation Area Planning permission was previously granted for a wider redevelopment scheme (Z/2010/1532/F & LA04/2016/2327/F) which included demolition of this building. Conservation Area Consent was also granted for the demolition of this building. The previous permissions establish the principle of demolition of this building. The current proposal has been assessed against the Development Plan and relevant planning policy. Proposals for redevelopment of the application site have been assessed in the associated application LA04/2017/2341/O and are considered acceptable. No representations have been received regarding this application. However, objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme. The Conservation Officer has no objections. <u>Recommendation</u> Having regard to relevant material considerations, including the previous permissions for demolition of this building, it is recommended that Conservation Area Consent is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.	

If Members are minded to approve the application, the Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

	Case Officer Report
1.0	Site Location Plan
	
2.0	Background
2.1	This application was received in October 2017 in association with application LA04/2017/2341/O which seeks outline planning permission for redevelopment of the wider area. The application for outline permission is being considered at the same Planning Committee meeting.
3.0	Description of Development
3.1	The application proposes full demolition of Nos. 32-40 Donegall Street, a non-listed building located within the Cathedral Conservation Area.
3.2	The building to be demolished is shown below:  32-40 DONEGALL STREET (SHAC HOUSING)

4.0	Description of Site
4.1	Nos. 32-40 Donegall Street are located at the junction of Donegall Street and Writer's Square and adjacent to the Listed North Street Arcade on Donegall Street. The building is a late 20 th Century structure comprising a 5 storey building finished in redbrick and stone.
5.0	Planning Assessment of Policy and Other Material Considerations
5.1	Planning History
5.1.1	The planning history of the site is an important material consideration.
5.1.2	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.
5.1.3	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 Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location'</i> .
5.1.4	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 enabling the approved development to be constructed on a phased basis. A number of associated applications to vary Listed Building Consents and Conservation Area Consents were also approved including a conservation area consent (Z/2010/1482/DCA and LA04/2016/1624/DCA for demolition of the same building.
5.1.5	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 .
5.1.6	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.
5.1.7	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.
5.1.8	Significant weight is therefore given to the extant scheme/planning history. 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 permission is refused.

5.2	Policy Framework
5.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
5.2.3	Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment
5.2.4	Other Material Considerations Cathedral Conservation Area Guide
5.3	Consultations
5.3.1	<u>Non-Statutory Consultations</u> BCC Conservation Officer – No Objection
5.4	Representations
5.4.1	The application has been advertised and publicised on the website. No representations have been received. However, objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme.
5.5	Assessment
5.5.1	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 • 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.
5.5.2	The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.18 – 6.20.
5.5.3	The application site falls within the Cathedral Conservation Area.
5.5.4	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: d) 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;

	e) the adequacy of efforts made to retain the building in use; and f) The merits of alternative proposals for the site.									
5.5.5	The following table compares the demolition proposal in the extant and proposed schemes. <table><tr><th colspan="3">Full Demolition of the following non-Listed Buildings in the Conservation Area is proposed</th></tr><tr><th>Demolition Approved in Extant Scheme</th><th>Demolition Proposed in Revised Scheme</th><th>Comments</th></tr><tr><td>32-40 Donegall St (SHAC Housing)</td><td>32-40 Donegall St (SHAC Housing)</td><td>No change</td></tr></table>	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	32-40 Donegall St (SHAC Housing)	32-40 Donegall St (SHAC Housing)	No change
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								
32-40 Donegall St (SHAC Housing)	32-40 Donegall St (SHAC Housing)	No change								
5.5.6	Having regard to advice from the Conservation Officer, Nos. 32-40 Donegall Street is not considered to make a positive contribution to the Cathedral Conservation Area and as such the proposals to demolish the buildings is considered acceptable in principle and compliant with Policy BH 14 subject to assessment of redevelopment proposals which is considered later in the report. It must be noted that consent to demolish this building 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. Regeneration									
5.5.7	The demolition of Nos. 32-40 Donegall Street, a non-listed building which does not make a positive contribution to the Conservation Area, 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 redevelopment scheme, considered in detail in the associated application LA04/2017/2341/O, are considered to outweigh the loss of Nos. 32-40 Donegall Street. Notwithstanding, regard must be had to the fall-back position of implementation of the extant scheme within which this building is 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. This view is supported by the Conservation Officer.									
5.5.8	Redevelopment proposals for the application site and the wider scheme to regenerate the area are considered in detail in the assessment of the associated application LA04/2017/2341/O and should be read in conjunction with this application. The building to be demolished will be replaced by new buildings of a higher quality design which will enhance the character and appearance of the Conservation Area. A condition is recommended that prevents demolition of the building until a valid contract has been let for redevelopment of the site to ensure that this part of the site is developed and not left.									
	Summary of Recommendation: Having regard to relevant material considerations, including the policy context and planning history, the proposed demolition is considered acceptable and it is recommended that Conservation Area Consent be granted. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.									

