

An architectural rendering of a modern waterfront development. In the foreground, a woman in a grey jacket and black pants walks along a paved path on the left. In the middle ground, a large body of water reflects the sky and buildings. A person is kayaking in a red kayak on the water. The background features several modern buildings with glass facades and a prominent brick chimney. A large purple and blue diagonal graphic element is overlaid on the right side of the image.

# Turley planning in Northern Ireland

**Turley**

# About Turley

We are a full service planning and development consultancy.

Our Planning expertise is complemented by Business Cases and Funding, Design, Economics, EIA, Expert Witness, Heritage, Townscape and Landscape, Strategic Communications and Sustainability & ESG 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.**



# Our 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.



# Expertise across Northern Ireland

In 1995, as a Belfast man, Rob Turley's vision for building a better Northern Ireland was founded on the application of national consultancy expertise and strong local relationships.

Today, our vision and values are as strong as they were then.

We have delivered some of Northern Ireland's most high profile and complex projects, including Titanic Quarter, City Quays and the Giant's Causeway Visitor Centre. Our reputation for achieving positive outcomes has been built on the dynamic execution of intelligent strategies. Our collective capacity, knowledge and connections make us the leading planning practice across all sectors.

Our team of Planning and Strategic Communications specialists work on projects across the entirety of Northern Ireland from our office locations in Belfast and City of Derry~North West.



Our track record

Mixed-use urban  
regeneration





# Titanic Quarter

## Exciting redevelopment of historic Belfast waterfront site

The site, formerly used for ship building, consists of docks, slipways, the former Harland and Wolff Headquarters and Drawing Offices (all listed buildings). The area was originally designated for low rise industrial use. We negotiated the removal of land use and height restrictions, resulting in planning permission for a mixed-use development of 25 ha.

We led a masterplanning process to devise an Agreed Development Framework that has guided this regeneration since 2008. We secured planning consents for the conversion of the former Harland and Wolff headquarters and drawing offices to a boutique hotel and tourist and event facilities.

Redevelopment of these former shipyards is a complex process, our team of experts ensured early identification of issues at the scoping stage, prepared high quality planning applications and maintained positive working relationships to ensure timely decision making.

We assisted in delivering a portfolio of projects including; Gateway Offices (occupied by Citi), Belfast Metropolitan College, Titanic Belfast (World Class Visitor Centre), Arc Apartments, Olympic House Offices (currently on-site), Abercorn Arc Public Realm and the refurbishment of the former Titanic & Olympic Slipways.

Further projects are planned, including research and development facilities and additional film studios, resulting in a substantial increase in land value and a more competitive Belfast.

### CLIENT

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Titanic Quarter Ltd & Belfast Harbour Commissioners

### LPA

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Belfast City Council

### STATUS

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Ongoing

### SERVICES

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Planning, Economics, Strategic Communications, Sustainability

# The Waterside, Belfast

A £450m regeneration project located on a 16 acre riverside site in Belfast city centre

The Waterside represents one of the largest remaining development opportunity sites in the city centre.

It is envisaged that the site will emerge as a highly successful mixed-use regeneration scheme bringing significant investment, new homes and job opportunities whilst strengthening the locality.

The development will deliver 73,000 sq m of Grade A office space, 675 new homes, a new city centre hotel / apart-hotel, high quality riverside public realm and a better bridge with improved pedestrian and cycle connectivity.

## CLIENT

Osborne + Co

## LPA

Belfast City Council

## STATUS

Outline and full planning applications approved July 2020

## SERVICES

Planning, Strategic Communications, Economics





# Queen's Parade, Bangor

## Creating a heart within Bangor town centre

We were instructed to prepare a development proposal and secure full planning permission for this ambitious and transformational urban regeneration project.

The design options were informed by opinions expressed at initial workshop events with stakeholders; feedback from discussions with DoE Planning, NIEA and other consultees expressed as part of the Pre Application Discussions (PAD); and technical findings from baseline assessments commissioned by Turley.

