

APPENDIX 11:**LANDSCAPE & VISUAL EFFECTS****Annex A: Glossary of Terms****Annex B: Potentially Sensitive Existing Views****Annex C: Visual Effects Schedule****Annex D: Visual Effects Schedule (Committed Development)**

APPENDIX 11: LANDSCAPE & VISUAL EFFECTS**Annex A: Glossary of Terms**

GLOSSARY OF TERMS

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Characteristics: Elements, or combinations of elements, which make a particular contribution to distinctive character.

Landscape Elements: Individual components which make up the landscape, such as trees and hedges.

Landscape Features: Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.

Landscape Quality (or Condition): Based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

Landscape Resource: The combination of elements that contribute to landscape context, character, and value.

Landscape Sensitivity: The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.

Landscape Value: The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

Receptor: Physical landscape resource, special interest or viewer group that will experience an effect.

Sense of Place (*genius loci*): The essential character and spirit of an area: *genius loci* literally means 'spirit of the place'.

Visual Amenity: The value of a particular area or view in terms of what is seen.

Zone of Visual Influence: Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX 11: LANDSCAPE & VISUAL EFFECTS**Annex B: Potentially Sensitive Existing Views**

ANNEX B - POTENTIALLY SENSITIVE EXISTING VIEWS**IMAGE 1** (Viewpoint 1): Existing view along Frederick Street and Great Patrick Street from Clifton House.

IMAGE 2 (Viewpoint 2): Existing view from apartment block at residential area at New Lodge.



IMAGE 3 (Viewpoint 3): Existing view from Lancaster (CC 097/13) Protected City Centre Housing Residential area, bordered by Great George's Street, York Street and North Queen Street.



IMAGE 4 (Viewpoint 4): Existing view from York Street of the residential area bordered by the Westlink as defined by Henry Street and North Queen Street.



IMAGE 5 (Viewpoint 5): Existing view along York Street from the city centre towards the Westlink and Cityside Retail Park.



IMAGE 6 (Viewpoint 6): Existing view along York Street towards Cityside Retail Park and Galway House.



IMAGE 7 (Viewpoint 7): Existing view of travellers on the Dargan Bridge and the M3.



IMAGE 8 (Viewpoint 8): Existing view from residential area at Garmoyle Street.



IMAGE 9 (Viewpoint 9): Existing view from Princes Dock Street outside Harbourview and James Clow apartment buildings.



IMAGE 10 (Viewpoint 10): Existing view of Clarendon Dock public space and associated listed buildings.



IMAGE 11 (Viewpoint 11): Existing view of Sinclair Seamen's Presbyterian Church and Belfast Harbour Commissioners Harbour Office towards the existing roads infrastructure.



IMAGE 12 (Viewpoint 12): Existing view from Obel Tower of the existing road infrastructure.



APPENDIX 11: LANDSCAPE & VISUAL EFFECTS**Annex C: Visual Effects Schedule**

ANNEX C – VISUAL EFFECTS SCHEDULE

Table C.1: Key to Codes used in Visual Effects Schedule

Code	View	Code	View
Ob	On an Overbridge	GL	Ground Level
CC	Concealed by Cutting	E	On Embankment visible over a wide or narrow arc.
EL	Existing Level		

Table C.2: Visual Effects Schedule: Visual Effects of Proposed Scheme from individual existing properties.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
VISUAL RECEPTORS - ZONE A									
1	2 North Queen Street , Clifton House Gate Lodge	Detached House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the adjacent vegetation and existing buildings which obstruct views.
2	North Queen Street , Clifton House	Detached Building (2 & 3 storey) Commercial Venue, Royal College of Psychiatrists office and Older Persons Residential Units	High	Link 1 (EL) Link 2 (EL) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; The upper portion of some Westlink road lights are visible in the northeast, but are a small element of the view. Proposed view (northwards); adverse as a small portion of the Proposed Scheme may be visible from the upper level north-facing side windows. Committed Development CD03 may partially obscure views of the Proposed Scheme.
3	4-14 North Queen Street (Even Numbers)	Terraced Houses (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (EL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of existing Westlink bridge, fence and adjacent vegetation. Proposed view; adverse as a small portion of the Proposed Scheme, such as the extended overbridge and the removed vegetation may be visible from the front, upper level windows (oblique view). The proposed acoustic barrier would partially screen views of the lower portions of Link 1 and Link 2 Committed Development CD03 may partially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
4	1 & 2 Clifton House Mews , Helm Sheltered Accommodation	Terraced Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
5	3 Clifton House Mews , Helm Sheltered Accommodation	Terraced House (1 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; rear view of upper West link elements partially obscured by existing boundary treatments. Proposed view; adverse as a small portion of the upper portions of Link 1 and Link 2 may be visible. Committed Development CD03 may partially obscure views of the Proposed Scheme.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
6	4, 5, 6 & 7 Clifton House Mews , Helm Sheltered Accommodation	Terraced Houses (1 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; rear view of upper West link elements partially obscured by existing boundary treatments. Proposed view; adverse as a small portion of the upper portions of Link 1 and Link 2 may be visible. Committed Development CD03 may partially obscure views of the Proposed Scheme.
7	8 Clifton House Mews , Helm Sheltered Accommodation	Terraced Houses (1 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; rear view of upper West link elements partially obscured by existing boundary treatments. Proposed view; adverse as a small portion of the upper portions of Link 1 and Link 2 may be visible. Committed Development CD03 may partially obscure views of the Proposed Scheme.
8	9 & 10 Clifton House Mews , Helm Sheltered Accommodation	Terraced Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing boundary treatments which obstruct views.
9	North Queen Street , Former PSNI Station Site	Residential Development under construction	Low	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Moderate	Slight	Minor	Slight	Existing view; partially obscured close range view of Westlink boundary vegetation and a portion of the Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing boundary and vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
VISUAL RECEPTORS - ZONE B									
1	72 Victoria Parade	Semi Detached House (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front); close range oblique view of existing boundary and a portion of the Westlink. Proposed view (front); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Existing view (rear); close range oblique view of boundary vegetation and the existing over bridge. Proposed view (rear); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
2	74 Victoria Parade	Semi Detached House (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front); close range oblique view of boundary and a portion of the Westlink. Proposed view (front); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Existing view (rear); close range oblique view of boundary vegetation and the existing over bridge. Proposed view (rear); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.

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3	18 North Queen Street	Terraced House (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view; close range oblique view of boundary vegetation and the existing over bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
4	20 North Queen Street	Terraced House (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view; close range oblique view of boundary vegetation and the existing over bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
5	22 North Queen Street	Terraced House (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view; close range oblique view of boundary vegetation and the existing over bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
6	24-32 North Queen Street (Today's Local Shop & Ladbrokes)	Retail and Commercial Units (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of boundary vegetation and the existing over bridge. Proposed view; adverse due to oblique views of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
7	40 - 46 North Queen Street (Even Numbers)	Terraced Houses (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of boundary vegetation and the existing over bridge. Proposed view; adverse due to the oblique views of the removed vegetation. Summer year 15; replacement planting would offer some mitigation.
8	48-54 North Queen Street (Even Numbers)	Terraced Houses (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of boundary vegetation and the existing over bridge. Proposed view; adverse due to the oblique views of the removed vegetation. Summer year 15; replacement planting would offer some mitigation.
9	56 & 58 North Queen Street	Semi Detached Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of boundary vegetation, the existing over bridge. Proposed view; adverse due to the oblique views of the removed vegetation. Summer year 15; replacement planting would offer some mitigation.
10	2a & 2b , 4a & 4b Victoria Parade (Even Numbers)	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
11	6A & 6b , 8a & 8b Victoria Parade	Semi Detached Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
12	10a & 10b Victoria Parade	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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13	12a & 12b Victoria Parade	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
14	76 & 78 Victoria Parade	Semi Detached Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured and filtered view of a portion of the Westlink. Proposed view; adverse due to the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
15	82, 84, 86, 88 (Ground Floor) & 90,92,94,96 (First Floor) Victoria Parade	Apartment Block (2 storey)	High	Link 1 (Ob)/(EL) Link 2 (Ob)/(EL)	Minor	Slight	Minor	Slight	Existing view (front, rear & side); close range oblique views of the Westlink overbridge, an adjacent portion of the Westlink boundary vegetation and the road lights are visible on the skyline. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
16	70 Victoria Parade	Semi Detached House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Minor	Slight	Existing view; close range rear views of boundary vegetation and a portion of the Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
17	68 Victoria Parade	Semi Detached House (2 storey)	High	Link 1 (GL) Link 2 (GL)	Minor	Slight	Minor	Slight	Existing view; close range rear views of boundary vegetation and a portion of the Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
18	Victoria Parade, New Lodge Playground	Community Facility, BCC Playground & MUGA	Low	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; close range rear views of Westlink boundary and Westlink road lights behind. Proposed view; adverse due to the close proximity of the Proposed Scheme. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.

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19	Cuchulainn House (Apartments A, B, C & D on each floor 1-12) (Photomontage View)	Apartment Block (13 storey)	High	Link 1 (GL) Link 2 (GL)/ (CC) Link 3 (CC) Link 4 (CC) Link 5 Link 7 (EL) Link 11 (OB) Link 45 (EL)	Moderate	Large	Moderate	Large	<p>Southern elevation apartments</p> <p>Existing view (lower floors); close range views of Westlink boundary treatment. Proposed view (lower floors); adverse existing Westlink boundary vegetation removed.</p> <p>Existing view (mid floors); close range elevated views of Westlink and cityscape. Proposed view (mid floors); adverse close range elevated views of Westlink and oblique views of existing vegetation removed and sunken underpasses.</p> <p>Existing view (top floors); close range elevated views of Westlink and cityscape. Proposed view (top floors); close range elevated views of Westlink and oblique views of existing vegetation removed, sunken underpasses and elevated section of York Street.</p> <p>Eastern elevation apartments</p> <p>Existing view (lower floors); close range views of Westlink boundary treatment. Proposed view (lower floors); adverse existing Westlink boundary vegetation removed. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2</p> <p>Existing view (mid floors); close range elevated views of Westlink and panoramic views including Lagan Bridge and Dargan Bridges. Proposed view (mid floors); adverse close range elevated views of Westlink and views of existing vegetation removed and views into the sunken underpasses.</p> <p>Existing view (top floors); close range elevated views of Westlink and cityscape. Proposed view (top floors); close range elevated views of Westlink and views of existing vegetation removed, sunken underpasses and elevated section of York Street.</p>
20	54-64 Victoria Parade (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	<p>Existing view; partially obscured oblique views of Westlink boundary and a portion of Westlink road lights.</p> <p>Proposed view; adverse due to the close proximity of the Proposed Scheme.</p>
21	46a Victoria Parade, North Queen Street Community Centre	Community Facility (3 storey)	Moderate	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	<p>Existing view; partially obscured views of Westlink boundary and a small portion of the Westlink elements, such as boundary vegetation and road lights.</p> <p>Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation.</p> <p>Summer year 15; replacement planting would offer some mitigation.</p>
22	32 – 52 Victoria Parade (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	<p>Existing view; partially obscured oblique views of a small portion of the Westlink boundary.</p> <p>Proposed view; adverse as a small length of the proposed scheme would be located behind the Westlink boundary.</p>
23	22-30 Victoria Parade (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
24	2-8 Victoria Parade (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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25	10-20 Victoria Parade (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
26	Oisin House, Victoria Parade, (4 No. Apartments A, B, C & D on floors 1-12)	Apartment Block (13 storey)	High	Link 1 (GL)/(OB) Link 2 Link 3 Link 4 (GL)/(OB) Link 11 (OB) Link 45 (EL)	Moderate	Moderate	Moderate	Moderate	Eastern elevation apartments Existing view (upper floors); elevated panoramic view, partially obstructed by adjacent Cityside Retail Park buildings and other existing buildings, including views of M2, Lagan Bridge, Dargan Bridge, Westlink and adjacent vegetation. Proposed view (upper floors); adverse due to the elevated views of the proposed scheme, including the sunken underpasses and the removal of vegetation. Existing view (mid floors); elevated panoramic view, partially obstructed by adjacent Cityside Retail Park buildings and other existing buildings, including views of M2, Lagan Bridge, Dargan Bridge, Westlink and adjacent vegetation. Proposed view (midfloors); adverse due to the elevated views of the proposed scheme and the removal of vegetation. Summer year 15; proposed planting would offer some mitigation.
27	Finn House, Queens Parade (4 No. apartments A, B, C & D on floors 1-12)	Apartment Block (13 storey)	High	Link 1 (GL)/(OB) Link 2 Link 3 Link 4 (GL)/(OB) Link 11 (OB) Link 45 (EL)	Moderate	Moderate	Moderate	Moderate	Eastern Elevation apartments Existing view (top floors); elevated panoramic view, including partially obscured view towards Dargan Bridge, Lagan Bridge, M2 and adjacent vegetation. Proposed view (top floors); adverse as elevated views of the proposed scheme and removed vegetation. Existing view (mid- floors); elevated panoramic views, including partially obscured view towards Dargan Bridge, Lagan Bridge, M2 and adjacent vegetation. Proposed view (mid- floors); adverse as elevated views of the proposed scheme and removed vegetation. Southern Elevation apartments Existing view (top floors); elevated panoramic views of cityscape, partially obscured by adjacent apartment blocks, including views of Westlink, Dargan Bridge and Lagan Bridge. Proposed view (top floors); adverse as elevated views of Proposed Scheme. Existing view (mid- floors); elevated panoramic views of cityscape, partially obscured by adjacent apartment blocks, including views of Westlink, Dargan Bridge and Lagan Bridge. Proposed view (mid- floors); adverse as elevated views of Proposed Scheme.

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28	Fianna House , Queens Parade, (4 No. apartments A, B, C & D on floors 1-12)	Apartment Block (13 storey)	High	Link 1 (GL)/(OB) Link 2 Link 3 Link 4 (GL)/(OB) Link 11 (OB) Link 45 (EL)	Moderate	Moderate	Moderate	Moderate	Note: Existing views from the ground floor apartments are obstructed by existing vegetation. Eastern Elevation apartments Existing view (top floors); elevated panoramic view, including partially obscured view towards Dargan Bridge, Lagan Bridge, M2 and adjacent vegetation. Proposed view (top floors); adverse as elevated views of the proposed scheme and removed vegetation. Moderate - Moderate Existing view (mid- floors); elevated panoramic views, including partially obscured view towards Dargan Bridge, Lagan Bridge, M2 and adjacent vegetation. Proposed view (mid- floors); adverse as elevated views of the proposed scheme and removed vegetation. Minor-Moderate Southern Elevation apartments Existing view (top floors); elevated panoramic views of cityscape, partially obscured by adjacent apartment blocks, including views of Westlink, Dargan Bridge and Lagan Bridge. Proposed view (top floors); adverse as elevated views of Proposed Scheme. Minor-Moderate Existing view (mid- floors); elevated panoramic views of cityscape, partially obscured by adjacent apartment blocks, including views of Westlink, Dargan Bridge and Lagan Bridge. Proposed view (mid- floors); adverse as elevated views of Proposed Scheme. Minor-slight
29	13-23 Carlisle Road (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of Westlink boundary from the eastern end of terrace. Proposed view; adverse as Proposed Scheme partially visible behind the Westlink boundary.
30	1-11 Carlisle Road (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique rear views of Westlink boundary from the eastern end of terrace. Proposed view; adverse as Proposed Scheme partially visible behind the Westlink boundary.
31	2-12 Carlisle Road (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view of Westlink boundary from the eastern end of terrace and side window view towards overbridge and adjacent vegetation. Proposed view; adverse as Proposed Scheme partially visible behind the Westlink boundary and existing vegetation removed. Summer year 15; replacement planting would offer some mitigation.

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32	14-24 Carlisle Road (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique rear of Westlink boundary from the eastern end of terrace and side window view towards overbridge and adjacent vegetation. Proposed view; adverse as Proposed Scheme partially visible behind the Westlink boundary and existing vegetation removed. Summer year 15; replacement planting would offer some mitigation.
33	26-36 Carlisle Road (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view of Westlink boundary from the eastern end of terrace. Proposed view; adverse as Proposed Scheme partially visible behind the Westlink boundary.
34	38-48 Carlisle Road (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view of Westlink boundary from the eastern end of terrace. Proposed view; adverse as Proposed Scheme partially visible behind the Westlink boundary.
35	50-60 Carlisle Road (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; close range views of Westlink boundary. Proposed view; adverse as Proposed Scheme partially visible behind the Westlink boundary.
36	62 Carlisle Road, Apartments A-R	Apartment Block (4 storey)	High	Link 1 (GL) Link 2 (GL) Link 3 (CC) Link 4 (CC) Link 5 Link 7 (EL) Link 11 (OB) Link 45 (EL)	Moderate	Moderate	Moderate	Moderate	East elevation apartments Existing view (Ground Floor); close range filtered view of Westlink boundary. Proposed view (Ground Floor); adverse due to removal of vegetation. Existing view (3rd Floor); close range elevated view down Westlink. Proposed view (3rd Floor); adverse due to removal of vegetation, and views of the elevated section of York Street and the underpasses of Link 2,3, and 4 Summer year 15; replacement planting would offer some mitigation.
37	25-31 Carlisle Road (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured rear views towards the Westlink. Proposed view; adverse as small portion of the Proposed Scheme would be discernible.
38	33 & 35 Carlisle Road	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured views towards the Westlink. Proposed view; adverse as small portion of the Proposed Scheme would be discernible.
39	37- 43 Carlisle Road	Terraced Houses (3 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured views towards the Westlink. Proposed view; adverse as small portion of the Proposed Scheme would be discernible.
40	45 & 47 Carlisle Road	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured views towards the Westlink. Proposed view; adverse as small portion of the Proposed Scheme would be discernible.
41	37, 38, 39 & 40 Carlisle Square	Terraced Houses (2 & 3 storey)	High	Link 1 (GL) Link 2 (GL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured rear views towards the Westlink. Proposed view; adverse as small portion of the Proposed Scheme would be discernible.

