

Ms Carol Ramsey  
Department for Social Development  
Belfast City Centre Regeneration Directorate  
2<sup>nd</sup> Floor  
McKelvey House  
25 Wellington Place  
Belfast  
BT1 6GD

29 January 2006

Dear Carol

**Planning Service Belfast Metropolitan Area Plan response to North West Quarter Part Two Report**

The following comments are made in the context of the Belfast Metropolitan Area Plan (BMAP), currently under preparation and at Draft Plan Stage:-

- The whole of North West Quarter Part 2 lies within the City Centre Boundary as proposed in BMAP, outside of the proposed primary retail core and unaffected by any proposed primary retail frontage policy.
- The Vision as stated in Para 1.10 would appear consistent with the equivalent City Centre vision/strategy as contained in BMAP. Accordingly BMAP would generally endorse the regeneration initiative in principle.
- The Part 2 area is subject to a number of plan proposals in BMAP:-
  - 2 housing zonings (built);
  - 2 areas proposed as designated Protected City Centre Housing areas;
  - 8 small proposed development opportunity sites;
  - Set design criteria for development proposals in each of the 2 identified character areas relating to Part 2, Scotch and Cathedral; West City Fringe; and



**Belfast Metropolitan Area Plan (BMAP) 2015**

2nd Floor  
Bedford House  
16-22 Bedford Street  
Belfast  
BT2 7FD



- Specific design criteria relating to 2 identified Gateway sites.

It is considered that increased reference to BMAP throughout any future publication may be helpful, particularly relating to these aspects where appropriate as they may inform the formulation of specific regeneration proposals.

- The reference in Para 5.12 to a City Centre function being extended to Carlisle Circus is noted. This may be specifically inconsistent with BMAP.
- The references and conclusion regarding 'Retail' in Section 7 are noted. The location of Part 2 outside the proposed Primary Retail Core is a factor to be taken into account in the further consideration of this aspect.
- Greater reference to the BMAP character areas and set design criteria may be particularly helpful in Section 10. Alignment between these and the character areas as referred to in the report might give greater clarity.

Thank you for the opportunity to comment on this.

Yours sincerely



**AL ADAIR**