

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2020/1353/F	Date of Committee: Thursday 24 th June 2021
Proposal: Erection of additional roof top plant, ventilation and ductwork (retrospective) (amended description)	Location: 12 - 30 Wellington Place and 42 - 46 Upper Queen Street, Belfast, BT1 6FX
Referral Route: Councillor referral	
Recommendation:	Approve with conditions
Applicant Name and Address: Oakland (FRO) Ltd c/o Like Architects 3 Linenhall Street West Belfast BT2 8DY	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><u>Addendum Report:</u></p> <p>This full application was previously listed for Planning Committee on 15th December 2020. The key issues were the impact on the setting of nearby Listed Buildings and the character and appearance of the Conservation Area. Both Historic Environment Division and Belfast City Council's Conservation Officer had concerns and the application was recommended for refusal. Committee deferred the application to allow for discussion/consideration of alternative options for the plant/plant screen. Several meetings have been held between the applicant/agent, architects, HED, Conservation Officer and the Planning Officers, and the overall design of the proposal has evolved from the initial proposal, with all viable options for the plant now having been considered.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p>Summary:</p> <p>The discussions that have taken place aimed to achieve a proposal which would serve the purpose required for the applicant and the tenants of the building, while minimising any potential impact on the setting of nearby listed buildings and the Belfast City Centre Conservation Area.</p> <p>A summary of the amendments to the original proposal is provided below:</p> <p>To the right-hand side of the pediment (of the Listed Scottish Provident building facing Donegall Square West) the following changes are shown on amended plans:</p> <ul style="list-style-type: none"> • 3.1m high aluminium screen has been removed; • Air Handling Unit (AHU) has been lowered and moved 1.5m away from Donegall Sq East closer to the internal courtyard; • The high level (upper) duct from the AHU has been removed and repositioned lower at roof level, reducing the overall height; and • The ducts have been moved away from Donegall Sq East closer to the courtyard. <p>To the left hand side of the pediment (of the Listed Scottish Provident building facing Donegal Square West) the following changes are shown:</p>	

- The high level (upper) duct from the second AHU, adjacent to Wellington Street has been removed and repositioned and now runs behind the AHU rather than in front.

HED has been heavily involved in discussions with the agent and have played a major part in informing the amendments set out above. HED's main concern was the impact of the proposals on the setting of the Listed Scottish Provident Building. HED has advised that they are content with the proposals to remove the intrusive screen to the rooftop and also the proposed relocation of ductwork and a moveable / collapsible edge protection system. HED's final response has indicated that the proposal to remove the upper duct of the plant located to the left hand side of the Scottish Provident Building pediment is also welcomed.

The agent has provided additional information to HED including an image and CGI showing the mitigated impact of the removal of the upper duct on the Scottish Provident Building. HED has confirmed that they accept that the removal of the upper duct will reduce the visual clutter of the roofscape of the application site, lessening the visual impact of the new roof on the backdrop of the Scottish Provident Building. Following on-site discussions with the agent, HED notes that relocation of the AHU plant cannot be accommodated due to the complexities of the duct sizes, layout and existing service risers within the building. In conclusion, HED recognises that the overall impact of the plant has been substantially softened and therefore the proposal has been greatly improved. HED understands that extensive options have been explored and exhausted and this is the best realistic option considering the retrospective nature of the application.

Following on from the submission of the latest amendments, the Council's Conservation Officer also provided an updated response. The Conservation Officer has welcomed that the plant/screen has been reduced to limit the impact on the historic buildings roof line, and commented that the plant/screen to the right hand side of the pediment has been greatly reduced to the point where it would be barely visible when viewed from within the grounds to the front of the City Hall and Donegal Square East.

