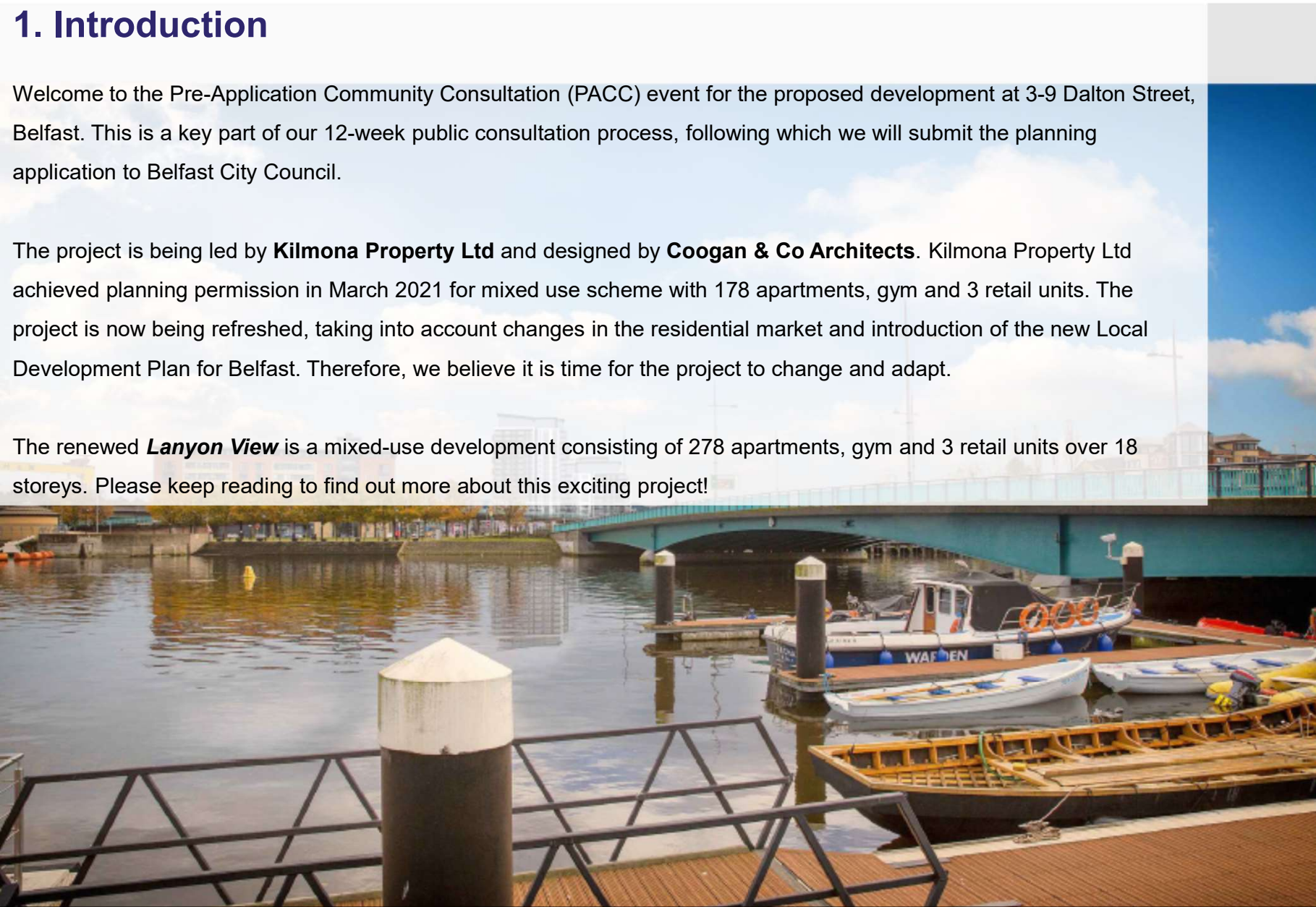


1. Introduction

Welcome to the Pre-Application Community Consultation (PACC) event for the proposed development at 3-9 Dalton Street, Belfast. This is a key part of our 12-week public consultation process, following which we will submit the planning application to Belfast City Council.