In tandem to the design process, we managed a multi-disciplinary consultant team who tested each option prior to consultation.

As part of the PAD process the need for an EIA was screened out, and the application for a 30,000 sq m mixed-use proposal was supported by a suite of technical reports.

Full planning permission was secured within one year of our appointment. We also provided expert planning witness skills, representing the former Department for Social Development at Public Inquiries held in February 2016 by the Planning Appeals Commission (PAC). The Inquiry sought to test the principles of the planning permission and ensure that lands which were identified for acquisition were integral to the development. In May 2016, the PAC confirmed the properties identified for vesting were necessary for planning permission to be fully realised.

We were commissioned by Bangor Marine who secured preferred developer status as part of a Joint Venture with the council and the Department for Communities. We were tasked with pursuing a fresh planning application to maximise the design concept and principles secured in 2015, and deliver a project which would result in transformational change. Following a similar approach as previously, full planning permission was secured in January 2021 for this tourism regeneration project.

### CLIENT

Queen's Parade and Marine Gardens, Bangor on behalf of the former Department for Social Development (DSD) May 2014 to December 2016, and latterly for Bangor Marine from January 2019 to the present day

### LPA

Ards and North Down Council

### STATUS

Full planning permission secured

### SERVICES

Planning, Design, Strategic Communications



# Health and education



# Altnagelvin Radiotherapy Unit, Derry-Londonderry

## Planning permission for a new radiotherapy unit

This cross border project was jointly funded with the Irish Government. The project involved demolition of modular offices, the mortuary, generator and CHP buildings on site, erection of a new radiotherapy hospital building, together with external alterations to the Sperrin Suite (a chemotherapy unit). The priority of this project necessitated a comprehensive pre-application discussion with DoE Planning. We scoped and prepared a high quality planning application and thereby ensured a timely planning permission was secured.

We applied for planning permission in December 2012 and approval was granted in March 2013, a 12 week application process. The £50m cross-border treatment centre began receiving patients in November 2016.

### CLIENT

Western Health & Social Care Trust

### LPA

Derry City & Strabane District Council

### STATUS

Complete

### SERVICES

Planning



# Shimna College, Newcastle

## New post-primary school facility within a sensitive landscape setting

Shimna Integrated College is located at the foot of the Mourne Mountains and within an Area of Outstanding Natural Beauty. In recognition of the sensitive landscape setting we were invited to provide strategic planning advice on the design evolution. We led the multidisciplinary design team through pre-application discussions with the planning authority and statutory consultees, and scoped and delivered consultation with the local community.

Following positive pre-application discussions and community consultation, we led the submission and management of the planning application. A pro-active approach to engagement with the planning authority and statutory consultees facilitated delivery of the optimum scheme in an expeditious timescale. The planning permission will facilitate delivery of a high quality learning environment that will support the sustainability of this important educational facility for the local area.

### CLIENT

Shimna Integrated College /  
Department of Education

### LPA

Newry, Mourne and Down  
District Council

### STATUS

Planning permission granted

### SERVICES

Planning, Strategic  
Communications



# King's Hall Health and Well-being Complex

## Redevelopment of a major urban brownfield site and restoration of iconic listed building

Mixed-use redevelopment of the former King's Hall complex to provide a range of health care services, residential care, independent living accommodation, over 55 housing, leisure and retail set alongside the restoration of the listed King's Hall to provide a modern medical facility. The development included the provision of new areas of public realm and substantial upgrades to the local infrastructure.

The development proposals were supported by a full Environmental Impact Assessment and community led engagement strategy.

Planning permission for phase 1 of the development was granted in 2019 with subsequent approvals for the remaining phases secured in 2020 and 2021. Work is now underway on site with an estimated completion date of 2026.