However, the Conservation Officer goes on to comment that the plant (AHU and its associated ducting) to the left hand side of the pediment remains prominently visible and would in their opinion, negatively impact on the setting of the Scottish Provident Building when viewed from Donegal Square East and within the grounds to the front of the City Hall. The Conservation Officer concludes that there would be an unavoidable negative impact, no matter how minimal as a result of the proposals but goes on to say that it has been recognised that the proposal has evolved positively from what exists and that all viable options have been explored to mitigate against the visual impact of the plant (including the AHU). The Conservation Officer notes that justification has been provided for the AHU remaining in its current location and appreciates the efforts made in producing a solution to what would be considered as a betterment to what currently exists.

The agent has advised that PWC are due to take up occupation of the building on 19th July 2021, and not having the issues with the roof plant resolved prior to this date would have significant negative impact on the occupation of the building, The agent advises that Air Handling Unit 1 (AHU 1) provides ventilation and extract, serves approximately 25% of the building – just over 50,000 sq ft from the first to the ninth floor.

It was also noted that there is little or no room to move the plant in a practical or operational sense and an added complication is that a crane cannot now reach the unit and it would have to be manually jacked and skidded over the roof, which provides a significant health and safety risk, and such works would take 4-5 weeks to complete and this part of the building would need to be closed down to facilitate the works.

In considering all the information now available to the Planning Service, together with the updated responses from both HED and BCC Conservation, Planning Officers consider the

proposal, on balance, to be acceptable. It represents a significant improvement to what currently exists on the roof top of the building. It is recognised that all realistic options have been exhausted in reducing the overall scale, bulk and visibility of the plant from important viewpoints, and the latest proposals will have a much reduced impact on the setting of the nearby listed building, and the character of the Conservation Area.

Having regard to the advice from HED, whilst it is considered that the proposal is not fully compliant with Policy BH11 of PPS 6, it is considered that all practicable options have been considered and that the setting of the Listed Scottish Provident building would not be unacceptably harmed or compromised. Whilst the proposal would fail to preserve or enhance the character or appearance of the Conservation Area contrary to Policy BH12, the impact would not be significant. These policy tests must be considered in the round having regard to the economic considerations associated with occupation of the office building for which the proposed plant would serve and the practicalities of servicing this building. In this context, the proposal is also considered acceptable having regard to Section 104 of the Planning Act (Northern Ireland) 2011 which requires the Planning Authority to have special regard to the desirability of:

- (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; and
- (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.

Recommendation

The application is recommended for approval subject to conditions including a time bound condition to remedy the current situation on site. There will be a requirement to complete the works in accordance with the approved plans within six months of the date of the permission.

It is requested that the Chief Executive, or her nominated officer, uses her delegated authority to finalise the wording of conditions.

