

PRE-APPLICATION COMMUNITY CONSULTATION REPORT

# Queen's Parade, Bangor

January 2020

Ards and  
North Down  
Borough Council  
28 JAN 2020

Ards and  
North Down  
Borough Council  
Number  
Document  
03

1406 / 2020 / 003

Turley

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Appendix 1: Proposal of Application Notice

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Appendix 4: Press Notices

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Appendix 5: Leaflet

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Appendix 6: Post card

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Appendix 7: June Feedback Form

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Appendix 8: August Feedback Form

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Appendix 9: Consultation website

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# 1. Introduction

- 1.1. This Pre-application Community Consultation Report (PACC) report has been prepared on behalf of Bangor Marine Ltd (the applicant) to support a planning application for the redevelopment of Marine Gardens car park and the lands at Queen's Parade.
- 1.2. Bangor Marine Ltd is submitting a full planning application for the regeneration for a portion of Bangor town centre. The planning application proposes:  
*“Demolition of existing buildings at 5-12 & 35-41 Queen's Parade, 22-30 Main Street (B&M Bargains), 34-36 Main Street (Oxfam and Hospice Shops), 6-34 King Street and 5-17 Southwell Road; minor extension and elevational changes to 40-42 Main Street (Caffé Nero); creation of new means of escape and installation of roof lights to 20 Main Street (Halifax); creation of new bin storage and basement access together with minor façade works to 48 Main Street (TK Maxx); erection of a mixed use development comprising culture and leisure facilities (class D), a 67 bedroom hotel, retail units, food and beverage outlets, offices (class B1(a)), 138 residential units comprising 114 apartments in 3 blocks and 24 duplex apartments along King Street, creation of undercroft car park comprising 219 spaces together with 14 courtyard spaces and 24 on street, minor modifications to Main Street/King Street junction and creation of two way street along Southwell Road from the junction with Primrose Street, creation of new public squares and courtyards including new pedestrian access points; and the redevelopment of Marine Gardens Car Park including partial demolition of sea wall to create a public realm space comprising gardens and lawns, play areas, events spaces, covered shelters, 7 Kiosks and 2 Pavilions (housing food and beverage operators), water feature together with other ancillary development.”*
- 1.3. As a major application this proposal was subject to legislative requirements to carry out pre-application community consultation prior to submission of the planning application.
- 1.4. Full details on the design of the proposals are provided in the accompanying Design and Access Statement and other technical reports that are submitted as part of the planning application. This PACC report should be read alongside these other documents.
- 1.5. The PACC report provides a record of the consultation activities that have taken place in order to inform interested parties of the application proposals. All feedback received during the consultation period has been recorded and considered as part of the design process.



## 2. Legislative Context

- 2.1 This is a Pre Application Community Consultation (PACC) report which has been prepared in accordance with Section 27 of the Planning Act (Northern Ireland) 2011(hereafter referred to as the Planning Act or the Act).
- 2.2 The applicant recognises the legislative requirements for all major applications to undertake at least 12 weeks of community consultation prior to the submission of the planning application.

### Development Management Regulations

- 2.3 Under the Planning (Development Management) Regulations (Northern Ireland) 2015 (hereafter referred to as the Development Management Regulations) the proposal is defined as a major development proposal under Category 6 of the Schedule to the Development Management Regulations as the number of residential units proposed exceeds 50.
- 2.4 This report demonstrates how the legislative requirements set out in Section 27 of the Act and Regulation 5 of the Development Management Regulations has been fully complied with.
- 2.5 More significantly, it also provides our understanding of how the views of interested parties have been considered as part of the evolution of the design and preparation of the planning application. It reaffirms the applicant's commitment to on-going constructive community engagement during and beyond the planning application phase of the project.

