

Pre-application
Community
Consultation



Proposed development of Purpose-Built Grade A
office premises (c. 120,000 sqft), retail/restaurant on
ground floor, external landscaped areas,
and all associated site works at

**14 DUBLIN ROAD,
BELFAST, BT2 7HN**

“Your views on the proposal are welcomed”



Proposed Kainos Headquarters Pre-application Community Consultation

Welcome

This Pre-Application Community Consultation relates to Kainos Software Ltd.'s proposed new circa 120,000 sqft purpose-built Grade A office premises, with retail/restaurant on ground floor, external landscaped areas, and all associated site works at **14 Dublin Road, Belfast, BT2 7HN.**

We are providing information about the proposal and inviting feedback before any planning application is submitted to the planning authority. Your views on the proposal are very much welcomed and we would encourage everyone to read the project information and share any feedback you have with us. The closing date for feedback to be received is no later than: **Monday 16th October 2023.**

Please note that comments provided by the public during this consultation process are made directly to the applicant and design team, not the planning authority. When a planning application is submitted, the public will have an opportunity to make submissions to the planning authority.

It is important to note that this Pre-Application Community Consultation is being held in conjunction with the Queens University Belfast Student Accommodation proposals, which will sit on the adjacent site. The developments will be subject to separate planning applications in due course, however the community consultations for both projects are being undertaken in tandem to allow local residents, businesses and members of the public an opportunity to provide their feedback on each scheme.

COMMUNITY
CONSULTATION

About Kainos

Kainos at a glance

- Established in Belfast in 1986 as a joint venture between Queen's University Belfast and ICL (later to become Fujitsu)
- Employs over 3,000 people across 22 countries throughout Europe and the Americas
- Became a PLC in 2015 and is today listed on the FTSE 250
- Achieved 13 years of consecutive growth
- Has worked with 6,000 young people over the past five years to improve their digital skills
- Was carbon neutral in 2021 and 2022, and set to achieve carbon net zero by 2025
- Has a long-standing relationship with Queen's University Belfast, and has partnered with the University on many occasions to deliver initiatives that improve digital skills and foster innovation

Our work

Kainos is the force behind some of the most cutting-edge software, platforms and apps used by healthcare, commercial and private sector organisations around the globe.

For example, if you're in the UK and have ever: Applied for a driving licence online; renewed your car tax online; accessed your patient records using the NHS app; applied for a passport online; or registered to vote online, you will have used technology developed by Kainos to do it.

We are also one of Workday's most respected partners, trusted by some of the world's biggest brands to launch, test, expand and safeguard their Workday systems.

“..employs over 3,000 people across 22 countries...”

TECHNOLOGY OUTREACH, SKILLS DEVELOPMENT, AND INNOVATION INITIATIVES

Kainos is committed to widening participation within IT for under-represented groups. We support equal access to computing education by providing learning opportunities through our Kainos Academy initiatives and events.

Our initiatives are designed to build digital skills and offer new routes into the tech sector, and include virtual work experience and coding camps (“Kainos CodeCamp”) for secondary school students, and apprenticeship (“Kainos Earn as you Learn”), placement, and graduate schemes for those in higher / third-level education.

Over the past five years, our programmes have directly benefited over 6,000 young people in the UK, Ireland and Poland. We have targeted learning programmes for women, neurodivergent people and people with special educational needs. These programmes have catered for students from a range of socio-economic backgrounds.

We have partnered with Queen's University Belfast on many occasions to deliver digital skills training to young people. Our CodeCamp events are typically held at Queen's Computer Science building.

Together we developed and launched a cyber security eLearning initiative in 2017 to pilot flexible and more accessible ways to study cyber security subjects in a postgraduate format.

More recently, we partnered with Queen's once again to deliver the DigiHealth Lean Launch programme, helping to drive innovation through collaboration with healthcare start-ups.