### CLIENT

Benmore Octopus Healthcare Developments Ltd

### LPA

Belfast City Council

### STATUS

Planning permission granted. Under construction

### SERVICES

Planning, Strategic Communications, Economics



# Private and social housing



# Former Park Avenue Hotel, East Belfast

## Development of a major social housing-led mixed-use regeneration scheme

We submitted a planning application for the redevelopment of a former hotel site on an arterial route in East Belfast. The application was preceded by extensive pre-application discussions with Belfast City Council and public consultation with local residents and political stakeholders.

The development will deliver 90 social and affordable apartments and townhouses in an area of high social housing need.

Residents will be able to avail a range of sustainable transport measures including travel cards.

### CLIENT

Lacuna / Choice Housing

### LPA

Belfast City Council

### STATUS

Planning permission granted

### SERVICES

Planning, Strategic Communications



Image courtesy of RPP Architects

# Academy Street, Belfast

## 90 new homes and ground floor retail, within a 16 storey building; the first Build-to-Rent scheme in Northern Ireland

We engaged with Belfast City Council to advocate the benefits of Build-to-Rent (BTR) and to work through its specific planning requirements, supporting the council's ambitions to expand city centre living. We advocated a tall building within the context of designated heritage assets.

We negotiated a car-free scheme, this was accepted by the city council and DfI roads, on the basis of site accessibility and the target demographic of prospective residents.

We secured committee approval for this ground-breaking scheme in the Cathedral Quarter of the city. This marks an important milestone which will underpin expansion of BTR in Belfast.

### CLIENT

Lacuna Developments /  
Watkin Jones

### LPA

Belfast City Council

### STATUS

Planning permission granted

### SERVICES

Planning, Strategic  
Communications



Image courtesy of Feilden  
Clegg Brailey Studios

# Upper Queen Street, Belfast

## Restoration of a historic building to provide purpose built managed student accommodation

£16 million restoration of former Athletic Stores on Queens Street to provide 325 beds for student accommodation with associated communal space and ground floor retail. The development included the restoration of the existing façade of the former Athletic Stores on Queen Street and No.29 Wellington Place and included a 14-storey element.

The site is located within the Belfast City Centre Conservation Area, and the planning history associated with previous proposals for the site determined that the demolition of the existing building would not be welcomed.

A heritage led design approach and pro-active engagement with stakeholders ensured that planning permission was secured.



### CLIENT

Lacuna / Watkin Jones

### LPA

Belfast City Council

### STATUS

Complete

### SERVICES

Planning, Strategic Communications, Economics

# Clooney Road, Ballyoan, Derry-Londonderry

## A new residential neighbourhood within Derry

We were commissioned to prepare a masterplan and supporting Design and Access Statement for lands at Ballyoan, Derry~Londonderry. The site offered several physical challenges, including rising topography, the presence of utilities and natural water features, and a lack of pedestrian connectivity with the existing built up area. We considered the key constraints and opportunities and, working with a multi-disciplinary consultant team, developed a masterplan for 750 new residential units, set in an attractive landscape setting with good connections to the surrounding area.

Through a process of engagement and analysis we were able to produce a concept masterplan that provides a technically deliverable design solution for the site and will deliver much needed quality housing.

### CLIENT

South Bank Square Ltd

### LPA

Derry City & Strabane District Council

### STATUS

Outline planning permission granted in October 2019

### SERVICES

Planning, Economics, Strategic Communications



# Former Adria factory, Strabane

## Development of a major social housing-led mixed-use regeneration scheme

We secured planning approval for the redevelopment of the former textile factory site to provide much needed social housing for the area, overcoming a policy presumption in favour of retaining the industrial use of the site. We successfully negotiated the application through the balancing of housing provision against other complimentary uses on the site, and setting out a compelling case on the social, environmental and economic benefits of the scheme.

We assisted in negotiations with consultees and the council to resolve technical and planning matters throughout the application process and engaged with elected representatives to secure political support for the development.