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42	33, 34, 35 & 36 Carlisle Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
43	29, 30, 31 & 32 Carlisle Square	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Minor	Slight	Minor	Slight	Existing view; partially obscured rear views towards the Westlink. Proposed view; adverse as small portion of the Proposed Scheme would be discernible.
44	25, 26, 27 & 28 Carlisle Square	Terraced Houses (2 storey)	High	Link 1 (GL) Link 2 (GL)	Minor	Slight	Minor	Slight	Existing view; partially obscured rear views towards the Westlink. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
45	21, 22, 23 & 24 Carlisle Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
46	21-25 Henry Place, McSweeney Centre	Commercial Units (3 storey)	Low	Link 1 (GL) Link 2 (GL)	Moderate	Slight	Negligible	Slight	Existing view; elevated views from upper floors over Westlink. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
47	5, 6, 7, & 8 Carlisle Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
48	1, 2, 3 & 4 Carlisle Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
49	9, 10, 11, 12 Carlisle Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
50	17, 18, 19 & 20 Carlisle Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
51	13, 14, 15 & 16 Carlisle Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
52	11 Carlisle Parade (Apartments on each floor)	Apartment Block (4 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
53	2-22 Carlisle Walk (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
54	13 – 37 Carlisle Parade (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
55	2 Carlisle Terrace, (Carlisle Terrace Day Centre)	Community Facility (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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56	1-9 Carlisle Terrace (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
57	11-19 Carlisle Terrace (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
58	21-29 Carlisle Terrace (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
59	31-39 Carlisle Terrace (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
60	1-9 Carlisle Parade (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
61	3, 4, 5, 6, 7, 8, 9 10, 11 & 12 Victoria Barracks	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
62	74-84 Lepper Street (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
63	70 & 72 Lepper Street	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
64	54-68 Lepper Street (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
65	46 & 48 and 50 & 52 Lepper Street	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
66	48 - 56 Duncairn Parade (Ground Floor) & 46 L-P (First Floor)	Duplex Apartment Block (4 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
67	30 - 44 Duncairn Parade (Ground Floor) & 46 E-H	Duplex Apartment Block (4 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
68	20-28 Duncairn Parade (Ground Floor) & 18 L-P (First Floor)	Duplex Apartment Block (4 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
69	2-16 Duncairn Parade (Ground Floor) & 18 A-H	Duplex Apartment Block (4 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
70	Eithne House, Duncairn Parade (4 No. Apartments A, B, C & D on floors 1-12)	Apartment Block (13 storey)	High	Link 1 (GL) Link 2 (GL) Link 3 (CC) Link 4 (CC) Link 5 Link 7 (EL) Link 11 (OB) Link 45 (EL)	Moderate	Large	Moderate	Moderate	Eastern elevation apartments Existing view (top floors); elevated panoramic views, partially obstructed by the adjacent apartment blocks, including views of a length of the Westlink and short lengths of Dargan and Lagan Bridges. Proposed view (top floors); adverse due to elevated views of Proposed Scheme and removal of existing vegetation. Existing view (mid- floors); elevated panoramic views, partially obstructed by the adjacent apartment blocks, including views of a length of the Westlink and short lengths of Dargan and Lagan Bridges. Proposed view (mid-floors); adverse due to elevated views of Proposed Scheme and removal of existing vegetation.
71	Duncairn Parade, New Lodge Nursery School	Detached Building (1 storey)	Moderate	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
72	Meave House, Duncairn Parade (4 No. Apartments A, B, C & D on floors 1-12)	Apartment Block (13 storey)	High	Link 1 (GL) Link 2 (GL) Link 3 (CC) Link 4 (CC) Link 5 Link 7 (EL) Link 11 (OB) Link 45 (EL)	Moderate	Large	Moderate	Moderate	North-west Corner Existing view (top floors); elevated distant view towards the Westlink. Proposed view (top floors); adverse due to elevated views of Proposed Scheme. South-west Corner (2 elevations of views!) Existing view (top floors); elevated view of the cityscape, partially obscured by tower blocks. Proposed view (top floors); adverse due to elevated views of Proposed Scheme and removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation. South-east Corner Existing view (top floors); elevated view of the cityscape. Proposed view (top floors); adverse due to elevated views of Proposed Scheme and removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
73	24 & 26 Bruslee Way	Terraced Houses (3 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
74	28, 30, 32, 34, 36 & 38 Bruslee Way	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
75	40 & 42 Bruslee Way	Terraced Houses (3 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
76	9, 11, 13 & 15 Bruslee Way	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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77	16, 18, 20 & 22 Bruslee Way	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
78	1, 3, 5 & 7 Bruslee Way	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
79	2, 4, 6, 8, 10, 12 & 14 Bruslee Way	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
80	26-34 Pinkerton Walk (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
81	36 & 38 Pinkerton Walk	Terraced Houses (3 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
82	21 Victoria Parade, Belfast Health & Social Care Trust	Detached Building (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
83	14 – 24 Pinkerton Walk (Ground Floor, Even Numbers) & 18 A-E Pinkerton Walk (First Floor)	Terraced Apartments (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
84	12-24 New Lodge Road (Ground Floor, Even Numbers) 18 A-F New Lodge Road (First Floor)	Terraced Apartments (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
85	10 & 12 Pinkerton Walk	Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
86	2, 4, 6 & 8 Pinkerton Walk	Terraced Houses (3 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
87	3-9 Victoria Parade, Victoria Nursery School	Detached Building (3 storey)	Moderate	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
88	2, 4, 6, 8 & 10 New Lodge Road	Retail & Office Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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89	Grainne House, New Lodge Road (4 No. apartments A, B, C & D each floor 1-16)	Apartment Block (17 storey)	High	Link 1 (GL)/(OB) Link 2 Link 3 Link 4 (GL)/(OB) Link 11 (OB) Link 45 (EL)	Moderate	Moderate	Moderate	Moderate	Eastern elevation apartments Existing view (upper floors); elevated panoramic view, partially obstructed by adjacent Cityside Retail Park buildings and other existing buildings, including views of M2, Lagan Bridge, Dargan Bridge, Westlink and adjacent vegetation. Proposed view (upper floors); adverse due to the elevated views of the proposed scheme and the removal of vegetation. Existing view (mid floors); elevated panoramic view, partially obstructed by adjacent Cityside Retail Park buildings and other existing buildings, including views of M2, Lagan Bridge, Dargan Bridge, Westlink and adjacent vegetation. Proposed view (midfloors); adverse due to the elevated views of the proposed scheme and the removal of vegetation. Summer year 15; proposed planting would offer some mitigation.
VISUAL RECEPTORS - ZONE C									
1	68-80 North Queen Street	Terrace Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; oblique distant view of Westlink overbridge and boundary vegetation. Proposed view; adverse due to existing vegetation removed.
2	82-90 North Queen Street	Terrace Houses (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique view of Westlink overbridge and oblique view from upper windows towards the Brougham Street and Dock Street environs. Proposed view (down North Queen Street); adverse due to the removal of existing vegetation. Proposed view (across Brougham Street) adverse due to the removal of existing vegetation and Proposed Scheme elements may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
3	92-98 North Queen Street	Terrace Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; filtered distant oblique view of Westlink overbridge and also filtered oblique view from upper windows towards the Brougham Street and Dock Street environs. Proposed view (down North Queen Street); adverse due to the removal of existing vegetation. Proposed view (across Brougham Street) adverse due to the removal of existing vegetation and Proposed Scheme elements may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
4	100-102 North Queen Street	Semi Detached Houses (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; filtered distant oblique view of Westlink overbridge and also filtered oblique view from upper windows towards the Brougham Street and Dock Street environs. Proposed view (down North Queen Street); adverse due to the removal of existing vegetation. Proposed view (across Brougham Street) adverse due to the removal of existing vegetation and Proposed Scheme elements may alter the skyline. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
5	104-108 North Queen Street	Terrace Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; filtered distant oblique view of Westlink overbridge and also filtered oblique view from upper windows towards the Brougham Street and Dock Street environs. Proposed view (down North Queen Street); adverse due to the removal of existing vegetation. Proposed view (across Brougham Street) adverse due to the removal of existing vegetation and Proposed Scheme elements may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
6	Units 1 and 2, North City Business Centre	Commercial Units, Ground Floor (2 storey)	Low	Link 1 (Ob) Link 2 (EL) Link 10 (GL) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique rear view down North Queen Street towards Westlink overbridge and view across Brougham Street towards the site of the Proposed Scheme. Proposed view (down North Queen Street); adverse due to the removal of existing vegetation and Link 1 is partially visible in the distance. Proposed view (across Brougham Street) adverse due to the removal of existing vegetation and Link 1 and Link 2 visible in the distance, behind the Dargan Bridge, with proposed elements altering the skyline. Summer year 15; replacement planting would offer some mitigation.
7	Units 3 and 4, North City Business Centre	Commercial Units, Ground Floor (2 storey)	Low	Link 1 (Ob) Link 2 (EL) Link 10 (GL) Link 45 (EL)	Negligible	Slight	Negligible	Slight	Existing view; rear view down Brougham Street towards the site of the Proposed Scheme. Proposed view; adverse due to the removal of existing vegetation and Link 1 and Link 2 visible in the distance, behind the Dargan Bridge, with elements altering the skyline. Summer year 15; replacement planting would offer some mitigation.
8	Units 5 and 6, North City Business Centre	Commercial Units, First Floor (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL)	Minor	Slight	Negligible	Slight	Existing view; distant oblique rear view down North Queen Street towards Westlink overbridge distant rear views of Dargan Bridge over Dock Street and surrounding vegetation. Proposed view; adverse due to the removal of existing vegetation and Link 1 and Link 2 visible in the distance, behind the Dargan Bridge, with elements altering the skyline. Summer year 15; replacement planting would offer some mitigation.
9	Unit 7-14, North City Business Centre	Commercial Unit (1 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique view of Dargan Bridge over Dock Street and surrounding vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
10	26, 28 & 30 Duncairn Gardens	Detached Building (3 storey) & 2no. Brown Field Sites (No. 28 & 30)	High	Link 1 (Ob) Link 2 (Ob) Link 10 (GL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique view of Dargan Bridge over Dock Street and surrounding vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
11	32 – 52 Duncairn Gardens (Even Numbers)	Terraced Houses (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 10 (GL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique view of Dargan Bridge over Dock Street and surrounding vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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12	3-19 Hillman Street (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
13	10, 11 (Ground Floor Apartment) & 12 (First Floor) Hillman Court	Terraced House (1 storey) & 2 storey Apartments	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
14	8 & 9 Hillman Court	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
15	4, 5, 6, & 7 Hillman Court	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
16	1, 2 & 3 Hillman Court	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
17	1 Hillman Close	Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
18	2 Hillman Close	Terraced House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
19	3 & 4 Hillman Close	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
20	5 Hillman Close	Terraced House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
21	6, 7 & 8 Hillman Close	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
22	2, 4 & 6 Hillman Street and 1 Spamount Street	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
23	3, 5, 7, 9, 11 Spamount Street	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
24	2, 4, 6 & 8 Meadow Place	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
25	2-10 Spamount Street (Even Numbers)	Terraced Houses (3 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
26	1 New Lodge Road & 1 Hardinge Place	Semi Detached House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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27	3, 7,11,13,17 New Lodge Road (Ground Floor) & 5,9,13,17 (First Floor) New Lodge Road	2 Blocks of Terrace (2 storey) Apartments on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
28	2, 3 & 4 Hardinge Place	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
29	5 (Ground Floor) & 6 (First Floor) Hardinge Place	Terrace (2 storey) Apartment on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
30	7 & 8 Hardinge Place	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
31	9, 10, 11, 12, 13 & 14 Hardinge Place	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
32	1, 5, 9 New Lodge Place (Ground Floor) & 3,7,11 New Lodge Place (First Floor)	Terraced (2 storey) Apartment on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
33	13 & 15 New Lodge Place	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
34	14,16 New Lodge Place (Ground Floor) & 12, 18 New Lodge Place (First Floor)	Terraced (2 storey) Apartment on each storey	High	Link 1 Link 2	Negligible	Slight	Negligible	Slight	Existing view; towards Westlink obscured by buildings. Proposed view; adverse as a small portion of upper elements of proposed scheme may be visible in the distance.
35	12-18 Spamont Street (Even Numbers)	Terraced Houses (2 storey) Apartment on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
36	2,6,10 New Lodge Place (Ground Floor) & 4,8,12 New Lodge Place (First Floor)	Terraced Houses (2 storey) Apartment on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
37	14 & 16 New Lodge Place	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
38	18-23 Ludlow Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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39	1-7 Meadow Place (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
40	19,23,27,31 New Lodge Road (Ground Floor) & 21,25,29,33 (First Floor)	Terrace (2 storey) Apartment on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
41	8, 10, 12,14 Ludlow Square (Ground Floor) & 9,11,13,15 Ludlow Square (Ground Floor)	Terrace (2 storey) Apartment on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
42	16 & 17 Ludlow Square	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
43	2, 3, 4, 5, 6 & 7 Ludlow Square and 35 New Lodge Road	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
44	37-43 New Lodge Road (Odd Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
45	2, 4, 6 & 8 Trainfield Street	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
46	10 Trainfield Street & 30-40 Spamont Street (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique distant view of vegetation located between York Street and Garmoyle Street. Proposed view; adverse as existing vegetation would be removed.
47	1 Ludlow Square & 20-28 Spamont Street (Even Numbers)	Terraced Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique distant view of vegetation located between York Street and Garmoyle Street. Proposed view; adverse as existing vegetation would be removed.
48	1, 3 & 5 Fortfield Place (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique distant view of vegetation located between York Street and Garmoyle Street. Proposed view; adverse as existing vegetation would be removed.
49	7, 9, 11 & 13 Fortfield Place (Odd Numbers)	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
50	23-29 Spamount Street (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique distant view of vegetation located between York Street and Garmoyle Street. Proposed view; adverse as existing vegetation would be removed.
51	19 & 21 Meadow Place	Semi Detached House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
52	23 & 25 Meadow Place	Semi Detached House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
53	27, 29 & 31 Meadow Place	Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
54	13-21 Spamount Street (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique distant view of vegetation located between York Street and Garmoyle Street. Proposed view; adverse as existing vegetation would be removed.
55	9, 11 & 13 Meadow Place	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
56	15 & 17 Meadow Place	Semi Detached Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
57	9 & 10 Meadow Close	Semi Detached House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
58	8 Meadow Close	Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
59	6 & 7 Meadow Close	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
60	5 Meadow Close	Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
61	3 & 4 Meadow Close	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
62	1 & 2 Meadow Close	Terraced House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
63	79-83 Hillman Street, Star Neighbourhood Centre	Community Building (2 storey)	Moderate	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

VISUAL RECEPTORS - ZONE D

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
1	Unit 15, North City Business Centre, 2 Duncairn Gardens, Tiles Ltd.	Commercial Unit (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing vegetation opposite and existing buildings which obstruct views.
2	Units 16, 17 & 18 North City Business Centre, 2 Duncairn Gardens, Tiles Ltd. & Ark Housing	Commercial Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
3	Units 19, 20 & 21 North City Business Centre, 2 Duncairn Gardens, MCS Embroidery & Print	Commercial Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
4	142a, 142b & 142c North Queen Street (Business Advice & Employment Services, McKenzie's Pharmacy & Wineflair)	Office & Retail Units (1 storey)	Low	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Neutral	Existing view; distant partially obscured view towards existing vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
5	The Mount Sports Zone, North Queen Street	Multi-use games area	Low	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Neutral	Existing view; distant partially obscured view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
6	156 – 166 North Queen Street Mount Inn, A. McLean Bookmakers, derelict unit, Anna's Kitchen, Day Today	Public House & Retail Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
7	168 & 170 North Queen Street, Battery World Ltd.	Retail Unit (1 & 2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
8	172 - 176 North Queen Street	Building under construction	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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9	180 North Queen Street , Quality Meats	Retail Unit (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
10	182 & 184 North Queen Street	2 no. Unoccupied Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
11	186 North Queen Street	Commercial (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
12	2 Cosgrave Street , North Belfast Spring Works	Commercial (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
13	1-8 Cosgrave Street & Lilliput Street	Apartments & Townhouses (2 & 3 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
14	5 – 15 Mervue Street (Odd Numbers)	2 no. blocks of semi-detached house (2 storey) and terraced houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
15	2-34 Mervue Street (Even Numbers)	Terraced Houses (2 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
16	2 Glenrosa Street & 2-8 Glenrosa Link (Even Numbers)	Terraced Houses (2 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
17	10 & 12 Glenrosa Link (Even Numbers)	Terraced Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
18	14-28 Glenrosa Link (Even Numbers)	Terrace (2 storey) Apartments on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
19	30 Glenrosa Link	End Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
20	32 & 34 Glenrosa Link	Terraced Houses (3 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
21	36 – 44 Glenrosa Link	Terraced Houses (2 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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22	46 & 48 Glenrosa Link	Terraced Houses (3 storeys)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured rear distant view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
23	50 Glenrosa Link	Terraced Houses (2 storeys)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured rear distant view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
24	11-21 Glenrosa Link (Odd Numbers)	Terraced Houses (2 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
25	7 & 9 Glenrosa Link	Terraced Houses (2 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
26	1, 3 & 5 Glenrosa Link	Terraced Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
27	2-16 Greenmount Place (Even Numbers)	Terrace (2 storey) Apartments on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
28	4 – 12 Glenrosa Street (Even Numbers)	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
29	14 & 16 Glenrosa Street	Terrace (2 storey) Apartments on each storey	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
30	18 Glenrosa Street	End Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
31	15 & 17 Upper Canning Street	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured, distant oblique view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
32	1-7 Greenmount Place (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured, rear distant oblique view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.

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33	9-15 Greenmount Place (Odd Numbers)	Terrace (2 storey) Apartments on each storey	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured, rear distant oblique view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
34	7-13 Upper Canning Street (Odd Numbers)	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured, distant oblique view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
35	23 Glenrosa Link	Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured, distant oblique view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
36	2 Duncairn Gardens, North City Business Centre (Play Resource)	Commercial & Office Unit (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
37	38 to 49 North City Business Centre (McCorry Building)	Commercial Units (2 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Neutral	Existing view; partially obscured, rear distant oblique view towards vegetation located around M2 and Duncrue Street. Proposed view; adverse due to removal of distant vegetation. Summer year 15; replacement planting would offer some mitigation.
38	22 – 30 North City Business Centre	Commercial Units (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
39	31 – 37 North City Business Centre	Commercial Units (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
40	61 Duncairn Gardens (NICVA)	Office (3 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique view of Dargan Bridge over Dock Street and surrounding vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
41	63 – 75 Duncairn Gardens (Groundwork NI)	Office (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique view of Dargan Bridge over Dock Street and surrounding vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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42	79 Duncairn Gardens Belfast, Busby's Chemists	Retail (3 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL)	Negligible	Slight	Negligible	Slight	Existing view; distant oblique view of Dargan Bridge over Dock Street and surrounding vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
VISUAL RECEPTORS - ZONE E									
1	16 Skipper Street, The Merchant Hotel	Commercial Unit (6 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
2	92 High Street, Agnew Andress Higgins Solicitors	Office Units (4 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
3	94 High Street, KIX Electronic Cigarettes	Office Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
4	96 – 98 High Street, Ulster Sports Club Association	Office Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
5	102 High Street, Transport House	Office Units (5 & 6 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views towards the site of the Proposed Scheme. Proposed view; adverse as a short length of Link 4 may be visible in the cityscape view. Committed Development CD06 would partially obscure potential views of the Proposed Scheme.
6	21 – 23 Victoria Street & 45-51 Waring Street, Nambarrie Tea	Office Units (4 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views towards the site of the Proposed Scheme. Proposed view; adverse as a short length of Link 4 may be visible in the cityscape view.
7	41 – 43 Waring Street, Youth Justice Agency of Northern Ireland	Office Units (5 storey - top floor set back)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views towards the site of the Proposed Scheme. Proposed view; adverse as a short length of Link 4 may be visible in the cityscape view.
8	35-39 Waring Street, Merchant Hotel	Commercial Unit (3 storey – including basement)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance views towards the site of the Proposed Scheme. Proposed view; adverse as the Proposed Scheme would be visible within cityscape panoramic views, available from the rooftop. The majority of windows would experience no change in view, due to the existing buildings which obstruct views.
9	33 Waring Street, The Cloth Ear	Commercial Unit (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
10	1 Hill Street, 21 Social & Pothouse	Commercial Unit (6 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views towards Dargan Bridge. Proposed view; adverse as short length of the proposed scheme would be visible within the panoramic view of the cityscape.

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11	30-42 Waring Street , Cotton Court & 2taps	Commercial Units (4 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
12	44 – 46 Waring Street , Gardiner Bros Ltd.	Commercial Unit (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
13	48 Waring Street , James Doran & Co.	Office Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
14	11 Victoria Street	Office Units (3 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views Dargan Bridge. Proposed view; adverse as a short length of Link 4 elements may alter the skyline.
15	1-9 Victoria Street , Danske Bank	Commercial Unit (3 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views Dargan Bridge. Proposed view; adverse as a short length of Link 4 elements may alter the skyline.
16	31 Gordon Street , The Corn Exchange	Office Unit (4 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views Dargan Bridge. Proposed view; adverse as a short length of Link 4 elements may alter the skyline.
17	27-29 Gordon Street , Fitch Chartered Accountants	Office Units (3 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views Dargan Bridge. Proposed view; adverse as a short length of Link 4 elements may alter the skyline.
18	23-25 Gordon Street , Belfast Community Circus	Commercial Unit (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
19	15-21 Gordon Street , Oh Yeah Music Centre	Commercial Unit (5 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
20	Hill Street, Office	Commercial Unit (3 and 2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
21	35-43 Hill Street , Harp Bar	Commercial Unit (3 and 2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
22	5-33 Hill Street , NIEA	Office Units (2, 3 & 4 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
23	3 Hill Street , Dirty Onion	Commercial Unit (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
24	2 – 16 Gordon Street , Labour Relations Agency	Office Units (4 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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25	18-22 Gordon Street , Local Govt Staff Commission	Office Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
26	24-38 Gordon Street , Worthington Solicitors	Office Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
27	2-14 Dunbar Street , Mynt	Commercial Unit (2 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of Dargan Bridge. Proposed view; adverse as a short length of Link 4 elements may alter the skyline.
28	16-20 Dunbar Street , Fruit Ltd.	Commercial Unit (2 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of Dargan Bridge. Proposed view; adverse as a short length of Link 4 elements may alter the skyline.
29	22 – 30 Dunbar Street , BCC Depot	Commercial Unit (3 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of Dargan Bridge. Proposed view; adverse as a short length of Link 4 elements may alter the skyline.
30	Talbot Street Sub-station	1 storey	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
31	51 Hill Street , Big Buzz	Office Units (3 storey)	Low	Link 4 (Ob)	Negligible	Neutral	Negligible	Neutral	Existing view; distance oblique (upper floor) views towards Dargan Bridge. Proposed view; no perceptible change in view.
32	45, 47, & 49 Hill Street	Office Units (3 storey)	Low	Link 4 (Ob)	Negligible	Neutral	Negligible	Neutral	Existing view; distance oblique (rear upper floor) views towards Dargan Bridge. Proposed view; no perceptible change in view.
33	St Anne’s Square	5 storey consisting of Commercial Units (2 storey) & Residential Units (3 storey)	Low High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
34	St Anne’s Square	5 storey consisting of Commercial Units (2 storey) & Residential Units (3 storey)	Low High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
35	20 Talbot Street , Ramada Encore	Commercial Unit (6 storey)	Low	Link 2 Link 4 (Ob) Link 7	Negligible	Slight	Negligible	Slight	Existing view; partially obscured elevated views from upper window towards Dargan Bridge. Proposed view; adverse as Link 4 may be visible behind Dargan Bridge, from upper floor windows.
36	2 Edward Street Belfast , Q Park	Car Park (7 storey)	Low	Link 2 Link 3 Link 4 Link 7 (GL) Link 11	Moderate	Slight	Negligible	Slight	Existing view; panoramic elevated views from car park rooftop towards Dargan Bridge. Proposed view; adverse as the Proposed Scheme would increase the expanse of road infrastructure visible. Committed Developments CD07, CD20, CD23, CD45 and CD46 would partially obscure potential views of the Proposed Scheme.

