

Ards and North Down Borough Council (hereafter referred to as the Council) control part of the development opportunity site, known as Marine Gardens. It is expected, as part of the programme of local government reform, that the Council will inherit Urban Regeneration responsibilities from the Department in due course. Therefore the Council will be a key development partner throughout this process.

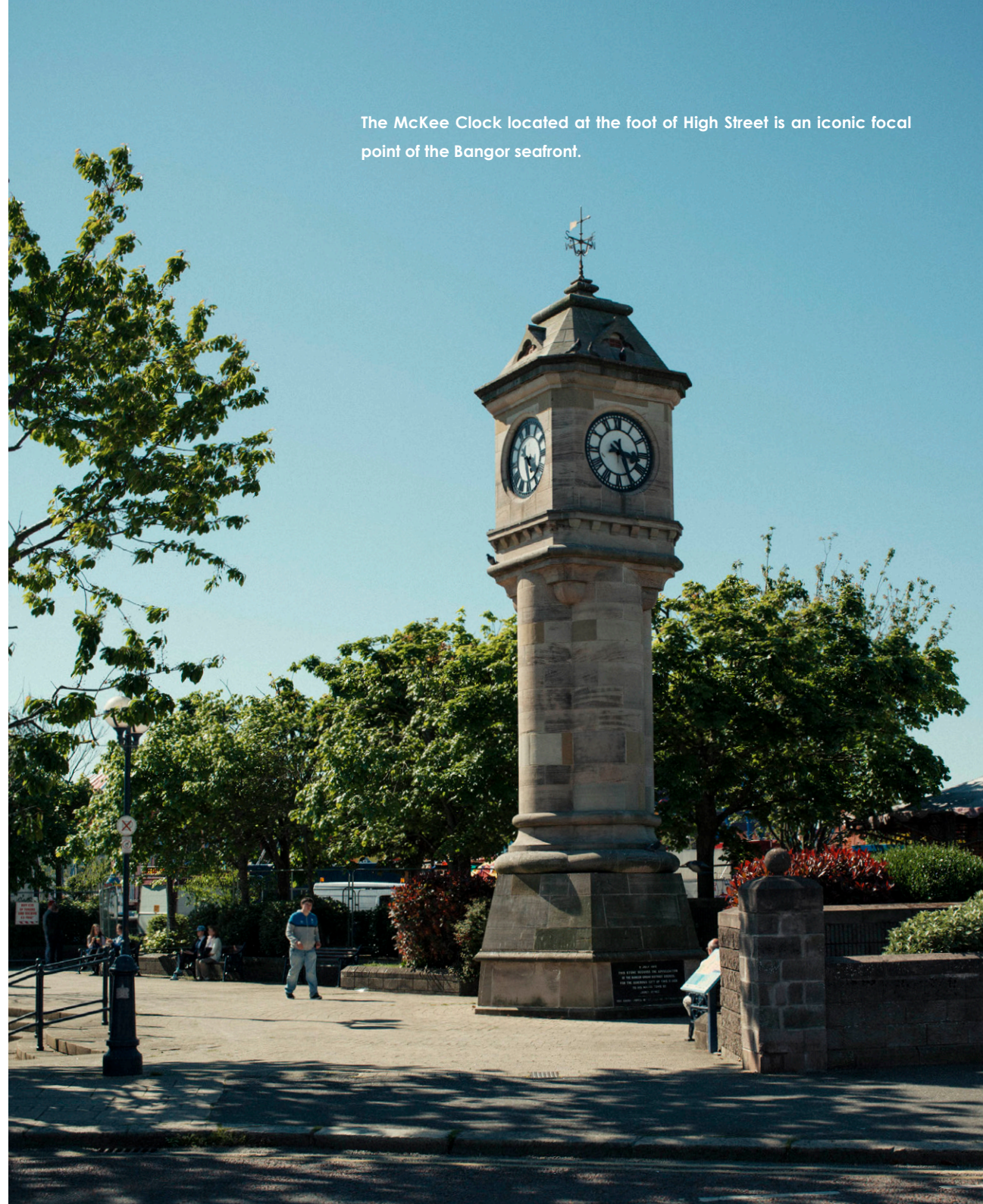
The Department and Council are now in the position to offer the site to a private developer and are seeking imaginative and innovative proposals in order to fulfil their vision and objectives for its regeneration.