Committee Application

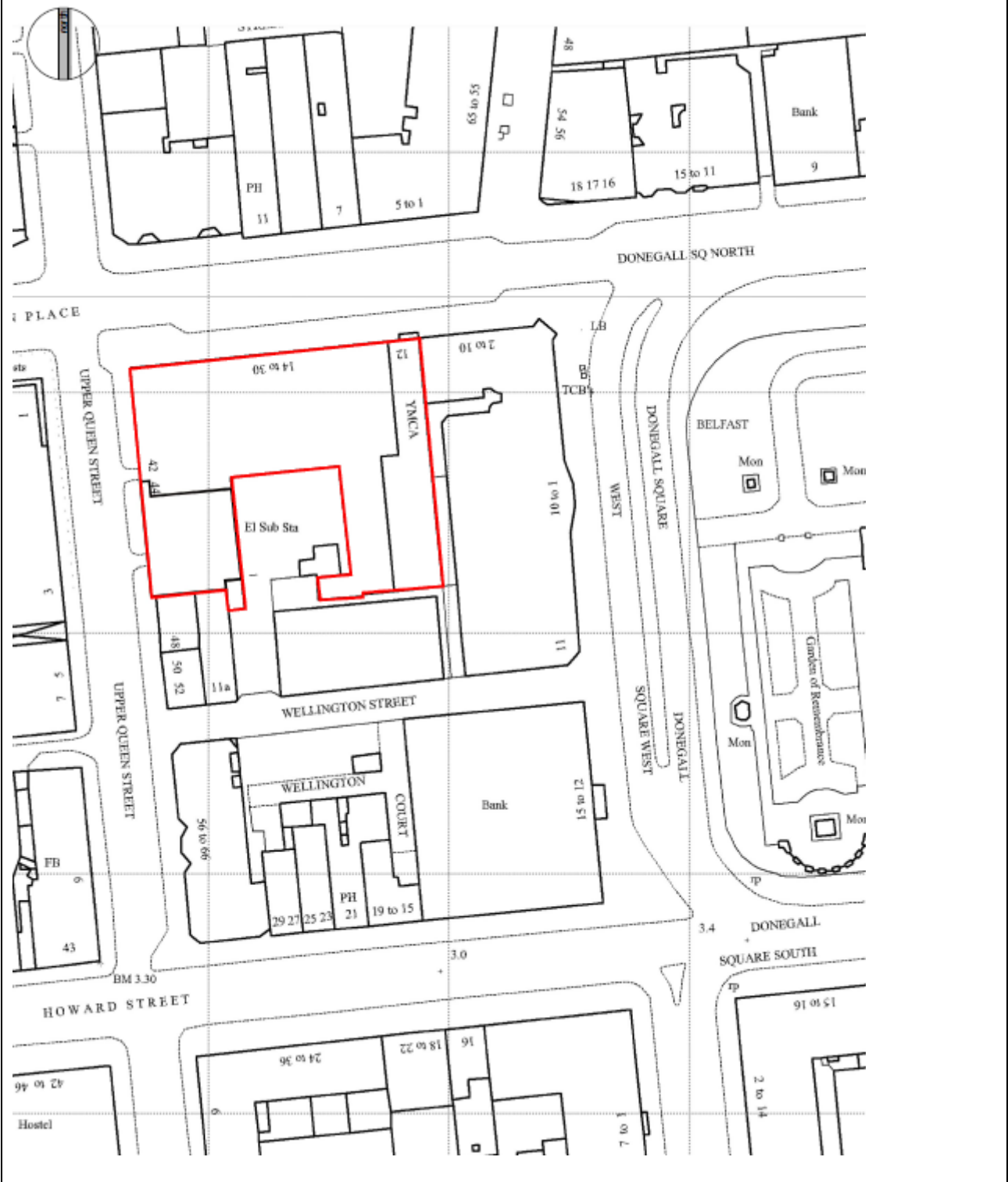
Development Management Report	
Application ID: LA04/2020/1353/F	Date of Committee: 15 th December 2020
Proposal: Erection of additional roof top plant, ventilation and ductwork and erection of louvered aluminium screen along eastern elevation (retrospective).	Location: 12 - 30 Wellington Place and 42 - 46 Upper Queen Street, Belfast, BT1 6FX
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation. Requested by Cllr Donal Lyons by reason of design, appearance and materials.	
Recommendation:	Refusal
Applicant Name and Address: Oakland (FRO) Ltd c/o Like Architects 3 Linenhall Street West Belfast BT2 8DY	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary: Planning Permission is sought for the erection of additional roof plant, ventilation and ductwork as well as the erection of a louvered aluminium screen along the eastern elevation. The application is retrospective, as the works have already been completed.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The impact on amenity, including visual amenity • The impact on the setting of the Listed Buildings • The impact on the character and appearance of the Conservation Area <p>The application site lies within the development limits for Belfast. The site is located within Belfast City Centre Conservation Area, and within close proximity to a number of listed buildings, including the Scottish Provident Building and the City Hall.</p> <p>Overall, the proposal would have a detrimental impact on the setting of the most prominent view of these important listed buildings, due to its unsightly and alien/non-historic form. It is considered the screens will result in a negative impact on the setting of City Hall when viewed within its gardens and from Donegal Square. The screens are also considered to be incongruous and contextually inappropriate to the backdrop/skyline of the Scottish Provident Building.</p> <p>The application has been neighbour notified and advertised in the local press, no third party comments have been received. Historic Environment Division and the Belfast City Council Conservation Team have been consulted, and both consultees are unable to support the proposal. Environmental Health have also been consulted as part of the application process and have no concerns.</p> <p>The proposal has been assessed against and is considered to be contrary to the SPPS, BUAP, Draft BMAP, PPS6 and Section 104 of the Planning Act 2011. Having regard to the policy context and other material considerations, the proposal is considered unacceptable and planning permission is recommended for refusal.</p>	