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37	1 Edward Street, JMK Solicitors	Commercial Unit (5 storey)	Low	Link 4 Link 7 (GL)	Negligible	Slight	Negligible	Slight	Existing view; upper window views towards the Dargan Bridge. Proposed view; adverse as Link 4 visible in front of Dargan Bridge and elements may alter the skyline. Committed Developments CD07, CD20, CD23, CD45 and CD46 would partially obscure potential views of the Proposed Scheme.
38	3 Edward Street, Pure Gym	7 storey consisting of Commercial Units (2 storey) & Residential Units (5 storey)	Low High	Link 4 Link 7 (GL)	Negligible	Neutral	Negligible	Neutral	Existing view; (upper floor) partially obscured oblique views towards Dargan Bridge. Proposed view; no perceptible change in view.
39	St Anne's Square	7 storey consisting of Commercial Units (2 storey) & Residential Units (5 storey)	Low High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
40	10 Exchange Street West, The MAC	Commercial Unit (8 storey)	Low	Link 3 Link 4 Link 7 (GL) Link 12	Negligible	Slight	Negligible	Slight	Existing view; partially obstructed rear window views of Dargan Bridge. Proposed view; adverse as Link 4 would be visible in front of Dargan Bridge and elements may alter the skyline
41	Edward Street , Belfast Educational & Library Board	Office Units (3 storey)	Low	Link 4 Link 7 (GL) Link 12	Negligible	Slight	Negligible	Slight	Existing view; oblique views towards Dargan Bridge. Proposed view; adverse as Link 4 would be visible in front of the Dargan Bridge and elements may alter the skyline
42	89-91 Academy Street	Office Units (3 storey)	Low	Link 4 Link 7 (GL) Link 12	Negligible	Slight	Negligible	Slight	Existing view; oblique views towards Dargan Bridge. Proposed view; adverse as Link 4 would be visible in front of the Dargan Bridge and elements may alter the skyline. Committed Developments CD16 and CD32 (approximately on same location) may partially obscure views of the Proposed Scheme.
43	81-87 Academy Street	Office Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
44	6 Exchange Street	Office Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
45	40 Academy Street, Belfast Education Library Board (BELB)	Office Units (3 & 4 storey)	Low	Link 3 Link 4 (Ob) Link 11 Link 38	Negligible	Slight	Negligible	Slight	Existing view; oblique views towards Dargan Bridge. Proposed view; adverse as the Proposed Scheme may be visible from upper windows. Committed Developments CD16 and CD32 (approximately on same location) may partially obscure views of the Proposed Scheme.
46	4 Curtis Street, Calvary Christian Centre Belfast	Christian Centre (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
47	59-65 York Street, Formally the Learning Centre	(Construction site - University of Ulster Belfast Campus)	Low	Link 11 (Ob)	Minor	Slight	Minor	Slight	Existing view; oblique and side elevation views towards the site of the Proposed Scheme. Proposed view; adverse as Link 11 elements may alter the skyline. Committed Developments CD07, CD16, CD20, CD23, CD30, CD32, CD45 and CD46 may partially obscure views of the Proposed Scheme.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
48	53-57 York Street , Formally the Social Security Agency	(Construction site - University of Ulster Belfast Campus)	Low	Link 11 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; oblique views towards the site of the Proposed Scheme. Proposed view; adverse as Link 11 elements may alter the skyline.
49	York Street , University of Ulster Belfast Campus	University (6 storey)	Moderate	Link 11 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; oblique views towards the site of the Proposed Scheme. Proposed view; adverse as Link 11 elements would alter the skyline
50	Donegall Street , St. Anne's Cathedral	Cathedral	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
51	Donegall Street , Cathedral Gardens (aka Buoy's Park),	Belfast City Council Open Space	Moderate	Link 11 (Ob)	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
52	York Street , University of Ulster Belfast Campus	University (3rd storey Walkway)	Moderate	Link 11 (Ob)	Minor	Slight	Minor	Slight	Existing view; elevated view down York Street. Proposed view; adverse as Link 11 elements may alter the skyline.
53	York Street , University of Ulster Belfast Campus	University (5 storey)	Moderate	Link 11 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views towards the site of the Proposed Scheme. Proposed view; adverse as Link 11 elements may alter the skyline.
54	York Street , Construction site	(Construction site - University of Ulster Belfast Campus)	Low	Link 11 (Ob)	Minor	Slight	Minor	Slight	Existing view; oblique and side elevation views towards the site of the Proposed Scheme. Proposed view; adverse as Link 11 elements may alter the skyline Committed Developments CD07, CD16, CD20, CD23, CD30, CD32, CD45 and CD46 may partially obscure views of the Proposed Scheme.
55	99 Donegall Street , Metropole House, McConnell Martin	Offices (4 storey)	Low	N/A	Minor	Slight	Minor	Slight	Existing view; partially obscured oblique views towards the site of the Proposed Scheme. Proposed view; adverse as Link 11 elements may alter the skyline.
56	101 Donegall Street , Congregational Church	Church (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
57	103 – 111 Donegall Street , Charles House	Commercial Units (4 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
58	113 – 117 Donegall Street , Irish News	Commercial Unit (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
59	119-123 Donegall Street	Commercial Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
60	177 Donegall Street , X-digital & Clarkes Dance Studio	Commercial Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.

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61	179 Donegall Street , NTN Signs	Commercial Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
62	181 Donegall Street , Terry Enright Foundation	Commercial Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
63	183 Donegall Street , Kennedy Florists	Commercial Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
64	187 Donegall Street , The Big Breakfast	Commercial Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
65	189-191 Donegall Street , Toals Bookmakers	Commercial Units (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
66	193 & 195 Donegall Street , Veritas, ADRC Bookshop	Commercial Units (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
67	197 Donegall Street , St Patricks Catholic Church	Church (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
68	199 Donegall Street , Presbytery	Residential (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
69	201, 203 & 205 Donegall Street	Residential (3 storey over basement)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
70	1-5 Donegall Lane , Outside Men's Health Club	Commercial (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
71	7-17 Donegall Lane	Commercial (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
72	18-24 York Lane	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
73	14-16 York Lane	Commercial (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
74	8-10 York Lane	Commercial (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's predominant orientation existing buildings which obstruct views.
VISUAL RECEPTORS - ZONE F									

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1	48 York Street	Commercial 4 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
2	48a York Street, Karol Lubieniecki Hair Design & Beauty Clinic	Commercial 4 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
3	48b York Street 'Good Times Tattoo'	Commercial 4 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
4	48c York Street, LA Sun Sunbed Studios	Commercial 4 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
5	48D York Street, The Lott	Commercial 4 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
6	52 York Street, North Belfast Social Enterprise Hub	Commercial 3 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
7	52 York Street, Reptile Hunters	Commercial 3 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
8	54 York Street	Commercial (Vacant) 2 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.

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9	56 York Street, Retain	Commercial 2 storey	Low	Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street and partially obscured view of Dargan Bridge. Proposed view; adverse as Link 11 overbridge would be higher than the existing corresponding length of York Street and would alter the skyline from oblique views.
10	1 Lancaster Street	End Terrace, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Moderate	Moderate	Existing view; partially obscured, oblique rear view towards York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline, from oblique views.
11	3 Lancaster Street	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Moderate	Moderate	Existing view; partially obscured, oblique rear view towards York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline, from oblique views.
12	5 Lancaster Street	Corner Terrace, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Moderate	Moderate	Existing view; partially obscured, rear view towards York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline.
13	7 Lancaster Street	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Moderate	Moderate	Existing view; partially obscured, rear view towards York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline.

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14	9 Lancaster Street	Terrace House, (2 storey)	High	Link 1(EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Moderate	Moderate	Existing view; partially obscured, rear view towards York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline.
15	11 Lancaster Street	End Terrace, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Moderate	Moderate	Existing view; partially obscured, filtered rear view towards York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline.
16	Lancaster Street, Lancaster Street Pay and Display Car park	Transport NI Pay and Display Car park	Low	Link 1 (EL) Link 2 (EL) Link 4(CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Major	Moderate	Moderate	Slight	Existing view; close range view of York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline. The car park would be reconfigured with a new boundary and access road. A potential future development site would be located directly opposite on the other side of Great George's Street.
17	15 Lancaster Street	Apartment in end Terrace, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
18	13 Lancaster Street	Apartment in end Terrace, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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19	16, 18, 20 and 22 Thomas Street	Terrace Houses, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Minor	Slight	Existing view (front elevation); partially obscured close range oblique view towards Westlink boundary vegetation. Existing view (back elevation); partially obscured view towards York Street and Great Georges Street junction environs, including view of a length of Dargan Bridge. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
20	8, 10, 12 and 14 Thomas Street	Terrace Houses, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Minor	Slight	Existing view (front elevation); partially obscured close range oblique view towards Westlink boundary vegetation. Existing view (back elevation); partially obscured view towards York Street and Great Georges Street junction environs, including a view of a length of Dargan Bridge. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
21	6 Thomas Street	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Minor	Slight	Existing view (front elevation); partially obscured close range oblique view towards Westlink boundary vegetation. Existing view (back elevation); partially obscured view towards York Street and Great Georges Street junction environs. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and Link 11 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
22	4 Thomas Street	Corner Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Large	Moderate	Moderate	Existing view; close range filtered rear view of York Street and Great Georges Street junction environs. Proposed view; adverse due to the close proximity of the Proposed Scheme, removal of vegetation and Link 11 would alter the skyline. A potential future development site would be located directly opposite on the other side of Great George's Street. Summer year 15; replacement planting would offer some mitigation.

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23	2 Thomas Street	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Large	Moderate	Moderate	Existing view; close range rear view over Westlink towards Cityside Retail Park. Proposed view; adverse due to the close proximity of the Proposed Scheme, removal of vegetation and Link 11 would alter the skyline. A potential future development site would be located directly opposite on the other side of Great George's Street. Summer year 15; replacement planting would offer some mitigation.
24	1 Thomas Street	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 7 Link 11 (EL)/(Ob)	Moderate	Moderate	Minor	Slight	Existing view; close range rear view over Westlink towards Cityside Retail Park. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. A potential future development site would be located directly opposite on the other side of Great George's Street. Summer year 15; replacement planting would offer some mitigation.
25	3 Thomas Street	Corner Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 11 (EL)/(Ob)	Moderate	Moderate	Minor	Slight	Existing view; close range rear view over Westlink towards Cityside Retail Park. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
26	5 Thomas Street	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 11 (EL)/(Ob)	Minor	Slight	Negligible	Slight	Existing view (front elevation); partially obscured close range oblique view towards York Street. Existing view (back elevation); partially obscured close range oblique rear view towards the Westlink. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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27	7 Thomas Street	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 11 (EL)/(Ob)	Minor	Slight	Negligible	Slight	Existing view (front elevation); partially obscured close range oblique view towards York Street. Existing view (back elevation); partially obscured close range oblique rear view towards the Westlink. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation. The potential future development area may improve the appearance of this area.
28	9 and 11 Thomas Street	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 11 (EL)/(Ob)	Minor	Slight	Negligible	Slight	Existing view (front elevation); partially obscured close range oblique view towards York Street. Existing view (back elevation); partially obscured close range oblique rear view towards the Westlink. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation. The potential future development area may improve the appearance of this area.
29	13 Thomas Street	Apartment in end Terrace, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 11 (EL)/(Ob)	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation. The potential future development area may improve the appearance of this area.
30	15 Thomas Street	Apartment in end Terrace, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4(CC) Link 5	Minor	Slight	Negligible	Slight	Existing view; partially obscured rear view towards Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
31	19 Thomas Street	First Floor apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5	Minor	Slight	Negligible	Slight	Existing view; partially obscured rear view towards Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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32	17 Thomas Street	Ground Floor apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5	Minor	Slight	Negligible	Slight	Existing view; partially obscured rear view towards Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
33	19 Lancaster Street	First floor apartment in Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
34	17 Lancaster Street	Ground floor apartment in Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Minor	Slight	Existing view; partially obscured rear view towards Westlink boundary vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
35	21 Lancaster Street	Ground floor apartment in End Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Minor	Slight	Existing view; partially obscured rear view towards Westlink boundary vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
36	23 Lancaster Street	First floor apartment in End Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Minor	Slight	Existing view; partially obscured rear view towards Westlink boundary vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
37	27 Lancaster Street	First floor apartment in End Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
38	25 Lancaster Street	Ground floor apartment in End Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
39	29,31,33 Lancaster Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
40	35,37,39,41 and 43 Lancaster Street	Terrace Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Minor	Slight	Existing view; partially obscured rear view towards Westlink boundary vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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41	1 Portland Place	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 11 (EL)/(Ob)	Moderate	Large	Minor	Slight	Existing view; partially obscured rear view of Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
42	2 Portland Place	Corner Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL) Link 4 (CC) Link 5 Link 11 (EL)/(Ob)	Moderate	Large	Minor	Slight	Existing view; partially obscured rear views of Westlink boundary vegetation and oblique views towards York Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
43	3 Portland Place	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view (front elevation); partially obscured oblique rear views towards Westlink boundary vegetation. Existing view (rear elevation); oblique rear views towards Westlink boundary vegetation towards York Street. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Proposed view (rear elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
44	4 Portland Place	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
45	5 Portland Place	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
46	6 Portland Place	Corner Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
47	7 Portland Place	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
48	8 Portland Place	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
49	9 Portland Place	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
50	10 Portland Place	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
51	11 Portland Place	Semi-Detached House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
52	12 Portland Place	Semi-Detached House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured rear oblique view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
53	13 Portland Place	End Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured rear oblique view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
54	14 Portland Place	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured rear oblique view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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55	15 Portland Place	Terrace House, (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured rear oblique view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
56	16 Portland Place	Corner Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 11 (Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; rear view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
57	17 Portland Place	Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 11 (Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; rear view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
58	18 Portland Place	Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 5 (Ob) Link 11 (Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; rear view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
59	19 Portland Place	Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 11 (Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; rear view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
60	20 Portland Place	End Terrace House, (2 storey)	High	Link 1 (Ob) Link 2(Ob) Link 11(Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; rear view and oblique side view towards Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Mitigation planting would offer screening when established.
61	120 Great George's Street, The Rocktown Bar	Former Public House (vacant) (2 storey)	Low	Link 1 (Ob) Link 2(Ob) Link 11(Ob) Link 45(GL)	Major	Slight	Minor	Slight	Existing view; close range view of Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would screen views of the lower portion of Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.

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62	122 Great Georges Street	End Terrace House (2 storey)	High	Link 1 (Ob) Link 2(Ob) Link 11(Ob) Link 45 (GL)	Major	Large	Minor	Moderate	Existing view; close range view of Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would screen views of the lower portion of Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
63	124 & 126 Great Georges Street (Photomontage viewpoint)	Terrace House (2 storey)	High	Link 1 (Ob) Link 2(Ob) Link 11(Ob) Link 45 (GL)	Major	Large	Minor	Moderate	Existing view; close range view of Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would screen views of the lower portion of Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
64	2 McGurk's Way	End Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 11 (Ob) Link 45 (GL)	Major	Large	Minor	Moderate	Existing view; close range view of existing over bridge, fence and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would screen views of the lower portion of Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
65	4 Fisher's Court	End Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; partially obscured oblique close range rear view of existing vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
66	6 Fisher's Court	Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Negligible	Neutral	Existing view; partially obscured oblique close range rear view of existing vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
67	8 Fisher's Court	Terrace Houses, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
68	10 & 12 Fisher's Court	Terrace Houses, (3 storey)	High	Link 1 (Ob) Link 2 (Ob)	Minor	Slight	Negligible	Neutral	Existing view; partially obscured close range rear view of existing vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
69	14 Fisher's Court	Terrace Houses, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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70	16 & 18 Fisher's Court	Terrace Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Minor	Slight	Negligible	Neutral	Existing view; partially obscured close range rear view of existing vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
71	9 & 11 Fisher's Court	End Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
72	5 & 7 Fisher's Court	Terrace Houses, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
73	1 & 3 Fisher's Court	End Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Minor	Slight	Negligible	Neutral	Existing view; partially obscured oblique view of Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
74	95 North Queen Street	End Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 11 (OB) Link 45 (GL)	Major	Large	Minor	Slight	Existing view (front elevation); close range view of North Queen Street and overbridge. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would partially screen views of Link 1 and Link 2, but Link 1 and 2 may alter the skyline. Existing view (back elevation); partially obscured close range view of Westlink boundary vegetation and oblique views towards York Street. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
75	93 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 11(OB) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.

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76	91 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 11 (OB) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
77	89 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
78	87 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
79	85 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.

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80	83 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
81	81 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
82	79 North Queen Street	Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Minor	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.
83	77 North Queen Street	End Terrace House, (3 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Negligible	Slight	Existing view (front elevation); close range view of North Queen Street. Existing view (back elevation); partially obscured close range oblique rear view of Westlink boundary vegetation. Proposed view (front elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Proposed view (back elevation); adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 may alter the skyline. Summer year 15; replacement planting would offer some mitigation.

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84	47 Lancaster Street	End Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
85	45 Lancaster Street	Corner Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
86	49 and 51 Lancaster Street	Terrace Houses, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
87	53 Lancaster Street	Apartment in end Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
88	55 Lancaster Street	Apartment in end Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
89	57 Lancaster Street	End Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Minor	Slight	Negligible	Slight	Existing view; rear view of existing vegetation. Proposed view; adverse due to the removal of existing vegetation. The proposed acoustic barrier would partially screen views of Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
90	59 Lancaster Street	Corner Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of existing over bridge, fence and adjacent vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible from rear upper level window's. The proposed acoustic barrier would partially screen views of Link 1 and Link 2 Summer year 15; replacement planting would offer some mitigation.
91	61 Lancaster Street	Corner Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of existing over bridge, fence and adjacent vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible from rear upper level window's. Summer year 15; replacement planting would offer some mitigation.
92	63 Lancaster Street	End Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of existing over bridge, fence and adjacent vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible from rear upper level window's. Summer year 15; replacement planting would offer some mitigation.

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93	48 Lancaster Street	End Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of existing over bridge, fence and adjacent vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible from rear upper level window's. Summer year 15; replacement planting would offer some mitigation.
94	46 Lancaster Street	Corner Terrace House, (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of existing over bridge, fence and adjacent vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible from rear upper level window's. Summer year 15; replacement planting would offer some mitigation.
95	44 Lancaster Street	Corner Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
96	42 Lancaster Street	End Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
97	40 Lancaster Street	End Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
98	38 Lancaster Street	Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
99	34 Lancaster Street	Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
100	36 Lancaster Street	Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
101	32 Lancaster Street	Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
102	30 Lancaster Street	End Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
103	28 Lancaster Street	End Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
104	26 and 24 Lancaster Street	Terrace Houses, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
105	22 Lancaster Street	End Terrace House, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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106	20 Lancaster Street	First floor apartment in Terrace, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
107	18 Lancaster Street	Ground floor apartment in Terrace, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
108	16 Lancaster Street	First floor apartment in Terrace, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
109	14 Lancaster Street	Ground floor apartment in Terrace, (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
110	1,2,3,4,5,6,7,8,9 and 10 Lancaster Street	Terrace Houses, (2 storey) Note no.4 has a converted attic	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
111	Lancaster Street, Belfast Education and Library Board	Office (3 storey)	Low	Link 1 Link 2 (EL) Link 5	Negligible	Slight	Negligible	Slight	Existing view; view of Westlink vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible and the removed vegetation. Summer year 15; replacement planting would offer some mitigation.
112	10a, Lancaster Street, Bunscoil Mhic Reachtain	Primary School (1 & 2 storey)	Moderate	Link 1 Link 2 (EL) Link 5	Negligible	Slight	Negligible	Slight	Existing view; view of Westlink vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible and the removed vegetation. Summer year 15; replacement planting would offer some mitigation.
113	Northland House 3-5A Frederick Street	Office Block (6 storey)	Low	Link 1 Link 2 (EL) Link 5	Negligible	Slight	Negligible	Slight	Existing view; rear view of Westlink vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible and the removed vegetation. Summer year 15; replacement planting would offer some mitigation.
114	Frederick Street, Frederick Street Pay and Display Car park	Transport NI Pay and Display Car park	Moderate	N/A	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.
115	Frederick Street, Concern Worldwide	Detached (1 & 2 storey)	Low	N/A	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.

