

## Appendix 3

### Extract from planner's report for planning application Z/2014/0448/F

Change of use of ground floor of No. 23 to amusement arcade including extension and frontage alterations to allow for amalgamation with No. 22 (Amended description and plans).

*However, a line should be drawn to ensure that any area, no matter how suitable it is for a single type of land use, does not suffer from a proliferation of a use that may affect future investment in the area as vitality may be affected. In this case, the entire north corner of Donegall Road and Shaftesbury Square is dominated by a use that is associated with gambling; units 1-7 Donegall Road and 14 Shaftesbury Square is taken up by one single amusement arcade while adjoining this at number 15 Shaftesbury Square is a book maker's office. The application site is less than 20m distance up the street from this. It is acknowledged that the proposal is for an extension to an existing amusement arcade and not an additional business. **However, there is a risk that the cumulative build-up of premises used as gambling establishments will dominate the west side of Shaftesbury Square /corner of Donegall Road. This may create an undesirable precedent in this area for gambling establishments which may result in other businesses such as restaurants relocating which will further affect the vitality and viability of this part of the city centre.***

*This is also particularly important as the application site is located within one of many Gateways to the City Centre. Draft BMAP 2015 states that these "entrance points to the City Centre often present the visitor with an initial impression that can influence their overall perception of the City".*

Source: page 12 of Planner's Report, planning application Z/2014/0448/F