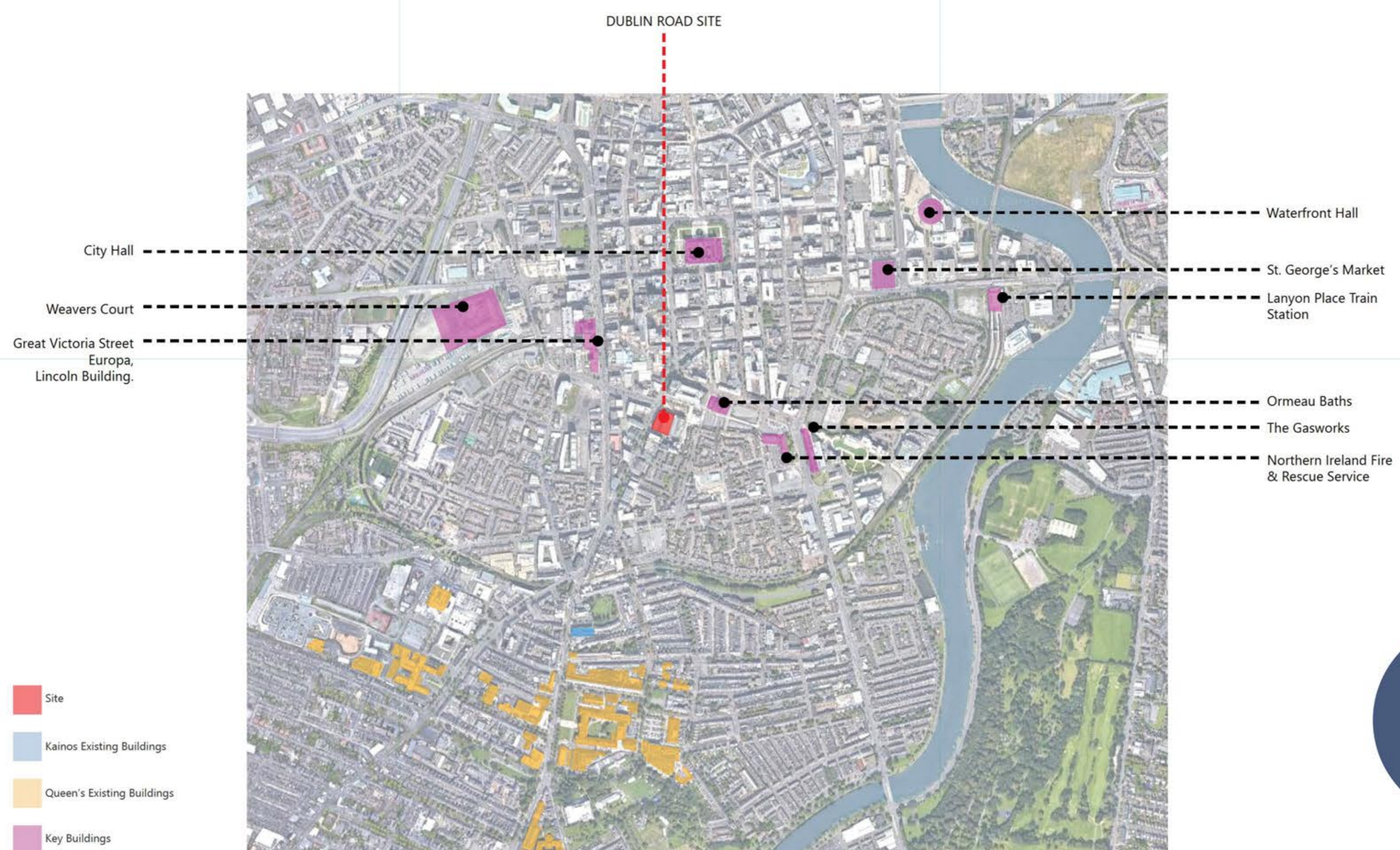
“...a key juncture of the Dublin Road...”

Site Location and Context

The proposed site is located within Belfast City Centre at a key juncture of the Dublin Road, where it meets Bankmore Square and Bruce Street. The site has excellent connectivity to wider parts of the city and further, benefiting from a high level of passing pedestrians along Dublin Road and walking distance (approximately 350m) to Europa Bus Depot and the impending Weavers Cross Transport Hub.

The site was formerly home to Movie House Cinema, which was demolished in the summer of 2021. The site is currently occupied by ‘Trade Market’, an outdoor public house, food, and retail market, which attained a temporary 2 year planning permission in April 2022, under Planning Reference: LA04/2021/1703/F.