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116	47 Frederick Street, Religious Society of Friends (Quakers)	Friends Meeting House Detached (2 storey)	Low	N/A	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.
117	St Kevin's Hall, 7-9 North Queen Street, St. Patricks Community Enterprise	Community Facility (3 storey)	Low	Link 1 Link 2 Link 45 (EL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of existing over bridge, fence and adjacent vegetation. Proposed view; adverse as a small portion of the Proposed Scheme may be visible from rear upper level window's. Summer year 15; replacement planting would offer some mitigation.
VISUAL RECEPTORS - ZONE G									
1	1 Molyneux Street	Terraced House (3 storey)	High	Link 5 Link 11 (EL/Ob)	Major	Very Large	Major	Large	Existing view; close range view of the adjacent open space and boundary fence and a partially obscured view towards York Street and Dargan Bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed retaining wall would obscure a portion of view and Link 11 elements would alter the skyline. Summer year 15; proposed planting would partially screen the retaining wall and act to replace the existing vegetation.
2	3 Molyneux Street	Terraced House (3 storey)	High	Link 5 Link 11 (EL/Ob)	Major	Very Large	Major	Large	Existing view; close range view of the adjacent open space and boundary fence and a partially obscured view towards York Street and Dargan Bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed retaining wall would obscure a portion of view and Link 11 elements would alter the skyline. Summer year 15; proposed planting would partially screen the retaining wall and act to replace the existing vegetation.
3	5 Molyneux Street	Terraced House (3 storey)	High	Link 5 Link 11 (EL/Ob)	Major	Very Large	Major	Large	Existing view; close range view of the adjacent open space and boundary fence and a partially obscured view towards York Street and Dargan Bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed retaining wall would obscure a portion of view and Link 11 elements would alter the skyline. Summer year 15; proposed planting would partially screen the retaining wall and act to replace the existing vegetation.
4	7 Molyneux Street (Photomontage View)	Terraced House (2 storey)	High	Link 5 Link 11 (EL/Ob)	Major	Very Large	Major	Large	Existing view; close range view of the adjacent open space and boundary fence and a partially obscured view towards York Street and Dargan Bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed retaining wall would obscure a portion of view and Link 11 elements would alter the skyline. Summer year 15; proposed planting would partially screen the retaining wall and act to replace the existing vegetation.

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5	9 Molyneux Street	Terraced House (2 storey)	High	Link 5 Link 11 (EL/Ob)	Major	Very Large	Major	Large	Existing view; close range view of the adjacent open space and boundary fence and a partially obscured view towards York Street and Dargan Bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed retaining wall would obscure a portion of view and Link 11 elements would alter the skyline. Summer year 15; proposed planting would partially screen the retaining wall and act to replace the existing vegetation.
6	47 Little George's Street	End Terrace House (2 storey)	High	Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; partially obscured rear view towards Westlink lighting fixtures and oblique views of a Westlink traffic and a gantry sign. There is also a distance view of the upper portion of the Obel Tower. Proposed view; adverse as Link 5 would be positioned at a higher level than the existing Westlink and its embankment would partially obscure views. Link 11 elements, such as street lights would be visible behind the embankment. The removal of existing Westlink boundary vegetation, located to the west of the property would open previously screened oblique views. Summer year 15; proposed planting would soften the appearance of the embankment and partially screen oblique views.
7	45 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; partially obscured rear view towards Westlink lighting fixtures and oblique views of a Westlink traffic and a gantry sign. There is also a distance view of the upper portion of the Obel Tower. Proposed view; adverse as Link 5 would be positioned at a higher level than the existing Westlink and its embankment would partially obscure views. Link 11 elements, such as street lights would be visible behind the embankment. The removal of existing Westlink boundary vegetation, located to the west of the property would open previously screened oblique views. Summer year 15; proposed planting would soften the appearance of the embankment and partially screen oblique views.
8	43 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; partially obscured rear view towards Westlink lighting fixtures and oblique views of a Westlink traffic and a gantry sign. There is also a distance view of the upper portion of the Obel Tower. Proposed view; adverse as Link 5 would be positioned at a higher level than the existing Westlink and its embankment would partially obscure views. Link 11 elements, such as street lights would be visible behind the embankment. The removal of existing Westlink boundary vegetation, located to the west of the property would open previously screened oblique views. Summer year 15; proposed planting would soften the appearance of the embankment and partially screen oblique views.

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9	41 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; partially obscured rear view of the Westlink gantry sign located directly behind the property and oblique views of Westlink traffic and lighting. There is also a distance view of the upper portion of the Obel Tower. Proposed view; adverse as Link 5 would be positioned at a higher level than the existing Westlink and its embankment would partially obscure views. Link 11 elements, such as street lights would be visible behind the embankment. The removal of existing Westlink boundary vegetation, located to the west of the property would open previously screened oblique views. The removal of the existing gantry sign would improve the available views. Summer year 15; proposed planting would soften the appearance of the embankment and partially screen views.
10	39 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; partially obscured rear view towards Westlink lighting fixtures and oblique views of a Westlink traffic and a gantry sign. Proposed view; adverse as Link 5 would be positioned at a slightly higher level than the existing Westlink. Link 11 elements, such as street lights would be visible from oblique views and the removal of existing Westlink boundary vegetation, located to the west of the property would open previously screened oblique views. Summer year 15; proposed planting would partially screen views.
11	37 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; partially obscured rear view towards Westlink and Westlink lighting fixtures, behind the garden boundary. The oblique views include a Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation, located to the west of the property. Link 5 would be positioned at a slighter higher level than the existing Westlink and Link 11 elements would be visible from oblique views. Summer year 15; proposed planting would partially screen views.
12	35 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; partially obscured rear view towards Westlink and Westlink lighting fixtures, behind the garden boundary. The oblique views include a Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation, located to the west of the property. Link 5 would be positioned at a slighter higher level than the existing Westlink and Link 11 elements would be visible from oblique views. Summer year 15; proposed planting would partially screen views.
13	33 Little George's Street	End Terrace House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear view towards Westlink and Westlink lighting fixtures, behind the garden boundary. The oblique views include a Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation, located to the west of the property. The higher Link 5 and Link 11 elements would be visible from oblique views. Summer year 15; proposed planting would partially screen views.
14	31 Little George's Street	End Terrace House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear view towards Westlink and Westlink lighting fixtures, behind the garden boundary. The oblique views include a Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation, located to the west of the property. The higher Link 5 and Link 11 elements would be visible from oblique views. Summer year 15; proposed planting would offer some mitigation, from oblique views.

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15	29 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obstructed by garden boundary, the garden shed and the Westlink boundary vegetation, located to the west of the property. The partially obscured view includes a gantry sign and traffic on the Westlink. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation, from oblique views.
16	27 Little George's Street	Terraced House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obstructed by garden boundary, neighbouring garden shed and vegetation. Partial view of Westlink Traffic. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation, from oblique views.
17	25 Little George's Street	End Terrace House (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obstructed by garden boundary and filtered by Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation, from oblique views.
18	23 Little George's Street	End Terrace House (2 storey)	High	Link 1 (E) Link 2 Link 5 Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obstructed by garden boundary and filtered by Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation, from oblique views.
19	21 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 Link 5 Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obstructed by garden boundary and filtered by Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation, from oblique views.
20	19 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 Link 5 Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obscured and filtered by the garden boundaries and Westlink boundary vegetation, including view of existing of Westlink road light fixtures and distance view of Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The proposed acoustic barrier would partially screen western views towards Link 1 and Link 2. The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation.

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21	17 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 Link 5 Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obscured and filtered by the garden boundaries and Westlink boundary vegetation, including view of existing of Westlink road light fixtures and distance view of Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation.
22	15 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 Link 5 Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obscured and filtered by the garden boundaries and Westlink boundary vegetation, including view of existing of Westlink road light fixtures and distance view of Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation.
23	13 Little George's Street (Photomontage)	End Terrace House (2 storey)	High	Link 1 (E) Link 2 Link 5 Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obscured and filtered by the garden boundaries and Westlink boundary vegetation, including view of existing of Westlink road light fixture and distance view of Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation.
24	11 Little George's Street	End Terrace House (2 storey)	High	Link 1 (E) Link 2 Link 5 Link 11	Major	Very Large	Moderate	Moderate	Existing view; rear garden view partially obscured and filtered by the garden boundaries and Westlink boundary vegetation, including view of existing of Westlink road light fixture and distance view of Westlink gantry sign. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 The higher Link 5 and Link 11 elements would be visible in the distance, from oblique views. Summer year 15; proposed planting would offer some mitigation.
25	9 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 (Ob)	Major	Very Large	Moderate	Moderate	Existing view; rear garden view largely obscured and filtered by the garden boundaries and Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 Summer year 15; proposed planting would offer some mitigation.

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26	7 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 (Ob)	Major	Very Large	Moderate	Moderate	Existing view; rear garden view largely obscured and filtered by the garden boundaries and Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 Summer year 15; proposed planting would offer some mitigation.
27	5 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 (Ob)	Major	Very Large	Moderate	Moderate	Existing view; rear garden view largely obscured and filtered by the garden boundaries and Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 Summer year 15; proposed planting would offer some mitigation.
28	3 Little George's Street	Terraced House (2 storey)	High	Link 1 (E) Link 2 (Ob)	Major	Very Large	Moderate	Moderate	Existing view; rear garden view largely obscured and filtered by the garden boundaries and Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 Summer year 15; proposed planting would offer some mitigation.
29	1 Little George's Street	End Terrace House (2 storey)	High	Link 1 (E) Link 2 (Ob)	Major	Very Large	Moderate	Moderate	Existing view; rear garden view largely obscured and filtered by the garden boundaries and Westlink boundary vegetation. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 Summer year 15; proposed planting would offer some mitigation.
30	97 North Queen Street	End Terrace House (1 st Floor)	High	Link 1 (E) Link 2 (Ob) Link 45 (GL)	Major	Very Large	Moderate	Moderate	Existing view; close range view of garden boundaries, Westlink boundary vegetation and oblique views of Westlink overbridge. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would partially screen views towards Link 1 and Link 2 Summer year 15; proposed planting would offer some mitigation.
31	99 North Queen Street	End Terrace House (Ground Floor)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Major	Very Large	Moderate	Moderate	Existing view; close range view of garden boundaries, Westlink boundary vegetation and oblique views of Westlink overbridge. Proposed view; adverse due to the removal of existing Westlink boundary vegetation. The adjacent Westlink embankment would be re-profiled and the proposed acoustic barrier to the top of the embankment would screen views towards Link 1 and Link 2 Summer year 15; proposed planting would offer some mitigation.

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32	101 North Queen Street	Mid Terrace House (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; close range oblique view of Westlink overbridge and boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 1 and 2 may alter the skyline, but the proposed acoustic barrier would screen views of the lower portions of Link 1 and 2 Summer year 15; replacement planting would offer some mitigation.
33	103 North Queen Street	End Terrace House	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Westlink overbridge and boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 1 and 2 may alter the skyline, but the proposed acoustic barrier would screen views of the lower portions of Link 1 and 2 Summer year 15; replacement planting would offer some mitigation.
34	105 North Queen Street	End Terrace House (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Westlink overbridge and boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 1 and 2 may alter the skyline, but the proposed acoustic barrier would screen views of the lower portions of Link 1 and 2 Summer year 15; replacement planting would offer some mitigation.
35	107 North Queen Street	Terrace House (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Westlink overbridge and boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 1 and 2 may alter the skyline, but the proposed acoustic barrier would screen views of the lower portions of Link 1 and 2 Summer year 15; replacement planting would offer some mitigation.
36	109 - 121 North Queen Street (Odd Numbers)	Terrace Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Westlink overbridge and boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 1 and 2 may alter the skyline, but the proposed acoustic barrier would screen views of the lower portions of Link 1 and 2 Summer year 15; replacement planting would offer some mitigation.
37	123 - 135 North Queen Street (Odd Numbers)	Terrace Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 45 (GL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Westlink overbridge and boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 1 and 2 may alter the skyline, but the proposed acoustic barrier would screen views of the lower portions of Link 1 and 2 Summer year 15; replacement planting would offer some mitigation.
38	4,6,10 Little George's Street (Ground Floor) & 2, 8, 12 Little George's Street (First Floor)	Terrace (2 storey) Apartments on each storey	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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39	14 Little George's Street (Ground Floor) & 16 Little George's Street (First Floor)	Terrace (2 storey) Apartments on each storey	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
40	2 Moffatt Street	End Terrace House (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
41	4 Moffatt Street, 8, 10 Moffatt Street (Ground Floor) & 6, 12 Moffatt Street (First Floor)	Terrace (2 storey) 1 No. House & apartments on each storey	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
42	1 Moffatt Street	End Terrace House (2 storey)	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
43	3 Moffatt Street, 7, 9 Moffatt Street (Ground Floor) & 5, 11 Moffatt Street (First Floor)	Terrace (2 storey) 1 No. House & apartments on each storey	High	Link 1 (Ob) Link 2 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
44	17 Southwell Street	End Terrace Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 5 (E)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
45	13 -15 Southwell Street	Terraced Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 5 (E)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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46	20 Southwell Street	End Terrace (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 5 (E)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
47	16 – 18 Southwell Street	Terraced Houses (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 5 (E)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
48	18 Little George's Street	Semi Detached House (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 5 (E)	Minor	Moderate	Negligible	Slight	Existing view; partially obscured views towards York Street, through a gap in terraces and oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
49	20 Little George's Street	Semi Detached House (2 storey)	High	Link 1 (Ob) Link 2 (Ob) Link 5 (E)	Minor	Moderate	Minor	Slight	Existing view; partially obscured views towards York Street, through a gap in terraces and oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
50	2 Southwell Street	End Terrace House (3 storey)	High	Link 1 (Ob) Link 2(Ob) Link 5 (E) Link 11	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties and oblique views of Dargan Bridge. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
51	4 – 10 Southwell Street (Even Numbers)	Terrace Houses (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Minor	Moderate	Negligible	Slight	Existing view; partially obscured upper window views towards York Street, through a gap in terraces and oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Oblique rear window views of Dargan Bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD13 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
52	12 & 14 Southwell Street	Terraced Houses (3 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Minor	Moderate	Negligible	Slight	Existing view; partially obscured upper window rear views towards York Street, through a gap in terraces and oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Oblique rear window views of Dargan Bridge. Summer year 15; replacement planting would offer some mitigation.

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53	1 & 3 Southwell Street	Terrace Houses (3 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Minor	Slight	Negligible	Slight	Existing view; views of houses in front of Westlink and oblique view of Dargan Bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
54	5, 7 9, & 11 Southwell Street	Terrace Houses (2 storey)	High	Link 1 Link 2 Link 5 (E)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
55	2-10 North Hill Street (Even Numbers)	Terrace Houses (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties and oblique rear view of Dargan Bridge. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
56	12 & 14 North Hill Street (Even Numbers)	Terrace Houses (2 storey)	High	Link 1 Link 2 Link 5 (E) Link 11	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind houses and oblique rear view of Dargan Bridge. Proposed view; adverse due to the proximity of the Proposed Scheme and removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
57	16 – 26 North Hill Street	Terrace Houses (2 storey, No. 16 is 3 storey)	High	Link 1 Link 2 Link 5 (E)	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind houses. Proposed view; adverse due to removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
58	1 McCleery Street	Terraced House (2 storey)	High	Link 1(E) Link 2 Link 5	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind houses. Proposed view; adverse due to removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
59	2, 3, 4, 5 & 6 McCleery Street	Terraced Houses (2 storey)	High	Link 1(E) Link 2 Link 5	Negligible	Slight	Negligible	Slight	Existing view; rear views of Westlink vegetation behind houses. Proposed view; adverse due to removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
60	7 & 8 McCleery Street	Semi Detached Houses (2 storey)	High	Link 1(E) Link 2 Link 5	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind houses. Proposed view; adverse due to removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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61	13 North Hill Street	End Terraced House (2 storey)	High	Link 1(E) Link 2 Link 5	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind houses. Proposed view; adverse due to removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
62	11, 9, 7, 5 & 3 North Hill Street	Terraced Houses (2 storey)	High	Link 1(E) Link 2 Link 5	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.
63	1 North Hill Street	End Terrace (2 storey)	High	Link 1(E) Link 2 Link 5 Link 11	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind houses and Dargan Bridge. Proposed view; adverse due to the proximity of the proposal and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
64	9 & 10 McCleery Street	Semi Detached Houses (2 storey)	High	N/A	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.
65	Henry Street	One storey Community Facility, MUGA & Playground	Low	N/A	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.
66	1 Earl Close	Semi Detached House (2 storey)	High	Link 1(E) Link 2 Link 5 Link 11	Minor	Slight	Negligible	Slight	Existing view; oblique view of Westlink vegetation behind houses and oblique view towards York Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
67	2 Earl Close	Semi Detached House (2 storey)	High	Link 1(E) Link 2 Link 5	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind houses. Proposed view; adverse due to removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
68	3, 4, 5, 6, 7 Earl Close	Terrace Houses (2 storey)	High	Link 1(E) Link 2 Link 5	Negligible	Slight	Negligible	Slight	Existing view; oblique view of Westlink vegetation and gantry sign behind houses. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
69	8 & 9 Earl Close	Semi Detached Houses (2 storey)	High	N/A	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.
70	York Street, Cityside Retail Park	Commercial Units (4 storey)	Low	Link 1 Link 2 Link 6 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range and elevated views of York Street, Galway House, Dargan bridge and existing vegetation behind. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline from oblique views. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

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71	York Street, Cityside Retail Park, Burger King	Commercial Unit (2 storey)	Low	Link 1 Link 2 Link 6 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of York Street, Galway House, Dargan bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
72	York Street, Cityside Retail Park, New Look	Retail Unit (2 storey)	Low	Link 1 Link 2 Link 6 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of York Street, Galway House, Dargan bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
73	York Street, Cityside Retail Park, Sports Direct	Retail Unit (2 storey)	Low	Link 1 Link 2 Link 6 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of York Street, Galway House, Dargan bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
74	York Street, Cityside Retail Park, World of Furniture	Retail Unit (2 storey)	Low	Link 1 Link 2 Link 6 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of York Street, Galway House, Dargan bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
75	York Street, Cityside Retail Park, Asda Living	Retail Unit (2 storey)	Low	Link 1 Link 2 Link 6 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of York Street, Galway House, Dargan bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
76	100-150 York Street, Tesco and Retail Mall	Retail Unit (2 storey)	Low	Link 1 Link 2 Link 10 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; partially obscured oblique view of Dargan Bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD44 would partially obscure views towards the Proposed Scheme.
77	York Street, Cityside Retail Park, Multi-storey Car Park	Car park (2 storey)	Low	N/A	No Change	Neutral	No Change	Neutral	No Change due to existing buildings which obstruct the view properties.

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78	York Street, Tesco Petrol Station	Retail Unit (1 storey)	Low	Link 1 Link 2 Link 10 Link 11 (EL)	Moderate	Slight	Minor	Slight	Existing view; oblique view down Brougham Street of Dargan Bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
79	York Street, Cityside Retail Park, Poundworld	Retail Unit (2 storey)	Low	N/A	No Change	Neutral	No Change	Neutral	No Change due to property's orientation.
80	York Street, Cityside Retail Park, NV	Retail Unit (2 storey)	Low	N/A	No Change	Neutral	No Change	Neutral	No Change due to property's orientation.
81	York Street, Cityside Retail Park, Gino	Retail Unit (2 storey)	Low	Link 1 Link 2 Link 6 Link 11 (EL) Link 15	Minor	Slight	Negligible	Slight	Existing view; oblique view of York Street, Galway House and Dargan bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
VISUAL RECEPTORS - ZONE H									
1	Brougham Street	Construction site	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL) Link 11(GL)	Moderate	Slight	Minor	Slight	Existing view; close range view of Dargan bridge, adjacent vegetation and partially obscured oblique view southwards down York Street. . Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 Elements would alter the skyline. Committed Development CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
2	3 Brougham Street, Iceland	Retail Outlet (1 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL) Link 11(GL)	Moderate	Slight	Minor	Slight	Existing view; close range filtered view of Dargan bridge, adjacent vegetation and partially obscured oblique view southwards down a short section of York Street. . Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 may alter the skyline. Committed Development CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
3	Brougham Street, Kwik Fit	Commercial (1 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL) Link 11(GL)	Minor	Slight	Minor	Slight	Existing view; filtered view of Dargan bridge and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 would alter the skyline. Committed Developments CD24 and CD44 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

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4	Brougham Street, KFC	Commercial (1 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (GL) Link 11(GL)	Minor	Slight	Minor	Slight	Existing view; filtered view of Dargan bridge and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 would alter the skyline. Committed Development CD24 and CD44 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
5	18 Midland Close	Semi-detached House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Yorkgate Train Station and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD24 and CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
6	16 Midland Close	Semi-detached House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD24 and CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
7	14 Midland Close	End Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD24 and CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
8	12 Midland Close	Ground Floor Apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD24 and CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
9	10 Midland Close	First Floor Apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD24 and CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
10	8 Midland Close	End Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD24 and CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

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11	6 Midland Close	Terrace(2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
12	4 Midland Close	Ground Floor Apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
13	2 Midland Close	First Floor Apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; rear filtered view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
14	2 Midland Crescent	End Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured side and oblique views towards Yorkgate Train Station and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
15	4 Midland Crescent	Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
16	6 Midland Close	First Floor Apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
17	8 Midland Close	Ground Floor Apartment in end Terrace (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

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18	17 Midland Crescent	Semi-Detached (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
19	15 Midland Crescent	Semi-Detached (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
20	13 Midland Crescent	End Terrace House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
21	11 Midland Crescent	Ground Floor Apartment in Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
22	9 Midland Crescent	First Floor Apartment in Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
23	7 Midland Crescent	First Floor Apartment in Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
24	5 Midland Crescent	Ground Floor Apartment in Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

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25	3 Midland Crescent	Ground Floor Apartment in Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
26	1 Midland Crescent	First Floor Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
27	2 Midland Terrace	Semi-detached House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards the Midland building and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
28	4 Midland Terrace	Semi-detached House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards the Midland building and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
29	6 Midland Terrace	Semi-detached House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards the Midland building and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
30	8 Midland Terrace	Semi-detached House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards the Midland building and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
31	15,17,19,21,23,25, 27 and 29 Canning Place	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

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32	2 Cambridge Street	End Terrace House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
33	4 Cambridge Street	End Terrace House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to M2 Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
34	2 Bentinck Street	Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to M2 Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
35	4,6 and 8 Bentinck Street	Terraced Houses (1 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to M2 Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
36	10 and 12 Bentinck Street	Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to M2 Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
37	47 Bentinck Street	End Terrace House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing vegetation and buildings which obstruct views.
38	45, 43 and 41 Bentinck Street	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured rear view towards of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
39	39, 37,35 and 33 Bentinck Street	Terraced Houses (1 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured rear view towards of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD24 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
40	31, 29 and 27 Bentinck Street	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing vegetation and buildings which obstruct views.

