



Belfast Local Development Plan

Submission Topic Paper
2015 Employment Baseline





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1.0 Introduction

- 1.1 This report sets out the baseline position in relation to quantum of employment floor space (those falling within B class uses) as set out in the Planning (Use Classes) Order (Northern Ireland) 2015 which were known to the Department of Infrastructure (DfI) at the point of transfer on 1st April 2015. It also outlines the employment floor space situation from 1st April 2015 onwards.
- 1.2 This report brings together information from relevant DSD / DfC and Council Masterplans, planning approvals, PADs and PANs. It seeks to provide justification for the proposed growth figures of 550,000 sq. metres over the plan period set out in policy EC 2- Employment Land Supply of the Draft Plan Strategy and to provide an up to date position on growth potential.

2.0 Pre 31st March 2015 Masterplans

- 2.1 This section sets out the quantum of potential employment floorspace proposed in the suite of masterplans for Belfast prior to 31st March 2015.
- 2.2 These masterplans can then be compared with the schedule of relevant planning approvals for employment use. Where appropriate the quantum of floor space has been adjusted to reflect any extant planning permissions for major development that fall within any masterplan boundaries.
- 2.3 Taking into account completions and extant planning permission and deducting these from the overall masterplan floor space and only quoting floor space figures where they are clearly specified, the total quantum is 363,587 sq. metres at 31st March 2015.

Table 1: Pre 31st March 2015 Masterplans (figures are gross area)

Masterplan	Commercial Floor space (Sq. Metres)	Notes
Belfast city centre – North East Quarter Masterplan (August 2005)	17000	If 50% comes forward as commercial of the approximate 35000 potential for both residential and commercial floorspace
Belfast city centre Northside Urban Village regeneration (May 2009)	23100	Masterplan quotes 23100 of office / business uses
Belfast city centre – North West Quarter Masterplan – Part One (August 2005) <i>Note: Part of Northside Plan above</i>	--	No quantum stated
Belfast city centre – Westside regeneration masterplan (undated) <i>Note: sites north of Castle Street overlap with southern end of NWQ masterplan</i>	22483	Z/2010/0691/F removed from total. Final figure quoted is if all employment development is realised
Titanic Quarter Development Framework (2001)	173664	Adjusted to reflect completions and extant planning approvals (see appendix 6)
Belfast Urban Regeneration Potential Study (2012 update)	--	This contains other masterplans or extant permission and has therefore been discounted.
Crumlin Road Gaol and Girdwood Barracks Draft Masterplan (July 2007)	--	No quantum stated
Greater Ballysillan Masterplan (September 2014)	--	No quantum stated
Shaftesbury Square development framework	57820	If all potential employment floorspace comes forward
Queens Quay Masterplan	--	No employment floorspace proposed
Glen Road Development Framework (April 2013)	18520	Taken from Pre-application discussion
North foreshore Development Opportunity Framework	51000	Updated to reflect completion of film studios approved under
TOTAL	363587	

3.0 Pre 31st March 2015 Planning Permissions

- 3.1 The quantum of employment floor space of planning permissions for major development that remained extant at the 31st March 2015 accounts for 245,108 sq. metres. This figure is primarily made up of office floorspace within the city centre. Taking into account this figure with the quantum of potential employment floorspace within pre 31st March 2015 masterplans this figure rise to 608,695 sq. metres.

4.0 Post 1st April 2015 Masterplans

- 4.1 Whilst all the masterplans include an element of employment use within their overall mix of proposed uses the table below only records quantum of floor spaces where these are specified. The total floor space approved from 1st April 2015 in masterplans or associated documents amount to 166,401 sq. metres. This includes two masterplans (Greater Clarendon masterplan and the Transport Hub Masterplan) out of a total of seven and as such is a considerable under estimation of the potential total quantum of employment floorspace that has the potential to come forward.

Table 2: Post 1st April 2015 Masterplans

Masterplan	Commercial Floor space (Sq. Metres)	Notes
Greater Clarendon (Sailortown) (July 2016)	19510	Excludes City Quays
Northern Fringe Gasworks (2017)	2351	This only includes the floorspace figure for site D Site C not included: 6902 sq. m approved under application LA04/2016/2267/F and is account for in pending planning permissions table (Appendix
Transport Hub (2017)	64540	Floorspace figure obtained from Pre application discussion LA04/2016/2368/PAD
East Bank Strategy (2017)	--	No quantum stated
Inner North West (Nov 18)	--	No quantum stated. Any planning approvals within this area are captured under post 2015 planning approvals
Hope Street (2018)	--	No quantum stated

Belfast Waterside Masterplan (2018) formerly known as Sirocco	80000	Figure obtained from application LA04/2018/0811/O
Total	166,401	

5.0 Post 1st April 2015 Planning Permissions

5.1 The maximum potential quantum of floorspace that could come forward through planning permissions granted for employment type uses post 1st April 2015 is 224,283 sq. metres. This rises to 390,684 sq. metres when combined with the potential quantum of employment floorspace within masterplans over the same period.

6.0 Pending applications and PADS (since 2015)

6.1 In order to capture all proposed employment floorspace, including those in the pipeline, a list of all pending applications and PAN's from 2015 onwards, was attained from EPIC MIS Reports. This was then filtered to ensure only those with an element of B Use classes were extrapolated. This list is shown in Table 4 below.

Table 3: PADs and PANs post 1st April 2015 (floorspace in Gross Sq. metres)

Total no. of PADS where no planning application submitted	Total floorspace (sq. metres)
9	25,083
Total No. of Pending Applications	Total floorspace (sq. metres)
9	182,565

Summary Table

Table 4: Overall summary table showing 2015 baseline floorspace figure, post 2015 quantum along with breakdown for extant planning permissions, masterplans, pending applications and PADS (Gross sq. metres)

MASTERPLANS	
Pre 2015	Post 2015
363587 (A)	166,401 (C)
EXTANT PLANNING PERMISSIONS	
Pre 2015	Post 2015
245,108 (B)	224,283 (D)
<u>2015 BASELINE</u>	POST 2015 QUANTUM
608,695 (A+B)	390,684 (C+D)

PENDING APPLICATIONS AND PADS	
N/A	207,648

The extant planning permissions for both pre 31st March 2015 and post 1st April 2015 are in additional to the overall floorspace figures for the masterplans. Where a planning permission for employment use falls within a particular masterplan area the total floorspace figure has been adjusted accordingly so as to avoid double counting.

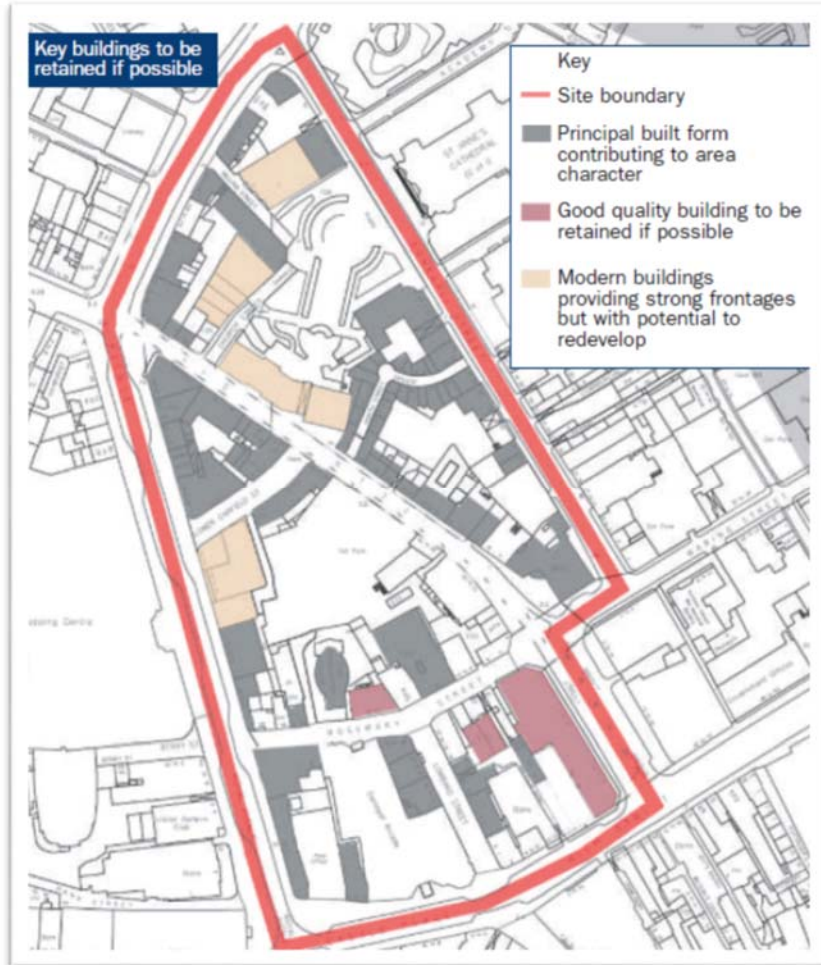
The analysis has identified that the quantum of floorspace proposed as part of published masterplans and extant planning permissions at the 31st March 2015 was in excess of the 550,000 sq. metres proposed for employment floorspace over the plan period 2020-2035. The figure of 608,695 is a conservative estimate. It is likely that this figure is higher especially if the full potential quantum of employment floorspace is realised within those masterplans where the floorspace figures is not readily available.

