



PROPOSED REDEVELOPMENT

Former BHS Building, 13-25 Castle Lane, Belfast, BT1 5DB.

DIGITAL PRE-APPLICATION PUBLIC CONSULTATION

HELLO & WELCOME

INTRODUCTION

Welcome to our virtual Pre-Application Community Consultation (PACC) website in respect of our proposals for the redevelopment of the former BHS Building, 13-25 Castle Lane, Belfast, BT1 5DB.

The proposal is multi-faceted and comprises the following development:

Proposed Physical development – comprising of the re-cladding of the exterior of the building, creation of a new access point to the upper floors and central core on Castle Arcade, demolition of part of the building over Castle Arcade and erection of a new oversail section at the junction of Castle Lane and Castle Arcade.

Change of Use – comprising partial change of use of ground floor from storage to retail (Class A1) and change of use of all upper floors from retail and storage to a mixed use of Assembly and Leisure (Class D2) and a sui-generis multi-faceted leisure use combined with the sale of food and drink for consumption on the premises and change of use of the rooftop to an external leisure and food and drink use.

All of the above is combined with associated ancillary development and services installations.

CONSULTATION DURING COVID-19

In light of the current situation under COVID-19 restrictions and social distancing measures, temporary pre-application community consultation regulations were introduced. These removed the requirement for a public event but encouraged and provided guidance for alternative consultation measures. We are using a number of online, digital, and remote tools to help you provide feedback on our proposals.

PURPOSE OF CONSULTATION AND NEXT STEPS

The purpose of this webpage is to share our indicative proposals with the community and other interested parties, prior to the submission of a Full Planning Application to Belfast City Council in the third quarter of 2021.

We are committed to engaging with members of the wider community and are now undertaking a period of pre-application community consultation (PACC) on our proposals.

The feedback received will be shared with the design team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the Full Planning Application to Belfast City Council.

HOW TO PROVIDE FEEDBACK & FIND OUT MORE

THIS WEBSITE

This website is a one-stop-shop for all information on our proposals. You can browse our plans and view information document. An online feedback form can also be completed on the homepage.

SPEAK TO US

Our project team is available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

Contact: MCE Public Relations Limited

Tel: 02890267099

Email: info@mcepublicrelations.com

DOWNLOAD THE PROPOSAL PACK

You can download an electronic copy of the proposals pack on our website, all you have to do is click on the link within the homepage. If you have any issues downloading the pdf then please call MCE Public Relations on **028 9026 7099**, or alternatively email **info@mcepublicrelations.com**.