### Legislative Requirements Planning Act

- 2.6 Section 27(3) of the Act expressly states that an applicant must give notice of their intention to submit a planning application at least 12 weeks before the submission of a planning application.
- 2.7 The report relates to a Proposal of Application Notice (PAN) submitted by Turley on behalf of the applicant. The PAN was submitted to Ards and North Down Borough Council on 24 May 2019.
- 2.8 The PAN, in accordance with Section 27(4) provided a description, in general terms, of the development to be carried out; a site address; a plan showing the outline of the site sufficient to identify it; and details as to how the applicant could be contacted. A copy of our PAN is enclosed in **Appendix 1**.
- 2.9 By email dated 24<sup>th</sup> May 2019, we received correspondence from Ards and North Down Council which confirmed that our proposed methodology for consulting with the public and local community met the requirements set out in Section 27 of the Act.
- 2.10 Regulation 5(2) and (3) set out the minimum requirements for Pre Application Community Consultation. Table 2.1 below details these requirements, refers to the arrangements detailed in our PAN (**see Appendix 1**), and outlines the additional activities which were undertaken. Where possible, we have provided supporting evidence to demonstrate that each aspect detailed in the PAN was undertaken.

2.11 The engagement strategy has taken account of the available guidance provided including the Department's 'Development Management Practice Note 10', which encourages:

- Information to enable communities to understand and respond to the development proposal
- Graphic representations of the proposed development to help local communities understand and visualise the proposal.
- Description of the key aims and objectives of the proposal, explaining what the potential impacts of the proposal might be.
- Details of any Environmental Impact Assessment undertaken or planned; identifying possible environmental impacts.
- Extra effort made to engage with "seldom heard" groups.
- Exhibitions, and/or workshops being held to involve people in a non-confrontational way.

2.12 The project team have reviewed both legislative requirements and these guidelines on pre-application consultation before creating a bespoke engagement strategy as detailed in Chapter 3. PAN specified activities are outlined in Table 2.1 overleaf, and additional; activities undertaken are outlined in Table 2.2.

**Table 2.1.: Meeting Minimum Legislative Requirements**

Minimum Legislative Requirements	PAN Specified Actions	Completed Actions
<p>Public Events:</p> <p>One public event in the locality of the proposed development.</p>	<p>Public Information Event/Exhibition of proposals to be held at The Hub at Project 24, Queen’s Parade, Bangor on 18<sup>th</sup> and 19<sup>th</sup> June 2019, and on 1<sup>st</sup> and 2<sup>nd</sup> August 2019.</p> <p>Exhibition materials to be displayed at Aurora Leisure Centre from 28<sup>th</sup> June - 5<sup>th</sup> July and again from 5<sup>th</sup> August - 16<sup>th</sup> August</p>	<p>Four public exhibitions were held at The Hub at Project 24, Queen’s Parade, Bangor on:</p> <ul style="list-style-type: none"> <li>▪ 18<sup>th</sup> June, 1pm – 7pm</li> <li>▪ 19<sup>th</sup> June, 1pm – 7pm</li> <li>▪ 1<sup>st</sup> August, 11am – 7pm</li> <li>▪ 2<sup>nd</sup> August, 1pm – 7pm</li> </ul> <p>An additional unmanned public exhibition was held in the Aurora Centre from 28<sup>th</sup> June – 5<sup>th</sup> July and again from 5<sup>th</sup> August - 16<sup>th</sup> August.</p> <p>See <b>Appendix 2 and Appendix 3</b> for the Display Boards used at the Public Information Events.</p>
<p>Advertising Event:</p> <p>Publish a notice in a local newspaper circulated in the locality of the proposed development (1 week before each event)</p>	<p>Newspaper advertisement in:</p> <ul style="list-style-type: none"> <li>▪ County Down Spectator</li> <li>▪ Newtownards Chronicle</li> </ul>	<p>Notices published on:</p> <ul style="list-style-type: none"> <li>▪ County Down Spectator, 6<sup>th</sup> June 2019</li> <li>▪ Newtownards Chronicle, 6<sup>th</sup> June 2019</li> <li>▪ County Down Spectator, 25<sup>th</sup> July 2019</li> <li>▪ Newtownards Chronicle, 25<sup>th</sup> July 2019</li> </ul> <p>See <b>Appendix 4</b>.</p>

