

Date: 9<sup>th</sup> November 2012  
Your Ref:  
Our Ref: Z/2012/1189/MDA  
(Please quote at all times)



Mr Peter McNaney  
Chief Executive  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS

Chief Executive's Office		
Date	14/11/12	
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ACX	Corp Comms	Dem Serv
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Dev	F&R	H&ES
P&L	P&P	Other
Ref	McN 67/11	

Belfast Area Planning Office  
Bedford House  
16 – 22 Bedford Street  
Belfast  
BT2 7FD

Contact: Susan Wilkin  
Telephone: 0300 200 7830

Dear Mr McNaney

**APPLICATION TO MODIFY PLANNING AGREEMENT ON LANDS TO THE REAR OF SAINT ANNE'S CATHEDRAL BOUND BY EXCHANGE STREET WEST, TALBOT STREET AND DUNBAR LINK, BELFAST  
Z/2012/1189/MDA**

I refer to the above application to modify an existing planning agreement.

The existing legal agreement relates to control the use of car parking spaces to deter long-term commuter parking and contract parking on lands to the rear of Saint Anne's Cathedral bound by Exchange Street West, Talbot Street and Dunbar Link and was entered into by the Department and Laganside Corporation and Turnus Limited on 22<sup>nd</sup> February 2007 under Article 40 of the Planning (Northern Ireland) Order 1991 (as amended).

The Department has received an application to modify the above agreement under Article 40A of the Planning (Northern Ireland) Order 1991 (as amended).

The applicant has stated the reasons for making the application as being:

With regard to the proposed modifications to Clause 1 and 2 of the existing Article 40 Agreement, the applicant states that given the available capacity within the car park it is considered that there is scope to use a number of the permanent public parking spaces i.e. 60No public car parking spaces to facilitate patrons of the Ramada Encore Hotel on a separate tariff structure and to allow for a limited number of exclusive car parking spaces (4No) for Management

Purposes associated with the Saint Anne's Square Scheme. This would involve a reduction in the number of public car parking spaces from 441 to 377.

In terms of the proposed modifications to Clause 4, the applicant has requested a reduction of the time period in which an Increased Tariff Structure is applicable; a relaxation for the period of 1<sup>st</sup> to 31<sup>st</sup> December annually; and, to reflect the provision of a separate tariff applicable to Hotel spaces. The current time period stated in Clause 4 is 6.00am to 12.00 noon. The applicant states these amendments will provide economic benefits to the Saint Anne's Square scheme and Belfast City Centre and will not encourage commuter parking.

The applicant states that the proposed modifications to Clause 5 to permit a reduced uplift from 65% to 50% for stays over 4 hours during normal working hours will enable the Saint Anne's scheme to be more competitive. The suggested amendments to Clause 6 reflect the proposed change in time period.

Under the provisions of the legislation, the Department is required to consult with the local district council before entering into an agreement to modify an existing agreement.

I would be grateful if you could forward any comments within 4 weeks of the date of this letter. If you have any queries, you may find it beneficial to discuss the matter with the relevant case officer at the above address.

Yours sincerely



**Susan Wilkin**  
Principal Planning Officer