### CLIENT

Habinteg Housing Association

### LPA

Derry City and Strabane District Council

### STATUS

Planning permission granted

### SERVICES

Planning, Strategic Communications



# Economic development





# Kingsworks, Belfast

## A UK first for logistics and distribution

We secured planning permission for a 340,000 sq ft logistics warehouse facility at Queen's Road, Belfast, Titanic Quarter.

The proposals, known as Kingsworks, comprised the erection of a modern double height storage and distribution building, associated van storage facility and site car parking, access and site works.

The development was promoted by TQL in response to a specific end user requirement, and the proposal is the first of its kind in the UK to incorporate the component of a van storage (decked) facility and associated launch bays.

The proposed development comprises 85,192 sq ft distribution warehouse, including 7,297 sq ft ancillary office accommodation, and associated van storage facility accommodating 479 spaces loading bays and service areas.

### CLIENT

Titanic Quarter Ltd

### LPA

Belfast City Council

### STATUS

Planning permission granted

### SERVICES

Planning, Strategic Communications



# Choice HQ, Carolan Road, Belfast

## Heritage-led proposal repurposing a landmark building for new office headquarters

We devised a complete planning strategy for office development at the former Good Shepherd Centre, a historic grade B1 listed former convent building extending along the Ormeau Road and Carolan Road in Belfast.

We submitted applications for full planning permission and listed building consent for an office refurbishment including part-demolition and extension proposals.

As a prominent site connected to a listed church, the project necessitated management of a sensitive, multi-disciplinary design approach to respect the building and existing neighbours whilst balancing the operational requirements of the prospective occupier.

### CLIENT

Choice Housing (Ireland) Ltd

### LPA

Belfast City Council

### STATUS

Planning application submitted.  
Under consideration

### SERVICES

Planning



## Portview Fit-Out Headquarters, Belfast

### Logistics, office and storage & distribution centre in East Belfast

Portview is one of Northern Ireland's most successful fit-out construction companies. The company's ongoing success means that their existing premises are no longer fit for purpose. We submitted a planning application for a new purpose built headquarters at Castlereagh Industrial Estate. The facility will include new office space, storage and distribution space and a service yard. The planning application was supported by a Sequential Assessment Report and Planning Statement that explained why the development should be located in an industrial rather than city centre setting.

#### CLIENT

Portview Fit-Out Specialists

#### LPA

Belfast City Council

#### STATUS

Planning application submitted

#### SERVICES

Planning, Strategic Communications

## Belfast Harbour Film Studios

### Film studio development at Giant's Park, Belfast

Phase 1 comprised 13,540 sq m of production, studio and workshop buildings, associated service yards and car parking. Phase 2 comprises 28,426 sq m of production, studio and workshop space along with a vendor village. We provided planning and strategic communications advice for this major application on a former landfill site within the wider Giant's Park.

We negotiated Pre Application Discussions with the council and undertook statutory pre-application community consultations feeding into the design development and planning requirements. We subsequently managed the submission of comprehensive supporting reports which were drafted collaboratively with statutory consultees, and ensured the design incorporated mitigation measures and site specific design components.

#### CLIENT

Belfast Harbour

#### LPA

Belfast City Council

#### STATUS

Planning permissions granted.  
Phase 1 complete

#### SERVICES

Planning, Strategic Communications



# Renewables



# Tievenameenta windfarm

## Altering an approved wind farm

We were appointed by SSE Renewables to provide planning advice for a number of applications to alter an approved wind farm for 15 turbines at Tievenameeta with a total installed capacity of 34.5 MW. The proposals involved amendments to layout, variations to noise conditions and upgrades to the turbine delivery route. Site delivery is complex with cumulative feed-ins from other existing/consented schemes, and in the context of significant third party interest where resolution of noise issues was an involved process. We managed the strategic positioning of the project with DoE Planning and swift resolution of statutory consultee issues. Pre-commencement discharge of conditions allowed site construction in 2014.