PAN Specified		
<b>PAN Circulation</b>	<p>Elected member(s) for District Electoral Area (DEA) Bangor Central:</p> <p>Councillor Karen Douglas, Deputy Mayor (Alliance)  Councillor Stephen Dunlop (Green Party)  Councillor Alistair Cathcart (DUP)  Councillor Craig Blaney (UUP)  Alderman Wesley Irvine (DUP)  Ray McKimm (Independent)</p> <p>Other</p> <p>Steven Agnew MLA  Stephen Farry MLA  Gordon Dunne MLA  Alex Easton MLA  Alan Chambers MLA  Sylvia Hermon MP</p>	<b>PAN distributed 29<sup>th</sup> May 2019</b>
<b>Leaflets</b>	<p>Information leaflets with freepost feedback forms issued to existing residents and surrounding properties prior to the June public events.  Postcard style flyers issued prior to the August events to properties in the surrounding area.</p>	<p>Distribution of information leaflets with free-post feedback form to properties within approximately 500 metres of the site; both commercial and residential</p> <p><b>See Appendix 5</b> for the information leaflet</p>
<b>Dedicated Consultation Website</b>	A dedicated consultation website:	<p>This was launched on 18 June 2019.</p> <p>By 16 August 2019 the consultation site</p>

	<a href="http://www.queensparadebangor.co.uk">www.queensparadebangor.co.uk</a>	received 4,554 page views.  See <b>Appendix 9</b> for screen grabs of the website
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**Table 2.2 Additional Actions**

Additional Actions		
<p><b>Dedicated elected representative sessions.</b></p>	<p>In June, one hour prior to the first public information event a dedicated drop-in session was held for elected representatives of the area (Councillors, MLAs and MPs).</p> <p>In August Ards and North Down Councillors were given a presentation about the latest scheme, prior to the August public information events.</p>	<p>An invitation was issued to all elected representatives for Ards and North Down Borough Council, all MLAs and the MP for the area.</p>
<p><b>Consultation Hotline</b></p>	<p>A dedicated consultation hotline was established:</p> <p>0808 1688 296</p>	<p>Three calls were received during the duration of the consultation period.</p>
<p><b>Meeting with representatives of For a Better Bangor (FABB)</b></p>	<p>One meeting took place with FABB. The meeting was held on 8<sup>th</sup> July at Signal Business Park.</p>	<p>Further information of feedback received is contained in section 7 of this report.</p>
<p><b>Meeting with IMTAC</b></p>	<p>One meeting took place with representatives from the Inclusive Mobility and Transport Advisory Committee (IMTAC) on 11 September 2019.</p>	<p>Further information of feedback received is contained in section 7 of this report.</p>
<p><b>Meeting with Ards and North Down Borough Council Disability Forum</b></p>	<p>One presentation took place by the project team to the forum on 7<sup>th</sup> November 2019</p>	<p>Further information of feedback received is contained in section 7 of this report.</p>

### 3. Consultation Activity

#### Statutory Pre-Application Community Consultation

3.1 The following activity was undertaken as part of the statutory 12 week minimum pre-application community consultation period.

3.2 The engagement strategy and activity was developed with consideration of the legislative requirements as detailed in Chapter 2. These include:

- Distribution of information leaflet to surrounding properties;
- Public exhibitions;
- The issuance of a press notice; and
- Dedicated feedback channels to allow comments and feedback regarding the proposals to be received and processed. These include a dedicated consultation website, project email, a consultation phone-line and a tear-off feedback postcard.

#### Pre-application discussions (PAD) with Ards and North Down Borough Council

3.3 The applicant has been engaged in PAD since January 2018 until November 2019. An initial PAD submission was made to Council

in January 2018 following the Department for Communities (DfC) expression of interest for interested developers to submit proposals for the redevelopment of Queen's Parade. During this time, Council has facilitated workshops and meetings between the applicant and the statutory consultees. Advice and feedback from the PAD process has played an important role in shaping the development proposals, further details on the PAD process are detailed in the Design and Access Statement, Section 4.