	Conditions 1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011. 2. In accordance with Section 105 of the Planning Act (NI) 2011, the building shall not be demolished until a contract for the redevelopment of the site in accordance with the proposals under application reference LA04/2017/2341/O and any subsequent associated detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Cathedral Conservation Area.
	Notification to Department (if relevant) If Members are minded to approve the application, Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

ANNEX	
Date Valid	11th October 2017
Date First Advertised	10th November 2017
Date Last Advertised	20th September 2019
Details of Neighbour Notification (all addresses)	
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

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	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

	and Nos 2-14 Lower Garfield Street	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

Variations to extant scheme

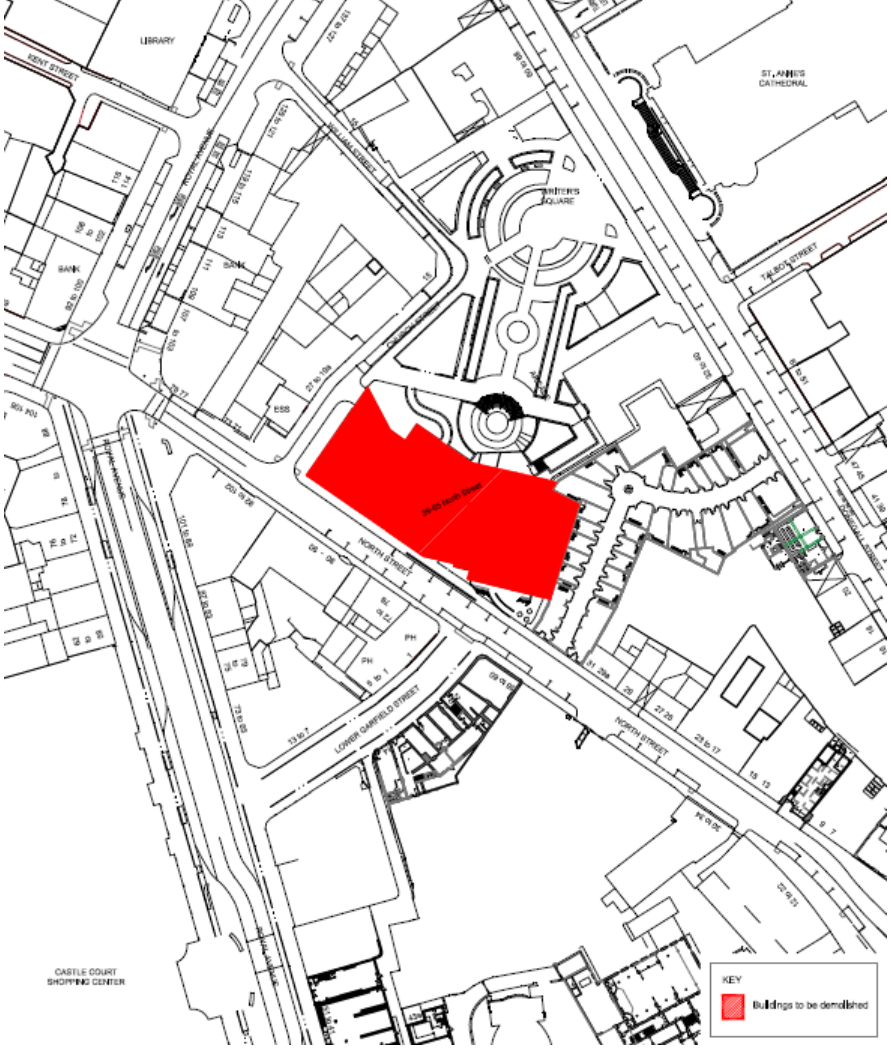
The table below sets out the applications and consents relating varied the original approval for the extant scheme.

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.
LA04/2016/1624/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

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 st January 2020	
Application ID: LA04/2017/2343/DCA	
Proposal: Demolition of buildings	Location: Temple Court, St Anne's Cathedral Precinct & St Anne's Court 39-65 North Street Belfast
Referral Route: Full demolition of buildings in the Conservation Area and associated with Major application LA04/2017/2341/O	
Recommendation:	Grant consent subject to condition.
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Conservation Area Consent is sought for the full demolition of the following non-listed building which is located within the Cathedral Conservation Area. - Temple Court, St Anne's Cathedral Precinct & St Anne's Court, Nos. 39-65 North Street The key issues to be considered in the assessment of this application are: - The principle of demolition including the planning history - Impact on the character and appearance of the Conservation Area Planning permission was previously granted for a wider redevelopment scheme (Z/2010/1532/F & LA04/2016/2327/F) which included demolition of these buildings. Conservation Area Consent was also granted for the demolition of these buildings. The previous permissions established the principle of demolition of these buildings. The current proposal has been assessed against the Development Plan and relevant planning policy. Proposals for redevelopment of the application site have been assessed in the associated application LA04/2017/2341/O and are considered acceptable. One representation has been received regarding this application and raises concerns regarding notification of the proposed development and notification to vacate the property. Objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme. The Conservation Officer has no objections. <u>Recommendation</u> Having regard to relevant material considerations, including the previous permissions, it is recommended that Conservation Area Consent is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.	

If Members are minded to approve the application, the Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

	Case Officer Report
1.0	Site Location Plan 
2.0	Background
2.1	This application was received in October 2017 in association with application LA04/2017/2341/O which seeks outline planning permission for redevelopment of the wider area. The application for outline permission is being considered at the same Planning Committee meeting.
3.0	Description of Development
3.1	The application proposes full demolition of the following non-listed building which is located within the Cathedral Conservation Area: • Temple Court, St Anne's Cathedral Precinct & St Anne's Court, Nos. 39-65 North Street
3.2	The building to be demolished is shown below:

	 39-65 NORTH STREET (TEMPLE COURT)	
4.0	Description of Site	
4.1	The building is located along North Street and backs onto Writer's Square and is adjacent to the Listed North Street Arcade on North Street. The building is a late 20th Century building comprising a 3-4 storey building, part of which is set back at an angle on North Street. The building incorporates a thoroughfare to Writer's Square from North Street.	
5.0	Planning Assessment of Policy and Other Material Considerations	
5.1	Planning History	
5.1.1	The planning history of the site is an important material consideration.	
5.1.2	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.	
5.1.3	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 Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location'</i>.	
5.1.4	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 enabling the approved development to be constructed on a phased basis. A number of associated applications to vary Listed Building Consents and Conservation Area Consents (Z/2010/1494/DCA and LA04/2016/1625/DCA) were also approved including a Conservation Area Consent for demolition of the same building.	
5.1.5	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.	
5.1.6	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.	

