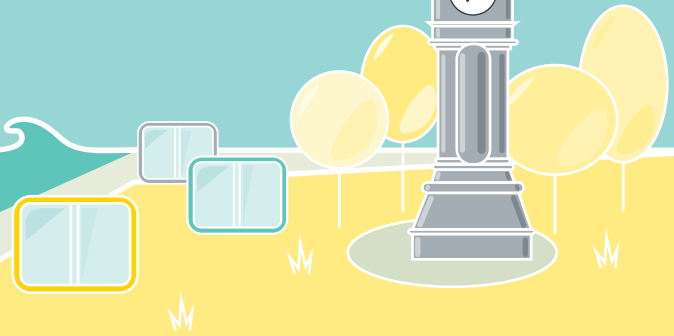
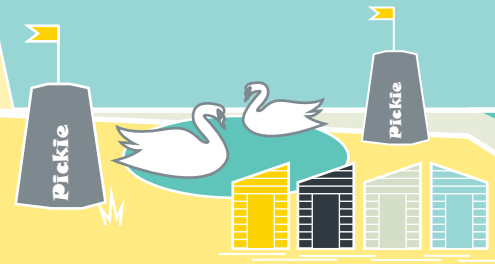


Queen's Parade Bangor

DfC-QPB-GM/16-DB - **Development Brief**



Department for
Communities
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Pickie Family Fun Park, a popular nearby attraction.



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Front cover - an aerial view from the north of the development opportunity site at Queen's Parade.

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submission documentation

THIS DOCUMENT IS ONE OF FIVE PARTS, AS LISTED BELOW, WHICH TOGETHER FORM THE TENDER DOCUMENTATION. PLEASE ENSURE THAT NO PART OR PAGE IS MISSING OR DUPLICATED.

Document Reference		Title
DB		Development Brief
Mol		Memorandum of Information
Tender Package (TP)	TP-1	Quality Assessment
	TP-1A	NOT USED
	TP-1B	NOT USED
	TP-1C	Consortium Member Addendum (Completed by Consortium members only)
	TP-BID1	Developer's Bid Part 1 (Financial Offer)
	TP-BID2	Developer's Bid Part 2 (Detailed breakdown of proposed scheme GDV)

The adjacent town centre is a vibrant place through out the day and evening. Recently the area has benefited from extensive investment in public realm by the Department and Council.



an introduction

THE DEPARTMENT FOR COMMUNITIES TOGETHER WITH ARDS AND NORTH DOWN BOROUGH COUNCIL ARE RELEASING A PRIME SEAFRONT SITE AT QUEEN'S PARADE AND MARINE GARDENS, BANGOR. BANGOR IS A LARGE AND VIBRANT TOWN WITHIN THE BELFAST METROPOLITAN AREA.

BACKGROUND

The appropriate redevelopment of the Queen's Parade area has been the objective of elected representatives and the community in Bangor for many years. This prominent 5.26 hectare site presents a major and high profile development opportunity to transform the seafront and town centre of Bangor. At present, it is a largely cleared site at the centre of the town with huge potential to become a unique place within this popular town.

It is in this context and in order to enable the efficient and effective re-development of the site that the Department for Communities (hereafter referred to as the Department), as the regional urban regeneration body, has or will have assembled all necessary land and obtained full planning permission for a mixed use development. These initial steps have had the widespread support of the local community and have clarified several of the technical and commercial issues relating to this development opportunity. Following a public inquiry the development scheme and the vesting of all the properties required has now been confirmed by the Planning Appeals Commission.

The captivating Bangor Marina, which is adjacent to and can be viewed from the Development Opportunity Site.

