

THE IMMEDIATE SITE CONTEXT

This prime urban waterfront site is strategically located at the convergence of different uses in Bangor town centre. High Street and Quay Street include restaurants, a hotel and bars that make a significant contribution to the evening economy. Main Street is mainly retail with some other services and cafes. The marina to the north is the dominant feature of the waterfront and a major facility in the town. With 600 berths it is the largest marina in Ireland, successfully operated by Quay Marinas on behalf of the Council. Leisure facilities, including the Aurora Aquatic and Leisure Centre, Castle Park, Ward Park and the restored Castle Walled Garden are located within walking distance just south of the town centre. Pickie Family Fun Park, an important attraction in its own right, is adjacent to the site. This has benefited from a recent £3 million investment in redevelopment and now draws 350,000 visitors annually to one of Northern Ireland's top ten attractions. The area to the south west of the site is a substantial and settled residential neighbourhood.

The site is centrally located overlooking Bangor Bay and is an important part of Bangor's prime urban waterfront. Rocky outcrops and pebble beaches along the adjoining coastline contribute to its attractiveness. The 16 mile long, traffic-free North Down Coastal Path from Holywood to Orlock Point, brings much leisure and visitor footfall along the Marine Gardens element of the site. Bangor Train and Bus Station is within a 5 minute walk from the site. There is a frequent train service to Belfast and beyond. Buses serve the local area including the rural hinterland.



the site features

SITE AREA

There are two distinct areas within the site. The first, to the south of Queen's Parade, is the urban block located between Queen's Parade, Southwell Road, King Street and Main Street. The second, Marine Gardens, lies to the north of Queen's Parade. The total site area is 5.26 hectares incorporating the Queen's Parade urban block, Queen's Parade roadway and Marine Gardens.

The approximate dimensions of the Queen's Parade urban block are:

- 205m along the Queen's Parade frontage;
- 150m along the Main Street frontage;
- 170m along the King Street frontage; and
- 74m along the Southwell Street frontage.

The approximate dimensions of the Marine Gardens are:

- 230m along the marina frontage;
- 120m along the Bridge Street/Quay Street frontage;
- 225m along the Queen's Parade Street frontage; and
- 42m along the Queen's Parade frontage.

LAND OWNERSHIP

Please refer to Appendix One - Land Ownership Map for details of Land Ownership. That part of Marine Gardens shown yellow on the Land Ownership Map is owned by Crown Estates Commissioners with a long term lease agreement in place with the Council with 66 years remaining. Crown Estates have indicated their willingness to

consider proposals for the commercial development of this land. The part of Marine Gardens shown green on the map is owned by the Council. Ownership of the portions shown green and shown yellow will not be transferred. The remainder of the site is either currently owned or is being acquired by the Department.

In respect of land to be vested by the Department, prospective developers should have regard to the provisions contained in the legislation governing the compulsory acquisition of lands in Northern Ireland and, in particular, of the right of challenge to the validity of a vesting order provided by section 5 of the Local Government Act (NI) 1972.

Upon acquisition of those parts of the Site currently occupied for residential and retail / commercial purposes the Department intends offering the existing occupiers short term leases of the properties occupied by them. Any prospective developer should note that the retail / commercial leases may engage the provisions of the Business Tenancies (NI) Order 1996 and, depending upon the date of transfer of ownership of the relevant properties, that the Developer may become lessor under the said leases. Any prospective developer should note that the Planning Appeal Commission Report of 28 April 2016 (which can be obtained upon request) and, in particular, the recommendations made in it, particularly those at paragraphs 28 and 45.

BUILT CHARACTER OF ADJACENT STREETS

The buildings of the neighbouring streets generally have traditional proportions with a strong vertical emphasis of openings, particularly those from the Victorian era. Most buildings have pitched roofs. Neighbouring streets are generally defined by strong corner elements, "bookends". The McKee Clock, located on the site is a listed structure and contributes to the character of the area. Any development within its physical setting will need to be carefully considered with its retention and setting a key element of the design.

EXISTING USES ON THE SITE

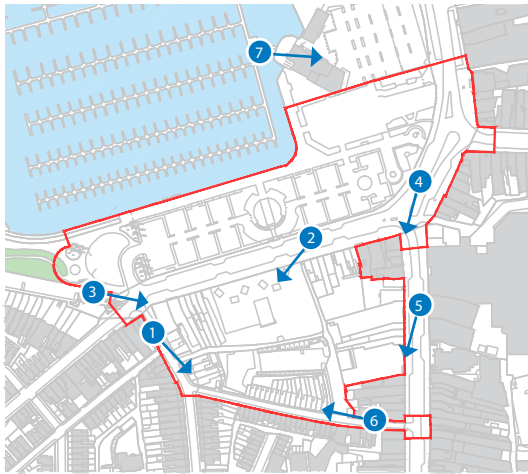
The site currently includes a mix of retail/commercial, residential, parking and open space uses: which can inform proposals for the site's future development:

- The attractiveness of part of the site as a prime retailing location has been strongly endorsed by the successful presence of major commercial tenants, including TK Maxx, JD Sports, Café Nero, B&M, Halifax, Reeds Rains and Ladbrokes, all of which currently generate substantial rental income. It is anticipated that certain tenants will wish to retain trading presence within the new scheme.
- One current occupier of retail / commercial premises within the site is a bookmaker. The Developer should have regard to the Betting, Gaming, Lotteries and Amusements (NI) Order 1985 if and when it seeks to secure possession of the relevant premises and of any potential effect such action may have upon the relevant bookmaker's licence.

- Project 24 is a highly innovative and creative 'meanwhile' use on a cleared part of the site, financially supported by DSD (now DfC) and managed by the Council, which uses colourful shipping containers adapted to provide studios for artists and crafts along with a covered Hub space that supports events.
- The McKee Clock and Queen's Parade quay provide cultural and historical references.
- The Vennel, a car park with 37 spaces;
- A temporary car park, with about 80 spaces; and
- Marine Gardens with landscaping and 208 car parking spaces.

ROAD AND PUBLIC TRANSPORT

Bangor benefits from its proximity and easy access to Belfast and George Best Belfast City Airport, accessed via the A2. The Queen's Parade site is extremely accessible, situated within easy walking distance of the town centre and Bangor Bus and Rail Station which is located approximately 0.3 miles to the south.



Plan identifying location of photographs

the existing site & surrounding streets



1 A view southwards along Southwell Road.



2 A view of the existing gap in the frontage along Queen's Parade.