Furthermore the quantum of employment floorspace post 1st April 2015 that exists through extant planning permissions and published in the suite of masterplans accounts for 390,684 sq. metres. Taking account of this figure and the quantum of floorspace contained within pending planning applications and PADS this figure rises to 598,332 sq. metres. Again like the pre 31st March 2015 scenario this is a conservative estimate.

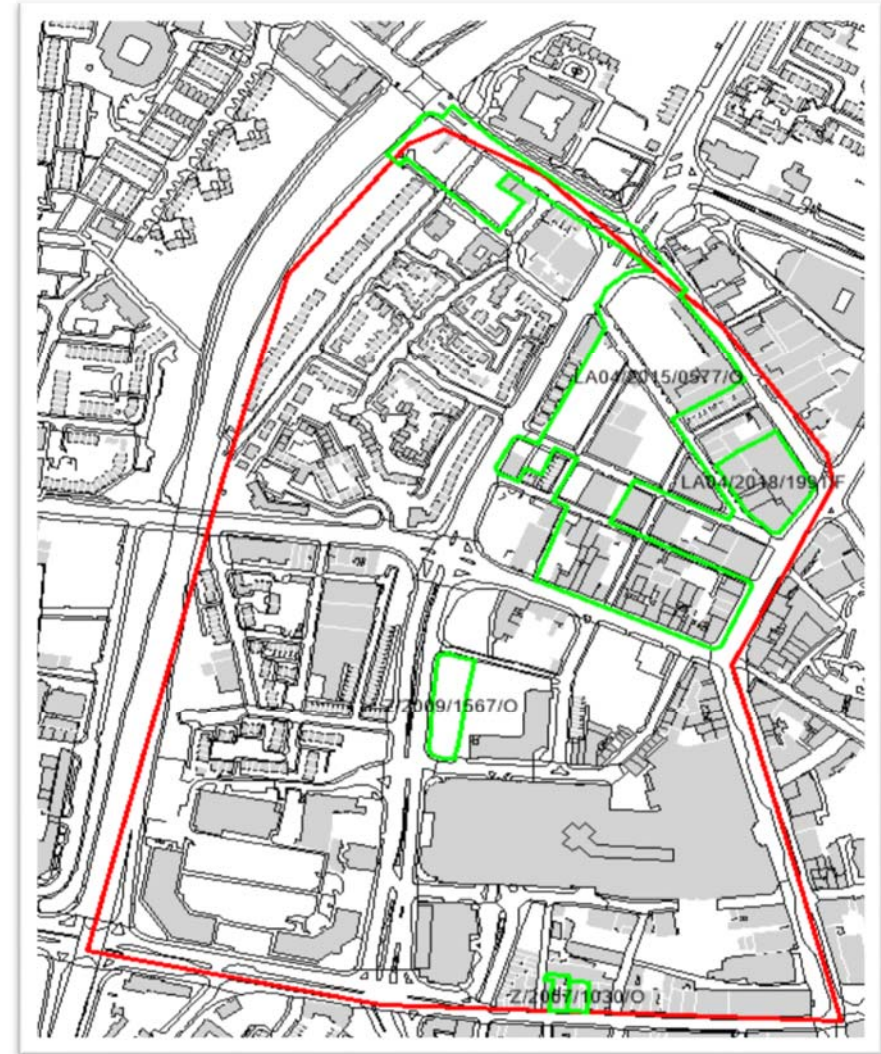
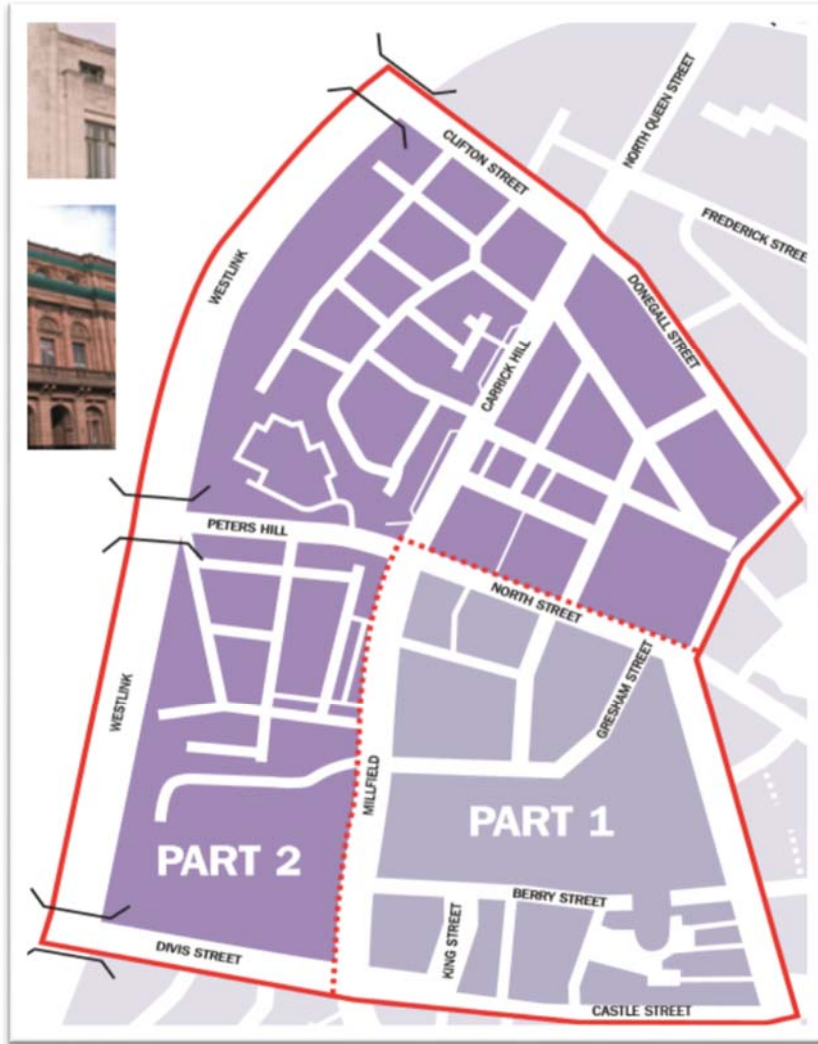
Please note in terms of this exercise that there are a number of caveats which need to be taken into account. These are as follows:

- Every effort has been made to remove any duplications from working spreadsheets that have been used to formulate the tables. That said, it cannot be guaranteed that there is no duplication in terms of figures identified within the suite of masterplans or within the extant planning permission tables.
- No assumptions have been made on potential floor space where no figure for employment use is specified. Therefore the figures quoted for the total quantum of employment floorspace for both pre April 2015 and post April 2015 Masterplans is likely to be a significant underestimation especially if the full development potential of these masterplans is real