Surrounding Key Buildings



“...two previous
planning
applications...”

Planning history

The proposed site was subject to two previous planning applications in recent years. These are as follows:

One Bankmore Square (2017 Application)

A planning application for office development at this location was approved at Belfast City Council Planning Committee on 11th September 2018, however the application was withdrawn by the applicant on 11th December 2020.

Reference: LA04/2017/0562/F

Proposal: Demolition of existing cinema building and erection of a 12 storey Grade A office building comprising eleven floors of offices above a ground floor foyer and retail units, basement parking and other ancillary works. Proposal also includes the refurbishment of Bankmore Square open space and wider public realm improvements to surrounding footpath network.

Address: 14 Dublin Road and Bankmore Square Belfast BT2 7HN

Status: Withdrawn (11th December 2020)

Trade Market, Bankmore Square/14 Dublin Road

Reference: LA04/2021/1703/F

Application Received: 14th July 2021

Proposal: Temporary erection (for 2 years) of shipping containers to form an outdoor public house, food and retail market with associated covered canopies, seating and boundary treatments.

Address: Bankmore Square, 14 Dublin Road, Belfast BT2 7HN

Status: Granted (27th April 2022)



ONE BANKMORE SQUARE
(PLANNING REFERENCE LA04/2017/0562/F)

“..high-quality design...”

Planning Policy Context

Belfast Local Development Plan (LDP)

The proposed development is being brought forward in the context of the Belfast Local Development Plan (LDP) Plan Strategy 2035, which was adopted in May 2023. The design process to date has taken account of the policy aims and requirements of the strategic policy framework.

This project, alongside QUB's proposed purpose-built student accommodation, aims to bring forward a high-quality design that will result in two distinct buildings on the site that are sympathetic to one another and to the surrounding context and will ultimately enhance this part of the city centre. The design approach is a holistic one, employing a Masterplanning approach to this important city centre site.

The Kainos and QUB developments will be designed in line with Policy DES1 – Principles of Urban Design, Policy DES2 – Masterplanning approach for major development, and Policy DES3 – Tall Buildings of the Plan Strategy, including all other relevant design policies.

The two developments are being brought forward in a coordinated way, and due to their close proximity are being designed to integrate successfully on the site and within the existing context. The design principles that are being developed demonstrate the careful consideration being given to the scale, height, mass and proportions of the buildings.