Our key contributions were in demonstrating that an Environmental Impact Assessment (EIA) was not required and guiding the proposals through a complex process of council deferral and Management Board review to a successful conclusion.

### CLIENT

SSE Renewables

### LPA

Derry City and Strabane District Council

### STATUS

Complete

### SERVICES

Planning, EIA



Stock image

# Long Mountain Windfarm

## Hydrogen production compound for existing Long Mountain Wind Farm site

We led pre-application discussions, and prepared and co-ordinated the planning application for this hydrogen production compound for the existing Long Mountain Wind Farm site in Co. Antrim. We also led the pre-application community consultation process and managed the environmental team. We co-ordinated the planning application, including management of a technical team, addressing a broad range of environmental matters including noise, air quality, drainage, traffic and landscape impact. Post submission of the planning application in April 2018, planning permission was granted in June 2019.

### CLIENT

Energia Renewables

### LPA

Causeway Coast and Glens Borough Council

### STATUS

Complete

### SERVICES

Planning



Stock image

# Hospitality, tourism and leisure



# Andras House Hotel, Portrush

## £6.6 million hotel regeneration project in Portrush

Revised proposals submitted for a £6.6m hotel regeneration project in Portrush, appropriate to the listed building and retaining the architectural features whilst creating a viable 87 bedroom boutique hotel.

We collaborated with an integrated design team of architects, conservation architects, ecologists, environmental consultants, surveyors and engineers to devise a comprehensive and technically robust proposal.

Pre-application community consultation sought the views of the community in relation to the new hotel and feedback was accommodated where possible in the final proposals.

Planning permission secured against officer recommendation and HED objections, enjoying the unanimous support of members.

### CLIENT

Andras House Ltd

### LPA

Causeway Coast & Glens Borough Council

### STATUS

Unanimous decision to approve by council, DfI Decision pending following 'call-in'

### SERVICES

Planning, Strategic Communications, Economics



# Causeway Visitor Centre

## Second planning permission for a modern building in UNESCO World Heritage Site

The Giant's Causeway had been in need of a new visitors' centre since the old centre burnt down in 2000. We formulated the planning strategy and led on high level discussions with the Department of Environment and other statutory consultees in progressing the plans for this sensitive site.

We secured planning permission in just seven months. The project, under construction from 2010 to 2012, achieved a BREEAM Excellent rating and relies heavily on renewable energy. In addition to our successful planning application procedure, we followed up with project management of other related applications for ancillary facilities, off-site parking and changes to listed buildings.

### CLIENT

The National Trust

### LPA

Causeway Coast and Glens Borough Council

### STATUS

Scheme complete and open to the public

### SERVICES

Planning





## Grand Central Hotel, Belfast

### The rebirth of one of Belfast's most iconic buildings

We secured 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'. The city centre development project is located within a conservation area and within close proximity to several listed buildings. We led and managed the application process, securing full planning permission within half the time normally associated with proposals of this scale and complexity. We 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.

#### CLIENT

Hasting Hotel Ltd

#### LPA

Belfast City Council

#### STATUS

Complete

#### SERVICES

Planning

## Casement Park, Belfast

### Delivering Ulster's Provincial GAA stadium

The GAA aspires to create a flag-ship provincial stadium on the site with covered seating for around 24,000 spectators and a terrace for 8,000 standing. We were appointed primarily as strategic advisors to the project, guiding the strategy and providing oversight of all planning and technical inputs to a new application. We prepared the Planning Statement for the application, had editorial control of the Environmental Statement and took an active role in the statutory consultation process with the local community. Our Economics team prepared a free-standing Socio-Economic Report.

Planning permission has been granted. The new stadium will provide a significant direct boost to the regeneration of West Belfast and promotion of Gaelic Games in Northern Ireland.

