

By email
&
Belfast Planning Service,
Ground Floor,
Cecil Ward Building,
4-10 Linenhall Street,
Belfast,
BT2 8BP

DPS-B-UZ-T

15th November 2018

RE: [REDACTED] SUBMISSION ON BELFAST LOCAL DEVELOPMENT PLAN

Dear Sir/Madam,

[REDACTED] are active across Belfast City in a significant multi sector capacity, with a recently completed and current development portfolio of c.£200m+. We have applied that same commitment to delivering and managing high quality buildings established within the construction company for over 50 years. As such, we have successfully delivered many Belfast City centre schemes over the years and it is our intention to continue our development commitment to Belfast in the coming years ahead.

In the first instance, we would like to take this opportunity to commend Belfast City Council on their extensive and robust draft Plan Strategy. [REDACTED] welcome the positive strategic aims and objectives set out in the plan with particular regard to shaping a liveable place and creating a vibrant economy. It is key that positive placemaking, connectivity and infrastructure are at the top of the agenda to achieve sustainable growth and improved wellbeing and cohesion in the local community of Belfast.

We are encouraged by your projected figures of an additional 66,000 people coming to live in Belfast. As such, appropriate mechanisms should be put in place to facilitate the development of the Private Renter Sector development concept, for example in terms of domestic ratings, in order to deliver these ambitious targets.

With respect to tall buildings, we feel that this level of density should be restricted to the core city centre. We have a scheme at Corporation Street we are bringing forward as a "PRS" development and feel this site would greatly benefit from this approach and level of density.

We feel that the transfer of planning powers to Belfast City Council has been a huge success and that the transfer of regeneration powers would make a further significant improvement on decision making and reducing inward investment risk to Northern Ireland, especially given the uncertainty that Brexit now presents. Belfast City Council may be best placed to bring together all the relevant stakeholders and public bodies in a streamlined and efficient manner in this regard.

Kind Regards,

[REDACTED]