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41	25 Bentinck Street	Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Whitla Street Subway. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
42	23 Bentinck Street	End Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Whitla Street Subway. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
43	21,19 and 17 Bentinck Street	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing vegetation and buildings which obstruct views.
44	15, 13 and 11 Bentinck Street	Terraced Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing vegetation and buildings which obstruct views.
45	1,3, 5,7 and 9 Bentinck Street	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant view of vegetation adjacent to Whitla Street Subway. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
46	8,10, 12,14 and 16 Orchard Street	Terraced Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing vegetation and buildings which obstruct views.
47	257 North Queen Street, The Family Practice	Medical Centre (3 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant rear view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
48	4 Orchard Street	Semi-detached House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
49	6 Orchard Street	Semi-detached House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
50	2 Orchard Street	End Terrace House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
51	1,3,5,7,9,11 Canning Street	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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52	13 Canning Street	End Terraced House (1 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
53	1 Cambridge Street	End Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
54	3 Cambridge Street	End Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view towards vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
55	1 Canning Place	End Terraced House (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; rear view towards of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
56	3,5,7 and 9 Canning Place	Terraced Houses (2 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured rear view of Dargan bridge, adjacent vegetation and vegetation adjacent to M2 Proposed view; adverse due to the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
57	11 Canning Place	End Terraced House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
58	1 St. Paul's Fold, Canning Place	End Terraced House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
59	2 St. Paul's Fold, Canning Place	Terrace House (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
60	3,4,5,6,7 and 8 St. Paul's Fold, Canning Street	Terrace Houses (1 storey)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique view towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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61	9,10,11,26,25 Clanmorris Street and 24 Carnalea Place, St. Paul's Fold	Terrace Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
62	20,21,22 and 23 St. Paul's Fold, Carnalea Place	Terrace Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
63	16,17,18 and 19,Hanna Street, St. Paul's Fold	Terrace Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
64	12,13,14 and 16 St. Paul's Fold	Terrace Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
65	6,7,8 and 9 Carnalea Place	Terrace Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
66	21,23,25,27,29,31,3 3,35,37 and 39 Clanmorris Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
67	10 and 11 Carnalea Place	Terrace Houses (1 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
68	12,13,14,15 and 16 Carnalea Place	Terrace Houses (1 & 2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
69	41,43,45,47,49,51, 53 and 55 Clanmorris Street	Apartments in Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
70	2 Cultra Street, Midland Boxing Club	Community Facility Detached Building (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
71	10, 12, 14, 16 and 18 Cultra Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
72	2, 4, 6 and 8 Cultra Street	Apartments in Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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73	1,2,3 and 4 Lillyput Court	4 No. Apartments in Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
74	40,42,44,46,48,50 and 52 Clanmorris Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
75	24,26,28,30,32,34 and 38 Clanmorris Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
76	10,12,14,16,18,20 and 22 Clanmorris Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
77	2,4, 6 and 8 Clanmorris Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
78	291, 293,295,297,299,301,303,305 and 307 North Queen Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
79	309, 311, 313,315, 317 and 319 North Queen Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
80	321, 323, 325,327 and 329 North Queen Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
81	331, 333, 335,337 and 339 North Queen Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
82	341, 343 and 345 North Queen Street	Terrace Houses (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
83	347 North Queen Street	End Terrace House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
84	349,351,353 and 355 North Queen Street	4 no. Apartments in Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
85	357 North Queen Street	End Terrace House (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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86	359,361,363 and 365 North Queen Street	4 no. Apartments in Terrace (2 storey)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
87	166 North Queen Street, Clow Group Limited	Industrial (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
88	202-206 York Street, Ulster Bank	Commercial (2 storey)	Low	Link 1 (EL) Link 2 (EL)	Minor	Slight	Negligible	Slight	Existing view; towards Whitla Street Subway and adjacent vegetation. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
89	208 York Street, Baird Sound Systems	Commercial (1 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
90	St. Paul's Street, St. Paul's Hall	Community Facility Detached Building (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
91	York Street, St. Paul's Church,	Church	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the close proximity of the Proposed Scheme, the removal of existing vegetation and Link 2 elements may alter the skyline. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
92	218 York Street, NCM House, Nazarene Compassionate Ministries (NI) Ltd	Community Facility Detached Building (4 storeys)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme, the removal of existing vegetation and Link 2 elements may alter the skyline. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
93	8 Hanna Street, Hanna Street Residential & Respite Facility	Supported Living Facility, Detached building (2 storeys)	High	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured oblique rear view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the proximity of the Proposed Scheme, the removal of existing vegetation and Link 2 elements may alter the skyline. Summer year 15; replacement planting would offer some mitigation.

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94	220-224 York Street, Riteprice	Retail unit & warehouse (2 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Committed Development CD31 may partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
95	226 York Street, Riteprice	Commercial (3 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
96	258 York Street, Belfast North Salvation Army	Place of Worship (2 storeys)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
97	York Street, Derelict Site	Derelict Site	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
98	1-5 Limestone Road, The Moyola Fish & Chip Shop	Retail (1 and 2 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
99	4 York Road, Lindens Home Bakery	Retail (1 and 2 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
100	6 York Road, Sammy Duddy Conflict Transformation Centre	Community Facility (1 and 2 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
101	8 York Road, William Hill Bookmakers	Commercial (1 and 2 storey)	Low	Link 1 (EL) Link 2 (EL)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured distant oblique view of vegetation adjacent to Yorkgate Train Station. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
102	10,12,14,16 and 18 Mountcollyer Avenue	6 No. Apartments in Terrace (3 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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103	20 and 22 Mountcollyer Avenue	2 No. Apartments in Terrace (3 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
104	24,26,28 and 30 Mountcollyer Avenue	Apartments in Terrace (2 and 3 storeys)	High	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
VISUAL RECEPTORS - ZONE J									
1	16 Victoria Street & 4 Queen's Square, Formally First Trust	Derelict Commercial (3 & 4 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
2	10-14 Victoria Street, Headline Building	Commercial (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
3	1-40 Ulster Street, Custom House serviced apartments	Temporary Residential Apartments (8 storey, including balconies and roof terraces)	High	N/A	Negligible	Slight	No change	Neutral	Existing view; partially obscured view of Dargan Bridge. Proposed view; potential oblique view of Link 4 elements behind Dargan Bridge.
4	41-83 Ulster Street, Custom House serviced apartments	Temporary Residential Apartments (8 storey, including balconies and roof terraces)	High	N/A	Negligible	Slight	No change	Neutral	Existing view; partially obscured view of Dargan Bridge. Proposed view; potential oblique view of Link 4 elements behind Dargan Bridge.
5	53 Waring Street	Commercial (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
6	Custom House, Customs House Square, (HM Customs & Excise)	Commercial (4 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
7	66-68 Donegall Quay	Commercial (7 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.

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8	64 Donegall Quay, Obel, 49 No. units	Residential Apartments and Commercial (8 storey)	High and Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
9	62 Donegall Quay, Obel Tower, 233 No. units (Photomontage viewpoint)	Apartments (28 storey including 2 storey basement car park)	High	Link 2 Link 3 Link 4 (Ob) Link 7 Link 38	Moderate	Moderate	Moderate	Moderate	Existing view; close range elevated panoramic views from some upper storeys of Dargan Bridge and Lagan Bridge. Proposed view; adverse as north east facing mid-level floor windows would experience elements visible against the skyline. High level windows will view over an expanse of the Proposed Scheme and the top of proposed underpasses. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
10	7-13 Tomb Street, Royal Mail House	Commercial (2, 6 & 10 storey)	Low	Link 2 Link 3 Link 4 (Ob) Link 7 Link 38	Moderate	Slight	Moderate	Slight	Existing view; close range elevated views of Dargan Bridge and the M3 and distant views towards York Street and M2 Proposed view; adverse as high-level windows would experience views over the Proposed Scheme.
11	1-5 Albert Square, Graham House, On the Square Auctions	Commercial (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
12	Waring Street, Calder Fountain, Helm Housing & Salvation Army	116 units of short- term accommodation (6 storey)	High	N/A	Negligible	Slight	Negligible	Slight	Existing view; partially obstructed view of Dargan Bridge from some upper floor rear windows. Proposed view; partially obstructed view of Link 4, behind Dargan Bridge from some upper floor rear windows.
13	6 Tomb Street	Sub-station (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
14	8 Tomb Street	Commercial (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
15	10-14 Tomb Street, T-Street Warehouse	Commercial (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
16	Tomb Street, CPS Car park Services	Multi-storey car park (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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17	39 Corporation Street , The Design Centre	Commercial (5 storey)	Low	Link 4 (Ob)	Moderate	Slight	Minor	Slight	Existing view; close range elevated views of Dargan Bridge and the M3 and distant views towards York Street and M2 Proposed view; adverse as high-level windows would experience views over the Proposed Scheme.
18	2 Victoria Street , Centenary House, The Salvation Army Social Services	Short-term accommodation (4 storey)	High	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; oblique partially obscured view of Dargan Bridge. Proposed view; oblique partially obscured view of Link 4, located behind Dargan Bridge.
19	24 - 42 Corporation Street , Social Security Office	Office (2 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; close range oblique view of Dargan Bridge and M3. Proposed view; adverse due to the close proximity of the Proposed Scheme. Link 4 may alter the skyline.
20	44 - 46 Corporation Street , United Optical Laboratories Ltd.	Commercial (4 storey)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing views; close range elevated view of Dargan Bridge and M3. Proposed view; adverse due to the close proximity of the Proposed Scheme. Link 4 may alter the skyline.
21	104 Great Patrick Street	Derelict (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
22	100 Great Patrick Street , John J. Doyle Ltd.	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
23	96-98 Great Patrick Street , W R Simpson & Son Ltd	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
24	84-94 Great Patrick Street , Golden Thread Gallery & Robinson McIlwaine Architects	Commercial (3 storey)	Low	Link 4 (Ob) Link 38	Negligible	Slight	Negligible	Slight	Existing view; upper rear windows view of Dargan Bridge and M3. Proposed view; adverse due to the close proximity of the Proposed Scheme. Link 4 may alter the skyline.
25	60-82 Great Patrick Street , Beggs & Partners	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
26	Little Patrick Street , Bridges Urban Sports Park	External Community Facility	Low	N/A	No change	Neutral	No change	Neutral	No change due to the road infrastructure which obstructs views.

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27	Little Patrick Street Sub-Station	Electricity Sub-Station	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; close range view of Dargan Bridge. Proposed view; adverse due to close proximity of Link 4, which may alter the skyline.
28	Nelson Street, Nelson Trade Centre	Retail & Commercial (2 storey), 8 no. units	Low	Link 1 Link 2 Link 3 Link 4 Link 6 Link 7 (EL) Link 11 Link 38	Moderate	Slight	Minor	Slight	Existing view; close range view of Great Georges Street and oblique view of Dargan Bridge. Proposed view; adverse due to close proximity of Link 4, which may alter the skyline. The Proposed Scheme would improve the appearance of the adjacent section of Great George's Street. Committed Developments CD07, CD20, CD45 and CD46 would partially obscure potential views of the Proposed Scheme. Summer year 15; planting to front of Link 4 would offer some mitigation.
29	4 Nelson Street and 37-41, The Designer Furniture Company, Bedworld & Italy Design	Commercial (2 storey)	Low	Link 1 Link 3 Link 4 Link 6 Link 7 (EL) Link 11 Link 38	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view of Dargan Bridge. Proposed view; adverse as due to close proximity of the Proposed Scheme and Link 4 may alter the skyline.
30	23-29 Little Patrick Street, Orient House	(1 storey)	Low	Link 4 Link 7 (EL)	Negligible	Slight	Negligible	Slight	Existing view; view of Dargan Bridge, over boundary treatment of opposite property. Proposed view; adverse as Link 4, which may alter the skyline. Committed Developments CD07, CD20, CD45 and CD46 would partially obscure potential views of the Proposed Scheme.
31	16-20 Little Patrick Street, Advertising Design & Photography	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
32	14 Little Patrick Street	Derelict Building (3 storey)	Low	Link 1 Link 2 Link 3 Link 4 Link 11 (Ob) Link 15	Negligible	Neutral	Negligible	Neutral	Existing view; of York Street is partially obstructed by buildings and boundary treatments. Proposed view; adverse as property would experience a partial view of the elevated Link 11

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33	23-33 Little York Street	Derelict Building (3 storey)	Low	Link 1 Link 2 Link 3 Link 4 Link 11 (Ob) Link 15	Negligible	Neutral	Negligible	Neutral	Existing view; of York Street is partially obstructed by buildings and boundary treatments. Proposed view; adverse as property would experience a partial view of the elevated Link 11
34	40-44 Great Patrick Street, Probation Board for Northern Ireland & Data Electronics Ltd.	Commercial (2 storey)	Low	Link 3 Link 4 Link 6 Link 7(EL) Link 38	Minor	Slight	Minor	Slight	Existing view; oblique partially obscured view of Dargan Bridge. Proposed view; oblique partially obscured view of Link 4 and Link 7.
35	36 Great Patrick Street, HandyPark	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
36	32a Great Patrick Street, Property Lets NI	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
37	Electricity Sub-station	Commercial (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
38	Magnet House, 81-93 York Street	Commercial (4 storey)	Low	Link 11 (Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 would alter the skyline from oblique views. Summer year 15; replacement planting would offer some mitigation.
39	95-99 York Street, Formally Gosh Design	Commercial (4 storey)	Low	Link 11 (Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 would alter the skyline from oblique views. Summer year 15; replacement planting would offer some mitigation.
40	101 York Street	Vacant (2 storey)	Low	Link 11 (Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 would alter the skyline from oblique views. Summer year 15; replacement planting would offer some mitigation.

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41	103-107 York Street	Commercial (4 storey),	Low	Link 1 Link 2 Link 3 Link 4 Link 8 Link 11 (Ob)	Moderate	Slight	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse as Link 11 would alter the skyline from oblique views. Summer year 15; replacement planting would offer some mitigation.
42	123 - 137 York Street, Philip House, Children's Law Centre - 3rd Floor, Greenfields Ireland Ltd, ArtsEkta, level 2, suite 2, CIEH Northern Ireland	Commercial (5 storey),	Low	Link 1 Link 2 Link 3 Link 4 Link 5 Link 7 Link 11 (Ob)	Major	Moderate	Moderate	Slight	Existing view (north elevation); close range elevated view of York Street. Proposed view (north elevation); adverse as the as an expanse of the Proposed Scheme would be visible. Summer year 15; potential future development areas and replacement planting would offer some mitigation. Existing view (south elevation); close range elevated view of Great George's Street. Proposed view (south elevation); beneficial as Proposed Scheme would rationalise streetscape. Committed Developments CD07, CD20, CD45 and CD46 would partially obscure potential views of the Proposed Scheme. Summer year 15; potential future development areas and replacement planting would offer some mitigation.
43	141-149 York Street, The Pathways Project, City Centre Group	Alternative Education Project Office (1 storey)	Moderate	N/A	N/A	N/A	N/A	N/A	Property proposed for removal to facilitate the Proposed Scheme.
44	151-153 York Road	Commercial Derelict (1 storey)	Low	N/A	N/A	N/A	N/A	N/A	Property proposed for removal to facilitate the Proposed Scheme.
VISUAL RECEPTORS - ZONE K									
1	Galway House, 165 York Street Belfast Four Seasons Health Care (1 st Floor) UNISON Centre (4th floor)	Office block (6 storey)	Low	Link 1 (EL) Link 2 Link 3 Link 4 Link 6 Link 9 Link 11 Link 15 Link 16 Link 27	Major	Moderate	Major	Moderate	Existing view; elevated panoramic views of the cityscape, including York Street, Brougham Street, Dock Street, Dargan Bridge and Lagan Bridge. Proposed views; adverse as close range elevated views of Proposed Scheme from all the property's facades and the removal of vegetation which partially screens views. Committed Developments CD19 and CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

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2	York Street , Great Georges Street (York Street 2)	DRDNI Road Service Surface Car park	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
3	Shipbhoy Street , Northside Park & Ride	DRDNI Road Service Surface Car park	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
4	26 Shipbuoy Street , Jack Kirk Automobile Engineer	Car repair Garage	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
5	Shipbhoy Street	Brownfield site	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
6	Shipbhoy Street	Private Car park	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
VISUAL RECEPTORS - ZONE L									
1	303 York Street , Yorkgate Train Station	Train Station (2 storey)	Moderate	Link 1 (EL) Link 2 Link 6 Link 10 Link 11	Major	Moderate	Moderate	Moderate	Existing view (pedestrian bridge over railway); elevated close range view of railway and filtered view of M2 Proposed view; adverse due to the close proximity of the Proposed Scheme, the removal of existing vegetation and Link 2 elements may break the skyline. Summer year 15; replacement planting would offer some mitigation.
2	303 York Street , Yorkgate Train Station	Train Station Platform	Moderate	Link 1 (EL) Link 2 Link 6 Link 15	Moderate	Moderate	Moderate	Moderate	These are stationary views which are representative of a short sequence of views available from the train. Existing view (Western platform); close range view of the railway line, M2 and adjacent vegetation. Existing view (Eastern platform); close range view of the railway line and adjacent vegetation. Proposed view (Western platform); adverse due to the close proximity of the Proposed Scheme, the removal of existing vegetation and Link 2 elements may break the skyline. Proposed view (Eastern platform); adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
3	6 Whitla Street , Midland Building	Derelict (4-5 storey)	Low	Link 1 (EL) Link 2 Link 6 Link 10 Link 11	Moderate	Slight	Moderate	Slight	Existing view; close range elevated views of M2 and adjacent vegetation and oblique view of Whitla Street Subway entrance. Proposed view; adverse due to the close proximity of the Proposed Scheme, the removal of existing vegetation and Link 2 elements may break the skyline. Summer year 15; replacement planting would offer some mitigation.

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4	132 Duncrue Street , Unit 1, M2 Business Park	Commercial (2 storey)	Low	Link 1 (Ob) Link 2	Minor	Slight	Minor	Slight	Existing view; oblique view of Whitla Street Subway entrance and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Development CD31 would partially obscure views towards the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
5	Unit 1, York Retail Park, 1 York Road , PFL Ltd.	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
6	1 York Road , Kitchens and Bedrooms Galore	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
7	Unit 3, 1 York Road , Disability Needs Ltd.	Commercial (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
8	York Road , Mechanical Engineering Workshops, Translink	(1 and 2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the orientation of the property.
9	York Road , Mechanical Engineering Workshops, Translink	Workshop/ Outdoor workplace (1 storey)	Moderate	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
10	York Road , Mechanical Engineering Workshops, Translink	Workshop (1 storey)	Moderate	Link 1 (EL) Link 2	Moderate	Moderate	Moderate	Moderate	Existing view; close range elevated rear views of M2 and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
11	3-5 York Road , Derelict Building	Derelict Building (2 storey)	Low	Link 1 (EL) Link 2	Negligible	Neutral	Negligible	Neutral	Existing view; partially obscured rear views towards the M2 Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
12	York Road , Derelict Building	Derelict building (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
13	York Road , Former 'Pine New York Road'	Derelict (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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14	York Road, Derelict Building	Derelict (3 storey)	Low	Link 1 (EL) Link 2	Negligible	Neutral	Negligible	Neutral	Existing view; partially obscured rear views towards the M2 Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
15	21a York Road, C&G Cabs	Commercial (3 storey)	Low	Link 1 (EL) Link 2	Negligible	Neutral	Negligible	Neutral	Existing view; partially obscured rear views towards the M2 Proposed view; adverse due to the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
16	23 York Road, Arts for All	Community Arts Project (3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
17	York Road, Thompsons	Offices (2 storeys)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
18	York Road, Thompsons	Offices (2 storeys)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
19	35 - 39 York Road, Thompsons	Factory, mill and offices 5-7storeys	Low	Link 1 (EL) Link 2 Link 29	Moderate	Slight	Moderate	Slight	Existing view; close range elevated oblique views of M2 and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
20	35 - 39 York Road, Thompsons	Factory (2 storeys)	Low	Link 1 (EL) Link 2 Link 29	Moderate	Slight	Moderate	Slight	Existing view; close range views of M2 and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
VISUAL RECEPTORS - ZONE M									
1	Corporation Street	Car park & Brownfield Site	Low	Link 1 Link 2 Link 3(EL) Link 4 Link 6 Link 8 Link 38	Major	Moderate	Moderate	Slight	Existing view; close range view of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some screening mitigation and the proposed street trees would improve the appearance of Corporation Street.
2	Corporation Street	Storage yard/ Outdoor workplace	Moderate	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.