Belfast

Local Development Plan

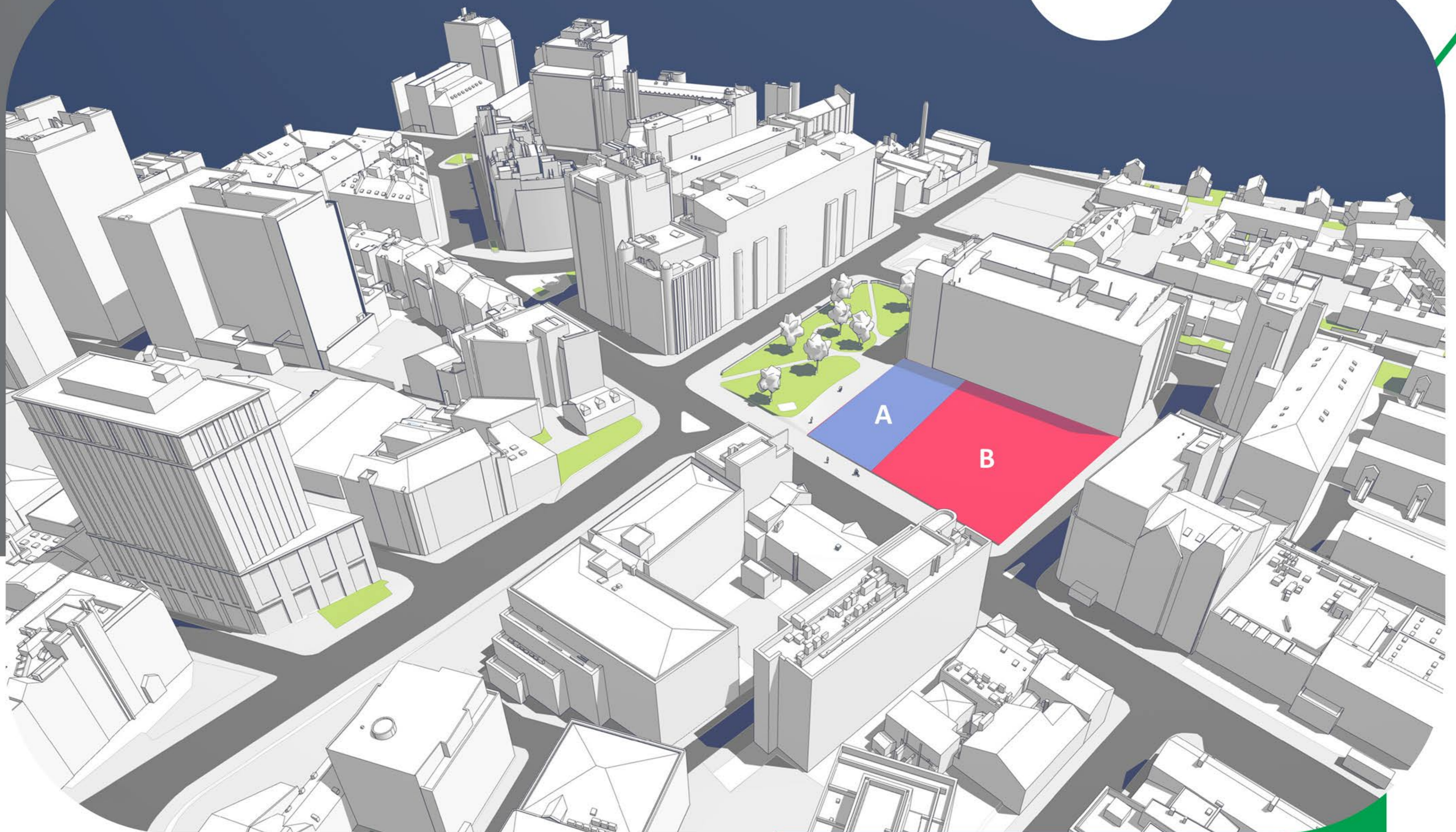
Plan Strategy 2035

Adopted May 2023

www.belfastcity.gov.uk/LDP



Belfast
City Council



Site A - Proposed Grade A Office
Site B - Proposed Student Accommodation

What is being proposed?

A world class Headquarters for Kainos

Kainos is a true local success story and has ambitions to create a world class headquarters for its team in Belfast. With a growing workforce across 22 countries, Kainos' HQ will reflect the firm's ethos and commitment to success.

Key aspects of the proposal are:

- Purpose built Grade A office building
- Circa 120,000 square feet
- Up to 12 stories
- Landmark gateway site
- Retail/restaurant on ground floor
- External landscaped areas
- Frontage onto Bankmore Square and Dublin Road
- Strong relationship with Bankmore Square
- Double height base to public realm
- Sustainable principles

The proposed design of the building has been informed through extensive research, study trips, context of surrounding local area and uses, relationship with Bankmore Square, and by considering appropriate scale, height and massing in line with policy.