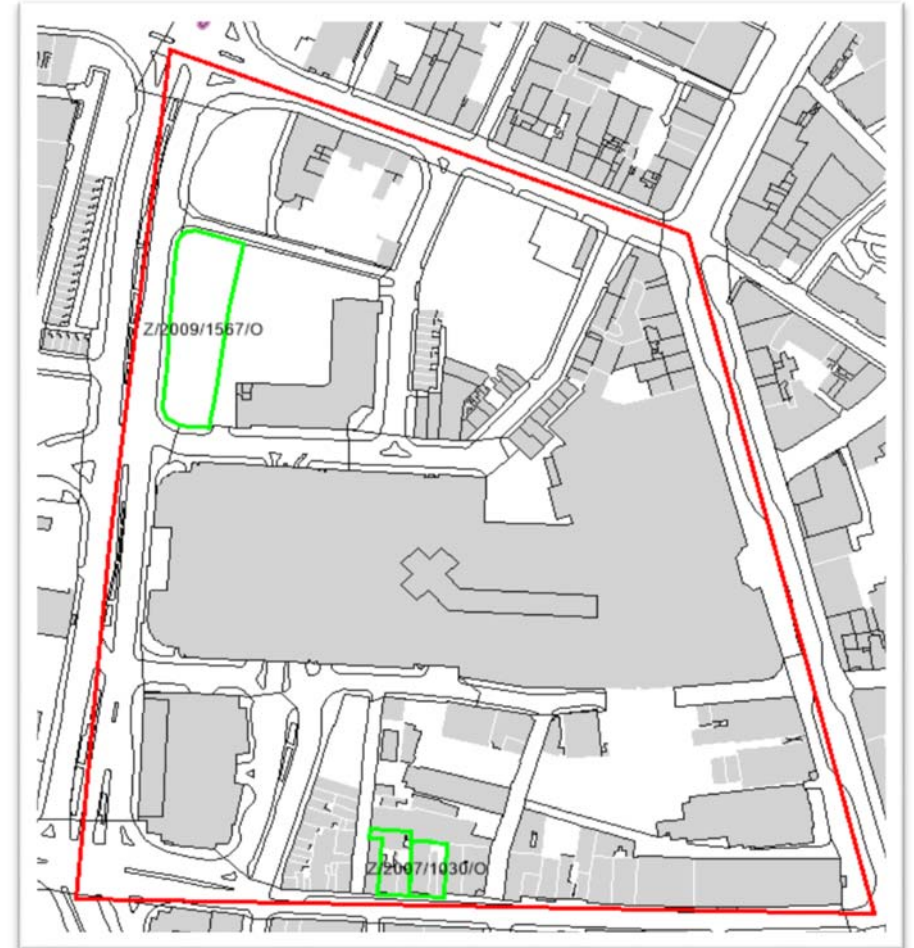
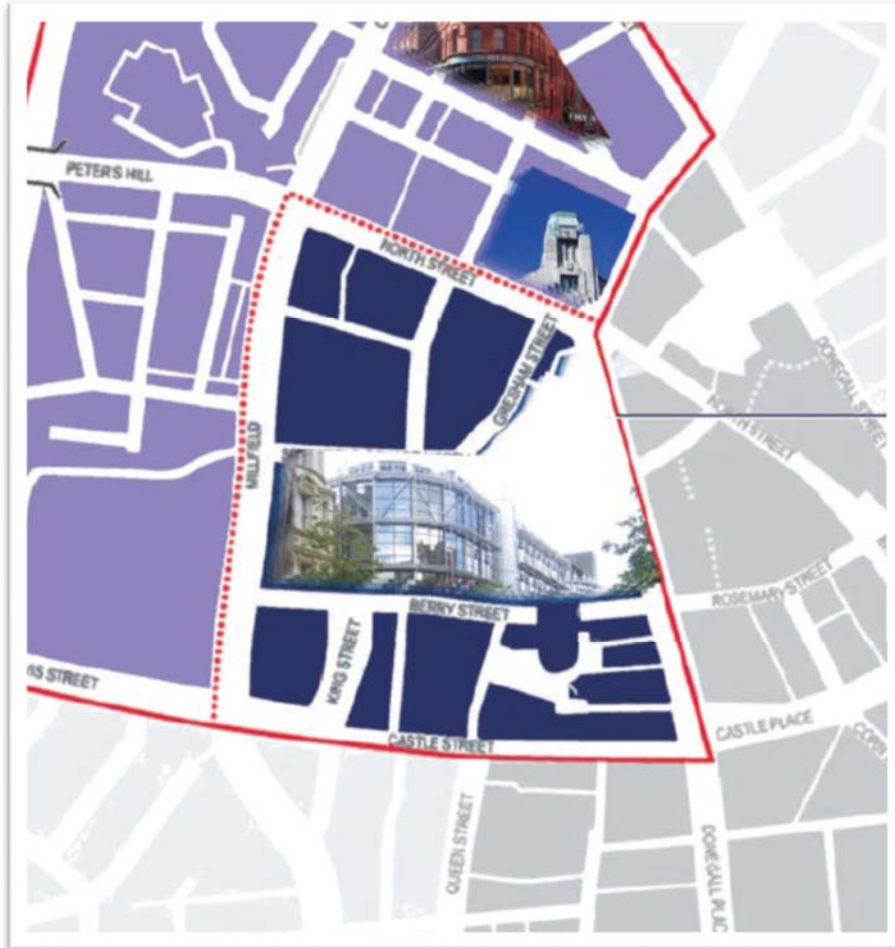
North East Quarter Masterplan



North West Quarter Masterplan



North West Quarter Masterplan

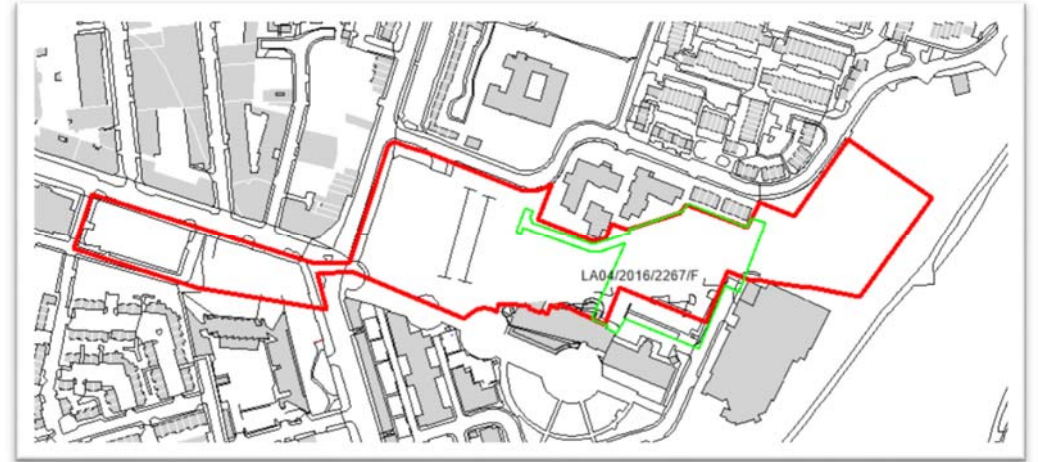
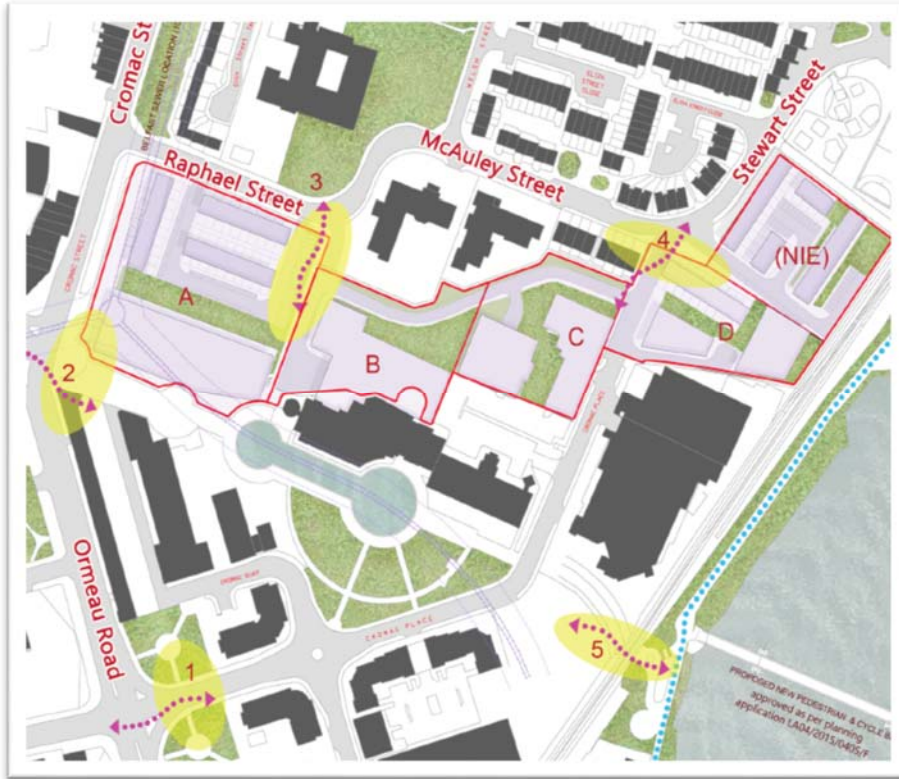