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3	130-132 Corporation, Street, Focus Security Solutions	Commercial (2 storey)	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
4	Corporation Street, Belfast North Section Office	Commercial (2 storey)	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
5	148-158 Corporation Street, Driver & Vehicle Agency & Road Service	Offices, Detached Buildings (2 storey)	Low	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
6	Corporation Street	Storage yard/ Outdoor workplace	Moderate	N/A	N/A	N/A	N/A	N/A	Proposed for demolition to facilitate the proposed Scheme.
7	28-34 Garmoyle Street, Stella Maris Hostel	Short-term residential units, 23 spaces (3 storey)	High	Link 1 Link 2(Ob) Link 6 Link 10 Link 29 Link 39	Major	Very Large	Major	Very Large	Existing view; close range oblique side views and rear views of Nelson Street, Dock Street bridges and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme, Link 2 would break the skyline, the demolition of adjacent buildings and the removal of existing vegetation. Summer year 15; proposed planting would offer some screening mitigation and the proposed street trees would improve the appearance of Garmoyle Street.
8	Garmoyle Street, DVA Self Weigh Weighbridge	Outdoor workplace and detached building (1 storey)	Moderate	Link 1 Link 2 Link 10 Link 29 (EL)	Major	Moderate	Major	Moderate	Existing view; close range view of Nelson Street, Dock Street bridges and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme, Link 2 would break the skyline and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
9	36 Ship Street, Trouw Nutrition	Factory and office (2 storey)	Low	Link 1 Link 2 Link 10 Link 29 (EL)	Major	Moderate	Major	Moderate	Existing view; close range oblique filtered view of Dock Street, Nelson Street and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme, Link 2 would break the skyline and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
10	63-67 Whitla Street, Whitla Street Fire Station	Office (2 storey)	Low	Link 1 Link 2 Link 10 Link 29 (EL)	Major	Moderate	Major	Moderate	Existing view; filtered close range oblique and side views of Nelson Street and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme, Link 2 would break the skyline and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

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11	Garmoyle Street, ESS	Electricity Sub-Station (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change as none of the property's windows front the proposed scheme.
12	Pollock Road	2 No. Depots (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
13	Pollock Road	Outdoor workplace and warehouse (1 storey)	Moderate	Link 1 Link 2 Link 29 (EL) Link 31	Moderate	Moderate	Minor	Slight	Existing view; close range view of Duncrue Street, adjacent vegetation and filtered view towards M2 Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
14	Pollock Road, Irvin and Sellers	3 No. Prefabricated Office (1 storey)	Low	Link 1 Link 2 Link 29 (EL) Link 31	Moderate	Slight	Minor	Slight	Existing view; close range view of Duncrue Street, adjacent vegetation and filtered view towards M2 Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
15	Northern Road, Irvin and Sellers	Warehouse (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
16	Duncrue Street United Molasses	Office and Depot (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
17	2 Duncrue Street, Units 1-2, Heyn Group Ltd	Warehouse and Offices (2 storey)	Low	Link 1 Link 2 Link 29 (EL) Link 31	Minor	Slight	Minor	Slight	Existing view; oblique close range view of Duncrue Street and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
18	2 Duncrue Street, Unit 3	Warehouse and Offices (2 storey)	Low	Link 1 Link 2 Link 29 (EL) Link 31	Minor	Slight	Minor	Slight	Existing view; oblique close range view of Duncrue Street and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
19	2 Duncrue Street Unit 4	Warehouse and Offices (2 storey)	Low	Link 29 (EL)	Minor	Slight	Minor	Slight	Existing view; oblique close range view of Duncrue Street and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
20	4 Duncrue Street	Warehouse (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.

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21	6 Duncrue Street Modern Tyre Service	Warehouse (2 storey)	Low	Link 29 (EL)	Minor	Slight	Minor	Slight	Existing view; oblique close range view of Duncrue Street. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
22	8 Duncrue Street, J & G Seafoods Ltd.	Warehouse and Offices (2 storey)	Low	Link 29 (EL)	Minor	Slight	Minor	Slight	Existing view; oblique close range view of Duncrue Street. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
23	10 Duncrue Street, China Cash & Carry Ltd	Warehouse and Offices (2 storey)	Low	Link 29 (EL)	Minor	Slight	Minor	Slight	Existing view; oblique close range view of Duncrue Street. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
24	12 Duncrue Street, Central Workshop and Stores, Ulsterbus	Workshop and stores (2 & 3 storey)	Low	Link 29 (EL)	Minor	Slight	Minor	Slight	Existing view; oblique close range view of Duncrue Street. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
VISUAL RECEPTORS - ZONE N									
1	Clarendon Dock, Construction site located east of Belfast Harbour Commissioners Harbour Office	Office building under construction at time of site survey	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 8 Link 9	Minor	Slight	Minor	Slight	Existing view; towards Lagan Bridge partially obscured by buildings and boundary treatments. Proposed view; adverse as a small portion of the Proposed Scheme would be visible, within the cityscape views. Committed Development CD25 would potentially obscure views of the Proposed Scheme.
2	Corporation Square, Belfast Harbour Event & CEA examiners & visitors Car park & DRDNI Corporation Square Charged Car park	Surface Car parks	Low	Link 4 (Ob) Link 38	Minor	Slight	Minor	Slight	Existing view; close range view towards and also under Lagan Bridge and partially obscured views of Corporation Street. Proposed view; adverse due to the close range view of the Proposed Scheme. Committed Development CD25 would potentially obscure views of the Proposed Scheme.

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3	15-19 Corporation Square, Hurst House, MF Ewing's (Shipping) Ltd, Blue Water Ewing's Shipping Ltd, Honorary Consulate of Greece in Belfast	Commercial & Diplomatic (3 storey and 1 storey)	Low	Link 4 (Ob) Link 38	Minor	Slight	Minor	Slight	Existing view; oblique view of Lagan Bridge. Proposed view; adverse due to the close range view of the Proposed Scheme. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation.
4	13 Corporation Square, Muldoon's Bar	Public House (3 storey)	Low	Link 3 Link 4 Link 38 (GL)	Minor	Slight	Minor	Slight	Existing view; oblique view of Lagan Bridge. Proposed view; adverse due to the close range view of the Proposed Scheme and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation.
5	9-11 Corporation Square & 94 Tomb Street, RICS Northern Ireland, Trade Credit Brokers	Commercial (4 storey over garage and adjacent walled car park)	Low	Link 3 Link 4 Link 6 Link 9 Link 38 (GL)	Minor	Slight	Minor	Slight	Existing view; oblique view of Lagan Bridge. Proposed view; adverse due to the close range view of the Proposed Scheme and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation.
6	5-7 Corporation Street, Direct Wine Shipments	Retail (3 storey)	Low	Link 3 Link 4 Link 6 Link 9 Link 38 (GL)	Minor	Slight	Minor	Slight	Existing view; close range oblique view of Lagan Bridge. Proposed view; adverse due to the close range view of the Proposed Scheme and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation.
7	Corporation Street, DRDNI Car park	Surface Car park	Low	Link 2 Link 3 Link 4 - Link 38 (GL)	Minor	Slight	Minor	Slight	Existing view; close range view of Lagan Bridge and existing car park located underneath. Proposed view; adverse due to the close range view of the Proposed Scheme. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation.
8	Corporation Square, Sinclair Seamen's Presbyterian Church	Church	Low	Link 2 Link 3 Link 4 Link 6 Link 9 Link 38 (GL)	Major	Moderate	Minor	Slight	Existing view; towards Lagan Bridge and oblique view across Corporation Street. Proposed view; adverse due to the close range view of the Proposed Scheme, removal of vegetation, demolition of buildings and proposed elements which may alter the skyline. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation and the proposed street trees would improve the appearance of Corporation Street.

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9	66 Corporation Street	Derelict Building (2 storey)	Low	Link 2 Link 3 (EL) Link 4 Link 38	Moderate	Slight	Minor	Slight	Existing view; towards Lagan Bridge and oblique view across Corporation Street. Proposed view; adverse due to the close range view of the Proposed Scheme, removal of vegetation, demolition of buildings and proposed elements which may alter the skyline. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation and the proposed street trees would improve the appearance of Corporation Street.
10	Corporation Square, Belfast Harbour Commissioners Harbour Office	Commercial (2 and 3 storey)	Low	Link 2 Link 3 Link 4 Link 38 (EL)	Moderate	Slight	Minor	Slight	Existing view (front elevation); partially obscured oblique elevated views of Lagan Bridge. Existing view (side elevation); partially obscured elevated view of Lagan Bridge and adjacent vegetation. Proposed view (front elevation); adverse due to the close range view of the Proposed Scheme. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Proposed view (side elevation); adverse due to the close range view of the Proposed Scheme, removal of vegetation, demolition of buildings and proposed elements which may alter the skyline. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
11	Corporation Square, The William Ritchie Building, Belfast Harbour Commissioners Harbour Office & CEA	Commercial (2 storey extension)	Low	Link 2 Link 3 (EL) Link 4 Link 6 Link 8 Link 38	Moderate	Slight	Minor	Slight	Existing view; filtered elevated views of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close range view of the Proposed Scheme and removal of vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer mitigation.
12	2 Clarendon Road, Merchant Warehouse	Commercial (1 storey)	Low	Link 2 (CC) Link 3 Link 4 Link 6 Link 8	Minor	Slight	Minor	Slight	Existing view; filtered view of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close range view of the Proposed Scheme and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
13	Clarendon Buildings, 15 Clarendon Road	Commercial (2 storey and 1 storey)	Low	Link 2 (CC) Link 3 Link 4 Link 6 Link 39	Minor	Slight	Minor	Slight	Existing view; oblique filtered views of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close range view of the Proposed Scheme and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
14	17 Clarendon Road, Baker Tilly Mooney Moore	Commercial (3 storey)	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 39	Moderate	Slight	Minor	Slight	Existing view; filtered oblique and elevated views of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
15	Lagan House, 19 Clarendon Road, Lagan Group Holdings	Commercial (2 and 3 storey)	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 39	Moderate	Slight	Minor	Slight	Existing view; partially obscured, filtered oblique elevated views of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
16	Pilot Point, 21 Clarendon Road, Total Mobile Ltd.	Commercial (3 and 4 storey)	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 39	Moderate	Slight	Minor	Slight	Existing view; partially obscured, filtered oblique elevated views of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
17	23 Clarendon Road, Barnett Hall, W & R Barnett	Commercial (3 storey)	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 39	Minor	Slight	Minor	Slight	Existing view; partially obscured, filtered oblique elevated views towards Lagan Bridge and adjacent vegetation. Proposed view; adverse due the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
18	Waters Edge, 25 Clarendon Road, Grant Thornton	Commercial (2 and 3 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the existing buildings which obstruct views.
19	Beacon House, 27 Clarendon Road, Capita & Intel	Commercial (5-6 storey)	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 39	Minor	Slight	Minor	Slight	Existing view; partially obscured elevated views towards Lagan Bridge and adjacent vegetation. Proposed view; adverse due the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
20	29 Clarendon Road, CEA	Office (4 storey)	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 38	Minor	Slight	Minor	Slight	Existing view; partially obscured elevated views towards Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the removal of existing vegetation. Committed Developments CD09 and CD 27 (approximately at same location) would partially obscure potential views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
21	Waterside Tower, 31 Clarendon Road, Northern Ireland Policing Board	Office (4 and 5 storey)	Low	Link 1 Link 2 Link 6 Link 29 Link 10 (EL)	Moderate	Slight	Minor	Slight	Existing view; partially obscured elevated view of bridges over Dock Street and adjacent vegetation. Proposed view; adverse due to the elevated view of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
22	33 Clarendon Road, The Regus	Commercial (5 storey)	Low	Link 1 Link 2 Link 6 Link 29 Link 10 (EL)	Moderate	Slight	Minor	Slight	Existing view; partially obscured elevated view of bridges over Dock Street and adjacent vegetation. Proposed view; adverse due to the elevated view of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
23	14 Clarendon Road, Aramark Environmental Services	Commercial (3 storey)	Low	Link 1 Link 2 Link 6 Link 29 Link 10 (EL)	Minor	Slight	Minor	Slight	Existing view; partially obscured, filtered elevated view of bridges over Dock Street and adjacent vegetation. Proposed view; adverse due to the elevated view of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
24	1-30 Clarendon Road, Clarendon Quay	Apartments & Commercial (7 storey)	High	Link 1 Link 2 (CC) Link 3 Link 6 Link 9 Link 39	Major	Large	Moderate	Moderate	Existing view; partially obscured, filtered elevated and oblique views of the vegetation along the Lagan Bridge and M2 Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
25	10 A-C Clarendon Road, Food Standards Agency Northern Ireland	Office (2 storeys occupied in 7 storey)	Low	Link 1 Link 2 (CC) Link 3 Link 6 Link 9 Link 39	Major	Moderate	Moderate	Slight	Existing view; partially obscured, filtered elevated and oblique views of the vegetation along the Lagan Bridge and M2 Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Committed Development CD25 would potentially obscure views of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
26	31-60 Clarendon Road, Clarendon Quay	Apartments & Commercial (7 and 8 storey)	High	Link 1 Link 2 (CC) Link 6 Link 9 Link 29 Link 10	Major	Large	Moderate	Moderate	Existing view; partially obscured, filtered elevated and oblique views of the vegetation along the Lagan Bridge and M2 Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
27	52-54 Pilot Street, Formally Rotterdam Bar	Vacant Public House (2 storey)	Low	Link 2 (CC) Link 6	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of Corporation Street and vegetation in distance. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
28	19-22 Princes Dock Street, Formally Pat's Bar	Vacant Public House (2 storey)	Low	Link 2 Link 6 Link 10 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured, filtered view of vegetation adjacent to Dock Street bridges. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
29	Pilot Street, James Clow Building	Apartment block (15 storey, including 3 lower storeys of car park) Balconies	High	Link 1 Link 2 Link 9 Link 6 Link 29 Link 39 Link 10 (EL)	Major	Large	Moderate	Moderate	Existing view; elevated panoramic views from upper floors of Lagan Bridge, M2 and adjacent vegetation. Partially obscured oblique views are available from lower storeys. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
30	Pilot Street, James Clow Building	Apartment block (4, 7 storey) Balconies	High	Link 1 Link 2 Link 6 Link 29 Link 39 Link 10 (EL)	Major	Large	Moderate	Moderate	Existing view; partially obscured elevated views from upper floors of Lagan Bridge, M2 and adjacent vegetation. Partially obscured oblique views are available from lower storeys. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
31	Prince's Dock Street, St. Joseph's RC Church	Church (3 storey, disused)	Low	Link 1 Link 2 Link 6 Link 10 (EL)	Minor	Slight	Minor	Slight	Existing view; partially obscured oblique view of vegetation adjacent to Dock Street bridges. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
32	38 Pilot Street, Former Presbytery	(4 storey, building disused)	Low	Link 1 Link 2 (Ob) Link 6	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of Corporation Street and vegetation in distance. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
33	Harbourview Apartments, 18 Pilot Street, 53. No. Apartments (Photomontage viewpoint)	Clanmil Housing Apartments (5 and 6 storey, with Juliet Balconies)	High	Link 1 Link 2 Link 6 Link 9 Link 39 Link 10 (EL)	Major	Large	Moderate	Moderate	Existing view; elevated panoramic views from roof gardens of Lagan Bridge, M2 and adjacent vegetation. Partially obscured oblique views are available from side windows. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
34	7 and 7a Princes Dock Street	Terraced House (4 storey)	High	Link 1 Link 2 Link 10 (EL)	Moderate	Moderate	Minor	Slight	Existing view; oblique view of vegetation adjacent to Dock Street bridges. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
35	5 Princes Dock Street	Terraced House (3 storey)	High	Link 1 Link 2 Link 10 (EL)	Moderate	Moderate	Minor	Slight	Existing view; oblique view of vegetation adjacent to Dock Street bridges. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
36	3 Princes Dock Street	Terraced House (3 storey)	High	Link 1 Link 2 Link 10 (EL)	Moderate	Moderate	Minor	Slight	Existing view; oblique view of vegetation adjacent to Dock Street bridges. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
37	1 Princes Dock Street	End Terrace (3 storey)	High	Link 10 (EL)	Moderate	Moderate	Minor	Slight	Existing view; oblique view of Dock Street partially obscured by buildings. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
38	15 Short Street	End Terrace (2 storey)	High	Link 10 (EL)	Minor	Slight	Negligible	Slight	Existing view; close range view oblique view of Dock Street partially obscured by buildings. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Upper floors windows would view a larger portion of the proposed scheme. Summer year 15; replacement planting would offer some mitigation.
39	11 Short Street	Terraced House (3 storey)	High	Link 2 Link 10 (EL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
40	9 Short Street	Terraced House (3 storey)	High	Link 2 Link 10 (EL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
41	7 Short Street	Terraced House (3 storey)	High	Link 2 Link 10 (EL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
42	5 Short Street	Terraced House (3 storey)	High	Link 2 Link 10 (EL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
43	3 Short Street	Terraced House (3 storey)	High	Link 2 Link 10 (EL)	Minor	Slight	Negligible	Slight	Existing view; oblique view of Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
44	1 Short Street	End Terrace (3 storey)	High	Link 1 Link 2 Link 10 (EL)	Moderate	Moderate	Negligible	Slight	Existing view; partially obscured view of buildings proposed for removal. Proposed view; adverse due to the close proximity of the Proposed Scheme, removal of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
45	12 Pilot Street	Terraced House (3 storey)	High	Link 1 (OB) Link 2 (OB) Link 6	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of buildings proposed for removal. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
46	14 and 16 Pilot Street	Terraced Houses (4 storey)	High	Link 1 (OB) Link 2 (OB) Link 6	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of buildings proposed for removal. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
47	57 Pilot Street, The Docker's Club	Social Club (1 and 2 storey)	Low	Link 1 (OB) Link 2 (OB) Link 6	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of buildings proposed for removal. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
48	123 Corporation Street , J McCready & Co .Ltd	Commercial office & workshop buildings (2 storey)	Low	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Moderate	Moderate	Slight	Existing view; close range view of existing buildings proposed for demolition. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.
49	2-4 Pilot Street , Ladbrokes	Commercial (2 storey)	Low	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Moderate	Moderate	Slight	Existing view; close range view of existing buildings proposed for demolition. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.
50	15 Garmoyle Street , Doorstops	Commercial (2 storey)	Low	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Moderate	Moderate	Slight	Existing view; close range view of existing buildings proposed for demolition. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.
51	17 Garmoyle Street (Photomontage viewpoint)	Terraced House (2 storey)	High	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Very Large	Moderate	Large	Existing view; close range view of existing C buildings proposed for demolition. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.
52	19 Garmoyle Street	Terraced House (2 storey)	High	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Very Large	Moderate	Large	Existing view; close range view of existing buildings proposed for demolition. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.
53	21 Garmoyle Street	Terraced House (2 storey)	High	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Very Large	Moderate	Large	Existing view; close range view of existing buildings proposed for demolition. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
54	23 Garmoyle Street	Terraced House (2 storey)	High	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Very Large	Moderate	Large	Existing view; close range view of existing buildings proposed for demolition. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.
55	29 Garmoyle Street, Formally McMahon's Bar	Vacant Public House (2 storey)	Low	Link 1 (OB) Link 6 Link 2 (OB) Link 10 (EL) Link 29 (EL)	Major	Moderate	Moderate	Slight	Existing view; close range view of existing Corporation Street buildings proposed for demolition and Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation and proposed streets would improve the appearance of Garmoyle Street and Corporation Street.
56	63a Dock Street, Benny's	Commercial (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 29 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of Dock Street and existing vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
57	65-65A Dock Street, American Bar	Public House (3 storey)	Low	Link 1 (OB) Link 2 (OB) Link 10 (EL) Link 29 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of Dock Street and existing vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 would alter the skyline Summer year 15; replacement planting would offer some mitigation.
58	10 Short Street, Benny's	Cafe (2 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
59	Short Street, ESS	Electricity Sub-station (1 storey)	Low	N/A	No change	Neutral	No change	Neutral	No change due to the property's orientation.
60	Short Street	Brownfield Site	Low	Link 1 Link 2 Link 10 (EL)	Moderate	Moderate	Negligible	Slight	Existing view; partially obscured view of buildings proposed for removal. Proposed view; adverse due to the close proximity of the Proposed Scheme, removal of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
61	Prince's Dock Street, The Flying Angel Seafarers' Centre	Café & Chapel/quiet room (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 29 (EL)	Major	Moderate	Minor	Slight	Existing view; oblique close range view of Dock Street and existing vegetation around Dock Street bridges. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 would alter the skyline Summer year 15; replacement planting would offer some mitigation.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
62	Dock Street, Belfast Harbour	Brownfield Site	Low	Link 1 (Ob) Link 2 (Ob) Link 6 (Ob) Link 10 (EL) Link 29 (EL)	Moderate	Slight	Minor	Slight	Existing view; close range view of Dock Street and existing vegetation around Dock Street bridges. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 would alter the skyline. Summer year 15; replacement planting would offer some mitigation.
63	Corry Place	Commercial (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 6 (Ob) Link 10 (EL) Link 29 (EL)	Moderate	Slight	Minor	Slight	Existing view; partially obscured view of Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme. Summer year 15; replacement planting would offer some mitigation.
64	Carne House, 20 Corry Place, HM Revenue and Customs	Office (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 29 (EL)	Minor	Slight	Minor	Slight	Existing view; filtered view from upper side windows of existing vegetation located around Whitla Street Subway. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
65	1 Corry Place, Heyn Engineering Ltd	Commercial (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 29 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured view of existing vegetation located around Whitla Street Subway. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
66	Corry Place	Warehouses and Offices (2 storey)	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 29 (EL)	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of Dock Street. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.