5.1.7	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.
5.1.8	Significant weight is therefore given to the extant scheme/planning history. 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 permission is refused.
5.2	Policy Framework
5.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
5.2.3	Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment
5.2.4	Other Material Considerations Cathedral Conservation Area Guide
5.3	Consultations
5.3.1	<u>Non-Statutory Consultations</u> BCC Conservation Officer – No Objection
5.4	Representations
5.4.1	The application has been advertised and publicised on the website.
5.4.2	One representation was received in 2017 raising the following issues: • Whether a notification should have issued to the occupier of No. 39 North Street • Request to vacate the property
5.4.3	The Planning Act (General Development Procedure) Order (Northern Ireland) 2015 sets out the legislative requirements regarding notification of applications. The Council is not required to notify landowners, occupiers or neighbouring residents about Conservation Area Consents. Issues raised in the objection regarding the requirement to vacate the premises are a matter between the applicant and the occupier.
5.4.4	Objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric throughout the wider scheme.
5.5	Assessment
5.5.1	PPS6 sets out a numbers of policies against which proposals for the demolition/partial demolition of non-listed buildings are assessed. These include:

5.5.8	acceptable subject to assessment of the redevelopment proposals. This view is supported by the Conservation Officer. Redevelopment proposals for the application site and the wider scheme to regenerate the area are considered in detail in the assessment of the associated application LA04/2017/2341/O and should be read in conjunction with this application. The building to be demolished will be replaced by new buildings of a higher quality design which will enhance the character and appearance of the Conservation Area. A condition is recommended that prevents demolition of the building until a valid contract has been let for redevelopment of the site to ensure that this part of the site developed and not left.
	Summary of Recommendation: Having regard to relevant material considerations, including the policy context and planning history, the proposed demolitions are considered acceptable and it is recommended that Conservation Area Consent be granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.
	Conditions 3. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011. 4. In accordance with Section 105 of the Planning Act (NI) 2011, the buildings shall not be demolished until a contract for the redevelopment of the site in accordance with the proposals under application reference LA04/2017/2341/O and any subsequent associated detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Belfast City Conservation Area.
	Notification to Department (if relevant) If Members are minded to approve the application, the Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

ANNEX	
Date Valid	11th October 2017
Date First Advertised	10th November 2017
Date Last Advertised	20th September 2019
Details of Neighbour Notification (all addresses) Matthew Reilly, 51 Whitehall Parade Belfast Down	
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
LA04/2017/2343/DCA	Temple Court, St Anne's Cathedral Precinct & St Anne's Court, 39-65 North Street, Belfast	Demolition of buildings

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, Nos 1-27 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/2010/1494/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

Variations to extant scheme

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

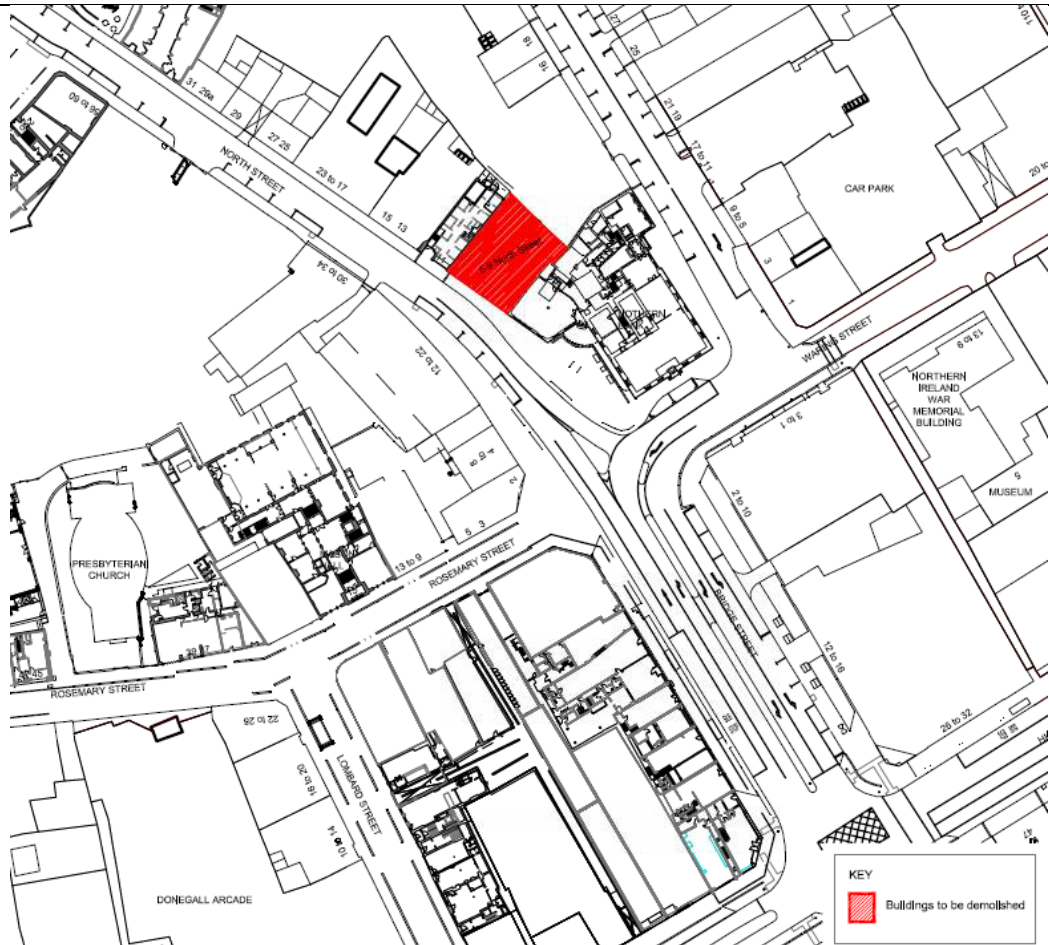
Planning Application Reference/ Decision	Address	Proposal
LA04/2016/2327/F Permission granted 23 January 2017	Lands bounded by Nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square, Nos. 40 to 16 Donegall Street, No. 2 Waring Street, 1-21 Bridge Street, Nos. 2-18 High Street, Nos 1-27 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.
LA04/2016/1625/DCA Consent granted 23 January 2017	Temple Court St. Anne's Cathedral Precinct & St. Anne's Court 39-65 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/2010/1494/DCA for the demolition of buildings