Shaftesbury Square Development Framework

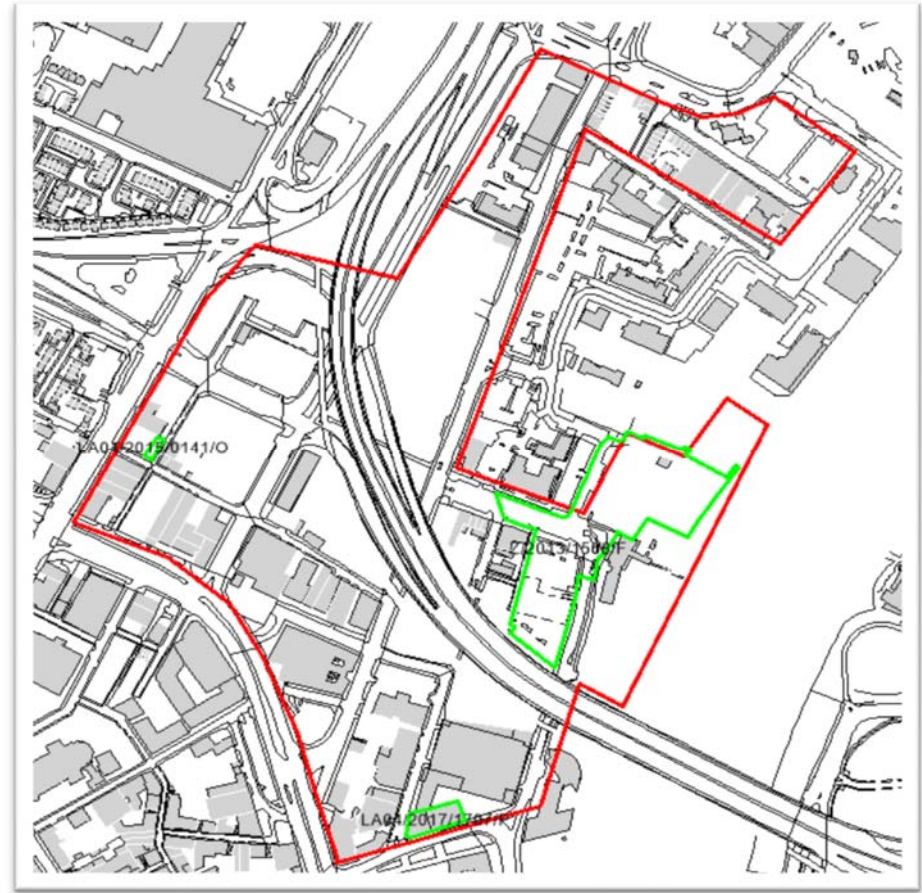
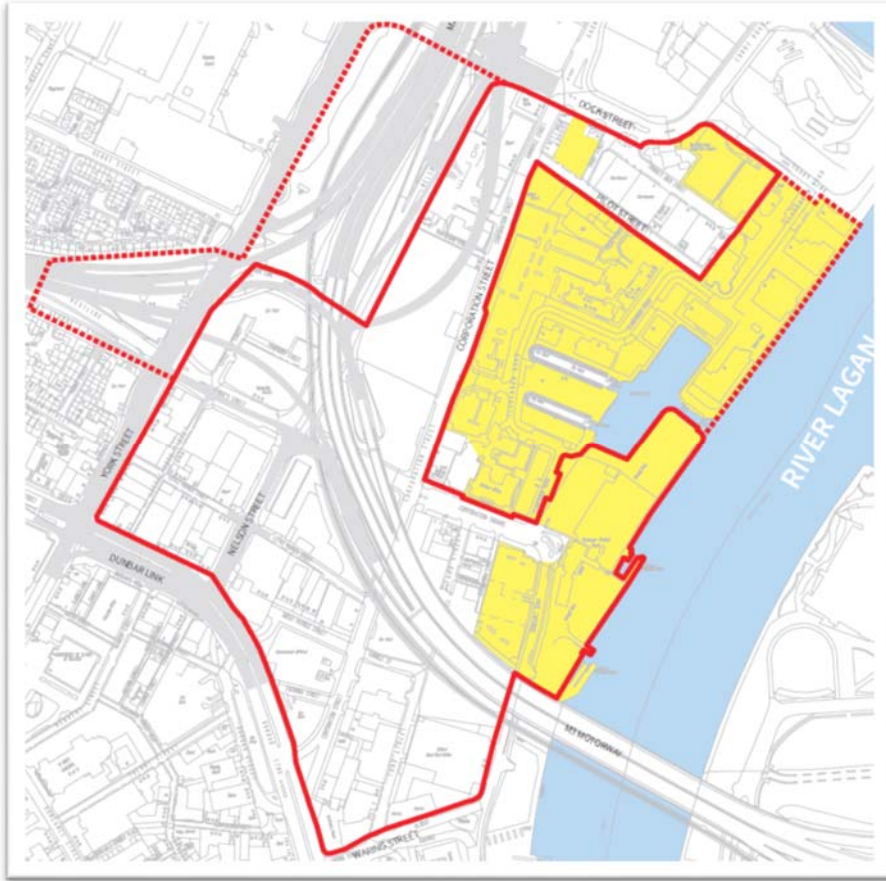


Site	Site area (sq.m.)	Potential number of floor-levels	Potential floor-space (sq.m.)	Appropriate uses
1 87-91 Botanic Av. (Botanic Lodge)	360	4	900	Residential/Catering/Hospitality/Commercial
2 2-4 Botanic Avenue	400	5	1,800	Residential/Catering/Hospitality/Commercial
3 34 Botanic Avenue	300	3	600	Possible railway station extension/Catering/Hospitality/Commercial
4 Chambers Street	4,220	2/3	1,930	Residential
5 1-3 Donegall Pass	350	4	1,040	Residential/Catering/Commercial
6 5-13 Donegall Pass	280	3	420	Residential/Catering/Commercial
7 61-63 Donegall Pass (oam. garden)	270	3	480	Residential/Catering/Commercial
8 99 Donegall Pass (School of Music)	460	3	1,050	Residential/Catering/Commercial
9 141-143 Donegall Pass	230	3	450	Residential/Catering/Commercial
10 14-18 Donegall Pass (Former Police Sta)	2,070	2/3/5	3,280	Residential/Catering/Hospitality/Commercial
11 74-78 Donegall Pass	300	3	720	Residential/Catering/Commercial
12 92-94 Donegall Pass	150	3	390	Residential/Catering/Commercial
13 118-140 Donegall Pass	3,300	3/4	6,500	Residential/Catering/Hospitality/Commercial
14 4-12 Donegall Road	140	4	440	Residential/Catering/Commercial
15 65-71 Dublin Road	390	8	2,240	Residential/Catering/Commercial
16 Glenalpin Street East	2,400	4	3,000	Residential/Hospitality/Commercial
17 Glenalpin Street South	430	4	640	Residential/Commercial
18 69-71 Great Victoria St.	410	4	1,350	Residential/Catering/Commercial
19 77 Great Victoria Street	210	5	700	Residential/Catering/Commercial
20 115 Great Victoria Street	100	5	400	Residential/Catering/Commercial
21 90-94 Great Victoria St.	330	5	1,050	Residential/Catering/Commercial
22 104-110 Gr. Victoria St. (Parum House)	2,220	10	6,500	Residential/Catering/Hospitality/Commercial
23 Hope Street	7,150	2/3/4/5/6	14,000	Residential/Catering/Hospitality/Commercial
24 Posnett Street south	1,250	2/3	840	Residential
25 Ratcliffe Street	900	2/3	840	Residential
26 57-61 Sandy Row	410	4	1,200	Residential/Catering/Commercial
27 81-87 Sandy Row (Former Gilpins site)	2,660	3	3,600	Residential/Catering/Commercial
28 109 Sandy Row	60	3	110	Residential/Commercial
29 149-151 Sandy Row	170	3	280	Residential/Catering/Commercial
30 48-52 Sandy Row	1,150	3	800	Residential/Catering/Hospitality/Commercial
31 70 Sandy Row	120	3	250	Residential/Commercial
32 74-80 Sandy Row	370	2/3	520	Residential/Commercial
33 1-6 Shaftesbury Square	660	7	3,500	Residential/Catering/Hospitality/Commercial
34 Stroud Street	330	4	700	Residential/Commercial