The project is being led by **Kilmona Property Ltd** and designed by **Coogan & Co Architects**. Kilmona Property Ltd achieved planning permission in March 2021 for mixed use scheme with 178 apartments, gym and 3 retail units. The project is now being refreshed, taking into account changes in the residential market and introduction of the new Local Development Plan for Belfast. Therefore, we believe it is time for the project to change and adapt.

The renewed **Lanyon View** is a mixed-use development consisting of 278 apartments, gym and 3 retail units over 18 storeys. Please keep reading to find out more about this exciting project!



LANYON VIEW, DALTON STREET, BELFAST



2. Site Location

In the past, this area of Belfast was home to many industrial uses associated with the Sirocco Ropeworks and Chemical Works and close to the former Queen's Quay Train Station and the Belfast Corporation Tramways.

Over time, many of the previous industrial uses disappeared and were replaced with surface level parking. The growth of the motor vehicle has had a clear impact on the area, which remains dominated by road infrastructure today. The area came to be known as the 'shatter zone', due to the amount of vacant and underutilised land.

In summary, the application site;

- Is located in a prominent position in the centre of the area known as 'Eastbank'.
- Comprises approximately 0.2ha of brownfield land.
- Fronts onto Dalton Street and bound by Middlepath Street to the north and Bridge End Street to the south.
- This area is located within Belfast City Centre and has been highlighted by Belfast City Council and the Department for Communities as an area in need of regeneration. This has led to many regeneration plans and strategies over the years.

The site has extant planning approval for the *178 apartments, gym, 3 retail units and associated car parking and Landscaping (Granted in March 2021 - Ref: LA04/2018/2649/F)*.



HED Map Viewer:
1900 – 1907



Above: Aerial View
Below: site from Bridge End Street



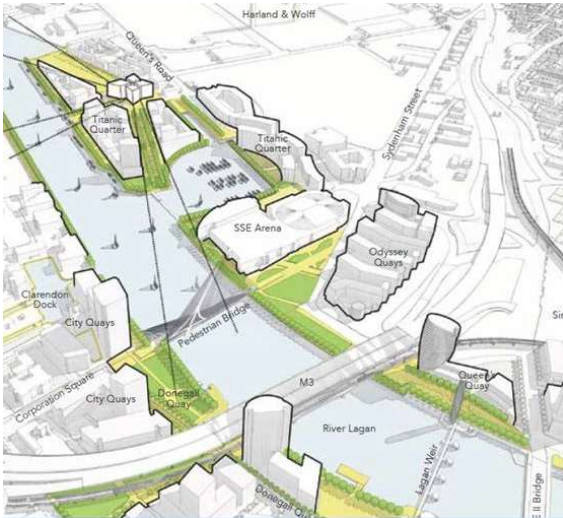
LANYON VIEW, DALTON STREET, BELFAST



3. Planning and Regeneration Context

Belfast City Centre Regeneration & Investment Strategy (2015)

- The Strategy identifies 8 key principles for Belfast City Centre, which include increasing the residential and employment population.
- It also seeks to Create a Green, Walkable, Cyclable Centre.
- The Strategy identified 5 'Special Action Areas', one of which is 'Oxford Street & Eastern Bank'.



Regeneration & Investment Strategy, Emerging Context

Belfast East Bank Development Strategy (2018)

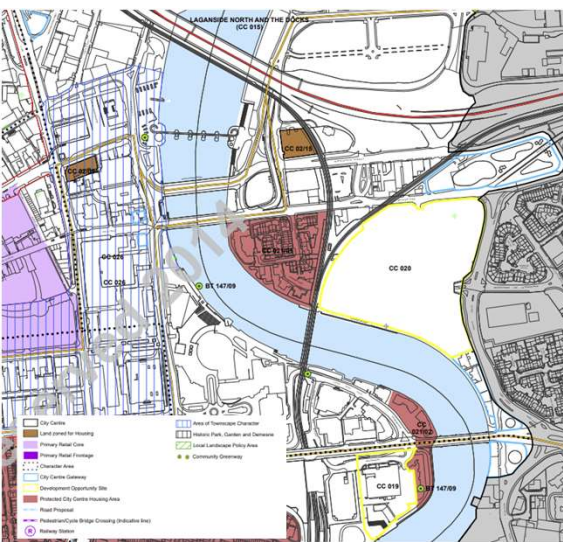
- A vision that would see this part of the city being fully woven into the fabric of the city centre.
- The vision is that East Bank will become lively, diverse, accessible and well connected to the city core, the River Lagan, Titanic Quarter and surrounding communities; providing places to live, work and socialise.
- Lanyon View will contribute to this vision.