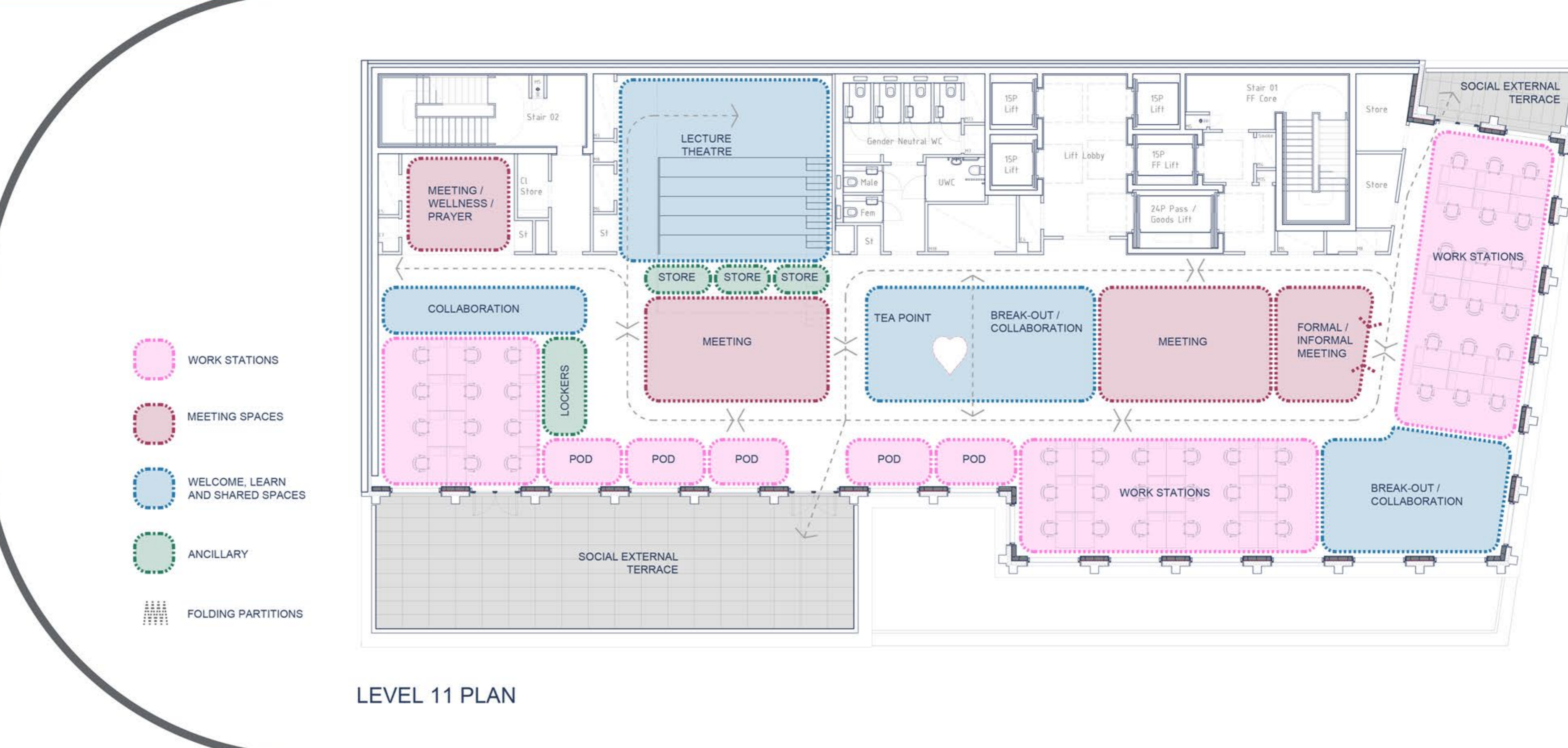
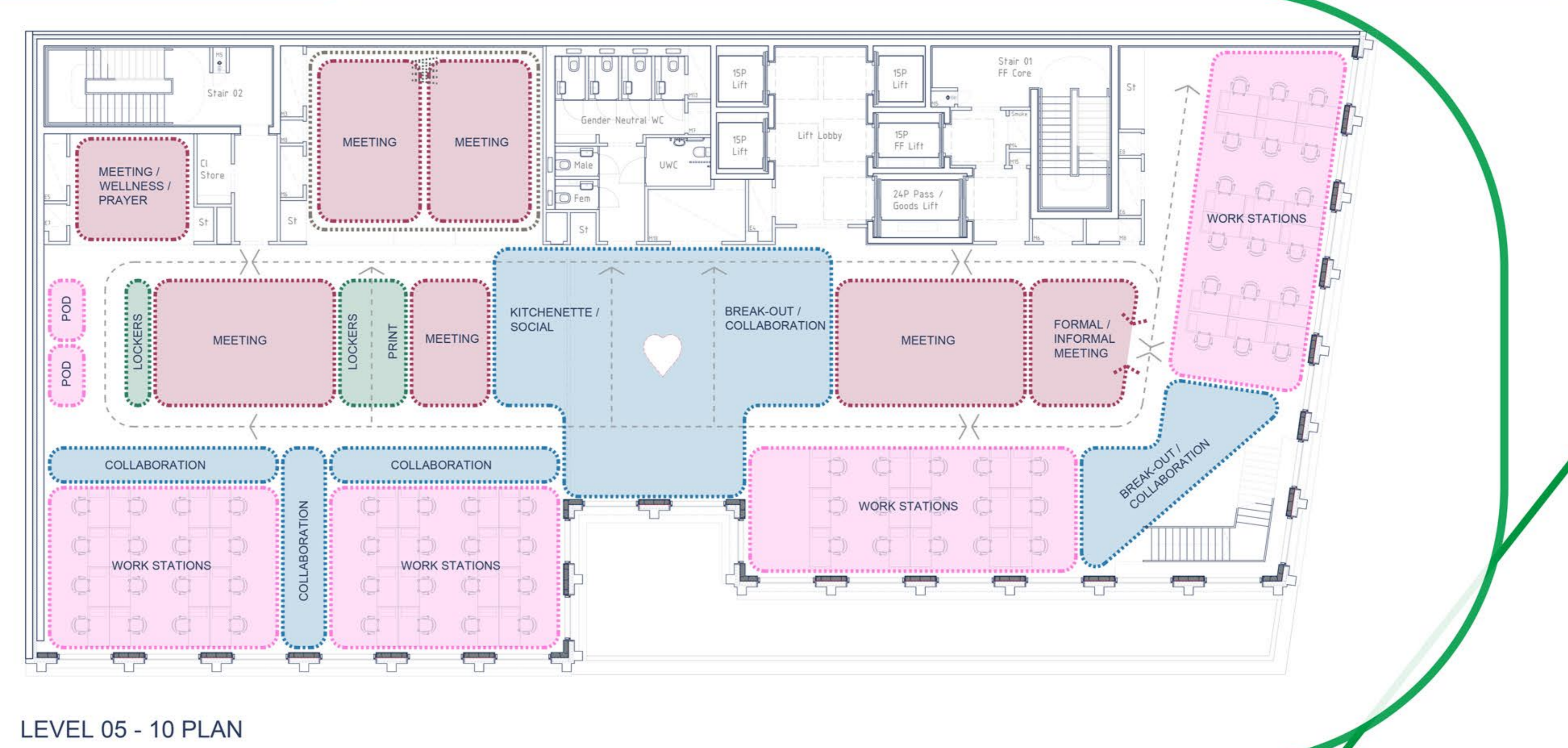