**CLOSING DATE FOR FEEDBACK
TUESDAY 21ST SEPTEMBER 2021, 5PM**

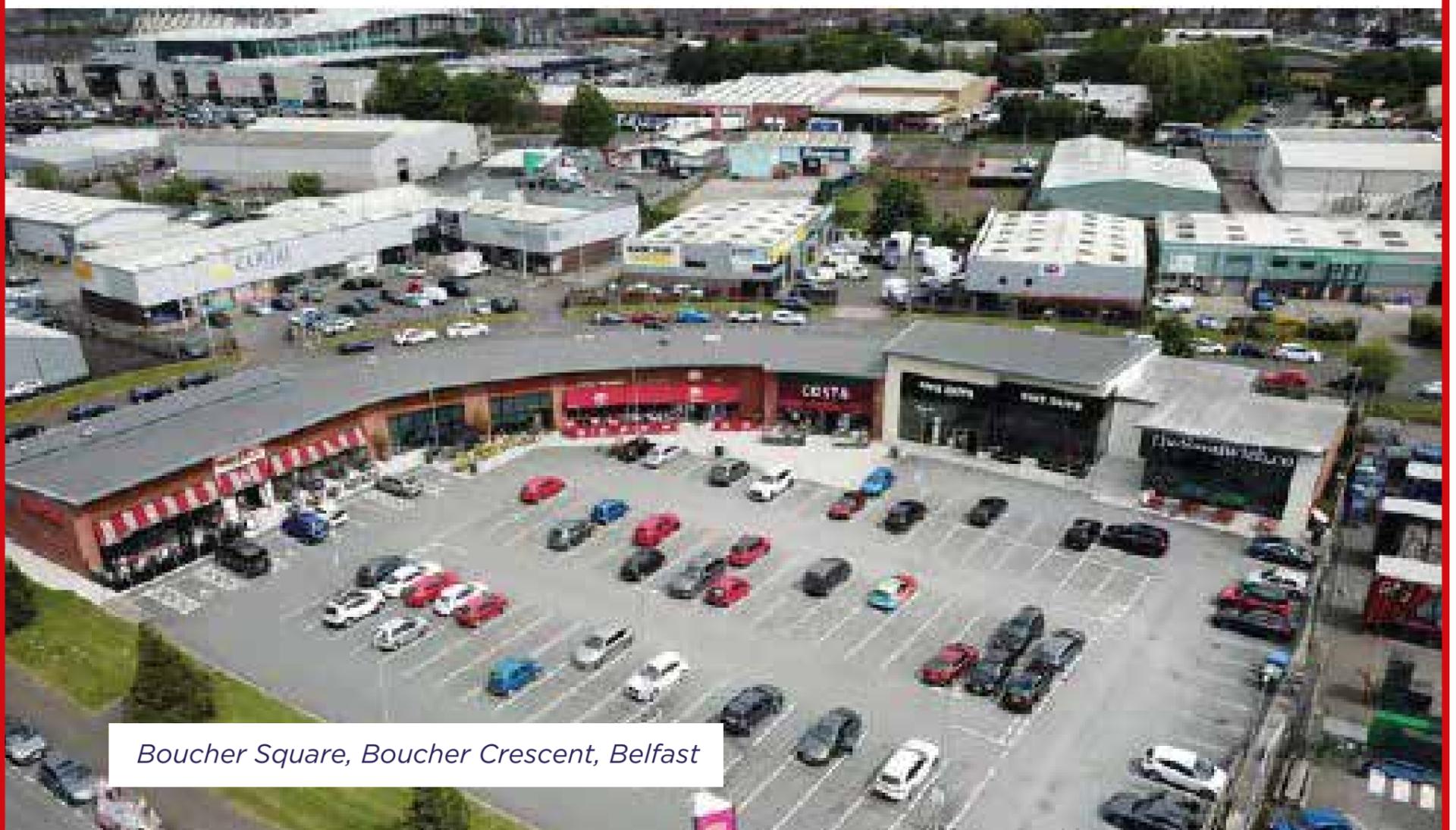
ALTERITY

— INVESTMENTS —

Formed in 1975, Alterity Investments is a privately, locally owned property and investment company operating throughout the United Kingdom.

Alterity Investments have a proven track record of developing and letting schemes in Edinburgh, London, Brighton and Belfast, including:

- 121-123 Princes Street, Edinburgh (Retail & Hotel)
- 48 - 68 St Johns Road, Clapham, London (Retail, Residential)
- Boucher Square, Boucher Crescent, Belfast (Restaurant / Café Park)
- Fountain House, Donegall Place, Belfast (Office)
- Montgomery House, 29 - 33 Montgomery Street, Belfast (Office)
- 7 / 9 Castle Lane, Belfast (Retail)
- 63 Ann Street, Belfast (Retail / Office)