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 st January 2020	
Application ID: LA04/2017/2344/DCA	
Proposal: Demolition of building	Location: 5-9 North Street, Belfast, BT1 1NA
Referral Route: Full demolition of buildings in the Conservation Area and associated with Major application LA04/2017/2341/O	
Recommendation:	Grant consent subject to condition.
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Conservation Area Consent is sought for the full demolition of the following non-listed building which is located within the Cathedral Conservation Area. - Nos. 5-9 North Street The key issues to be considered in the assessment of this application are: - The principle of demolition including the planning history - Impact on the character and appearance of the Conservation Area Planning permission was previously granted for a wider redevelopment scheme (Z/2010/1532/F & LA04/2016/2327/F) which included demolition of this building. Conservation Area Consent was also granted for the demolition of this building. The previous permissions establish the principle of demolition of this building. The current proposal has been assessed against the Development Plan and relevant planning policy. Proposals for redevelopment of the application site have been assessed in the associated application LA04/2017/2341/O and are considered acceptable. No representations have been received regarding this application. However, objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme. The Conservation Officer has no objections. <u>Recommendation</u> Having regard to relevant material considerations, including the previous permissions for demolition of this building, it is recommended that Conservation Area Consent is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.	

If Members are minded to approve the application, the Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

	Case Officer Report
1.0	Site Location Plan  The map shows a street layout with North Street, Rosemary Street, and White Street. A red shaded area is located on North Street, between Rosemary Street and White Street, indicating the building to be demolished. Other landmarks include the Presbyterian Church, Donegall Arcade, and the Northern Ireland War Memorial Building. A key indicates that the red shaded area represents buildings to be demolished.
2.0	Background
2.1	This application was received in October 2017 in association with application LA04/2017/2341/O which seeks outline planning permission for redevelopment of the wider area. The application for outline permission is being considered at the same Planning Committee meeting.
3.0	Description of Development
3.1	The application proposes full demolition of the following non-listed building which is located within the Cathedral Conservation Area: Nos. 5-9 North Street
3.2	The building to be demolished is shown below:

	 5-9 NORTH STREET	
4.0	Description of Site	
4.1	The building is located on North Street and sits between two Listed buildings – the Former Assembly Rooms and Braddells, No. 11 North Street. The building comprises a four storey block constructed in the 1960s.	
5.0	Planning Assessment of Policy and Other Material Considerations	
5.1	Planning History	
5.1.1	The planning history of the site is an important material consideration.	
5.1.2	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.	
5.1.3	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 Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location'.</i>	
5.1.4	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 enabling the approved development to be constructed on a phased basis. A number of associated applications to vary Listed Building Consents and Conservation Area Consents were also approved including a Conservation Area Consent (Z/2010/1484/DCA and LA04/2016/1620/DCA) for demolition of the same building.	
5.1.5	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 .	
5.1.6	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.	

5.1.7	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.
5.1.8	Significant weight is therefore given to the extant scheme/planning history. 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 permission is refused.
5.2	Policy Framework
5.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
5.2.3	Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment
5.2.4	Other Material Considerations Cathedral Conservation Area Guide
5.3	Consultations
5.3.1	<u>Non-Statutory Consultations</u> BCC Conservation Officer – No Objection
5.4	Representations
5.4.1	The application has been advertised and publicised on the website. No representations have been received to this application. However, objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme.
5.5	Assessment
5.5.1	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 • 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.
5.5.2	The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.18 – 6.20.
5.5.3	The application site falls within the Cathedral Conservation Area.

5.5.4

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:

j)

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;

k)

the adequacy of efforts made to retain the building in use; and

l)

The merits of alternative proposals for the site.

5.5.5

The following table compares the demolition proposal in the extant and proposed schemes.

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
5-9 North St	5-9 North St	No change

5.5.6

Having regard to advice from the Conservation Officer, Nos.5-9 North Street are **not** considered to make a positive contribution to the Cathedral Conservation Area and as such the proposals to demolish the buildings is considered acceptable in principle and compliant with Policy BH 14 subject to assessment of redevelopment proposals which is considered later in the report. It must be noted that consent to demolish this building 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.

5.5.7

Regeneration

5.5.8

The demolition 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 redevelopment scheme, considered in detail in the associated application LA04/2017/2341/O are considered to outweigh the loss of Nos. 5-9 North Street. Notwithstanding, regard must be had to the fall-back position of implementation of the extant scheme within which this building is 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. This view is supported by the Conservation Officer.