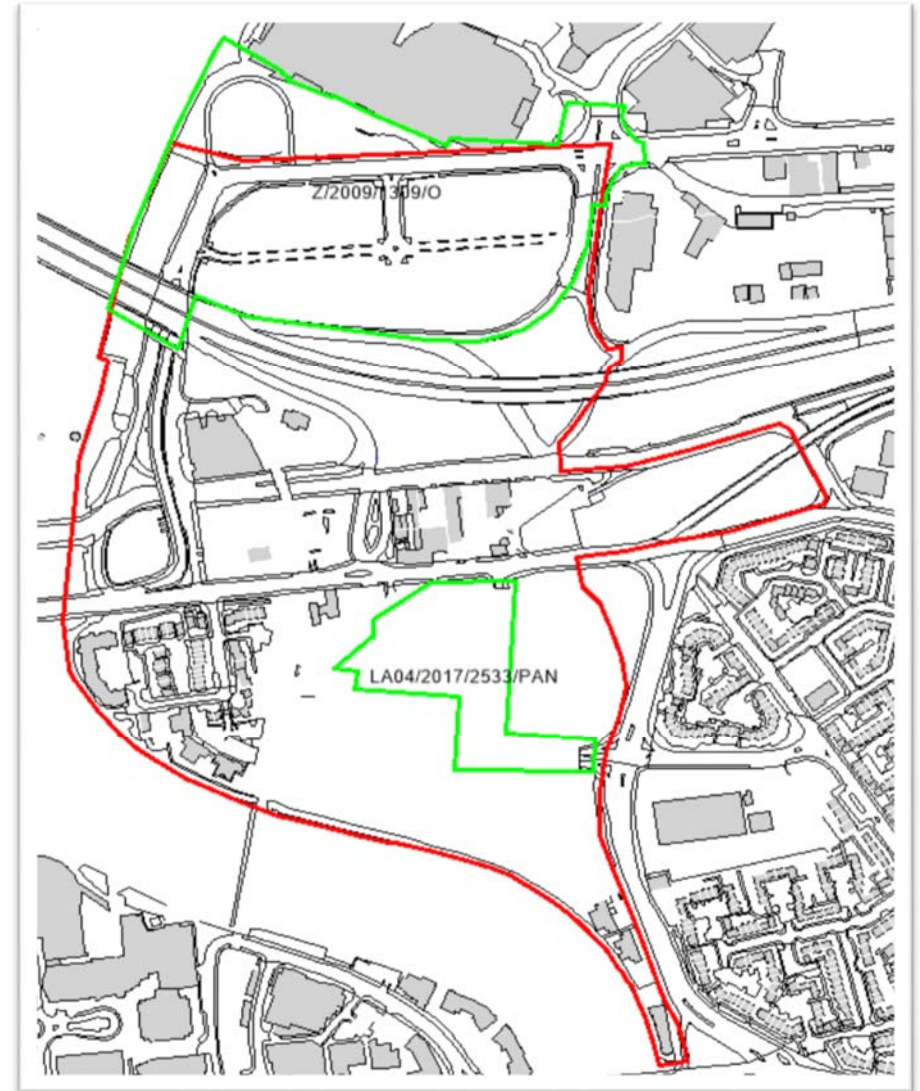
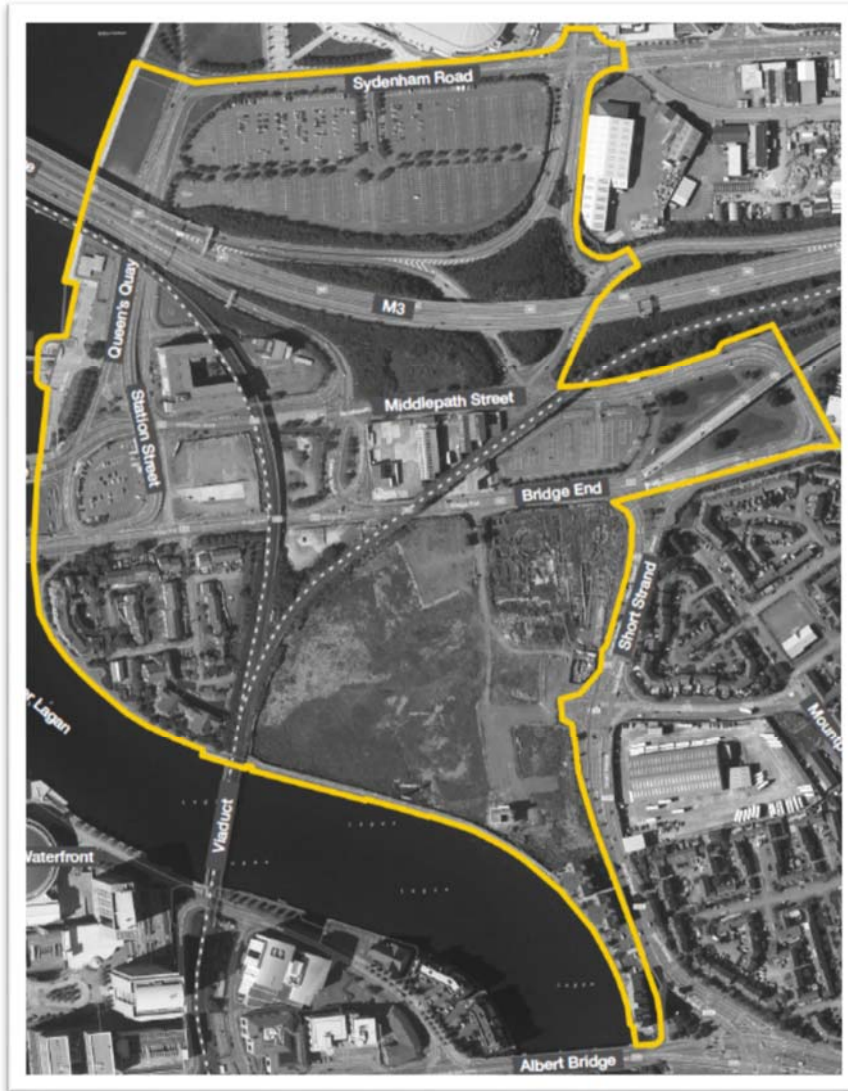
Gasworks Masterplan



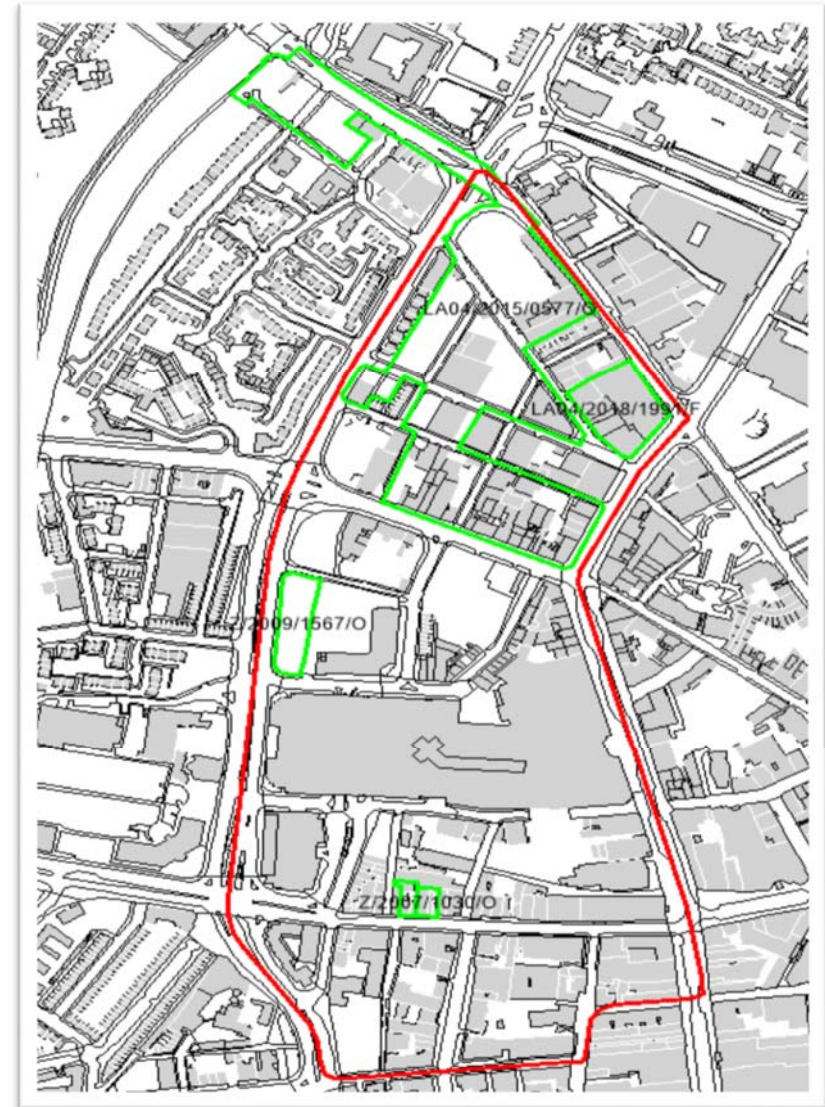
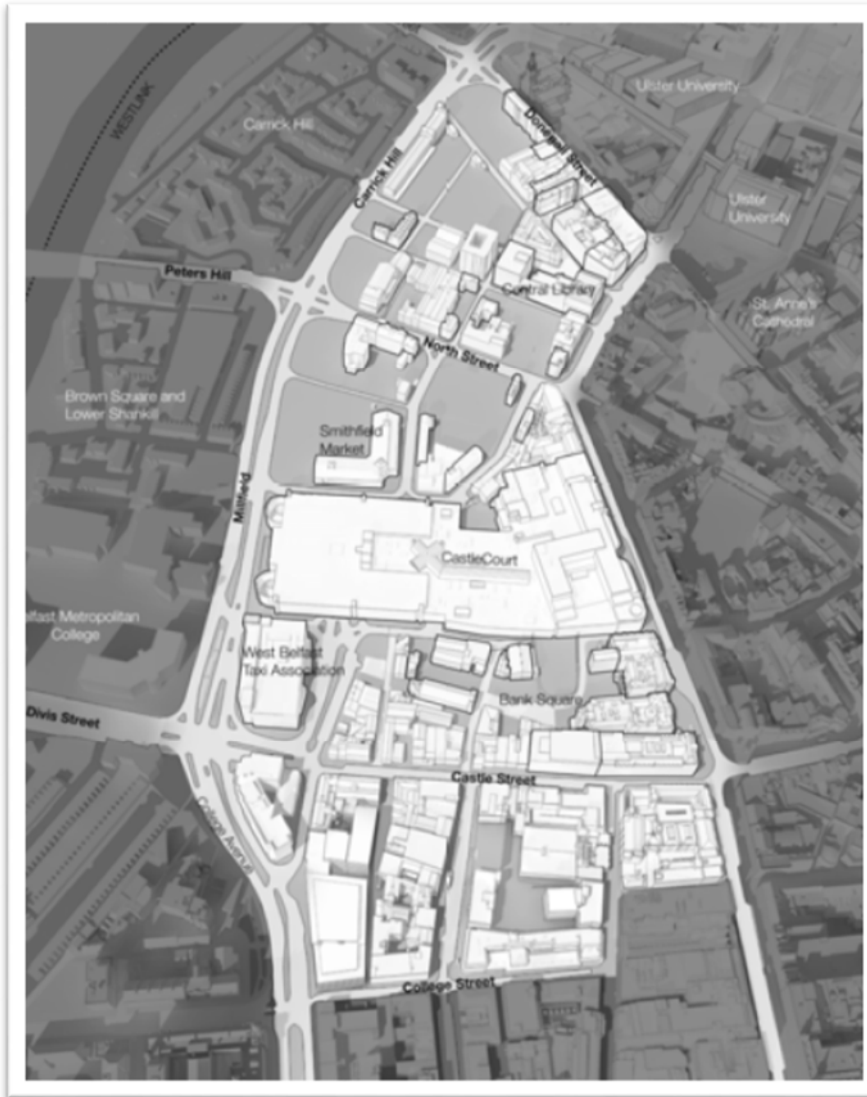
Greater Clarendon Masterplan



