



Introducing Turley Northern Ireland

Experts in hospitality and leisure

Turley

About Turley

We are a full service national planning and development consultancy.

Our Planning expertise is complemented by Design, Development Viability, Economics, EIA, Expert Witness, Heritage and Townscape, Landscape and VIA, Strategic Communications and Sustainability services. All services can be provided together or individually.

We help clients achieve good growth in all jurisdictions in the UK and Ireland from our locations in major cities and growth areas.

Our teams are experts in their fields; they shape better places and achieve success for our clients.

We bring deep thinking, smart strategy and expert delivery.



Services

Many clients take advantage of our full service offer but all are available independently, working collaboratively with other consultant teams.

All our services are tailored to clients' needs and the objectives of the project.

We believe in good growth for our company, our clients and our communities. For us this means authentic, sustainable and inclusive growth which demonstrates our values and benefits wider society.



Turley in the hospitality and leisure sector

Turley has an enviable track record of delivering successful projects in the sectors of hospitality and leisure. The Belfast office has played a key role in delivering and shaping major investments in this sector.



Titanic Belfast (Image courtesy of Donal McCann Photography)

Through our experience we understand the complex operational, technical and design pressures on developers and operators. We bring this knowledge to every project we are involved in.

Our approach is always to deliver sound advice and excellent service. We provide local knowledge and expertise in Planning and Strategic Communications which is embedded in the market, and which can draw on a range of other services as required, including Economics, Sustainability, Heritage and Townscape, Design, Environmental Impact Assessment and Landscape & VIA. We guide and manage projects

from initial appraisal and strategy setting, through pre application phases and on to determination to ensure the necessary approvals are secured, enabling physical works to get underway.

Two of our projects are ranked as 'must see' leisure / tourism attractions in Northern Ireland – the Giant's Causeway Visitor Centre in Bushmills and Titanic Belfast and the associated slipways in Belfast. These projects have made a significant contribution as regeneration catalysts and have contributed to the market demand for hotel accommodation across Northern Ireland, principally within Belfast City Centre.

Our first-hand knowledge of the issues affecting development proposals, coupled with the strength of the relationships we have with key stakeholders, has been fundamental to securing timely planning permissions.

We are experts in our field at delivering significant, complex development proposals, and add value to our clients' assets through our capacity for logical thought.

Our track-record shown on the following pages demonstrates the range of projects we have helped to deliver.

Some of our projects are ranked as must-see attractions in Northern Ireland*

*<https://www.ireland.com/en-us/destinations/northern-ireland/county-antrim/articles/belfast-causeway-coast-lonely-planet-2018/>



Expertise in Northern Ireland

These selected examples give a flavour of the projects we enjoy working with our clients to deliver

The Titanic Hotel

Breathing life into the former Titanic Drawing Offices

- Secured planning permission for the conversion of the former Harland and Wolff drawing offices, a B+ listed building
- The former control centre for the largest shipyard in the world has been transformed into an 84 bedroom boutique hotel, with heritage related tourist / event facilities including restaurant and bar areas
- The proposals provide for a viable option which sustains the re-use of this formerly abandoned building
- Preparation and submission of a robust application package and proactive engagement with statutory bodies to secure full planning permission and the commencement of building works within the programme timeline
- The hotel opened in September 2017

CLIENT

Titanic Quarter Ltd

LPA

Belfast City Council

SERVICES

Planning

The Titanic Hotel



Grand Central, Bedford Street, Belfast

The rebirth of one of Belfast's most iconic buildings

- Securing full planning permission for the refurbishment of one of Belfast's tallest and most infamous buildings into a new 304 bedroom hotel with associated facilities including a roof top bar, 'The Observatory'
- City centre development project located within a conservation area and within close proximity to several listed buildings
- Turley led and managed the application process, securing full planning permission within half the time normally associated with proposals of this scale and complexity
- Turley also managed all post application activities including discharging of planning conditions and the execution of clauses associated with the Developer Agreement
- The project has delivered a positive effect upon the conservation area through the substantial enhancement of a building which failed to make a positive contribution

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Hasting Hotel Ltd

LPA

Belfast City Council

SERVICES

Planning

Grand Central





Holiday Inn Express

Holiday Inn Express, University Street, Belfast

Responding to market demands and delivering tourism related infrastructure

- An extension to the existing Holiday Inn Express Hotel (part of the InterContinental Hotels Group PLC)
- The hotel boasts 114 rooms and five meeting rooms which can host events for up to 105 people
- Turley held pre-application discussions with Belfast City Council Planning Service and consequently submitted a full planning application for the erection of a four storey extension (60 additional bedrooms) and associated parking
- Turley co-ordinated the submission of the planning application and secured planning permission within four months
- The extension to the Holiday Inn Express represents an investment of £5 million, and provides much demanded further hotel accommodation in Belfast