Recommendation

The application is recommended for refusal. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of refusal reasons subject to no new substantive planning issues being raised by third parties.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The planning application is seeking permission for the erection of additional roof top plant, ventilation and ductwork and the erection of louvered aluminium screen along the eastern elevation. The application is retrospective.</p>
2.0	<p>Description of Site and Area</p> <p>The application relates to 12-30 Wellington Place and 42-46 Upper Queen Street. The building has been redevelopment and is nearing completion following on from previous permissions granted. The ground floor units of the building are currently occupied by a number of retail and restaurant uses while the upper floors will be Grade A office space. The site is adjacent to the Scottish Provident Building which is a grade A listed building, and also falls within Belfast City Centre Conservation Area.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2019/2610/F - Internal reconfiguration (retrospective); erection of external goods lift; one floor extension to existing external stairwell to facilitate access to roof; proposed service yard works for erection of single storey security office, store, bin storage area; and reconfiguration of car parking. (amended plans) (Under Consideration)</p> <p>LA04/2016/2045/F - Alterations to ground floor lobby of Oyster House, extension and alteration to floors one to seven to rear of Oyster House and Royston House (comprising 2115 square metres of new office floor space) and alterations to elevations on Upper Queen Street and Wellington Place (excluding shop fronts to existing occupied ground floor retail units and restaurants) (Permission Granted)</p> <p>LA04/2017/2333/F - Extension to Oyster and Royston House comprising two additional floors of office accommodation (floors 8 and 9), reconfiguration of lift core (on nine floors) at courtyard to rear, modifications to courtyard elevations, removal of existing facades on Wellington Place and Upper Queen Street and replacement with glass and steel façade (Permission Granted)</p> <p>LA04/2017/0461/F - Extensions / Alterations to Oyster House and Royston House comprising of extensions to the 7th floor and 1 additional floor above for offices, an 9 storey lift core extension within the courtyard, creation of roof terrace, alterations to existing elevations and reconfiguration of ground floor to form to 2 new retail units and new entrance lobby on Wellington Place (Permission Granted)</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015
	<p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within both versions of the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
	Draft BMAP 2004

	4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
		Draft BMAP 2015 (purported to be adopted)
	4.2.2	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.3		Regional Development Strategy 2035
4.4		Strategic Planning Policy Statement 2015
4.5		Planning Policy Statement 6: Planning Archaeology and the Built Heritage
5.0		Statutory Consultees Responses
5.1		Historic Environment Division – unable to support application
6.0		Non-Statutory Consultees Responses
6.1		Belfast City Council Conservation Team – unable to support application
6.2		Belfast City Council Environmental Health – no objection
7.0		Representations
7.1		The application was neighbour notified on the 5 th August 2020. It was advertised in the local press on the 31 st July 2020. The consultation period expired on 19 th August 2020. No representations have been received to date. If any representations are received they will be reported as an update to committee.
8.0		Other Material Considerations
8.1		Belfast City Centre Conservation Area Design Guide Section 104 of the Planning Act (Northern Ireland) 2011
9.0		Assessment
9.1		The proposal is considered to be in compliance with the development plan.
9.2		The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • The impact on amenity, including visual • The impact on the setting of Listed Buildings • The impact on the character and appearance of the Conservation Area
9.3		A significant factor to be considered as part of the planning application is the visual impact caused by the proposal from various viewpoints, as well as the impact it may have on the setting of listed buildings, in particular Scottish Provident Building which is Grade A listed. Given the close proximity to the listed building, Historic Environment Division were consulted as part of the application process.
9.4		HED Historic Buildings considers the proposal fails to satisfy SPPS 6.12 of the Strategic Planning Policy Statement for Northern Ireland (SPPS): Planning for Sustainable Development and Policy BH11 (Development affecting the Setting of a Listed Building) of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage. While HED were content in principle with the previous application LA04/2017/2333/F, it considers the rooftop arrangement in the new application is considerably more imposing. HED are concerned as the height of the rooftop plant screening required to cover the plant and equipment, due to the massing and height of the plant and equipment, detrimentally impacts on the character of the listed building. Although retrospective, HED requests the plant, equipment and rooftop plant screening be reconsidered so that it is reduced significantly in height, or is located on an alternative, less visible, area of the roof.