East Bank Strategy Masterplan



Inner North West Masterplan



Appendix 1: Extant planning permissions at 31st March 2015 (sq. metres gross)

Reference Number	Proposal	Address	Permission granted	Approved floorspace
Z/2007/0417/F	Development of a 4-storey office building including basement car park and external landscaping.	Weavers Court Business Park, Linfield Road, Belfast, BT12 5G	27/01/2011	
Z/2009/1567/O	Erection of 7-storey mixed use development containing 66 apartments and 685sqm of commercial space with 18 car parking spaces at ground level and 39 parking spaces at lower ground level.	Lands adjacent to Smithfield Market and Millfield Dual Carriage Way, between Samuel Street and Smithfield Square	03/02/2015	685
Z/2009/1603/F	Financial services campus	Land east of Queen's Road, 175m north of Sydenham Road, Queen's Island, Belfast	15/11/2010	55740
Z/2010/1006/O	City Quays Proposed major mixed use development comprising offices; small scale retail and retail services; cafes/restaurants; a hotel; residential development and associated amenity space; basement, multi storey and surface level car parking; open space, service areas and related infrastructure improvements.	Lands bounded by the River Lagan to the east Corporation Street to the west Dock Street and Corry Link to the north and the elevated M3 Cross Harbour Bridge/Motorway to the south City Quays Clarendon Dock	22/07/2014	114573
Z/2009/1089/F	26 no. business units to include 8no. for B1(a) use (gross floor space 4800sqm) and 18 no. for Class B1(c) use, new accesses and associated site works	Sydenham Business Park	05/11/2014	4800

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Reference Number	Proposal	Address	Permission granted	Approved floorspace
Z/2008/0599/O	Proposed major mixed use regeneration project comprising residential development, own door offices, an hotel, restaurants, cafes, call centres/research & development uses, assembly and leisure uses, local retail & professional service uses, a supermarket, community and cultural facilities, a care home, areas of public realm, roads and other infrastructural works.	Former Sirocco Works, Short Strand and adjacent to Bridge End and the River Lagan, Belfast	02/03/2011	11984
Z/2013/0931/F	Olympic house High specification office building (of 6 and 7 storeys) comprising 2,970 sq m of class B1(a) office use and 14,642 sq m of B1 (C) research and development, basement car parking, landscaping, access and associated site works	Land East of Queen's Road North of Public Records Office of Northern Ireland and South of Belfast Metropolitan College Queen's Island	16/07/2014	13754
Z/2009/0135/F	North Yard (TQ) Erection of 2no. buildings ranging in height from 2 to 6 storeys comprising 12,325sqm of Class B1 business uses; 1,244sqm of Class D1 (d) education use; 431sqm of cafes (sui generis); basement car parking; access road, landscaping, and ancillary works	Land adjacent to listed former Harland & Wolff headquarters and drawing offices and west of Queen's Road, Queen's Island, Belfast	18/01/2011	13173
Z/2009/0530/F	Block 12- Proposed mixed use development comprising 152 no apartments, 2 no hotels, 1846 sq m of business (Class B1), retail (Class A1), 2164 sq m of restaurants, bars and cafes (sui generis), 332 sq m of health spa (sui generis), 196 sq m of financial, professional and other services (Class A2), basement car parking, landscaping and ancillary infrastructural works.	Lands east of Victoria Channel and 120m west of the former Harland & Wolff Drawing Offices, Queen's Road, Queen's Island, Belfast	18/07/2011	1846

Reference Number	Proposal	Address	Permission granted	Approved floorspace
Z/2011/0471/F	Office development comprising 2 additional storeys (at 4m set back) and 1 additional storey (at 6.6m set back) above existing no. 40 Linenhall Street and associated 6 storey extension to rear with glazed atrium together with 9 storey development of vacant corner site	40 Linenhall Street and corner site between 40 Linenhall Street and 19 Ormeau Ave	06/01/2015	5845
Z/2011/1032/F	Change of use from existing educational facility (Class D1) to office use (Class B1)	Belfast Metropolitan College 1A College Square East-	14/08/2012	8152
Z/2008/2205/F	Proposed office and retail development over 12 floors. Associated siteworks and roadworks.	5, 6, 7 Little Victoria Street	09/10/2014	6169
Z/2009/1309/O	Mixed-use development including a maximum of 798 residential units (up to 73,420 sqm) with associated amenity space, two hotels (up to 22,438 sqm), offices (up to 4,370 sqm), retail and retail services (up to 905 sqm), leisure facilities (up to 1303 sqm), community and cultural uses (up to 1,570 sqm), cafes/bars/restaurants (up to 2,824 sqm), public open space, multi-storey car parking (up to 55,612 sqm) and associated works including related infrastructure improvements	Queen's Quay (lands between M3 and Odyssey Building), Belfast	03/12/2013	4370
Z/2009/0514/F	6 storey extension to office building	Rear of 40 Linenhall Street	04/02/2011	4017
			Total	245,108

Appendix 2: Published masterplans at 31st March 2015 (Sq. metres gross)

Masterplan	Year	Employment Floorspace total	Actual floorspace taking account of completions and extant planning permissions	Notes
Belfast city centre Northside Urban Village regeneration	May-09	23100	4625	
Belfast city centre – North East Quarter Masterplan	Aug-05	17000	17000	
Belfast city centre – North West Quarter Masterplan – Part One Note: Part of Northside Plan above	Aug-05	--	--	
Belfast city centre – Westside regeneration masterplan Note: sites north of Castle Street overlap with southern end of NWQ masterplan	Undated	23803	23803	
Titanic Quarter Development Framework		310000	173664	310,000 sq. metres of employment floorspace as part of overall Titanic Quarter development framework
Belfast Urban Regeneration Potential Study	2012 Update	--	--	
Crumlin Road Gaol and Girdwood Barracks Draft Masterplan	Jul-07	0	0	
Greater Ballysillan Masterplan	Sep-14	0	0	
Shaftesbury Square development framework		57820	57820	
Queens Quay Masterplan		--	--	
Glen Road Development Framework (April 2013)	Apr-13	12350	12350	Possible reduction to 2,950 sq. metres following submission of PAD under Ref: LA04/20191474/PAD
North foreshore Development Opportunity Framework		64540	51000	
Total		508613	340262	

Appendix 3: Extant planning permissions post 1st April 2015 (floorspace in sq. metres)

Planning Ref	Address	Proposal	Decision Date	Floor Space
Z/2010/0691/F	Demolition of existing buildings and construction of 6 storey retail and office use building with rear access for fire escape, deliveries and disabled parking	83-87 Castle Street, Belfast	24/11/2015	1320
Z/2013/1434/F	Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building.	Former Visteon Factory Blacks Road Belfast	08/01/2016	4199
Z/2014/0997/O	Demolition of existing building and erection of new class B1 gateway office development and associated site works.	102-127 Grosvenor Road and lands adjoining the Westlink/Grosvenor Road Junction Belfast BT12 4GH	08/07/2015	22689
Z/2014/1350/F	Storage and distribution centre with associated retail unit, customer cafe and car parking	Ormeau Embankment Belfast (between Ravenhill Reach and Helm Housing Association development)	13/11/2015	4574
Z/2014/1398/F	Demolition of existing building and erection of a new 9 no. storey office development	9-21 Adelaide Street Belfast	20/05/2015	13043

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Planning Ref	Address	Proposal	Decision Date	Floor Space
Z/2014/1511/F	Demolition of 200-202 Falls Road and 1-3 Broadway and the proposed erection of 4 storeys of office accommodation over ground floor retail space	200-202 Falls Road Belfast BT12 6AH + 1-3 Broadway Belfast	18/02/2016	484
Z/2013/1511/F	Catalyst Inc.- Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building	Northern Ireland Science Park Queen's Road Queen's Island	26/11/2015	2,330
Z/2015/0090/F	Concentrix- Proposal to convert existing building into new 3 storey office space with new 2 storey front block extension to include new data centre parking and bicycle parking at side and rear.	Maysfield Leisure Centre East Bridge Street Belfast	12/11/2015	8400
Z/2015/0182/F	Allstate- New office development (6 storey with roof plant)	Lands adjacent to East Bridge Street and accessed off Laganbank Road located between former Maysfield Leisure Centre and Central Station Belfast	08/12/2015	15315
Z/2011/0380/F	Demolition of existing building and construction of new building-ground floor retail and 1st-6th floor office	Chancery House- 88 Victoria Street	13/08/2015	3388
LA04/2015/0076/F	Proposed refurbishment and roofline alterations of existing office building at 95-97 Victoria Street, Belfast (Known as Artola House) and proposed demolition of existing office building at 91-93 Victoria Street and construction of new office building	91-97 Victoria Street	08/12/2015	1957