APPENDIX 11: LANDSCAPE & VISUAL EFFECTS**Annex D: Visual Effects Schedule (Committed Development)**

ANNEX D – VISUAL EFFECTS SCHEDULE (COMMITTED DEVELOPMENT)

Table D.1: Key to Codes used in Visual Effects Schedule

Code	View	Code	View
Ob	On an Overbridge	GL	Ground Level
CC	Concealed by Cutting	E	On Embankment visible over a wide or narrow arc.
EL	Existing Level		

Table D.2: Visual Effects Schedule: Visual Effects of Proposed Scheme from Committed Development Visual Receptors

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
PRIMARY COMMITTED DEVELOPMENT ZONE									
CD01 Z/2013/1508/F (Located on portion of Existing Receptor N001)	Corner of Corporation Square and Donegall Quay	'City Quays 2' Office block (9 storey) with coffee shop and surface car park	Low	Link 1 Link 2 Link 3 Link 4 (Ob) Link 6 Link 8 Link 9	Moderate	Slight	Minor	Slight	Existing views; close range view of Belfast Harbour Commissioners Harbour Office and Clarendon Docks environs and partially obscured and filtered views towards Lagan Bridge. Proposed view; adverse as a short length of Link 4 would be visible behind Lagan Bridge and upper floors would see elevated views towards the centre of the Proposed Scheme and the removed vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD02 Z/2013/0946/F (Site of Existing Receptor H001)	1 Brougham Street (Former carwash, site under construction)	Proposed unattended 24 hour operating filling station (1 storey)	Low	Link1 (Ob) Link 2 (Ob) Link 10 (GL) Link 11 (GL)	Moderate	Slight	Minor	Slight	Existing view; close range view of Dock Street, Dargan bridge, adjacent vegetation and partially obscured oblique view southwards down York Street. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Link 2 elements would alter the skyline. Committed Development CD44 would partially obscure views towards the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD03 3Z/2013/0615/F (Site of Existing Receptor A009)	16 North Queen Street, (Former PSNI Station, site under construction at time of surveys)	Proposed Residential Development (2 storey)	High	Link 1. (Ob) Link 2 (Ob) Link 45 (GL)	Moderate	Moderate	Minor	Slight	Existing view; partially obscured close range view of Westlink boundary vegetation and a portion of the Westlink. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing intervening boundary and vegetation. The proposed acoustic barrier would partially screen views towards Link 1 and Link 2. The proposed residences facing onto North Queen Street would experience new oblique views of the Westlink bridge, North Queen Street and environs. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.

ID	Location (Visual Receptor)	Type of Building / Buildings	Sensitivity of Receptor	View to Proposed Road & Position (Nearest Visible Link Road in Bold)	Predicted Magnitude of Visual Impact Year 1 (Winter)	Significance of Visual Effect Year 1 (Winter)	Predicted Magnitude of Visual Impact Year 15 (Summer)	Significance of Visual Effect Year 15 (Summer)	Explanatory Notes Year 1 Winter (Unless Stated Otherwise) <i>Existing view describes the view towards the Proposed Scheme location</i>
CD04 Z/2013/0325/F (Located on portion of Existing Receptor N001)	Clarendon Dock (Under Construction at time of site surveys)	'City Quays 1' Office (5 storey) and surface car park	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 8 Link 9	Moderate	Slight	Minor	Slight	Existing views; close range view of Clarendon Docks environs and partially obscured and filtered views towards Lagan Bridge and distant views of several of the New Lodge flats. Proposed view; adverse as upper floors would see elevated views towards the centre of the Proposed Scheme and the removed vegetation. Committed Developments CD01 and CD25 may partially obstruct views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD05 Z/2012/1356/F	Henry Place	Proposed Office (3 storey)	Low	Link 1 (GL) Link 2 (GL) Link 3 (CC) Link 4 (CC) Link 5 (E) Link 11 (OB)	Minor	Slight	Minor	Slight	Existing view; the site experiences a close range view of the Westlink, behind the intervening Westlink boundary fence. Proposed view; adverse due to the oblique elevated panoramic views of the cityscape and the Proposed Scheme, including distance views of the elevated portion of York Street and the removal of existing vegetation . Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD06 Z/2012/1361/F (Site of Existing Receptors E047, E048 & E054)	82 York Street / Frederick Street / Great Patrick Street	Proposed University Campus (under construction at time of site surveys)	Moderate	Link 1 Link 2 Link 3 Link 4 Link 5 Link 6 Link 9 Link 11 (Ob)	Moderate	Moderate	Moderate	Moderate	Existing view; close range view of York Street. Block B was in construction at time of site survey and would experience elevated panoramic views of the cityscape, including views of Dargan Bridge. Proposed view; adverse as Block A, Block B and the pedestrian bridge would view the elevated section of York Street. Upper floors would experience elevated panoramic views of the centre of the Proposed Scheme and the removed vegetation. Committed Developments CD07, CD16, CD20, CD23, D30, CD32, CD45, CD46 and CD48 (Secondary Zone) may partially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD07 Z/2012/0352/O	Site bounded by Little York Street and Great Georges and Nelson Street	Residential Apartments, (2,5,3 and 4 storey)	High	Link 1 Link 2 Link 3 Link 4 Link 7(EL) Link 9 Link 11	Major	Large	Minor	Slight	Existing view; partially obscured views, over the existing site boundary, of Dargan Bridge. Proposed view; close range views of Great George's Street and views of the centre of the Proposed Scheme, including oblique views of the elevated portion of York Street. A Potential Future Development Area would be located on the opposite side of Great George's Street. Note Committed Development CD20 is located on similar footprint. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. The proposed street tree planting would improve the appearance of Great George's Street
CD08 Z/2011/0486/F (Site of Existing Receptor E006)	21-23 Victoria Street/ 45-51 Waring Street, Nambarrie Building	Residential units and retail units (7 storey). Proposed demolition of existing 4 storey building	High	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance oblique (upper floor) views towards Dargan Bridge. Proposed view; adverse as a short length of Link 4 may be visible in the cityscape view. Committed Developments CD55 and CD66 (both in the Secondary Zone) may partially obscure views of the Proposed Scheme.

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CD09 Z/2010/0598/F (Site of Existing Receptors N027 & N028)	54 Pilot Street and 19-22 Princes Dock Street	Residential apartments and replacement bars / restaurants (19 storeys)	High	Link 1(EL) Link 2 (CC) Link 3 (Ob) Link 4 (Ob) Link 6 (EL) Link 8 (EL) Link 9 (EL) Link 10 (EL)	Major	Large	Moderate	Moderate	Existing view; existing receptor experiences a partially obscured, filtered oblique views of vegetation adjacent to Dock Street bridges and partially obscured oblique views of Corporation Street. Proposed view; adverse due to the panoramic elevated views of the Proposed Scheme from upper level windows and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD10 Z/2010/0237/F	Cityside Retail Park and Shopping Centre (Car park)	Restaurant unit (1 storey)	Low	Link 1 Link 2 Link 10 (EL) Link 11	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of York Street, Galway House and Dargan Bridge from site. Proposed view; adverse due to the partially obscured views towards the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 may partially obscure views to the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD11 Z/2010/0021/F	Cityside Retail Park and Shopping Centre (Car park)	Retail unit and restaurant unit (1 storey)	Low	Link 1(EL) Link 2 (CC) Link 10 (EL) Link 11 (Ob)	Minor	Slight	Negligible	Slight	Existing view; partially obscured oblique view of York Street, Galway House and Dargan Bridge from site. Proposed view; adverse due to the partially obscured views of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 may partially obscure views to the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD12 Z/2009/1613/F (Existing Receptors F062 – F071)	Former St. Patrick's Primary School, North Queen Street	Residential apartments (2 and 3 storey) (This or similar alternative development was built at time of site visit)	High	Link 1. (Ob) Link 2 (Ob) Link 11 (Ob) Link 45 (GL)	Moderate	Large	Minor	Moderate	Existing view; close range view of Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would screen views of the lower portion of Link 1 and Link 2. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD13 Z/2009/1230/F (Existing receptor G049)	20 Little George's Street	Two-storey side extension to dwelling	High	Link 1 (Ob) Link 2 (Ob) Link 5 (E)	Minor	Moderate	Minor	Slight	Existing view; partially obscured views towards York Street, through a gap in terraces and oblique views of the upper portions of Westlink boundary vegetation and light fixtures, behind adjacent properties. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD14 Z/2009/0571/F (Existing Receptor J026)	Land adjoining Little Patrick Street and Corporation Street	Urban sports park incorporating pedestrian access and external lighting.	Low	N/A	No change	Neutral	No change	Neutral	This development was built at time of site visit. No change due to the road infrastructure and site boundary which obstructs views.

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CD15 Z/2008/2496/F (Location of Existing Receptor N065)	1 Dufferin Dock Corry Place	Office storage and workshop	Low	Link 1 (Ob) Link 2 (Ob) Link 10 (EL) Link 29 (EL)	Minor	Slight	Negligible	Slight	Existing view; (Receptor N065) partially obscured view of existing vegetation located around Whitla Street Subway. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD16 Z/2008/2321/F	28-30 Great Patrick Street	Proposed Residential apartments and retail units (11 storey)	High	Link 1 Link 2 Link 3 Link 4 Link 7 Link 9 Link 11 (Ob)	Moderate	Moderate	Minor	Slight	Existing view; of Great Patrick Street, views in other direction are largely obstructed by adjacent buildings. Proposed view; adverse as partially obscured views of Proposed Scheme would be available. Philip House and adjacent buildings would partially obscure views towards the Proposed Scheme, but the upper floors would experience elevated views of the centre of the Proposed Scheme. Committed Developments CD07, CD20, CD30, CD32 (located on same site as CD16), CD45 and CD46 may partially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD17 Z/2008/2055/F (located within/near Existing Receptor G076)	City Retail Park York Street	Proposed 4 No. first floor levels in units 9-12 of city retail park	Low	Link 1 Link 2 Link 10 (EL) Link 11	Moderate	Slight	Minor	Slight	Existing view; partially obscured oblique view of Dargan Bridge and adjacent vegetation. Proposed view; potentially adverse depending on the internal layout of unit within the building, due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Committed Developments CD19 and CD44 may partially obscure views to the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD18 Z/2008/1826/F (Site of Existing Receptor J019)	24-42 Corporation Street Social Security Agency	Proposed Office (2 Storey)	Low	Link 4 (OB)	Negligible	Slight	Negligible	Slight	Existing view; close range oblique view of Dargan Bridge and M3. Proposed view; adverse due to the close proximity of the Proposed Scheme. Link 4 may alter the skyline.
CD19 Z/2008/1795/F	Land adjacent 161-165 York Street, bounded by York Street, Dock Street and M2	Building (10 storey) with office and retail units and surface car park	Low	Link 1 (EL) Link 2 Link 3 Link 4 Link 6 Link 9 Link 11 Link 15 Link 16 Link 27	Major	Moderate	Major	Moderate	Existing view; close range view of Dargan Bridge, Galway House and Cityside Retail Park. Proposed views; adverse as close range views, oblique and elevated panoramic views, from each of the elevations, of the Proposed Scheme and the removal of vegetation which partially screens views. Committed Development CD44 (site overlaps with CD19) may partially obscure views to the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.

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CD20 Z/2008/0824/F	Site bounded by Little York Street, Great George Street and Nelson Street	Residential apartments and surface car park (up to 12 storeys)	High	Link 1 Link 2 Link 3 Link 4 Link 7 (EL) Link 9 Link 11	Major	Large	Minor	Slight	Existing view; partially obscured views, over the existing site boundary, of Dargan Bridge. Proposed view; potential close range front views and oblique side views of Great George's Street and elevated views of the centre of the Proposed Scheme, including views of the elevated portion of York Street. A Potential Future Development Area would be located on the opposite side of Great George's Street. Note Committed Development CD07 is located on similar footprint. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. The proposed street tree planting would improve the appearance of Great George's Street.
CD21 Z/2008/0544/F (Existing Receptors F062 – F071)	North Queen Street, Former St. Patrick's Primary School	Building (2 storey) with flats and residential units (This or similar alternative development was built at time of site visit.)	High	Link 1 (Ob) Link 2 (Ob) Link 11 (Ob) Link 45 (GL)	Moderate	Large	Minor	Moderate	Existing view; close range view of Westlink boundary vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. The proposed acoustic barrier would screen views of the lower portion of Link 1 and Link 2. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD22 Z/2007/3060/F (Existing Receptor E040)	Lands between Exchange Street Exchange Street West to include Hector Street	The MAC is already built.	Low	Link 3 Link 4 Link 7 (EL) Link 12	Negligible	Slight	Negligible	Slight	Existing view; partially obstructed rear window views of Dargan Bridge. Proposed view; adverse as Link 4 would be visible in front of Dargan Bridge and elements may alter the skyline.
CD23 Z/2007/2672/F (Site of Existing Receptor J029)	37-41 Little Patrick Street (Currently The Designer Furniture Company)	Mixed development (11 storey), apartment units, retail units and basement parking	High	Link 1 Link 2 Link 3 Link 4 Link 7(EL) Link 9 Link 11	Moderate	Moderate	Minor	Slight	Existing view; partially obscured view of Dargan Bridge. Proposed view; partially obscured views over Great George's Street and elevated views of the centre of the Proposed Scheme, including views of the elevated portion of York Street. A Potential Future Development Area would be located on the opposite side of Great George's Street, behind the intervening existing brownfield site. Committed Developments CD07, CD20, CD45 and CD46 may partially obscure views towards the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. The proposed street tree planting would improve the appearance of Great George's Street.
CD24 Z/2007/2502/F (located on/near site of Existing Receptor H002)	Existing site of Iceland Frozen Foods Plc, Brougham Street	Proposed Mixed development (7 storey), apartment units including balconies and retail units	High	Link 1 (Ob) Link 2 Link 3 Link 6 Link 9 Link 10 Link 11 Link 15 Link 16 Link 27 Link 31	Moderate	Moderate	Moderate	Moderate	Existing view; the existing receptor experiences a close range filtered view of Dargan bridge, adjacent vegetation and partially obscured oblique view southwards down a short section of York Street. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Link 1 and Link 2 elements may alter the skyline. The upper floors and balconies would experience elevated panoramic views of the Proposed Scheme within the cityscape. Committed Developments CD19, CD31 and CD44 may partially obscure some views towards the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.

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CD25 Z/2007/1370/F (located on part of Existing Receptor M001)	Lands adjacent to Corporation Street	Apartment blocks and basement car park (various storey heights, up to 15 storeys)	High	Link 1 Link 2 Link 3 (Ob) Link 4 Link 6 Link 7 Link 8 Link 11 Link 38 Link 39	Major	Very Large	Major	Very Large	Existing view; close range view of Lagan Bridge and adjacent vegetation. Proposed view, adverse due to the range of views from the various facades, including close range and elevated views. The committed development would experience elevated views of the adjacent floodwalls and overlook much of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. The proposed tree planting to Corporation Street would improve the appearance of the street.
CD26 Z/2007/1324/F (Existing Receptors E035, E036, E037 & E039)	Lands to rear of St. Anne's Cathedral bound by Exchange Street West, Talbot Street and Dunbar Link	St. Anne's Square is already built, includes a hotel, office units, apartments, multi-storey car park and retail units	Low & High	Link 2 Link 3 Link 4 Link 7(EL) Link 11	Moderate	Slight	Negligible	Slight	Existing view; panoramic elevated views from 'Q-Park' car park rooftop of the cityscape, including Dargan Bridge and elevated views from upper floor windows towards Dargan Bridge. Proposed view; adverse as the Proposed Scheme would increase the expanse of road infrastructure visible. Committed Developments CD07, CD20, CD23, CD45 and CD46 would partially obscure potential views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD27 Z/2007/1024/F (site of Existing Receptors N027 & N028)	54 Pilot Street and No's 19-22 Princes Dock Street	Mixed Development with apartments, public houses and 4 levels of basement car park (13 storeys)	High	Link 1(EL) Link 2 (CC) Link 3 (Ob) Link 4 (Ob) Link 6 (EL) Link 8 (EL) Link 9 (EL) Link 10 (EL)	Moderate	Moderate	Moderate	Moderate	Existing view; existing receptors experience a partially obscured, filtered oblique views of vegetation adjacent to Dock Street bridges and partially obscured oblique views of Corporation Street. Proposed view; adverse, due to the potential oblique elevated views of the Proposed Scheme from upper level windows and balconies and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. The proposed tree planting to Corporation Street would improve the appearance of the street.
CD28 Z/2007/0712/O (Existing Receptor J026)	Land adjoining Little Patrick Street and Corporation Street	Skateboard park incorporating pedestrian access and external lighting.	Low	N/A	No change	Neutral	No change	Neutral	This development was built at time of site visit. No change due to the road infrastructure and site boundary which obstructs views.
CD29 Z/2007/0542/F (Existing Receptors J003 & J004)	11 Customs House Square 55/63 Waring Street, 4 Ulster Street	Residential apartments (8 levels) with 2 No. Retail units on the ground level and car parking spaces located on 2 basement levels	High	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view of Dargan Bridge. Proposed view; potential oblique view of Link 4 elements behind Dargan Bridge.

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CD30 Z/2007/0194/F (Site of Existing Receptors J040 & J041)	101-107 York Street	Office (11 storey)	Low	Link 1 Link 2 Link 3 Link 4 Link 5 Link 7 Link 9 Link 11 (Ob)	Major	Moderate	Moderate	Slight	Existing view; close range view of York Street. Proposed view; adverse due to views from the front façade, side façade and rear façade, including views of the elevated section of York Street (Link 11). Philip House would partially obscure views towards the Proposed Scheme, but the upper floors would experience elevated views of the centre of the Proposed Scheme. Committed Developments CD07, CD20 and CD46 would potentially partially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. Proposed planting to Great Georges Street would improve the appearance of this streetscape.
CD31 Z/2007/0137/F (Site of Existing Receptor L003)	Site of Existing Midland Building, 6 Whitla Street	Multi-storey building with apartments (10 levels) and 2 no. floors of car parking (one is partially underground)	High	Link 1 (Ob) Link 2 Link 6 Link 10 Link 29 Link 31	Moderate	Moderate	Moderate	Moderate	Existing view; close range elevated views of M2 and adjacent vegetation and oblique view of Whitla Street Subway entrance. Proposed view; adverse due to the range of views from each building façade and close proximity of the Proposed Scheme, the removal of existing vegetation and Link 2 elements may break the skyline. The upper floors would experience elevated views of the northern portion of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD32 Z/2007/0052/F	28-30 Great Patrick Street	Mixed use development, apartments, retail units and car parking	High	Link 1 Link 2 Link 3 Link 4 Link 7 Link 9 Link 11 (Ob)	Moderate	Moderate	Minor	Slight	Existing view; is obstructed by the site's boundary treatment and adjacent buildings. Proposed view; adverse due to the partially obscured and elevated views of the Proposed Scheme. Philip House and adjacent buildings would partially obscure views towards the Proposed Scheme, but the upper floors would experience elevated views of the centre of the Proposed Scheme. Committed Developments CD07, CD20, CD30 and CD46 would potentially partially obscure views of the Proposed Scheme. Note Committed Development CD16 is located on the same footprint. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD33 Z/2006/2821/F (Existing Receptor B046)	(Former) Vacant site at Corner of Henry Place and Glenravel Street	Day care unit, training units, office units and retail units (3 storey complex)	Low	Link 1 (GL) Link 2 (GL)	Moderate	Slight	Negligible	Slight	Existing view; elevated views from upper floors over Westlink. Proposed view; adverse due to the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD34 Z/2006/2821/F (Existing Receptors G079 / G080 / G081)	City Retail Park York Road	Former restaurant was replaced with 4 No. retail units.	Low	Link 1(EL) Link 2 (CC) Link 6 (E) Link 11 (OB) Link 15	Minor	Slight	Negligible	Slight	Existing view; oblique view of York Street, Galway House and Dargan bridge. Proposed view; adverse due to the close proximity of the Proposed Scheme and the removal of existing vegetation. Link 11 would alter the skyline. Committed Developments CD19 and CD44 may partially obscure views towards the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD35 Z/2005/2452/F	62-86 Duncairn Gardens	Apartments and car parking (3 storey)	High	Link1 (Ob) Link 2 (Ob) Link 10 (GL)	Minor	Slight	Negligible	Slight	Existing view; site has partially obscured distant oblique view of Westlink bridge over Dock Street. Proposed view; adverse due to oblique views towards the Proposed Scheme around Dock Street. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.