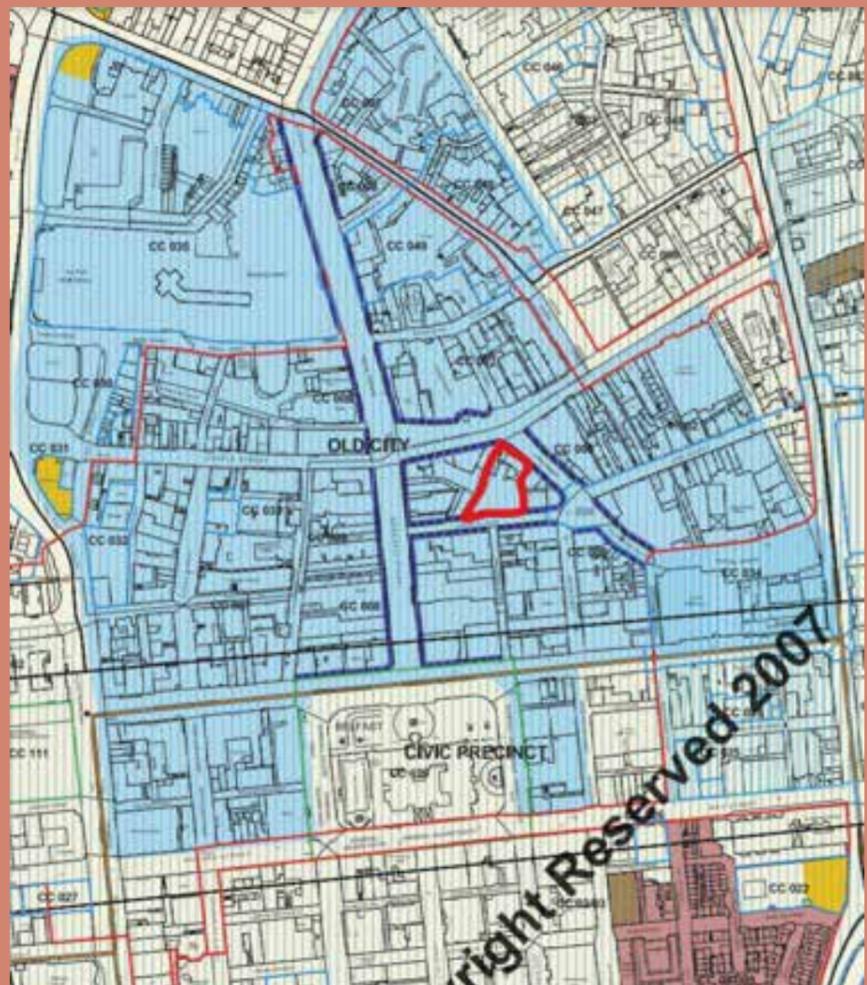


Boucher Square, Boucher Crescent, Belfast

STRATEGIC CONTEXT & SITE LOCATION

The site is located on Castle Lane, one of Belfast's most historic streets and now one of the city's most vibrant and lively shopping streets.

Castle Lane is one of the main shopping streets in Belfast City Centre and is a link between Donegall Place and Arthur Square, Cornmarket and Victoria Square.



Other main retailers on Castle Lane include, Cotswold, Liverpool, O2, Stradivarius and Lush Cosmetics.

Castle Lane is also home to a range of food and beverage outlets including, Patisserie Valerie, Greggs and Starbucks.

AREA PLAN CONTEXT

BELFAST URBAN AREA PLAN 2001 (BUAP)

Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan and to any other material planning considerations. In this instance the development plan for the time being is the Belfast Urban Area Plan (BUAP).

Policy CC3 of BUAP seeks to develop the city centre as a major centre for leisure and tourism, strengthening the entertainment function and developing tourist facilities.

Policy CC6 seeks the refurbishment and renewal of existing buildings to help support the wider policy of city centre revitalisation. Refurbishment is seen as improving the image of the city centre and encourages civic pride.

Policy CC12 seeks to restrict building heights generally to those found in the city centre. This proposal is in full compliance with these policies.

THE DRAFT BELFAST METROPOLITAN AREA PLAN (DBMAP)

BMAP was designed as the replacement for BUAP and was previously purported to have been adopted. This purported unilateral adoption was followed by a period of protracted legal challenge in the High Court and Court of Appeal with the result that BMAP is now reverted to being regarded as a draft plan.

The materiality of draft plans are dependent on the stage in the adoption process at which each is at the time in question.

The Department for Infrastructure has made no progress in bringing forward dBMAP for adoption and The Planning Appeals Commission has indicated that its position is that in the context of development management that as dBMAP is not a development plan as defined by Section 6 of the Planning Act (NI) 2011 no reliance can be placed on that document or the plans, policies and designations therein.

As such dBMAP can only be considered to have limited weight in the determination of planning applications.

AREA PLAN CONTEXT

PLANNING HISTORY

The building benefits from a previously granted planning permission as set out below.

Reference:	LA04/2017/2681/F
Location:	13-25 Castle Lane, 3-9 Cornmarket, 24-26 Castle Place and 6-18 Castle Arcade, Belfast
Proposal:	Refurbishment and reconfiguration of building including installation of new external fabric, new entrances, shopfronts, service access and services connections
Status:	Granted June 2018 - Extant
Reference:	LA04/2018/0992/DCA
Location:	13-25 Castle Lane, 3-9 Cornmarket, 24-26 Castle Place and 6-18 Castle Arcade, Belfast
Proposal:	Partial demolition of shopfronts/external façade treatment, internal walls and roof plant enclosure
Status:	Granted June 2018 - Extant

SITE PROPOSALS

The development comprises 13-25 Castle Lane, 3-9 Corn Market & 6-18 Castle Arcade, Belfast. The site was vacant since the long established national retailer (BHS) passed into administration on 25th April 2016. Alterity Investments purchased the site in March 2021 and investigated the opportunity to refurbish and reconfigure the existing building in order to deliver high quality retail and leisure accommodation in the heart of Belfast's city centre. The proposal is multi-faceted and is comprised of both physical development and changes of use.

The physical development includes the re-cladding of the exterior of the building, the creation of a new central core access from Castle Arcade, as well as the demolition of the bridge link over Castle Arcade. Works also include the opportunity to address the connection between Castle Lane and Castle Arcade, the latter having until recently been neglected and lacking active street frontage. The development includes the sub-division of the ground floor retail floorspace into 4 No. separate retail units and 1 No. café.