9.5	<p>As the site falls within Belfast City Centre Conservation Area, the Conservation Team were also consulted as part of the application process. Policy BH 12- New Development in a Conservation Area (PPS 6 (para 7.8)) states that alterations will only be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area etc. Very careful consideration will be required for alterations affecting the roof of a property as these may be particularly detrimental to the character and appearance of a conservation area. The Conservation Officer commented that it is important to recognise that Wellington Place/ Donegal Square North forms part of the Civic Axis in recognition of its prominence as a civic path in the mental image of the city, as the view denotes a sense of arrival into the historic core of the city – enhancing its importance and its contribution to the reading of the area as one of the city’s legible districts – the historic Victorian, Edwardian era commercial core. The Conservation Officer stated that City Hall (and its gardens) along with the Scottish Provident Building forms one of the most pleasing historic vista’s in the city.</p>
9.6	<p>The Conservation Team considered, as the application is retrospective, and the screens have already been installed, it is clear that they have a detrimental impact on the setting of this most prominent view due to their unsightly and alien/non-historic form. Any proposals for development which by its character or location may have an adverse effect on the setting of listed buildings will require very careful consideration by the council. Development proposals some distance from the site of a listed building can sometimes have an adverse effect on its setting e.g. where it would affect views of an historic skyline. It is considered the screens by way of form negatively impact on the setting of City Hall when viewed within its gardens and Donegal Square North. The screens are also considered to be incongruous and contextually inappropriate to the backdrop/skyline of the Scottish Provident Building.</p>
9.7	<p>In response to the concerns raised by HED and the Conservation Team, the agent submitted a supporting statement detailing a contextual analysis and the need for the development, however, upon further review of the information, HED confirmed they retain their stance that the proposal in its current form is contrary to the requirements of SPPS 6.12 and Policy BH11 PPS6. The Conservation Team also confirmed, informally, that they have no further comment on the application as their concerns have not been addressed. No further amendments or additional information has been submitted by the agent.</p>
9.8	<p>Given the nature of the proposals, Environmental Health were also consulted on the application to consider any impacts in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. Having considered the proposals, as well as a Noise Impact Assessment submitted by the agent, Environmental Health confirmed they had no concerns subject to conditions.</p>
9.9	<p>In conclusion, the proposed additional roof top plant, ventilation and ductwork and the erection of louvered aluminium screen along eastern elevation (retrospective) is not considered to be acceptable as there would be a significant impact on visual amenity, and the setting of the listed building. The proposal would be an incongruous addition of an inappropriate and imposing scale to the roof of the application site which would be viewed from various prominent viewpoints, contrary to Policy BH11 and BH12 of PPS6: Planning, Archaeology & Built Heritage, the SPPS and Section 104 of the Planning Act 2011.</p>
10.0	Summary of Recommendation: Refusal
11.0	<p>Reasons for Refusal:</p> <ol style="list-style-type: none"> 1. The proposal is contrary to Planning Policy Statement 6, Planning, Archaeology & Built Heritage, Policy BH11 and BH12 and paragraphs 6.12,

6.18 and 6.19 of the Strategic Planning Policy Statement for Northern Ireland, in that it would, if permitted, be detrimental to the visual amenity and setting of the Grade A Listed Building and the character and appearance of the Belfast City Centre Conservation Area by reason of its size, scale and prominent location, resulting in an incongruous addition to the rooftop of the building.