#### CLIENT

Ulster Gaelic Athletic Association (GAA)

#### LPA

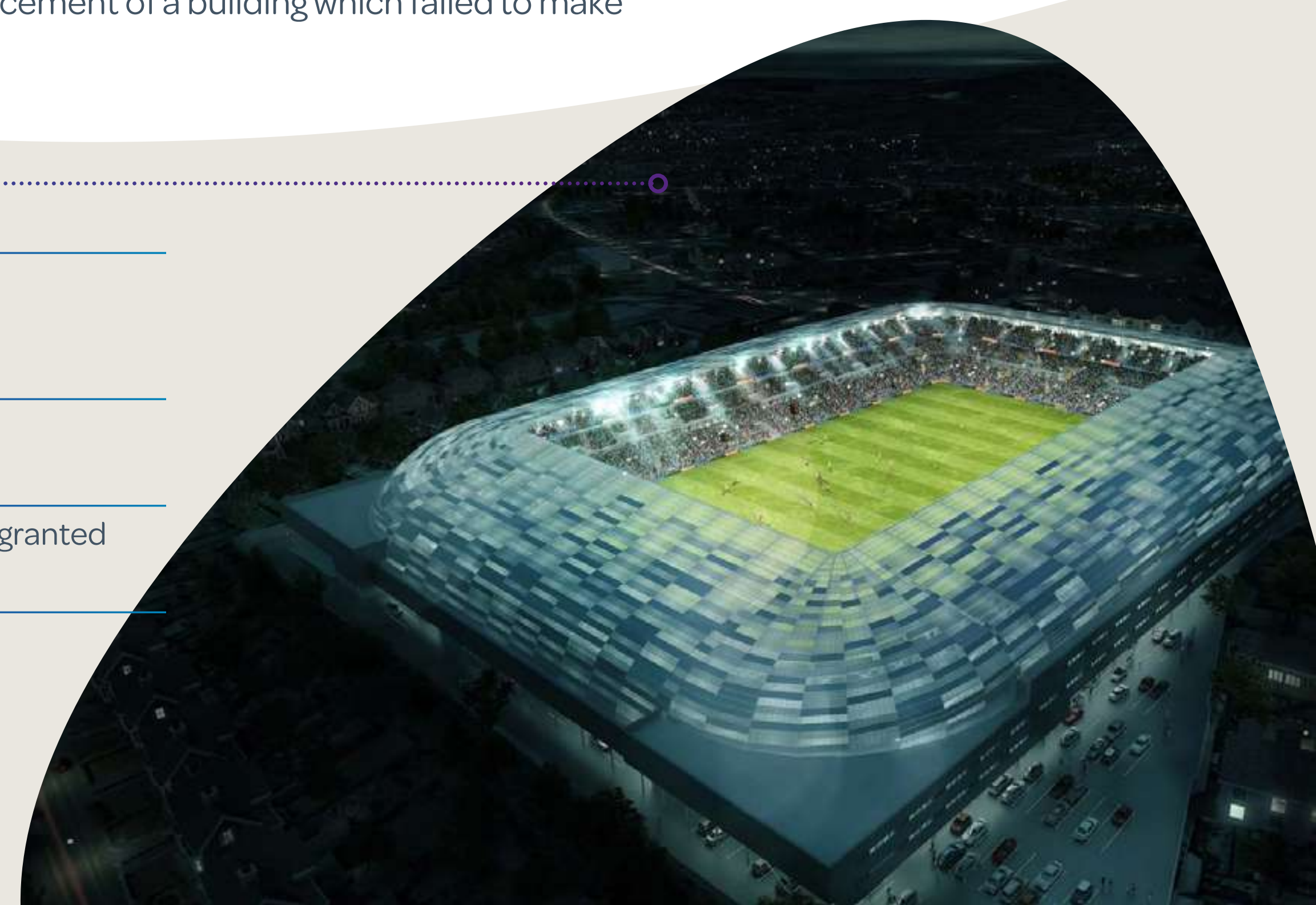
Belfast City Council

#### STATUS

Planning permission granted

#### SERVICES

Planning, Economics



# Infrastructure







# George Best Belfast City Airport

## Achieving a modified planning agreement for George Best Belfast City Airport

We were appointed to deliver planning services with the objective of modifying the planning agreement which regulates the operation of the airport. We advised on the Master Plan of the estate, including operational and non-operational requirements and access arrangements.