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CD36 Z/2005/1828/F (Existing Receptors J003 & J004)	11 Custom House Square and 55-63 Waring Street	Apartment (8 levels), retail unit and car parking in 3 basement levels	High	Link 4 (OB)	Negligible	Slight	Negligible	Slight	Existing view; partially obscured view of Dargan Bridge. Proposed view; potential oblique view of Link 4 elements behind Dargan Bridge.
CD37 Z/2005/0963/F (located on part of Existing Receptor M002)	102-106 Corporation Street	Office with incurtilage car parking	Low	Link 1 Link 2 (CC) Link 3 Link 4 Link 6 Link 8 Link 38	Major	Moderate	Major	Moderate	Note: This committed development encroaches into the extents of the Proposed Scheme. Existing view; the site has close range views of Lagan Bridge and adjacent vegetation. Proposed view; adverse due to the close proximity of the Proposed Scheme and elevated views over the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD38 Z/2005/0054/F (Existing Receptor G057)	16 North Hill Street	Built -Second floor extension to dwelling to create a three storey dwelling.	High	Link 1 (E) Link 2 Link 5	Negligible	Slight	Negligible	Slight	Existing view; oblique views of Westlink vegetation behind adjacent houses. Proposed view; adverse due to the proximity of the Proposed Scheme and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD39 Z/2004/2997/F (Includes site of Existing Receptor E043)	81-87 Academy Street	Office Development(5 storey)	Low	Link 4 Link 7(EL)	Minor	Slight	Minor	Slight	Existing view; the existing building (Receptor E043) would not discernibly view the Proposed Scheme due to its orientation and adjacent buildings which obstruct views. Proposed view; the proposed building is higher than existing and would experience front and rear façade oblique views towards the Proposed Scheme, particularly Link 4. Committed Developments CD07, CD16, CD20, CD30, CD32, CD45 and CD 46 may partially obscure views towards the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD40 Z/2004/2961/F (Existing Receptors E035,E036,E037 & E039)	Lands to the rear of St. Anne's Cathedral, bound by Exchange Street West, Talbot Street and Dunbar Link	St. Anne's Square is built	Low & High	Link 2 Link 3 Link 4 Link 7 (EL) Link 11	Moderate	Slight	Negligible	Slight	Existing view; panoramic elevated views from 'Q-Park' car park rooftop of the cityscape, including Dargan Bridge and elevated views from upper floor windows towards Dargan Bridge. Proposed view; adverse as the Proposed Scheme would increase the expanse of road infrastructure visible. Committed Developments CD07, CD20, CD23, CD45 and CD46 would partially obscure potential views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD41 Z/2004/2830/F (Existing Receptors N029 & N030)	Clow Mill, 16-18 Princes Dock Street	James Clow Apartments are built	High	Link 1 Link 2 Link 9 Link 6 Link 29 Link 39 Link 10 (EL)	Major	Large	Moderate	Moderate	Existing view; elevated panoramic views from upper floors of Lagan Bridge, M2 and adjacent vegetation. Partially obscured oblique views are available from lower storeys. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.

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CD42 Z/2004/2370/F (Part of Existing receptor N047)	57 Pilot Street	Boxing-club premises are built	Low	N/A	No change	Neutral	No change	Neutral	Existing view; close range views of the Docker's Club and Pilot Street, views towards Corporation Street are obscured by adjacent buildings. Proposed view; no change due to the existing buildings which obstruct views.
CD43 Z/2004/2222/F (Existing Receptor N033)	James Clow Mill Site, between St Josephs and Short Street	Harbourview Apartments are built	High	Link 1 Link 2 Link 6 Link 29 Link 39 Link 10 (EL)	Major	Large	Moderate	Moderate	Existing view; elevated panoramic views from roof gardens of Lagan Bridge, M2 and adjacent vegetation. Partially obscured oblique views are available from side windows. Proposed view; adverse due to the close proximity of the Proposed Scheme, demolition of existing buildings and the removal of existing vegetation. Summer year 15; replacement planting would offer some mitigation.
CD44 Z/2004/0933/F	Vacant land to the south east of Cityside Shopping Complex bounded by York Street, Dock Street and M2	4 No. Buildings (5 storey), retail units, office units and car parking	Low	Link 1 (EL) Link 2 Link 3 Link 4 Link 6 Link 9 Link 11 Link 15 Link 16 Link 27	Major	Moderate	Major	Moderate	Existing view; close range view of Dargan Bridge, Galway House and Cityside Retail Park. Proposed views; adverse due to the close range views and elevated panoramic views of the Proposed Scheme and the removal of vegetation which partially screens views. Committed Development CD19 (site overlaps with CD44) may partially obscure views to the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD45 Z/2004/0717/F	26-44 Little Patrick Street	Office building with new access off Lord Nelson Street and side elevation to Nelson Street (4 storey)	Low	Link 1 Link 2 Link 3 Link 4 Link 7 (EL) Link 9 Link 11	Moderate	Slight	Minor	Slight	Existing view; partially obscured views, over the existing site boundary, of Dargan Bridge. Proposed view; adverse due to close range rear and side façade views of Great George's Street and elevated views towards the centre of the Proposed Scheme, including views of the elevated portion of York Street. A potential future development area would be located on the opposite side of Great George's Street. Committed Developments CD07, CD20 and CD46 may partially obscure views towards the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. The proposed street tree planting would improve the appearance of Great George's Street.
CD46 Z/2004/0714/F	42/46 Great George's Street and 22/46 Nelson Street	Redevelopment of site to provide housing comprising of 48 apartments and 18 terraced houses (4 storey).	High	Link 1 Link 2 Link 3 Link 4 Link 7(EL) Link 9 Link 11	Major	Large	Minor	Slight	Existing view; partially obscured views, over the existing site boundary, of Dargan Bridge. Proposed view; potential close range views of Great George's Street and elevated views of the centre of the Proposed Scheme. A Potential Future Development area would be located on the opposite side of Great George's Street. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme. The proposed street tree planting would improve the appearance of Great George's Street

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CD47 Z/2004/0337/F	University of Ulster York Street	Demolition of Conor Hall and pedestrian bridge link; extension to and re-cladding of existing Warwick building	Moderate	Link 1 Link 2 Link 3 Link 4 Link 5 Link 6 Link 9 Link 11 (OB)	Moderate	Moderate	Moderate	Moderate	Existing view; close range view of York Street. Proposed view; adverse due to the oblique views of the elevated section of York Street. Upper floors may experience elevated panoramic views of the centre of the Proposed Scheme. Committed Developments CD07, CD16, CD20, CD23, D30, CD32, CD45, CD46 and CD48 (Secondary Zone) may partially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
SECONDARY COMMITTED DEVELOPMENT ZONE									
CD48 Z/2012/1034/F	Land at existing DRD surface car park at Frederick Street	Mixed use building (6 storey) comprising multi storey car park and retail unit	Low	Link 1 Link 2 Link 5 Link 11 (OB)	Minor	Slight	Minor	Slight	Existing view; the existing car parks views are restricted by surrounding buildings. Proposed view; the retail unit facing Fredrick Street and would not view the Proposed Scheme. The height of the proposed building may facilitate panoramic views from the upper rear floors, depending on visibility from the multi-story car park building. Summer year 15; proposed planting may offer some mitigation, partially screening some views of the Proposed Scheme, depending on the proposed window positions.
CD49 Z/2011/0435/F	Hamilton Graving Dock	Restoration of former graving dock display of former caisson gate and SS Nomadic ship in permanently dry dock.	Moderate	N/A	N/A	N/A	N/A	N/A	The Proposed Scheme would not be perceptible in the panoramic cityscape views, due to the effects of distance.
CD50 Z/2011/0232/RM	Lands east of Victoria Channel, adjacent to former Harland & Wolff Headquarters and drawings offices west of Queen's Road	4 no. existing pavilion buildings comprising tourism related retail, electricity substation, public realm and other site works. Pavilions 1 storey above GL	Moderate	Link 1 (OB) Link2 (OB)	Minor	Slight	Negligible	Neutral	Existing view; across the River Lagan to the Docks and the Belfast Hills in the background. Proposed view; the existing vegetation proposed for removal would be barely perceptible in the mid-ground. Committed Developments CD01, CD 04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme). Summer year 15; proposed planting may offer some mitigation, partially screening some views of the Proposed Scheme, depending on the proposed window positions.
CD51 Z/2009/1309/O	Queen's Quay (lands between M3 and Odyssey Building)	Mixed-use development including residential units, hotels, offices, retail units	High	Link 1 Link2 Link 3 Link 4 (OB) Link 11	Minor	Slight	Minor	Slight	Existing view; the existing site has panoramic view of the cityscape, over the River Lagan, including views of Lagan Bridge and Clarendon Docks. Proposed view; The proposed buildings along the River Lagan would experience elevated distance views of the Proposed Scheme within the cityscape. Committed Developments CD01, CD04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme. Summer year 15; proposed planting may offer some mitigation, partially screening some views of the Proposed Scheme, depending on the proposed window positions.

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CD52 Z/2009/1260/F	Lands adjacent to the north of Hamilton Dock north of Abercorn Crescent / Queen's Road Queen's Island	Erection of hotel, ancillary restaurant and conference facilities, offices	Low	Link 1 Link 2 (CC) Link 3 Link 6 Link 9 Link 10 Link 38	Minor	Slight	Minor	Slight	Existing view; across the River Lagan to the Docks and the Belfast Hills in the background. Proposed view; the existing vegetation proposed for removal would be barely perceptible in the mid-ground, from low level views. The upper levels would experience elevated distance views of the Proposed Scheme and removed vegetation, within the cityscape. Committed Developments CD01, CD 04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme. Summer year 15; proposed planting may offer some mitigation, partially screening some views of the Proposed Scheme, depending on the proposed window positions.
CD53 Z/2009/0530/F	Lands east of Victoria Channel and 120m west of the former Harland & Wolff Drawing Offices Queen's Road	Proposed mixed use development comprising apartments, 2 no hotels, business	High	Link 1 Link 2 (CC) Link 3 Link 6 Link 9 Link 10 Link 38	Minor	Slight	Minor	Slight	Existing view; across the River Lagan to the Docks and the Belfast Hills in the background. Proposed view; the existing vegetation proposed for removal would be barely perceptible in the mid-ground, from low level views. The upper levels would experience elevated distance views of the Proposed Scheme and removed vegetation, within the cityscape. Committed Developments CD01, CD 04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme. Summer year 15; proposed planting may offer some mitigation, partially screening some views of the Proposed Scheme.
CD54 Z/2009/0115/F	Lands adjacent to and south east of the River Lagan north of Abercorn Crescent / Queen's Road Queen's Island	Proposed mixed use development comprising apartments cafe/bar/restaurant units, retail units, live/work units, office units gym units, landscaped private amenity space	High	Link 1 Link 2 (CC) Link 3 Link 6 Link 9 Link 10 Link 38	Minor	Slight	Minor	Slight	Existing view; across the River Lagan to the Docks and the Belfast Hills in the background. Proposed view; the existing vegetation proposed for removal would be barely perceptible in the mid-ground, from low level views. The upper levels would experience elevated distance views of the Proposed Scheme and removed vegetation, within the cityscape. Committed Developments CD01, CD 04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme. Summer year 15; proposed planting may offer some mitigation, partially screening some views of the Proposed Scheme, depending on the proposed window positions.
CD55 Z/2008/2396/F (Includes site of Existing Receptor J016)	21-29 Corporation Street and 18 - 24 Tomb Street	Construction of basement car park, hotel including bar conference facilities, ancillary accommodation and demolition of 2 storey structure and multi-deck car park (12 storey)	Low	Link 4 (Ob) Link 38	Minor	Slight	Minor	Slight	Existing view; the existing car park's views are partially obscured by adjacent buildings. Proposed views; the Committed Development would experience oblique views of Link 4 and Link 38 and elevated views of the Proposed Scheme, partially obscured by the Design Centre building. Summer year 15; proposed planting may offer some mitigation, potentially screening some views of the Proposed Scheme, depending on the proposed window positions.
CD56 Z/2008/1656/F	100 High Street	Erection of 6 storey office building	Low	Link 4(Ob)	Minor	Slight	Minor	Slight	Existing view; the existing site's views are partially obscured by adjacent buildings. Proposed views; the Committed Development would experience partially obscured rear views of Link 4 and elevated views of Link 4 from the rooftop. Committed Developments CD008 (primary zone), CD55 and CD66 (both secondary zone) may partially obscure views towards the Proposed Scheme.

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CD57 Z/2008/1619/F (Existing Receptor J009)	Donegall Quay, Obel development is built	282 apartments, office space with commercial at ground floor, car parking spaces works and associated accommodation	High	Link 2 Link 3 Link 4 (Ob) Link 7 Link 38	Moderate	Moderate	Moderate	Moderate	Existing view; close range elevated panoramic views from some upper storeys of Dargan Bridge and Lagan Bridge. Proposed view; adverse as north east facing mid-level floor windows would experience elements visible against the skyline. High level windows would view over an expanse of the Proposed Scheme and the top of proposed underpasses. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD58 Z/2008/1548/RM	Lands adjacent Abercorn Basin north of Abercorn Crescent / Queens Road Queens Island	Proposed mixed use development comprising apartments, cafe/bar/restaurant, live work units, landscaped private amenity space and public realm, basement car park	High	Link 1 Link 2(CC) Link 3 Link 6 Link 9 Link 10 Link 38	Minor	Slight	Minor	Slight	Existing view; across the River Lagan to the Docks and the Belfast Hills in the background. Proposed view; the existing vegetation proposed for removal would be barely perceptible in the mid-ground, from low level views. The upper levels would experience elevated distance views of the Proposed Scheme and removed vegetation, within the cityscape. Committed Developments CD01, CD 04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme). Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD59 Z/2008/1428/RM	Titanic Belfast	Erection of Titanic Signature Building comprising cultural assembly/leisure cafe/restaurant, ancillary retail uses, basement car park, Memorial Place, public Realm and associated landscaping	Moderate	Link 1 Link 2 (Ob) Link 3 Link 6 Link 9 Link 10 Link 38	Minor	Slight	Minor	Slight	Existing view; across the River Lagan to the Docks and the Belfast Hills in the background and elevated views of Lagan Bridge, M2 and adjacent vegetation, within the cityscape. Proposed view; the existing vegetation proposed for removal would be barely perceptible in the mid-ground, from low level views. The upper levels would experience elevated distance views of the Proposed Scheme and removed vegetation, within the cityscape. Committed Developments CD01, CD 04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme). Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD60 Z/2007/0770/F (Site on/near Existing Receptors J007, J008, J009)	Donegall Quay (Note that numbers 62, 64 and 66-68 Donegall Quay are built)	Erection of apartments, commercial/restaurant, parking spaces external works and associated accommodation.	High	Link 2 Link 3 Link 4 (Ob) Link 7 Link 38	Moderate	Moderate	Moderate	Moderate	Existing view; close range elevated panoramic views from some upper storeys of Dargan Bridge and Lagan Bridge. Proposed view; adverse as the Obel Tower's north east facing mid-level floor windows would experience elements visible against the skyline. High level windows will view over an expanse of the Proposed Scheme and the top of proposed underpasses. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.

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CD61 Z/2006/2864/O	Titanic Quarter Phase II-	Residential led mixed use development including Titanic Experience Building & public realm areas. Land bounded to the south by Abercorn Basin to the east by Queen's Road to the west & north by River Lagan, including the listed former Harland & Wolff HQ	High	Link 1 Link 2 (Ob) Link 3 Link 6 Link 9 Link 10 Link 38	Minor	Slight	Minor	Slight	Existing view; across the River Lagan to the Docks and the Belfast Hills in the background and elevated views of Lagan Bridge, M2 and adjacent vegetation, within the cityscape. Proposed view; the existing vegetation proposed for removal would be barely perceptible in the mid-ground, from low level views. The upper levels would experience elevated distance views of the Proposed Scheme and removed vegetation, within the cityscape. Committed Developments CD01, CD 04, CD09, CD25 and CD27 (all primary zone) would partially obstruct some views towards the Proposed Scheme). Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD62 Z/2005/2043/F (Site on/near Existing Receptors J007, J008, J009)	Donegall Quay (Note that numbers 62, 64 and 66-68 Donegall Quay are built)	Amendment to previous approval planning ref. Z/2004/0799/. Proposed apartments, retail, office space, ancillary space, basement car park and external works.	High	Link 2 Link 3 Link 4 (Ob) Link 7 Link 38	Moderate	Moderate	Moderate	Moderate	Existing view; close range elevated panoramic views from some upper storeys of Dargan Bridge and Lagan Bridge. Proposed view; adverse as the Obel Tower's north east facing mid-level floor windows would experience elements visible against the skyline. High level windows will view over an expanse of the Proposed Scheme and the top of proposed underpasses. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD63 Z/2004/2001/LB (Existing Receptors E001, E008 & E009)	33-39 Waring Street / 10-14 Skipper Street (Existing Merchant Hotel Complex)	Hotel complex (This or similar alternative development was built at time of site visit.)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance elevated views towards Dargan Bridge. Proposed view; adverse as the Proposed Scheme would be visible within cityscape panoramic views, available from the rooftop. The majority of windows would experience no change in view, due to the existing buildings which obstruct views. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD64 Z/2004/1998/F (Existing Receptors E001, E008 & E009)	33-39 Waring Street / 10-14 Skipper Street (Existing Merchant Hotel Complex)	Hotel complex (This or similar alternative development was built at time of site visit.)	Low	Link 4 (Ob)	Negligible	Slight	Negligible	Slight	Existing view; distance elevated views towards Dargan Bridge. Proposed view; adverse as the Proposed Scheme would be visible within cityscape panoramic views, available from the rooftop. The majority of windows would experience no change in view, due to the existing buildings which obstruct views. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.

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CD65 Z/2004/0799/F (Site on/near Existing Receptors J007, J008, J009)	Donegall Quay (Note Numbers 62, 64 and 66-68 Donegall Quay are built)	Proposed erection of apartments, offices, ancillary space, hotel with reception and associated areas, restaurant and basement car park	High	Link 2 Link 3 Link 4 (Ob) Link 7 Link 38	Moderate	Moderate	Moderate	Moderate	Existing view; close range elevated panoramic views from some upper storeys of Dargan Bridge and Lagan Bridge, from the Obel Tower. Proposed view; adverse as the Obel Tower's north east facing mid-level floor windows would experience elements visible against the skyline. High level windows will view over an expanse of the Proposed Scheme and the top of proposed underpasses. Summer year 15; proposed planting would offer some mitigation, partially screening some views of the Proposed Scheme.
CD66 Z/2004/0227/F	21- 27 Corporation Street	Office development including ancillary car parking on ground floor (renewal of planning permission Z/1998/2816) (2 & 6 storeys)	Low	Link 4 (Ob) Link 38	Minor	Slight	Minor	Slight	Existing view; the existing site's views are partially obscured by adjacent buildings. Proposed views; the front façade of the Committed Development would experience oblique views of Link 4 and Link 38, under Dargan Bridge. The front and side facades would also experience elevated views of the Proposed Scheme, partially obscured by the Design Centre building. Committed Development CD55 (Secondary Zone) may partially obscure views of the Proposed Scheme. Summer year 15; proposed planting would offer some mitigation, potentially screening some views of the Proposed Scheme.