Informatives

1. The drawing's associated with this planning application were submitted to the Authority and published to the Planning Portal NI on: 22/07/2020, drawing no. 01, 02, 03, 04, 05 and 06.

Notification to Department (if relevant): N/A

Representations from Elected members:

Councillor Lyons requested updates and that the application be presented to Planning Committee

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1 Donegall Square West,Belfast,Antrim,BT1 6JA
The Owner/Occupier,
1-3 ,Wellington Place,Belfast,Antrim,BT1 6GA
The Owner/Occupier,
10 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
11 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
11 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
11a ,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier,
13 Wellington Place,Belfast,Antrim,BT1 6GB
The Owner/Occupier,
15 Wellington Place,Belfast,Antrim,BT1 6GB
The Owner/Occupier,
17 Wellington Place,Belfast,Antrim,BT1 6GB
The Owner/Occupier,
19 Wellington Place,Belfast,Antrim,BT1 6GB
The Owner/Occupier,
1st Floor,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier,
1st Floor,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier,

1st Floor,25-27 Lesley House,Wellington Place,Belfast,Antrim,BT1 6GD
 The Owner/Occupier,
 2 Donegall Square West,Belfast,Antrim,BT1 6JA
 The Owner/Occupier,
 2,Wellington Buildings,1 Wellington Street,Belfast,Antrim,
 The Owner/Occupier,
 25-27 ,Wellington Place,Belfast,Antrim,BT1 6GD
 The Owner/Occupier,
 25-27 Lesley House,Wellington Place,Belfast,Antrim,BT1 6GD
 The Owner/Occupier,
 2nd Floor,11 Wellington Place,Belfast,Antrim,BT1 6GB
 The Owner/Occupier,
 2nd Floor,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
 The Owner/Occupier,
 2nd Floor,Fisherwick Building,9 Upper Queen Street,Belfast,Antrim,BT1 6FB
 The Owner/Occupier,
 3 Donegall Square West,Belfast,Antrim,BT1 6JA
 The Owner/Occupier,
 34 Wellington Place,Belfast,Antrim,BT1 6GF
 The Owner/Occupier,
 38 Wellington Place,Belfast,Antrim,BT1 6GF
 The Owner/Occupier,
 4 Donegall Square West,Belfast,Antrim,BT1 6JA
 The Owner/Occupier,
 4 Wellington Place,Belfast,Antrim,BT1 6GE
 The Owner/Occupier,
 48 Upper Queen Street,Belfast,Antrim,BT1 6FD
 The Owner/Occupier,
 4th 5th 7th Floor,5-7 Eagle Star House,Upper Queen Street,Belfast,Antrim,BT1 6FS
 The Owner/Occupier,
 5 Wellington Place,Belfast,Antrim,BT1 6GA
 The Owner/Occupier,
 5-6 ,Donegall Square West,Belfast,Antrim,BT1 6JA
 The Owner/Occupier,
 52-54 ,Upper Queen Street,Belfast,Antrim,BT1 6FD
 The Owner/Occupier,
 6 Wellington Place,Belfast,Antrim,BT1 6GE
 The Owner/Occupier,
 6th Floor Office,5-7 Eagle Star House,Upper Queen Street,Belfast,Antrim,BT1 6FS
 The Owner/Occupier,
 8 Wellington Place,Belfast,Antrim,BT1 6GE
 The Owner/Occupier,
 9 Donegall Square West,Belfast,Antrim,BT1 6JH
 The Owner/Occupier,
 9 Donegall Square West,Belfast,Antrim,BT1 6JH
 The Owner/Occupier,
 9 Upper Queen Street,Belfast,Antrim,BT1 6FB
 The Owner/Occupier,
 First Floor (Office 103),Scottish Provident Building,7 Donegall Square
 West,Belfast,Antrim,BT1 6JH

