

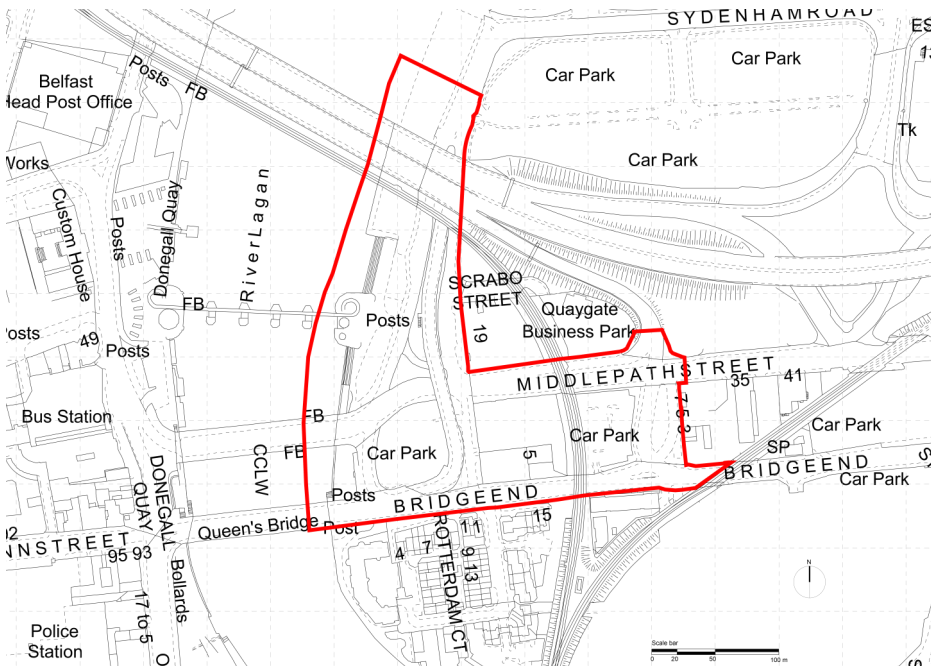
Queen's Quay Development - Belfast



View from Donegall Quay : artistic impression of the development from the west side of the river Lagan

Summary

The Department for Communities, in conjunction with Hamilton Architect's integrated consultancy team, are currently in the process of developing plans for the redevelopment of lands at Queen's Quay and Middlepath Street, Belfast. It is intended to apply for outline planning permission in the future to provide a mixed-use redevelopment for these lands. The Department for Communities, as landowner, has a responsibility to ensure that this area is redeveloped as an asset for the people of Belfast. As part of this process, it is now seeking to undertake Pre-Application Community Consultation as part of the planning process.



Location plan : map indicating the extent of the development with a red line

Background & Location

Queen's Quay is a prominent, but underutilised, portion of lands located on the eastern bank of the River Lagan. The site is bisected by the A2 Middlepath Street, providing a northern portion which can be accessed by the Lagan Weir footbridge, and a southern portion, which is currently utilised as a surface level public car park. Queen's Bridge and Bridge End are located to the south of the site, with Station Street and Station Street flyover located to, and defining, the eastern boundaries. The Lagan Bridge/M3 flyover is located to the immediate north of the site with the River Lagan to the west.

In 2013, the site was subject of a Department for Communities Masterplan entitled 'Queen's Quay Belfast Masterplan'. It identified that these Queen's Quay lands form a crucial nodal point in regeneration terms, as they provide a key connection between Belfast City Centre and developments on the eastern side of the River Lagan, including the SSE Arena, and Titanic Quarter, and proposed redevelopment scheme(s) at Sirocco Quay. The Lagan Weir footbridge provides connection towards Belfast Quays.

The site provides a strategic gateway location in the heart of Belfast and is near several key adjacent developments and development sites.

The Department for Communities also own land to the east comprising of the existing car park at Middlepath Street which is to form part of the future redevelopment proposals.

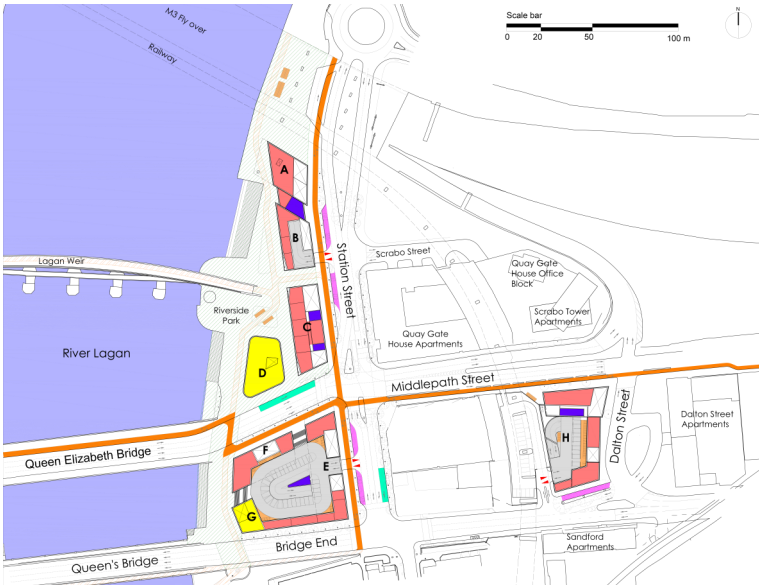
Proposed Development

It is intended to apply for outline planning permission in the future for the following proposed development:

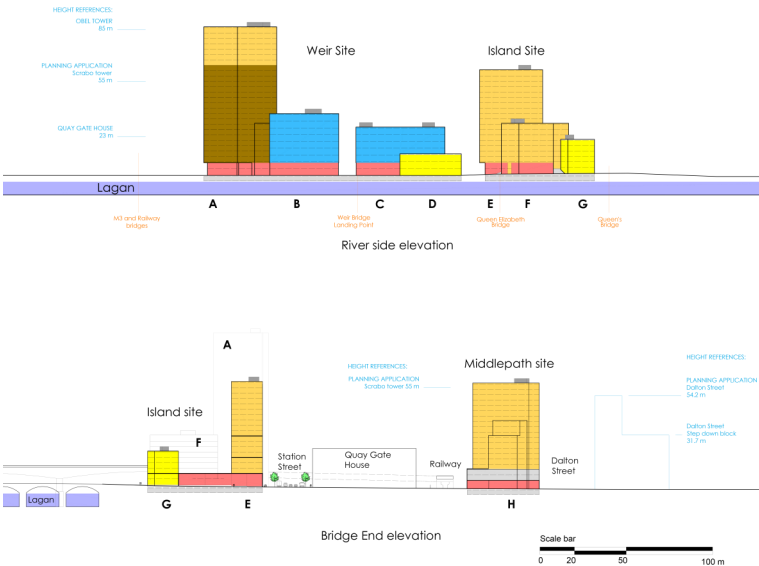
Mixed-Use Development comprising:

- Residential apartments and associated communal space (including gym, games room, Library/lounges, media room, BBQ roof terrace areas, work spaces and meeting rooms);
- Grade A office space;
- General office space;
- Own door office space;
- Shops (local convenience and general);
- Food and beverage space (restaurants, cafes, hot food bars, public houses);
- Leisure and/or community and cultural and/or indoor/outdoor recreation activity accommodation space;
- An hotel;
- Landscaped roof terrace areas for private and semi-public use;
- Demolition of existing Station Street flyover;
- Creation of public realm area incorporating infrastructure for outdoor recreation activities;
- Landscaping;
- Associated roads and access works;
- Basement and ground floor car parking; and
- Indoor and outdoor cycle parking and all associated site works, infrastructure and associated services.

On land east of the River Lagan at Queen’s Quay (lands south of Lagan Bridge/M3 flyover and north of Queen’s Bridge), Belfast.



Ground floor plan: it shows how the ground floor will be used inside and outside the buildings



Elevations from the west side of the river and from the south. The use of the buildings is indicated with a legend.

Provision of a Social/Affordable Housing Scheme including:

- Landscaping;
- Associated roads and access works;
- Basement, ground, first and second floor car parking;
- Indoor and outdoor cycle parking; and
- All associated site works, infrastructure and associated services.

On lands between Middlepath Street and Bridge End and east of Railway Line, Belfast

Legend:

- active frontage (F&B, retail, other)
- office
- residential
- hotel
- community / leisure
- car parking
- plant / storage
- vertical circulation
- bin storage
- cycle parking

Landscape:

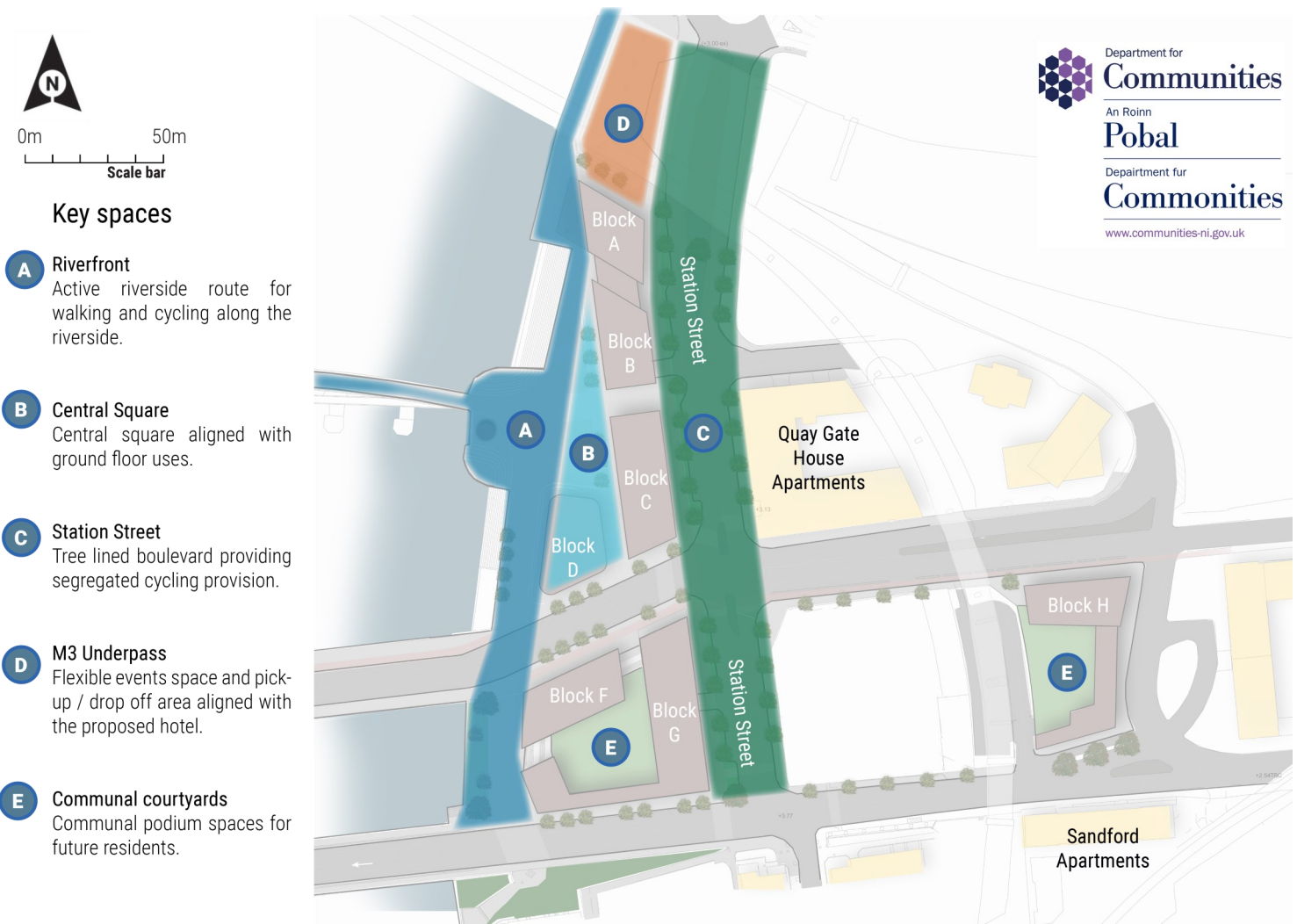
- riverside park
- roof garden

Circulation:

- main bus stop
- delivery parking
- dedicated cycle route
- cycle route
- vehicular entrance



Typical floor plan showing how the buildings are used in the upper levels



Masterplan illustrating the key urban spaces and communicating their primary function

Virtual Consultation Clinics

You can register to attend one of our 'Virtual Consultation Clinics' that will take place between 7.30pm and 8.30pm on both **Tuesday 14th December 2021** and **Thursday 16th December 2021**, at which members of the design team will present and talk through details of the proposed development and respond to any questions attendees may have. Prior registration is required. To register for attendance please email your request by **5pm on Friday 10th December 2021** to: michael.graham@tetrattech.com

Online Public Consultation Exhibit

There is also an 'Online Public Consultation Exhibit' which will be accessible via the Department for Communities website:

<https://www.communities-ni.gov.uk/consultations/queens-quay-pre-application-community-consultation> from **Tuesday 7th December 2021** to **Monday 31st January 2022**.

Those persons accessing the 'Online Public Consultation Exhibit' will be able to view information on the proposed development and provide comments using the website's email facility.

Further Details and Providing Your Comments

Details and further information can be obtained from, and comments can also be made direct to:

Tetra Tech Consulting (NI) Ltd and **Hamilton Architects** until **close of business (5pm) on Monday 31st January 2022** via the following methods:

In Writing:

Tetra Tech Consulting (NI) Ltd
1 Locksley Business Park
Montgomery Road
Belfast
BT6 9UP

Hamilton Architects
3 Joy St,
Belfast
BT2 8LE

By Email: michael.graham@tetrattech.com or fabien.cadot@hamiltonarchitects.co.uk

By Telephone: 028 90 706069 (Tetra Tech Consulting (NI) Ltd) or 028 9033 4250 (Hamilton Architects)

Online: via the email comment facility on the DfC website: <https://www.communities-ni.gov.uk/consultations/queens-quay-pre-application-community-consultation>

Any comments made to the Department for Communities, Tetra Tech Consulting (NI) Ltd or Hamilton Architects in respect of the proposals are not representations to the local planning authority. If a planning application is subsequently submitted to the local planning authority of Belfast City Council, public advertisement and neighbour notification will be undertaken at that juncture and you will have the opportunity to make a formal representation to the planning application at that time.

Please note that in providing any comments on the development proposals you are agreeing for your personal information to be used in accordance with the General Data Protection Regulation (GDPR) requirements.



Department for

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