The change of use comprises various parts as follows:

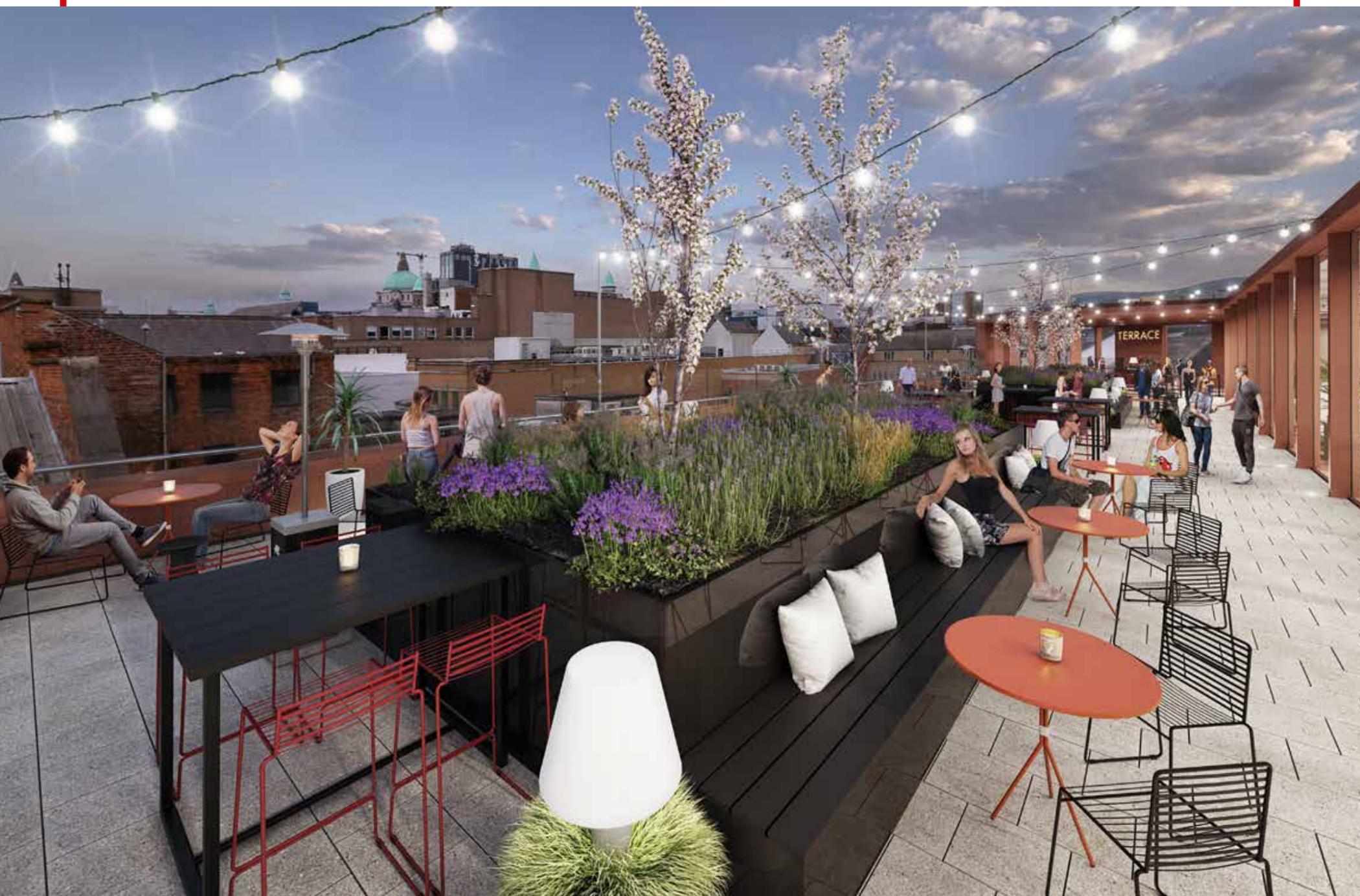
- The change of use of part of the ground floor from ancillary storage to retail;
- The change of use of all upper floors from retail and ancillary storage to a mixed Assembly and Leisure and sui-generis leisure use with the sale of food and drink for consumption on the premises;
- The change of use of the rooftop to a sui-generis use for the sale of food and drink;
- All of the above is combined with all associated development and services installations.



BENEFITTING THE COMMUNITY

The development proposals will deliver a number of community and economic benefits as outlined below:

- Development of a currently unused prime city centre location
- Creation of c. 150 construction jobs
- Investment of £10 million in the local economy
- Creation of a quality mixed use development in a currently disused building
- Bringing life to a building that has been vacant for 10+ years
- Creation of employment in both retail and leisure



HAVE YOUR SAY

GIVE US A CALL

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on **02890267099**

WRITE TO US

If you wish to make comments on the proposals, you can also do so in writing by sending a letter to:

**MCE Public Relations Limited,
83/85 Victoria Street,
Belfast,
BT1 4PB.**

COMPLETE A COMMENT CARD

Comment Cards, along with a self-addressed envelope, have been delivered to dwellings and businesses within the vicinity of the proposal site. These can be filled in and returned as directed.

Alternatively, electronic comment cards can be completed on the homepage of this website.

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