5.5.9

Redevelopment proposals for the application site and the wider scheme to regenerate the area are considered in detail in the assessment of the associated application LA04/2017/2341/O and should be read in conjunction with this application. The building to be demolished will be replaced by a new building of a higher quality design which will enhance the character and appearance of the Conservation Area. A condition is recommended that prevents demolition of the building until a valid contract has been let for redevelopment of the site to ensure that this part of the site is developed and not left.

	Summary of Recommendation: Having regard to relevant material considerations, including the policy context and planning history, the proposed demolition is considered acceptable and it is recommended that Conservation Area Consent be granted. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.
	Conditions 5. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011. 6. In accordance with Section 105 of the Planning Act (NI) 2011, the buildings shall not be demolished until a contract for the redevelopment of the site in accordance with the proposals under application reference LA04/2017/2341/O and any subsequent associated detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Cathedral Conservation Area.
	Notification to Department (if relevant) If Members are minded to approve the application, Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

ANNEX	
Date Valid	11th October 2017
Date First Advertised	10th November 2017
Date Last Advertised	20th September 2019
Details of Neighbour Notification (all addresses)	
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
LA04/2017/2344/DCA	5-9 North Street, Belfast, BT1 1NA	Demolition of buildings

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	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

	and Nos 2-14 Lower Garfield Street	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/2010/1484/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

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.
LA04/2016/1620/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

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 st January 2020	
Application ID: LA04/2017/2345/DCA	
Proposal: Demolition of buildings	Location: 3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street (BT1 1LA) Belfast
Referral Route: Full demolition of buildings in the Conservation Area and associated with Major application LA04/2017/2341/O	
Recommendation:	Grant consent subject to condition.
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Conservation Area Consent is sought for the full demolition of the following non-listed buildings which are located within Belfast City Centre Conservation Area. - Nos. 3-5 Rosemary Street; - Nos. 9-13 Rosemary Street; - Nos. 2-22 North Street; and - Nos 30-34 North Street. The key issues to be considered in the assessment of this application are: - The principle of demolition including the planning history - Impact on the character and appearance of the Conservation Area Planning permission was previously granted for a wider redevelopment scheme (Z/2010/1532/F & LA04/2016/2327/F) which included demolition of these buildings. Conservation Area Consent was also granted for the demolition of these buildings. The previous permissions established the principle of demolition of these buildings. The current proposal has been assessed against the Development Plan and relevant planning policy. Proposals for redevelopment of the application site have been assessed in the associated application LA04/2017/2341/O and are considered acceptable. One representation has been received regarding this application raising concerns regarding the impact on the character of the area on the demolition of No. 2 North Street. Objections have also been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme. The Conservation Officer has no objection. <u>Recommendation</u> Having regard to relevant material considerations, including the previous consents for demolition of these buildings, it is recommended that Conservation Area Consent is granted subject to	

conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.

If Members are minded to approve the application, Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

	Case Officer Report
1.0	Site Location Plan
	
2.0 2.1	Background This application was received in October 2017 in association with application LA04/2017/2341/O which seeks outline planning permission for redevelopment of the wider area. The application for outline permission is being considered at the same Planning Committee meeting.
3.0 3.1	Description of Development The application proposes full demolition of the following four non-listed buildings which are located within Belfast City Centre Conservation Area: • Nos. 3-5 Rosemary Street; • Nos. 9-13 Rosemary Street; • Nos. 2-22 North Street; and • Nos 30-34 North Street.
3.2	These addresses comprise four buildings which are shown in the photographs below:

	 9-13 ROSEMARY STREET	 3-5 ROSEMARY STREET/2-8 NORTH STREET
	 12-22 NORTH STREET (CANADA HOUSE)	 30-34 NORTH STREET
4.0	Description of Site	
4.1	The buildings are located at the corner of Rosemary Street and North Street. Nos. 9-13 Rosemary Street is an existing 4 storey neo-Georgian building dating from 1957 finished in rustic brown brick and stone work and sits building adjacent to the listed Masonic Hall. Nos. 3-5 Rosemary Street/Nos. 2-8 North Street are a 4 storey red brick modernist style building. Nos 12-22 North Street are a 4 storey building with a curved façade and finished in stone. Nos. 30-34 North Street was built in the 1960s and comprise 5 storeys fronting onto North Street setback and rising to 7 and 8 storeys to the rear.	
5.0	Planning Assessment of Policy and Other Material Considerations	
5.1	Planning History	
5.1.1	The planning history of the site is an important material consideration.	
5.1.2	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.	
5.1.3	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 Street Arcade retaining</i>	

	<i>its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location’.</i>
5.1.4	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 enabling the approved development to be constructed on a phased basis. A number of associated applications to vary Listed Building Consents and Conservation Area Consents were also approved including Conservation Area Consents (Z/2010/1495/DCA and LA04/2016/1622/DCA) for demolition of the same buildings.
5.1.5	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 .
5.1.6	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.
5.1.7	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.
5.1.8	Conservation Area Consent was granted more recently in March 2019 for the demolition and temporary redevelopment of Nos. 30-34 North Street as part of Phase 1B of the redevelopment scheme for the wider area.
5.1.9	Significant weight is therefore given to the extant scheme/planning history. 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 permission is refused.
5.2	Policy Framework
5.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
5.2.3	Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment
5.2.4	Other Material Considerations Belfast City Centre Conservation Area Guide