THE PURPOSE OF THE BRIEF

The purpose of this Development Brief is to provide developers with sufficient preliminary information to enable submissions of well informed offers having regard to all the assessment criteria. It provides:

- **A Vision and Objectives for the future development and use of the site;**
- **A summary of the Site Context;**
- **A summary of the Site Features;**
- **A summary of planning policy considerations; and**
- **A definition of the high quality design standards that will be required;**

The McKee Clock located at the foot of High Street is an iconic focal point of the Bangor seafront.



THE VISION

“To transform the seafront of Bangor Town Centre into a world class destination that is a vibrant, attractive and cohesive place, enjoyable for all - a destination which connects to the town and the sea and is a catalyst for wider regeneration. The successful scheme will demonstrate excellent standards of urban design, economic viability and sustainability.”

THE OBJECTIVES FOR THE DEVELOPMENT

The Department and Council have drawn up a set of regeneration objectives for the development of the Queen's Parade site, which requires the preferred developer to:

- **Strengthen and improve the features which give the area its unique character**, including ensuring the proposal properly integrates with the urban fabric of Bangor town centre and the designated Area of Townscape Character.
- **Create an innovative and inclusive place** to be proud of with the highest urban design quality, which is outward facing and reconnects the town centre with the seafront and the marina.
- **Enhance the public realm and open space**, ensuring its on-going cost-effective management, maintenance and accessibility, ensuring cohesion and integration with the Town Centre and along the seafront where major investments in public realm and facilities have also been completed.
- **Create a wide range and mix of uses** complementing existing town centre uses.
- **Enhance town centre living** in Bangor.

- **Create a vibrant, sustainable and contemporary seafront destination** that will attract activity and increased footfall to boost both the day and evening economy.
- **Transform the seafront** by creating a vibrant, thriving and prosperous place which will have a long-term, sustainable future.
- **Deliver a revitalised place where all year round there will be improved opportunities to work, live, visit, socialise** in and where business can grow.
- **Deliver sufficient car parking** to support the parking strategy of the public authority within Bangor Town Centre.

THE PROCESS

The Department and Council are now inviting submissions from suitably qualified and experienced businesses and organisations setting out their proposals for this development opportunity.

The Developers are expected to complete and return the relevant Tender Package documents as directed and detailed within the Mol - Memorandum of Information; TP-1 - Quality Assessment, TP-1C - Consortium Members Addendum; and TP-BID1/2 - Developer's Bid.

Submissions will be considered by an evaluation panel consisting of representatives from the Department, the Council and the Lead Consultant. The evaluation will determine the Developer's ability to perform and complete the development of the site and how well the proposals interpret and meet the brief's requirements having regard to the quality of the design proposals and its long term viability and value for money.

CONDITIONS OF DEVELOPMENT / DISPOSAL OF THE SITE

The development will be carried out under a Development Agreement. It will set out details of the Department's requirements in respect of planning aspects, deadlines for obtaining any required planning consents, and for the commencement and completion of the development works. The Department will require a Development Agreement to be completed and signed within 12 weeks or reserve the right to move to another developer.

The Development Agreement will likely require that the developer enters into a licence to take possession of the site and carry out the construction works. The Department's intention is that title to the site will not be transferred until construction works have been completed and certified, as confirmed with the Department. However, the Department may consider a transfer of title in phases if the development is undertaken on a phased basis or a transfer prior to completion and certification if necessary, subject to such conditions as would protect the Department's position and ensure that objectives of the Development are achieved.

Prospective developers should make their own enquiries as to the existence of any physical or legal encumbrances and to the suitability of the site for any particular purpose. Details of title in relation to the site may be obtained on request during the clarification period following the procedure as set out in the MOI - Clarification Requests and Communications During the TP Period.

The developer will be required to produce all necessary plans and construction documents, obtain all necessary permissions and consents, erect and maintain all buildings, control building operations, abide by all by-laws and regulations, pay taxes, rates, fees and other outgoings including insurance.

TENDERING COSTS

Each developer will bear its own bidding costs. The Department, the Council and/or their Consultants shall bear no liability whatsoever for the outcome of this process and shall not be liable for the costs of the developer's submission preparation, any loss of profit and / or other economic loss incurred by developers.

LIABILITY OF THE DEPARTMENT, THE COUNCIL AND ITS CONSULTANTS

No undertaking shall be implied that proposals relating to matters outside the Development Brief will be implemented in the form described, or at any particular time.

The information contained within this Development Brief is provided for the guidance of prospective developers and investors. Whilst every reasonable care has been taken in compiling this Development Brief, neither the Department, the Council nor their Consultants guarantee its accuracy and the prospective developers/investors will be entirely responsible for verification of the information, and for obtaining any additional information that may be required.

SUBMISSION

Details of the submission of documents can be found in MOI - Memorandum of Information.