The Owner/Occupier,
First Floor (Office 104),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 106),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 110),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 111),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 113),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 114),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 115),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 116),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 117),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 118),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 119),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 120),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 121),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 122),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 123),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 124),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,

First Floor (Office 125), Scottish Provident Building, 7 Donegall Square West, Belfast, Antrim, BT1 6JH
 The Owner/Occupier,
 First Floor (Office 126), Scottish Provident Building, 7 Donegall Square West, Belfast, Antrim, BT1 6JH
 The Owner/Occupier,
 First Floor (Office 127), Scottish Provident Building, 7 Donegall Square West, Belfast, Antrim, BT1 6JH
 The Owner/Occupier,
 First Floor (Office 128), Scottish Provident Building, 7 Donegall Square West, Belfast, Antrim, BT1 6JH
 The Owner/Occupier,
 First Floor (Office 130), Scottish Provident Building, 7 Donegall Square West, Belfast, Antrim, BT1 6JH
 The Owner/Occupier,
 First Floor (Office 101), Scottish Provident Building, 7 Donegall Square West, Belfast, Antrim, BT1 6JH
 The Owner/Occupier,
 Fisherwick Building, 9 Upper Queen Street, Belfast, Antrim, BT1 6FB
 The Owner/Occupier,
 Fourth Floor (Offices 413-432), Scottish Provident Building, 7 Donegall Square West, Belfast, Antrim, BT1 6JH
 The Owner/Occupier,
 Ground Floor, 11 Wellington Place, Belfast, Antrim, BT1 6GB
 The Owner/Occupier,
 Ground Floor, 5-7 Eagle Star House, Upper Queen Street, Belfast, Antrim, BT1 6QD
 The Owner/Occupier,
 Ground Floor, Royston House, 34 Upper Queen Street, Belfast, Antrim, BT1 6FD
 The Owner/Occupier,
 Jefferson House, 42 Queen Street, Belfast, Antrim, BT1 6HL
 The Owner/Occupier,
 Lesley House, 25 Wellington Place, Belfast, Antrim, BT1 6GD
 The Owner/Occupier,
 Office 1 6th Floor, Royston House, 34 Upper Queen Street, Belfast, Antrim, BT1 6FD
 The Owner/Occupier,
 Office 2 6th Floor, Royston House, 34 Upper Queen Street, Belfast, Antrim, BT1 6FD
 The Owner/Occupier,
 Office 2nd Floor, Royston House, 34 Upper Queen Street, Belfast, Antrim, BT1 6FD
 The Owner/Occupier,
 Offices 1st 2nd & 7th Floor, Royston House, 34 Upper Queen Street, Belfast, Antrim, BT1 6FD
 The Owner/Occupier,
 Offices 1st Floor Unit 2, 1-3 Capital House, Upper Queen Street, Belfast, Antrim, BT1 6FB
 The Owner/Occupier,
 Offices 1st-3rd Floor, 19 Wellington Place, Belfast, Antrim, BT1 6GB
 The Owner/Occupier,
 Offices 2nd Floor Unit 1, 1-3 Capital House, Upper Queen Street, Belfast, Antrim, BT1 6PU
 The Owner/Occupier,
 Offices 2nd Floor Unit 2, 1-3 Capital House, Upper Queen Street, Belfast, Antrim, BT1 6FB
 The Owner/Occupier,
 Offices 3rd & 4th Floor, Royston House, 34 Upper Queen Street, Belfast, Antrim, BT1 6FX

The Owner/Occupier,
Offices 5th Floor,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6PU
The Owner/Occupier,
Offices 6th Floor,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FA
The Owner/Occupier,
Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JF
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
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Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
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Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
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Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
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Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Second Floor (Office 202 A),Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Unit 10,46 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Unit 2,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier,
Unit 4 Office 3rd Floor,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
Unit 5,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier
Unit 6,Ferguson/Royston House,Wellington Place,Belfast,Antrim,BT1 6GE