Planning Ref	Address	Proposal	Decision Date	Floor Space
LA04/2015/0264/F	Bedford Square Development Phase 2 to include the conservation, alteration, refurbishment and extension to the listed Ewart Building for office use and a 17 Storey new build mixed use development, with ground floor retail, offices above and associated basement car parking; and completion of a new civic square.	Bedford Square Development Phase 2	26/07/2016	22316
LA04/2015/0800/F	Demolition of the existing building and construction of a new 9 storey office and retail building with roof level plant area	Brunswick House 5-7 Brunswick Street	21/08/2017	2426
LA04/2015/0322/F	Extensive refurbishment of existing six storey office building to include new rear extension and toilet facilities, for continued office use	27-33 Adelaide Street	19/05/2016	300
LA04/2015/1445/O	Development of a four storey office building and external landscaping to include carparking	Weavers Court	09/08/2016	3885
LA04/2015/0689/F	Proposed demolition of existing buildings to facilitate extension to existing offices for additional accommodation. Re-clad of existing office building, additional car parking, landscaping and all associated site works	21-23 Sydenham Road	29/09/2016	3619
LA04/2016/0039/F	3 storey office extension and relocation of Clarence Street entrance and associated works	26 Linenhall Street	29/06/2016	626

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Planning Ref	Address	Proposal	Decision Date	Floor Space
LA04/2016/0131/F	Change of use from vacant to offices (ground floor to third floor) and restaurant (ground floor). Replacement of windows throughout and alterations to external windows and doors openings. Fitting of awnings to Ormeau Avenue elevation	Armagh House, Ormeau Avenue	24/08/2016	2546
LA04/2016/0425/F	Single storey extension at roof level to create new fourth floor office space	Armagh House, Ormeau Avenue	07/10/2016	672
LA04/2016/0548/F	Partial demolition of existing office building to provide 8 storey office building with retail space on ground floor.	Londonderry House 19 - 27 Chichester Street Belfast	24/05/2017	4812
LA04/2016/0581/F	Proposed extension of existing office building to provide additional office floorspace and single retail unit, including the demolition of existing 3 storey office building 9 Gloucester Street.	69 - 87 Chichester Street, Belfast	23/09/2016	4550
LA04/2016/1763/F	Proposed demolition of existing building and construction of 6 storey building with ground floor retail unit with offices on upper floors.	22-24 Berry Street, Belfast	29/06/2017	332
LA04/2017/0288/F	Demolition of existing building at 4-5 Donegall Square South and erection of a new 9NO. storey mixed use development including two level basement incorporating car parking and office, A1/A2 use on ground floor and 1st to 8th floor offices with associated roof external plant screen.	4-5 Donegall Square South Belfast	24/04/2019	8981

Planning Ref	Address	Proposal	Decision Date	Floor Space
LA04/2017/1707/F	Erection of 11 storey office building with ground floor restaurant/café, associated works & vehicular access from tomb street.	Graham House Albert Square Belfast	12/06/2019	11505
LA04/2016/1789/F	Demolition of existing building at 34-36 Chichester Street and erection of new 8No. storey mixed use development incorporating retail and office ground floor, and 1st-7th floor offices with associated external plant.	7-9 Arthur Street & 20-32 Chichester Street and existing building at 34-36 Chichester Street	17/02/2017	11759
LA04/2017/2126/F	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 r	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	11/03/2019	9000
LA04/2017/2333/F	Extension to Oyster and Royston House comprising two additional floors of office accommodation (floors 8 and 9), reconfiguration of lift core (on nine floors) at courtyard to rear, modifications to courtyard elevations, removal of existing facades on Wellington Place and Upper Queen Street and replacement with glass and steel façade.	Lands at 12 to 30 Wellington Place (Oyster House) and 42-46 Upper Queen Street (Royston House)	30/03/2018	4519

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Planning Ref	Proposal	Address	Decision Date	Floor Space
LA04/2016/2541/F	Lanyon Plaza (Tower 1(floors 5 to 11)) No.8 Lanyon Place Belfast BT1 3LP	Change of use of 5th to 11th floors of tower 1 from residential to office use. Provision of roof top plant enclosure.	30/06/2017	4838
LA04/2017/2268/F	Lands at Nos. 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast	Demolition of existing building Oxford & Gloucester House and erection of 11 storey mixed use building, basement car parking, ground floor coffee/restaurant use including odour abatement, upper floors office.	26/07/2018	16369
LA04/2018/1453/F	Lands at and adjacent to plot 4 Cromac Place, The Gas Works Belfast	Erection of 6No. storey Grade A office development, incorporating a ground floor coffee bar, associated car parking, part retention and reconfiguration of existing car park, and all ancillary site works and landscaping.		14187
LA04/2018/1991/F	Demolition of existing non listed buildings and redevelopment of site to accommodate office led mixed use development comprising Class B1 (a) office, ancillary Class B2 industrial floorspace, active ground floor uses retail (A1), restaurants, cafes and bars (sui generis); basement parking and associated access and circulation . Proposals include the retention and restoration of the listed Seaver building	124-144 Royal Avenue Belfast	19/02/2019	18475

Planning Ref	Proposal	Address	Decision Date	Floor Space
LA04/2018/2271/F	Extension and refurbishment of original 18 & 19 Donegall Square East Buildings. The works include the demolition of the rear return and infill buildings and the provision of a new rear extension and link to provide accommodation for commercial use to the basement, ground floor and 4th floors, and office accommodation on the 1st, 2nd, 3rd, 5th, 6th floors with roof top plant.	18-19 Donegall Square East	15/04/2019	867
			Total	224283

Appendix 4: Masterplans post 1st April 2015 (sq. metres gross)

Masterplan	Year	Employment Floorspace (Sq. Metres)
Greater Clarendon (Sailortown) ** Note: Excluding City Quays	Jul-16	19510
Northern Fringe Gasworks Note: Site C removed from overall quantum. Covered under pending applications	2017	2351
Transport Hub	2017	64540
East Bank Strategy	2017	no quantum stated
Inner North West	Nov-18	no quantum stated
Hope Street	2018	no quantum stated
Belfast Waterside Masterplan (formerly known as Sirocco)	2018	80000
	Total	166,401

Appendix 5: Approved planning applications at Titanic Quarter

Reference No	Proposal	Location	Floor Space (M2)
Z/2009/0135/F	Erection of 2no. buildings ranging in height from 2 to 6 storeys comprising 12,325sqm of Class B1 business uses; 1,244sqm of Class D1 (d) education use; 431sqm of cafes (sui generis); basement car parking; access road, landscaping, and ancillary works.	Land adjacent to listed former Harland & Wolff headquarters and drawing offices and west of Queen's Road, Queen's Island, Belfast	12325
Z/2009/0530/F	Proposed mixed use development comprising 152 no apartments, 2 no hotels, 1846 sq m of business (Class B1), retail (Class A1), 2164 sq m of restaurants, bars and cafes (sui generis), 332 sq m of health spa (sui generis), 196 sq m of financial, professional and other services	Lands east of Victoria Channel and 120m west of the former Harland & Wolff Drawing Offices, Queen's Road, Queen's Island, Belfast	1846
Z/2009/0115/F	Proposed mixed use development comprising 334no. apartments, 8no. cafe/bar/restaurant units, 4no. convenience retail units, 2no. retail units, 7no. live/work units, 2no. Class A2 office units, 2no Gym units, landscaped private amenity space, landscaped	Lands adjacent to and south east of the River Lagan, north of Abercorn Crescent / Queen's Road, Queen's Island, Belfast	800
Z/2009/1603/F	Erection of Financial Services Campus building comprising 55,740 sq m gross floorspace of Class B1(a) office and Class A2 financial, professional and other services, together with other mixed ground floor and mezzanine uses (comprising retail (Class A1)	Land east of Queen's Road, 175m north of Sydenham Road, Queen's Island, Belfast	55740