East Bank Development Strategy, Key Development Sites

Belfast Local Development Plan Strategy (2023)

- Emphasises the need for residential led urban regeneration within Belfast City Centre.
- Until Part 2, the Local Policies Plan is adopted, the majority of zonings and designations within the draft Belfast Metropolitan Area Plan (dBMAP) 2015 continue to be a material consideration.
- dBMAP identifies the Sirocco Works 'Development Opportunity Site (CC 020) to the south and City Centre Gateway to the east.
- The LDP identifies the site within the Fringe Area of Parking Restraint (BT 009) as well as the East Bank Masterplan Area and Special Action Area, consistent with the Regeneration and Investment Strategy and East Bank Development Strategy referred to above.
- The site is also identified within an 'Area of Archaeological Potential'.



dBMAP 2015

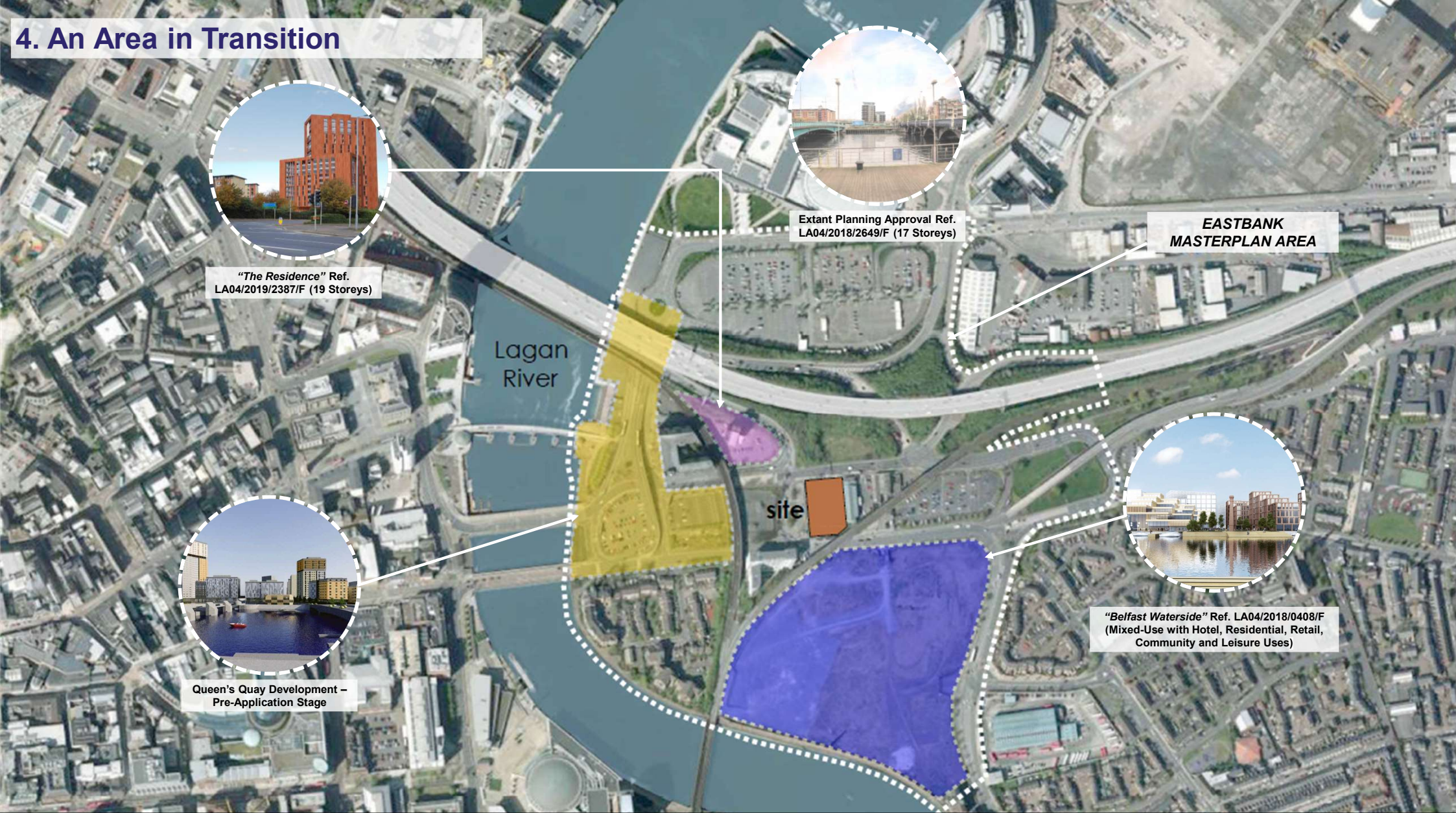


Belfast Local Development Plan Strategy

LANYON VIEW, DALTON STREET, BELFAST



4. An Area in Transition



"The Residence" Ref. LA04/2019/2387/F (19 Storeys)



Extant Planning Approval Ref. LA04/2018/2649/F (17 Storeys)



"Belfast Waterside" Ref. LA04/2018/0408/F (Mixed-Use with Hotel, Residential, Retail, Community and Leisure Uses)



Queen's Quay Development – Pre-Application Stage

LANYON VIEW, DALTON STREET, BELFAST



5. The Proposals

The proposed development includes the **demolition of existing buildings and construction of 278no. apartments, gym and 3no. retail units with associated car parking and landscaping**. In summary, the proposals can be broken down as follows:

- 18-storey block is located beside Middlepath Street, stepping down to a 11-storey block beside Bridge End Street.
- There will be a diverse mix of residential unit sizes (over 20% of which will be affordable and 10% accessible units) with 115 1-bedroom, 152 2-bedroom & 11 3-bedroom apartments.