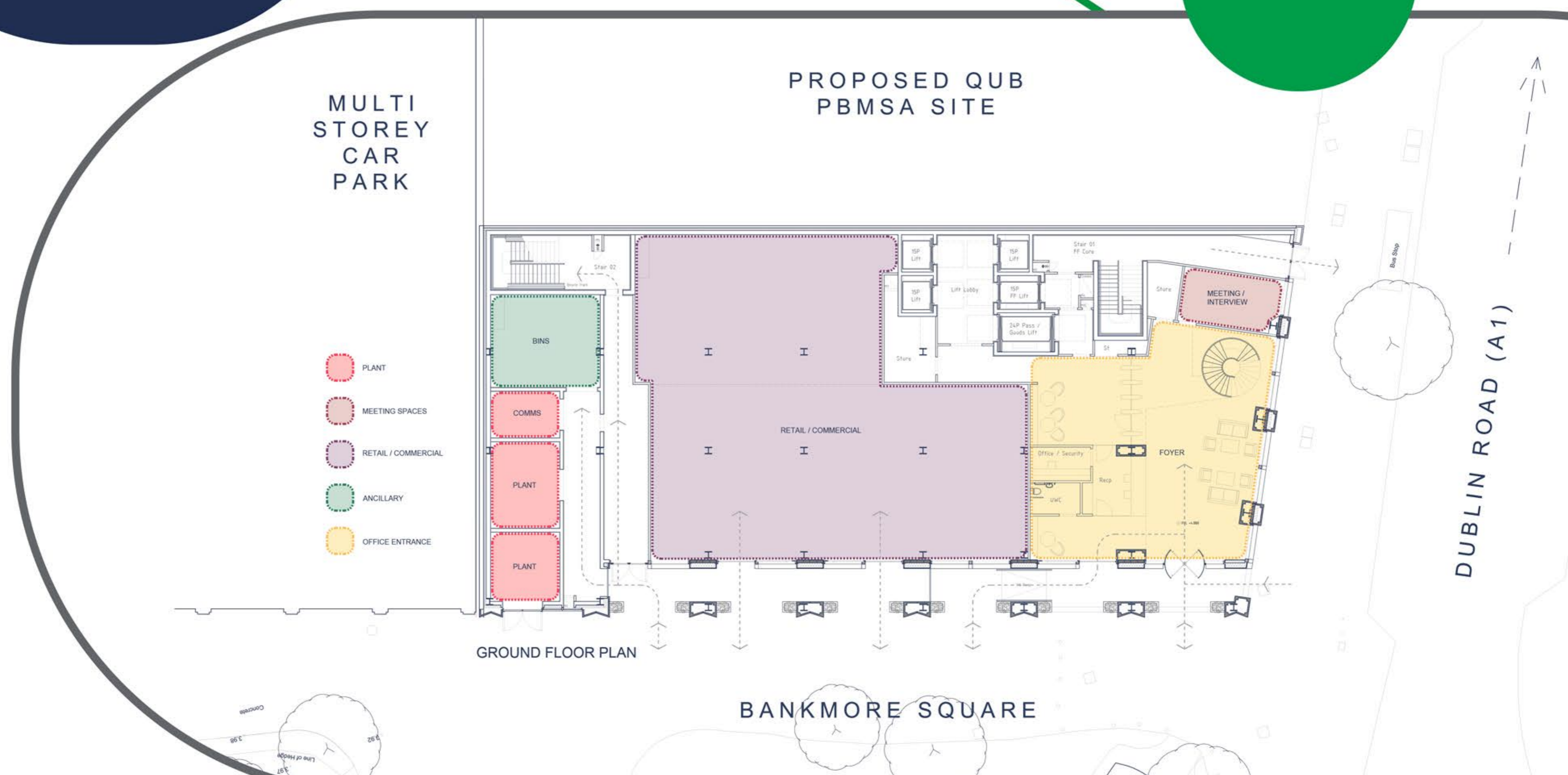