5.3	Consultations
5.3.1	<u>Non-Statutory Consultations</u> BCC Conservation Officer – No Objection
5.4	Representations
5.4.1	The application has been advertised and publicised on the website. One representation was received in 2017 raising the following issues: No. 2 North Street is a 1960's extension designed to look part of Old Northern Street Bank which fronts on to Waring Street. Demolition would make the Listed old bank look alone and isolated and loss of huge character and historical significance upon entering North Street. The building should remain.
5.4.2	The contribution which No. 2 North Street makes to the Conservation Area is considered in the Assessment section of the report below.
5.4.3	Objections have also been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme.
5.5	Assessment
5.5.1	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 - 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.
5.5.2	The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.18 – 6.20.
5.5.3	The application site falls within Belfast City Centre Conservation Area.
5.5.4	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: m) 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; n) the adequacy of efforts made to retain the building in use; and o) The merits of alternative proposals for the site.
5.5.5	The following table compares the demolition proposals in the extant and proposed schemes

	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
5.5.6	<u>Buildings that do not make a positive contribution to the Conservation Area</u>		
	Having regard to the advice from the Conservation Officer, the following buildings proposed to be demolished are not considered to make a positive contribution to the Belfast City Centre Conservation Area 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. 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. - Nos. 3-5 Rosemary Street & 2-8 North Street - Nos. 12-22 North Street (Canada House) - Nos. 30-34 North Street		
5.5.7	<u>Buildings that make a positive contribution to the Conservation Area</u> The building listed below proposed to be demolished in its entirety is considered to make a positive contribution to the character and appearance of Belfast City Centre Conservation Area. 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. Nos. 9-13 Rosemary Street		
5.5.8	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. <u>Nos. 9-13 Rosemary Street</u>		
5.5.9	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. Officers consider the positive contribution to be modest.		
5.5.10	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.		
5.5.11	In assessing the part played in the interest of the wider area, the Conservation Officer considers that <i>'Whilst these buildings may have features that contribute positively to the</i>		

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5.5.16	The Justification Report states that the applicant's position is that the retention of this building would prejudice the wider development of the site and limit the ambition of the exemplary scheme which might be achievable.
5.5.17	Furthermore, the Justification Report states that retention of the building 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 the restoration of Listed Buildings and those facades which are deemed to make a contribution to the streetscape of the Conservation Area'</i> .
5.5.18	Whilst the viability of the scheme is a material consideration, no substantive information has been submitted to demonstrate the impact of retention of this building 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.
5.5.19	The substantial community benefits of the wider scheme are set out in the associated report LA04/2017/2341/O and include the following: - 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 - re-instatement of the North Street Arcade, an historic and iconic shopping destination in the city centre.
5.5.20	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>. Redevelopment/Regeneration
5.5.21	The proposed demolitions will facilitate the comprehensive redevelopment of the wider 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 redevelopment scheme are considered in detail in the associated application LA04/2017/2341/O are considered to outweigh the loss of Nos. 9-13 Rosemary Street. Moreover, regard must be had to the fall-back position of implementation of the extant scheme within which this building is to be demolished. This establishes the principle of demolition of these buildings. Having regard to these considerations, the principle of

5.5.22	demolition of these buildings is considered acceptable subject to assessment of the redevelopment proposals. This view is supported by the Conservation Officer. Redevelopment proposals for the application site and the wider scheme to regenerate the area are considered in detail in the assessment of the associated application LA04/2017/2341/O and should be read in conjunction with this application. A condition is recommended that prevents demolition until a valid contract has been let for redevelopment of the site to ensure that these parts of the site are developed and not left.
5.6	Summary of Recommendation:
5.6.1	Having regard to the relevant material considerations, including the policy context and planning history, the proposed demolitions are considered acceptable and it is recommended that Conservation Area Consent be granted.
5.6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.
	Conditions 7. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011. 8. In accordance with Section 105 of the Planning Act (NI) 2011, none of the buildings shall be demolished until a contract for the redevelopment of the site in accordance with the proposals under application reference LA04/2017/2341/O and any subsequent associated detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Belfast City Conservation Area.
	Notification to Department (if relevant) If Members are minded to approve the application, Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

ANNEX	
Date Valid	11th October 2017
Date First Advertised	10th November 2017
Date Last Advertised	20th September 2019
Details of Neighbour Notification (all addresses) Matthew Reilly, 51 Whitehall Parade Belfast Down	
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
LA04/2017/2345/DCA	3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street, (BT1 1LA), Belfast	Demolition of buildings

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/2010/1495/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

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.
LA04/2016/1622/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

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

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21st January 2020	
Application ID: LA04/2017/2350/DCA	
Proposal: 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	Location: 16-24 Donegall Street (BT1 2GP) 13-31 North Street (BT1 1NA) Belfast
Referral Route: Full demolition of buildings in the Conservation Area and associated with Major application LA04/2017/2341/O	
Recommendation:	Grant consent subject to conditions
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
Executive Summary: Conservation Area Consent is sought for the full demolition of the following non-listed buildings which are located within Belfast City Centre Conservation Area. - Nos. 20-22 Donegall Street; and - Nos. 29a-31 North Street; Partial Demolition is sought for the following non-listed buildings which are located within the Cathedral City Centre Conservation Area. - Nos. 16-18 Donegall Street; - Nos. 24 Donegall Street; - Nos. 13-15 North Street; - Nos. 17-23 North Street; and - Nos. 25-29 North Street. The key issues to be considered in the assessment of this application are: - The principle of demolition including the planning history - Impact on the character and appearance of the Conservation Area Planning permission was previously granted for a wider redevelopment scheme (Z/2010/1532/F & LA04/2016/2327/F) which included demolition of these buildings. Conservation Area Consent was also granted for the demolition of these buildings. The previous permissions established the principle of demolition of these buildings.	

The current proposal has been assessed against the Development Plan and relevant planning policy. Proposals for redevelopment of the application site have been assessed in the associated application LA04/2017/2341/O and are considered acceptable.