- Generous external private and communal amenity space in the form of balconies and communal gardens.
- Over 10% of the site area is committed to provide public realm, landscaping and open space which will soften the appearance of the surrounding road infrastructure.
- 3 retail units at the ground floor, car parking spaces and bicycle storage.



LANYON VIEW, DALTON STREET, BELFAST



6. Proposed Layout, Landscaping and Example Floorplans

Proposed Ground Floor - Comprising 3 x retail units, gymnasium, car parking and other ancillary accommodation



Proposed Ground Floor - Landscaping proposals



Proposed Fourth-Eight Floor – Comprising 105 x apartments (20 x affordable)



Proposed First Floor - Comprising 17 x apartments (3 x affordable), car parking and communal external amenity space



Proposed Second floor - Comprising 21 x apartments and communal garden area



Proposed Sixteenth Floor - Comprising 8 x apartments and communal garden area



LANYON VIEW, DALTON STREET, BELFAST



7. Have Your Say

Thank you for taking the time to engage with us and view the proposals. Please do not hesitate to contact us if you have any queries regarding the proposals or if you wish to leave feedback.

Further Information:

Further information on these proposals can be obtained from the consultation webpage which can be found at:

- www.carlinplanning.com

Feedback:

If you wish to provide comments on the proposals, you may do so:

- At the public event; or
- via the feedback form provided on the website.
- A copy of the feedback form can also be obtained by scanning the QR Code provided on the Exhibition Boards below.

Alternatively correspondence can be:

- Emailed to info@carlinplanning.com
- Posted to: **Carlin Planning Limited, Suite 1, Bamford House, 91-93 Saintfield Road, Belfast, BT8 7HL**



LANYON VIEW, DALTON STREET, BELFAST