DUBLIN
ROAD
ELEVATION



BANKMORE
SQUARE
ELEVATION





“..continue to attract world class talent...”

Bankmore Square and Local Benefit

Promoting quality public realm and community benefit

A key aspect of Kainos’ vision for its new headquarters is the broader positive impact it will have on the local area. It will help the company sustain its growth, continue to attract and retain world-class talent, and create a landmark building at a key gateway site in Belfast City centre.

The project, alongside QUB’s proposed purpose-built managed student accommodation, will help to regenerate Bankmore Square and the Dublin Road; whilst bringing significant private investment to the area, both during construction and when the buildings are built and in use.

Kainos will also continue its outreach and engagement to widen participation within IT for under-represented groups, offering a range of routes into the tech sector. These are designed to build digital skills and include virtual work experience and coding camps for secondary school students, and apprenticeship and graduate schemes for those in higher and third-level education.



PROPOSED ENTRANCE AND PUBLIC REALM AT BANKMORE SQUARE

“...a landmark building at a key gateway site in Belfast City centre...”

Providing your feedback and next steps

Let us know your thoughts

We would encourage everyone with an interest in the Grade A office building and retail/restaurant proposals to give us their feedback. You can do this by completing the feedback forms available, or by sending us your comments online at www.bankmoresquare.com, via email to kainosfeedback@bankmoresquare.com, or via post to:

Kainos HQ Project, Arthur House, 41 Arthur Street, Belfast, BT1 4GB.

You can also contact a member of our project team via telephone between the hours of 9am – 5pm, Monday – Friday on **028 9044 6742**. If your call is not answered, please leave your details and a member of our team will be in touch.

To be considered during the design process, feedback must be received by the project team no later than midnight on **Monday 16th October 2023**.

If you have any queries regarding the proposed development and consultation process, please feel free to contact us directly.

Please note that comments provided by the public during this consultation process are made directly to the applicant and project team and not the planning authority. When a planning application is submitted, the normal neighbour notification process will be carried out and the public will have an opportunity to make submissions to the planning authority.



“If you have any queries regarding the proposed development and consultation process, please feel free to contact us directly”