No representations have been received regarding this application. However, objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme.

The Conservation Officer has no objection.

Recommendation

Having regard to the relevant material considerations, including previous permissions, it is recommended that Conservation Area Consent is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.

If Members are minded to approve the application, the Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

	Case Officer Report
1.0	Site Location Plan 
2.0	Background
2.1	This application was received in October 2017 in association with application LA04/2017/2341/O which seeks outline planning permission for redevelopment of the wider area. The application for outline permission is being considered at the same Planning Committee meeting.
3.0	Description of Development
3.1	The application proposes full demolition of the following two non-listed buildings which are located within the Cathedral Conservation Area and are shown in the photographs below. - Nos. 20-22 Donegall Street; and - Nos. 29a-31 North Street.
3.2	The application also proposes partial demolition of the following five non-listed buildings with retention of their facades. These buildings are located within the Cathedral Conservation Area and are shown in the photographs below. - Nos. 16-18 Donegall Street; - Nos. 24 Donegall Street; - Nos. 13-15 North Street; - Nos. 17-23 North Street; and

- Nos. 25-29 North Street.



20-22 DONEGALL STREET



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



16-18 DONEGALL STREET



24 DONEGALL STREET



13-15 NORTH STREET



17-23 NORTH STREET



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

4.0	Description of Site
4.1	The application relates to four buildings on North Street and three buildings on Donegall Street. Nos. 20-22 Donegall Street are a 5 storey building finished in red brick with ground floor shop units built around the 1920s. Nos. 25-29 and Nos. 29a-31 North Street (St. Anne's Buildings) were constructed in 1912. Nos. 29a-31 North Street was originally a red brick 4 storey building which has been painted and the top storey has been removed. Nos. 25-29 North Street are a four storey redbrick building with ground floor shopfronts. Nos. 16-18 Donegall Street are a four storey six bay stucco building with shopfronts at ground floor built around 1870. No. 24 Donegall Street, built in 1887, is a four storey twin gabled building finished in red brick with red sandstone banding and detail. Nos.13-15 North Street are a three storey faience building built around the 1925. Nos. 17-23 North Street is a three storey art deco building in cast stone with metal windows.
5.0	Planning Assessment of Policy and Other Material Considerations
5.1	Planning History
5.1.1	The planning history of the site is an important material consideration.
5.1.2	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.
5.1.3	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 Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location'.</i>
5.1.4	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 enabling the approved development to be constructed on a phased basis. A number of associated applications to vary Listed Building Consents and Conservation Area Consents were also approved including a Conservation Area Consent for demolition of the same buildings.

5.1.5	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 .
5.1.6	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.
5.1.7	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.
5.1.8	Significant weight is therefore given to the extant scheme/planning history. 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 permission is refused.
5.2	Policy Framework
5.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
5.2.3	Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment
5.2.4	Other Material Considerations Cathedral Conservation Area Guide
5.3	Consultations
5.3.1	<u>Non-Statutory Consultations</u> BCC Conservation Officer – No Objection
5.4	Representations
5.4.1	The application has been advertised and publicised on the website. No representations have been received. However, objections have been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme.
5.5	Assessment
5.5.1	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

	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.												
5.5.2	The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.18 – 6.20.												
5.5.3	The application site falls within the Cathedral Conservation Area.												
5.5.4	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: p) 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; q) the adequacy of efforts made to retain the building in use; and r) The merits of alternative proposals for the site. <u>Full demolition of buildings in the Conservation Area</u>												
5.5.5	The following table compares the demolition proposals in the extant and proposed schemes. <table><tr><th colspan="3">Full Demolition of the following non-Listed Buildings in the Conservation Area is proposed</th></tr><tr><th>Demolition Approved in Extant Scheme</th><th>Demolition Proposed in Revised Scheme</th><th>Comments</th></tr><tr><td>29a – 31 North Street (St. Anne’s Buildings)</td><td>29 – 31 North Street (St. Anne’s Buildings)</td><td>No change</td></tr><tr><td>20-22 Donegall St</td><td>20-22 Donegall St</td><td>No change</td></tr></table> <u>Buildings that make a positive contribution to the Conservation Area</u>	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	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
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											
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											
5.5.6	Having regard to advice from the Conservation Officer, the following buildings proposed to be demolished in their entirety are considered to make a positive contribution to the character and appearance of Belfast City Centre Conservation Area. 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. - Nos. 29a-31 North Street - Nos. 20-22 Donegall Street												
5.5.7	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.												

	<u>Nos. 29a-31 North Street</u>								
5.5.8	Nos. 29a-31 North Street are a 3 storey building constructed in 1912 and 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.								
	<u>Nos. 20-22 Donegall Street</u>								
5.5.9	Nos. 20-22 Donegall Street are 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 cornicing 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, and 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.								
5.5.10	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.								
5.5.11	In assessing the part played in the interest of the wider area, the Conservation Officer considers that <i>'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.'</i>								
5.5.12	Nos. 29a-31 North Street and Nos. 20-22 Donegall are considered to 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.								
	<u>Consideration of paragraph 6.25 of PPS6</u>								
5.5.13	Given that the contribution of this building to the character and appearance of the Conservation Area is deemed positive regard must be had to the criteria in paragraph 6.25 of Policy BH 10 [Demolition of a listed Building], PPS6. This assessment is summarised in the table below.								
	<table><tr><th>Building</th><th>Contribution (Policy B14)</th><th>Assessment of Para 6.25 (Policy BH 10)</th><th>New Development (Policy BH 14) and Conclusion</th></tr><tr><td>Nos. 29-31a North Street</td><td>Positive</td><td>a) No condition survey carried out. Signs of structural distress to north (LHS) – External walls have evidence of structural supports, an indication of poor condition.</td><td>Proposed scheme considered high quality and will bring substantial</td></tr></table>	Building	Contribution (Policy B14)	Assessment of Para 6.25 (Policy BH 10)	New Development (Policy BH 14) and Conclusion	Nos. 29-31a North Street	Positive	a) No condition survey carried out. Signs of structural distress to north (LHS) – External walls have evidence of structural supports, an indication of poor condition.	Proposed scheme considered high quality and will bring substantial
Building	Contribution (Policy B14)	Assessment of Para 6.25 (Policy BH 10)	New Development (Policy BH 14) and Conclusion						
Nos. 29-31a North Street	Positive	a) No condition survey carried out. Signs of structural distress to north (LHS) – External walls have evidence of structural supports, an indication of poor condition.	Proposed scheme considered high quality and will bring substantial						