CLIENT

Andras House

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Belfast City Council

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Strategic Communications

The Fitzwilliam Hotel, Great Victoria Street, Belfast

Sensitive development beside a Grade A listed building

- The Fitzwilliam is a five star hotel within the heart of the city centre. Turley secured planning permission for an additional 30 bedrooms together with an exclusive luxury spa, conferencing facilities and an extravagant roof-top terrace offering views over the city centre
- This city centre project required careful consideration of the heritage context of the immediate area in order that the initial proposals formulated would be acceptable to key stakeholders
- Throughout the planning process, Turley Strategic Communications provided support by liaising with the hotel's neighbour, The Grand Opera House (grade A listed building), to ensure minimal disruption during construction and to strengthen the relationship between both parties

CLIENT

Graffan Properties Ltd

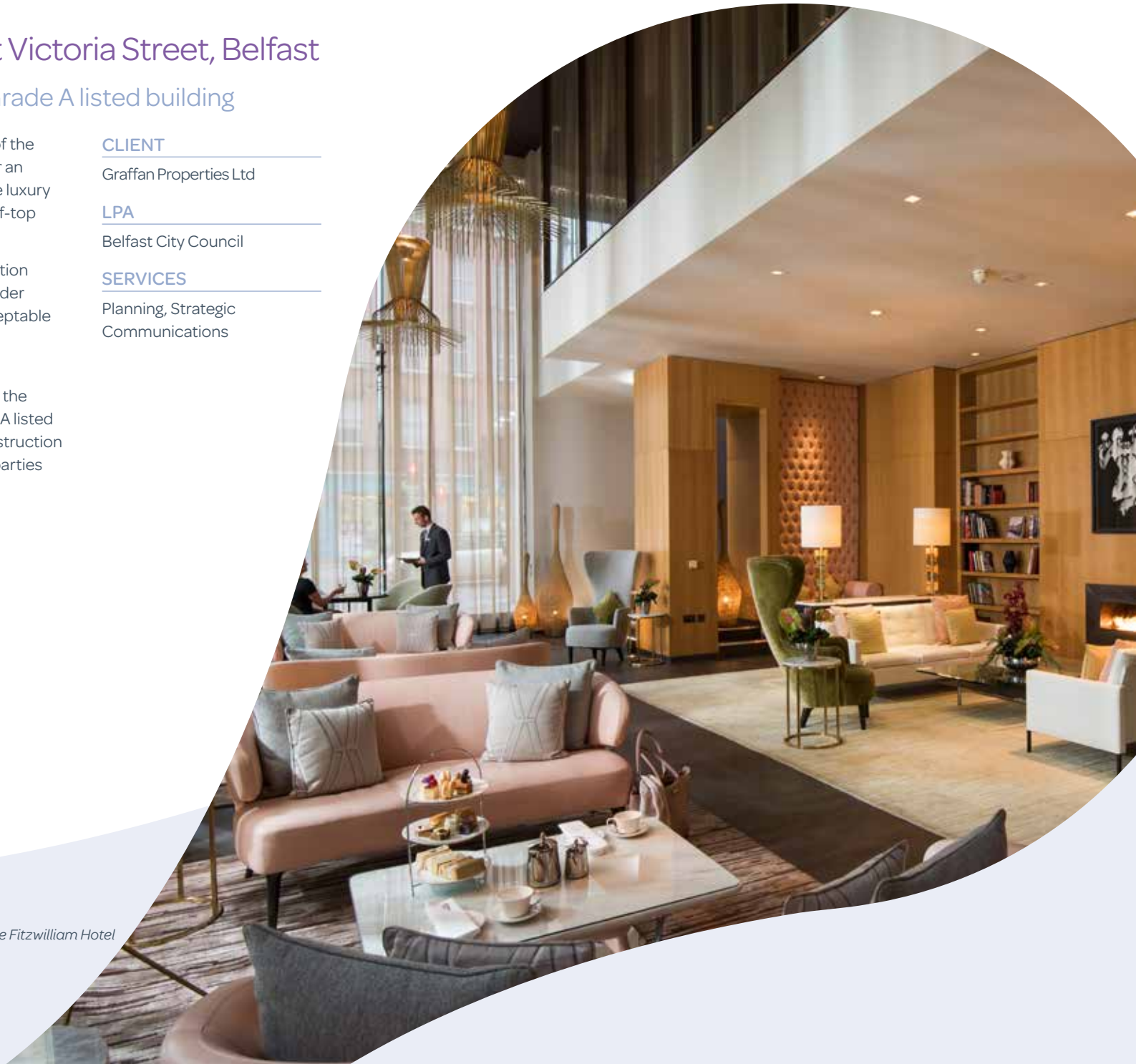
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Belfast City Council

SERVICES

Planning, Strategic
Communications

The Fitzwilliam Hotel



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