We acted as lead consultant in co-ordinating planning applications for new office accommodation and improved facilities and advertisement consent applications; made representations to Belfast City Council’s new Local Development Plan (LDP); and advised on permitted development rights and co-ordinated Certificates of Lawful Development submissions.

We subsequently secured planning permission and other consents for improved facilities and advertisements.

**CLIENT**

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George Best Belfast City Airport

**LPA**

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Department for Infrastructure and Belfast City Council

**STATUS**

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Planning agreement modified and planning permissions secured

**SERVICES**

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Planning, Expert Witness, EIA



## North West Hub, Derry-Londonderry

### Restoration of listed building & development of multi-modal transport hub

We were engaged by Translink to secure planning permission for a multi-modal transport hub to replace the existing train station in Derry-Londonderry. During the planning process we provided Planning and Strategic Communications services to manage the design team through a pre determination hearing and planning committee following significant levels of objection. This resulted in planning permission and listed building consent being granted in May 2018. The redeveloped hub opened in November 2020.



#### CLIENT

Translink

#### LPA

Derry City & Strabane District Council

#### STATUS

Complete

#### SERVICES

Planning, Strategic Communications

## Yorkgate Station

### A new train station with high quality facilities

The development will include a new train station building with high quality customer and staff facilities, new public facilities including retail space, toilets, waiting areas and changing places, and a high quality public realm scheme that will make a positive contribution to York Street. Alongside cycle parking, connections to existing cycle infrastructure creates potential to connect to new cycle infrastructure. There is also a new footbridge between platforms and increased platform width with new canopies to platforms. The development will also include quality landscaping and public realm.

#### CLIENT

Translink

#### LPA

Belfast City Council

#### STATUS

Planning permission granted

#### SERVICES

Planning, Strategic Communications



# Heritage



# Bank Buildings, Belfast

## Restoration of a listed building

We secured planning permission to restore the grade B1-listed landmark, which was built between 1880 and 1899, in its totality.

The planning permission followed a devastating fire in August 2018. We were engaged to initially secure listed building consent to make the building safe due to the risk posed by the remaining structure. Securing consent in three weeks enabled the stabilisation works to be complete before the critical Christmas trading season.

Focus then turned to restoring the building back to active use with virtually a like-for-like restoration. Proposed conservation-led works include the reinstatement of the upper floor structures from Bank Street, Royal Avenue and Castle Street facades and the 1970s wall on Bank Street. The retailer is also seeking to add a cafe.

### CLIENT

Primark

### LPA

Belfast City Council

### STATUS

Planning permission granted and listed buildings consents granted. Under construction

### SERVICES

Planning, Strategic Communications



# The Sixth, Belfast

## Heritage led mixed-use redevelopment

The Sixth is the £75m redevelopment of the former Belfast Telegraph building (grade B2 listed building). The scheme includes 230,000 sq ft of creative workspace, alongside active ground floor uses such as cafes, restaurants and retail and a roof-top running track.

The scheme aligns with many of the strategic ambitions for the city including growing the economy and creating the right infrastructure and regenerating the city. We undertook pre-application discussions and submitted a full planning application, alongside an application for listed building consent for the scheme.

### CLIENT

BelTel LLP

### LPA

Belfast City Council

### STATUS

Planning permission granted

### SERVICES

Planning, Heritage & Townscape, Strategic Communications

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