			Fair condition internally. Currently in Use. b) Building has not been marketed as required for comprehensive development c) Proposed scheme will provide substantial community benefits	community 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 community benefits	Proposed scheme considered high quality and will bring substantial community benefits. Proposed demolition considered acceptable in principle.
5.5.14	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. 20-22 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. However, this information is not a full structural assessment and is not sufficient to satisfactorily address criterion a).			
5.5.15	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. 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).			
5.5.16	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.			
5.5.17	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 the restoration of Listed Buildings and those facades which are deemed to make a contribution to the streetscape of the Conservation Area'</i> .			
5.5.18	Whilst the viability of the scheme is a material consideration, no substantive 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.
5.5.19	The substantial community benefits of the wider scheme are explored later in this report. They include the following: - 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 - re-instatement of the North Street Arcade, an historic and iconic shopping destination in the city centre.
5.5.20	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>. Redevelopment/Regeneration
5.5.21	The proposed demolition 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 redevelopment scheme are considered in detail in the associated application LA04/2017/2341/O and are considered to outweigh the loss of Nos. 20-22 Donegall Street and 29a-31 North street. Moreover, regard must be had to the fall-back position of implementation of the extant scheme within which this building is 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. This view is supported by the Conservation Officer.
5.5.22	Redevelopment proposals for the application site and the wider scheme to regenerate the area are considered in detail in the assessment of the associated application LA04/2017/2341/O and should be read in conjunction with this application. The buildings to be demolished will be replaced by new buildings of a higher quality design which will enhance the character and appearance of the Conservation Area. A condition is recommended that prevents demolition of the building until a valid contract has been let for redevelopment of the site to ensure that these parts of the site are developed and not left.

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

			b) Building has not been marketed as required for comprehensive development. c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits.	Proposed scheme high quality and will bring substantial community benefits. Partial demolition considered acceptable.
	16-18 Donegall Street	Positive	a) No condition survey carried out. Building unsafe to enter. Evidence of structural issues - extreme settlement to front elevation. Vacant. b) Building has not been marketed as required for comprehensive development c) Replacement scheme will include façade retention. Proposed scheme will provide substantial community benefits	Positive contribution primarily based on architectural and historical value of facade which will be retained. Proposed scheme high quality and will bring substantial community benefits. Partial demolition considered acceptable.
5.5.27	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. Nos. 25-29 North Street is 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).			
5.5.28	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).			
5.5.29	Criterion c) of paragraph 6.25 of PPS 6 requires consideration of the merits of the replacement scheme.			
5.5.30	It is considered that the same substantial benefits reported in the previous section of this report, as amplified in the associated report for application LA04/2017/2341/O, also applies to the consideration of partial demolition of non-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 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. Redevelopment/Regeneration
5.5.32	The demolitions will facilitate the comprehensive redevelopment of the site and enable the realisation of significant physical, economic and regeneration benefits delivering substantial community benefits which are considered to be in the wider public interest. The merits of the proposed redevelopment scheme are considered in detail in the associated application LA04/2017/2341/O and are considered to outweigh the partial loss of Nos.13-15, 17-23 and 25-29 North Street and Nos.16-18 and 24 Donegall Street. Moreover, regard must be had to the fall-back position of implementation of the extant scheme within which Nos.13-15, 17-23 and 25-29 North Street were to be demolished in full. Having regard to these considerations, the principle of demolition of these buildings is considered acceptable subject to assessment of the redevelopment proposals. This view is supported by the Conservation Officer.
5.5.33	Redevelopment proposals for the application site and the wider scheme to regenerate the area are considered in detail in the assessment of the associated application LA04/2017/2341/O and should be read in conjunction with this application. A condition is recommended that prevents partial demolition of the buildings until a valid contract has been let for redevelopment of the site to ensure that these parts of the site are not left.
5.6	Summary of Recommendation:
5.6.1	Having regard to the relevant material considerations, including the policy context and planning history, the proposed demolitions are considered acceptable and it is recommended that Conservation Area Consent be granted.
5.6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.
	Conditions 9. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011. 10. In accordance with Section 105 of the Planning Act (NI) 2011, the buildings shall not be demolished until a contract for the redevelopment of the site in accordance with the proposals under application reference LA04/2017/2341/O and any subsequent associated detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Belfast City Conservation Area.
	Notification to Department (if relevant)

	If Members are minded to approve the application, the Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

ANNEX	
Date Valid	11th October 2017
Date First Advertised	10th November 2017
Date Last Advertised	20th September 2019
Details of Neighbour Notification (all addresses)	
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
LA04/2017/2350/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,

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/2010/1484/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

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.
LA04/2016/1620/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