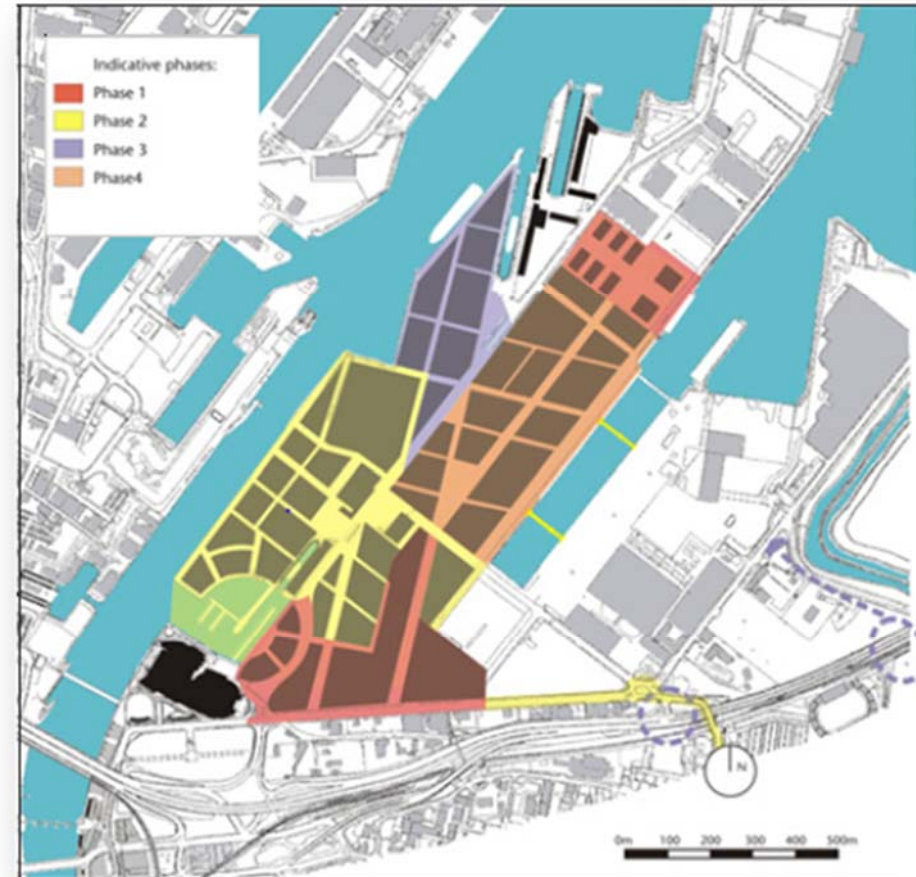
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Reference No	Proposal	Location	Floor Space (M2)
Z/2013/1509/F	Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station	Land East of Queen's Road and Northern Ireland Science Park south of channel commercial park and west of Musgrave Channel Road Queens Road Queen's Island Belfast	12049
Z/2013/0931/F	High specification office building (of 6 and 7 storeys) comprising 2,970 sq m of class B1(a) office use and 14,642 sq m of B1 (C) research and development, basement car parking, landscaping, access and associated site works.	Land East of Queen's Road North of Public Records Office of Northern Ireland and South of Belfast Metropolitan College Queen's Island Belfast	17612
Z/2011/0118/F	Erection of 2 no. film studios with associated ancillary accommodation and car-parking.	site to north-east of existing 'Paint Hall' structure Queen's Road Titanic Quarter Belfast	4000
Z/2007/2963/F	Erection of building for the Public Records Office for NI to include repository, public viewing and display areas with ancillary office space and cafe and extension to Titanic Boulevard and construction of new road and associated landscaping works.	PRONI Site, Sydenham Road, Belfast	550
Total floorspace			104922

Appendix 6: Titanic Quarter Development Framework

Total Titanic Quarter	310000
Total Phase II	37000
Financial Services campus	55740
Film Studios	12049
Olympic House	17612
Citi Bank Building	13935

The development framework for Titanic Quarter sets out a four phased approach to the future development of the area. It has a potential overall quantum of employment floor space of 310,000 sq. metres. Taking account of development for employment uses already completed and factoring into extant planning permissions this results in a potential quantum of 173,654 sq. metres of employment floorspace that could come over forward over the lifetime of the development framework



Appendix 7: Pre- Applications Discussions (PADs) where no subsequent application submitted

Reference Number	Proposal	Location	Date PAD Concluded	Floorspace (m2)
LA04/2015/1342/PAD	Demolish the Wellington Park Hotel to make way for a mixed used development	Wellington Park Hotel 21 Malone Road Belfast	03/08/2016	No quantum stated
LA04/2015/1408/PAD	Request to discuss "Class A" office accommodation in Belfast City Centre	Chichester Street Belfast	06/10/2016	5550
LA04/2016/0544/PAD	Three storey extension with open plan offices on the ground floor, open plan offices with associated toilets and lobby on the second floor linking to rear of existing buildings and open planned and cellular offices with associated toilets and lobby linking to the rear of existing building.	Lands to the rear of and immediately adjacent to 55-59 Donegall Street Belfast	20/06/2016	No quantum stated
LA04/2016/0545/PAD	Demolition of existing buildings, construction of new 9 storey office development with ground level retail.	27-33 Linenhall Street Belfast BT2	13/02/2017	No quantum stated
LA04/2018/0991/PAD	Demolition of existing properties and erection of new multi-storey commercial development	6-14 Chichester Street Belfast BT1 4LA		No quantum stated
LA04/2017/0318/PAD	New proposed offices and business units.	Lands between 15 & 31 Duncairn Gardens Belfast	29/03/2017	No Quantum stated

Reference Number	Proposal	Location	Date PAD Concluded	Floorspace (m2)
LA04/2017/2152/PAD	Mixed use development consisting of 250 bed hotel (planning approval Z/2015/0176/F, and planning application Z/2015/0176/F,) approximately 117 construct for rent apartments over 14 storeys, c.150,000sqft NIA of office over 13 storeys, type A1, A2, A3 retail units at ground floor level and semi basement car park consisting of c. 80 parking spaces.	21-29 Corporation Street and 18-24 Tomb Street Belfast	05/09/2018	13935
LA04/2017/2820/PAD	Outline option Appraisal for future development of Stormont Estate Office Node.	Stormont Estate Upper Newtownards Road Belfast	24/10/2018	No quantum
LA04/2019/1474/PAD	Mixed use development comprising 652No. dwellings (522 No. social housing units and 130No. affordable housing units); 2No. replacement residential Care Homes; Mixed use area including local neighbourhood retail centre, coffee shop and hotel; class B business uses within employment zone comprising class B1 (b) and (c) offices and class B2 light industrial units; and community facilities including community building and multi use games area (MUGA) pitch. Development includes access from Monagh Bypass, associated internal road network, open space, children's play area landscaping and all other site and access works.	Lands at Glenmona adjacent to Monagh By Pass and Upper Springfield Road Belfast.		
			Total	25083

Appendix 8: Pending applications for employment use

Reference Number	Proposal	Location	Floorspace (m2)
LA04/2016/0559/F	Proposed construction of 4 No separate blocks of office development - Block A 10 No Storeys, Block B 14 No Storeys, Block C and Block D 3 No Storeys. Proposal also includes 4 No retail units, plant and car parking at lower ground floor level with external plaza and associated landscaping (Additional Information - Response to MAG Report by Agent)	Site at the junction of Stewart Street/East Bridge Street and West of Central Station East Bridge Street Belfast	21502
LA04/2016/2267/F	Erection of office building (ranging in height from four to six storeys) and associated access road, re-configuration of existing car park and ancillary work	Site C Gasworks Office Park Cromac Place Belfast	6902
LA04/2017/1991/F	Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.	Land adjacent to, Concourse Buildings, Queens Road, Belfast	9116
LA04/2017/0562/F	Demolition of existing cinema building and erection of a 12 storey Grade A office building comprising eleven floors of offices above a ground floor foyer and retail units, basement parking and other ancillary works. Proposal also includes the refurbishment of Bankmore Square open space and wider public realm improvements to surrounding footpath network.	14 Dublin Road and Bankmore Square, Belfast	25424

Reference Number	Proposal	Location	Floorspace (m2)
LA04/2018/0448/F	Erection of 13 storey Grade A office building with ground floor, first floor and mezzanine café/bar/restaurant uses (sui generis), ground floor retail unit, lobby/reception area, basement and deck car parking, servicing (refuse/recycling/cycle storage/changing facilities), landscaping/public realm works, temporary pocket park, pedestrian/ cycle access route from Bridge End, temporary pedestrian/cycle access to riverfront, associated access arrangements to Short Strand and Bridge End and other associated infrastructural works	Former Sirocco Works, Short Strand and adjacent to Bridge End and the River Lagan, Belfast,	37768
LA04/2017/2341/O	Application for outline planning permission for demolition, redevelopment to create a mixed use development comprising retail, offices, café/restaurant uses, residential apartments, including private rented sector units, 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. The application also proposes works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades. Details of proposed access arrangements are also provided	Land Bounded by Royal Avenue York Street and Church Street to the North Royal Avenue to the west Rosemary Street 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. and North Street lies outside the application site boundary	38304

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Reference Number	Proposal	Location	Floorspace (m2)
LA04/2018/2470/O	Mixed use regeneration and development of vacant surface level car park and refurbishment of existing listed Butchers building, with erection of new fixed use buildings (heights varying between 3-9 storeys). Proposal to comprise basement level car parking, ground floor retail/restaurant/coffee shop/workspace uses, with Grade A and SME offices above. Provision of new pedestrian accesses from Gresham and Winetavern Street; associated public realm, landscaping, associated plant, and all site and access works	Vacant lands at existing level Carpark bounded by Winetavern Street Gresham Street and North Street including 108 North Street and 1 Gresham Street Belfast.	19290
LA04/2019/0683/F	Demolition of existing industrial warehouse buildings and erection of warehouse distribution facility, associated ancillary office, van storage, yards, car parking and accesses.	Lands at Kings Works Channel Commercial Park, Queens Road, Titanic Quarter	8592
LA04/2019/0909/F	Demolition of existing building at Oxford and Gloucester House and erection of 11 storey mixed use building, ground floor coffee/restaurant/retail use incl. odour abatement, upper floor office accommodation and all associated site and access works.	Lands at no.s 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast.	15667
		Total	182565

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