

Royal Exchange, Belfast



Project Outline

DPP is advising ING Real Estate and Leaside Properties on a major £300m regeneration scheme for Belfast City Centre. The Royal Exchange scheme, in Belfast's North East Quarter, represents the next phase of a programme of regeneration promoted by the Department of Social Development who has selected ING Real Estate and Leaside Properties as preferred developers for the project. The scheme will deliver a mixed use package of around 45,000 m² of high quality retail floorspace. This will include a new department store, 15,000 m² of offices, residential space, a city centre hotel and arts/cultural uses with new public realm and supporting access and parking infrastructure.

The proposed development is located in one of the most historically significant quarters of Belfast City within the city centre and Cathedral Conservation area, and contains many historic frontages and listed buildings. It is also within the City's main shopping area but underinvestment has resulted in a deteriorating physical fabric coupled with social and economic decline. The intention is to create a new vibrant quarter through retail led regeneration, re-connecting with important neighbourhoods and other areas including the Cathedral, and completing a strong city wide retail circuit.

Services Provided

DPP has been directly involved in the process leading to selection of ING/Leaside Properties as preferred developer, providing a range of services including advice on planning strategy, compliance with emerging policies and area specific guidance and on a range of technical issues including assessing retail needs. We have promoted the site through the emerging Belfast Metropolitan Area Plan. DPP is now part of the project team advising on the promotion of the scheme through the various consent requirements including the main article 31 planning application, listed building and conservation area submissions and considerations for road abandonments. We have also provided advice on the compulsory purchase process involving Development Scheme and Vesting Order procedures.

We are advising on the applications strategy, supporting technical information requirements including EIA and have embarked on pre-application consultations with the DOE Strategic Projects Division to whom the submission will be made including initial discussions with the Ministerial Advisory Group (MAG) in respect of the design.

Achievements

Assisting our developer clients in satisfying planning requirements to help secure preferred developer status from a Government Department. Providing continued planning services including EIA preparation to promote a major city centre regeneration project through the PADs and consents process.

Project Name

Royal Exchange, Belfast

Client

Leaside Properties

Sector

Mixed Use / Regeneration

Office

Belfast

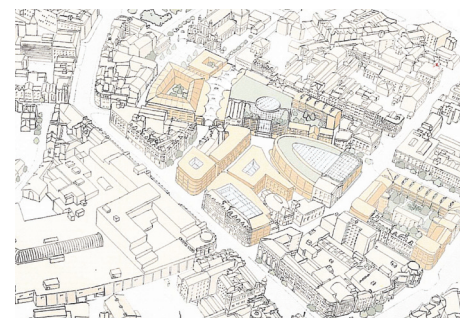


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