#### PAN Circulation

3.6 The PAN was circulated on 29 May 2019 to elected representatives for the area. These recipients included the Bangor Central DEA representatives:

- Councillor Karen Douglas, Deputy Mayor
- Councillor Stephen Dunlop
- Councillor Alistair Cathcart
- Councillor Craig Blaney
- Alderman Wesley Irvine
- Ray McKimm

3.7 In addition the PAN was also circulated to:

- Steven Agnew MLA
- Stephen Farry MLA
- Gordon Dunne MLA
- Alex Easton MLA
- Alan Chambers MLA
- Sylvia Hermon MP

### **Press Notice**

- 3.8 A press notice detailing the venue and timing of the public consultation events was published in the County Down Spectator and Newtownards Chronicle on 6<sup>th</sup> June 2019 and 25<sup>th</sup> July 2019; 7 days prior to each public event – **see Appendix 4.**

### **Leaflet to properties in the surrounding area**

- 3.9 An information leaflet was distributed to local properties (including commercial and residential) one week prior to the June public exhibitions taking place. A copy of the June leaflet is included in **Appendix 5.**
- 3.10 The leaflet provided details of the four public exhibitions on 18<sup>th</sup> and 19<sup>th</sup> June and 1<sup>st</sup> and 2<sup>nd</sup> August for this application. The leaflet issued in June included the following information:

- Details of the site location;
- Information regarding the proposals;
- A tear-off feedback postcard; and
- Details of the public exhibitions and the available contact channels

- 3.11 An additional postcard was distributed before the August public exhibitions to sign-post the community, businesses, and other stakeholders to the second set of events. A copy of this post card is included in **Appendix 6.**
- 3.12 The leaflet and post card were circulated to circa 1,200 properties surrounding the site in Bangor town centre as identified in the map in figure 3.1.
- 3.13 Given the significance of the project it was agreed with the Council's planning department that leaflets would be distributed to properties within a minimum of 500 metres from the site.



Figure 3.1 Map of leaflet distribution area

3.13 The post card provided several means for respondents to contact the project team; a postal address was presented alongside a generic project email address. The leaflet contained a free-post tear-off feedback form to return to the address provided. Members of the project team were in attendance and available to answer questions at all times during the events.

3.15 The information leaflet was also issued to the Queen's Parade Steering group previously established by Ards and North Down Council and the Department for Communities (DfC). To avoid any conflict with the General Data Protection Regulations (GDPR) DfC and Council distributed the leaflet directly to the following organisations Town Centre Management

- Bangor Chamber of Commerce
- YMCA
- Methodist Church
- Harbour Ward Community Association
- FABB
- Post-Secondary Schools in Bangor

### **Public information drop-in event**

3.16 To ensure maximum opportunity for interested parties and members of the public to view the plans four public information events were held as part of the consultation process for this development.

3.17 The events were held at The Hub at Project 24, Queen's Parade, Bangor on:

- 18th June, 1pm – 7pm
- 19th June, 1pm – 7pm
- 1st August, 11am – 7pm
- 2nd August, 1pm – 7pm

3.18 Members of the project team were available to answer questions. Representatives from the wider project team (alongside Council and DfC representatives) included:

- Bangor Marine Limited
- Turley (Planning and Strategic Communications)
- Todd Architects (Architects)
- Atkins (Transport Consultants)
- Park Hood (Landscape Architects)



- Department for Communities (South Eastern Regional Development)
- Ards and North Down Council (Regeneration Department)

3.19 At the exhibition, a series of consultation banners and plans were displayed (see Appendices 2 and 3). These banners contained information about the proposals and the wider consultation process, including:

- Information about the purpose of the exhibition;
- Details of the proposals; and
- Information regarding the next steps in the process, and details of the available feedback channels.

3.20 Photographs from the events are displayed in Figure 3.2 overleaf.

3.21 In total, approximately 440 people actively took part in the four public exhibitions by engaging with the project team at these events, completing a feedback form or providing comments via the project email.

3.22 The information displayed at the June events focussed on exhibiting the proposals which were linked to the original Development Agreement between Bangor Marine Ltd and the DfC and Council. At the event, exhibition banners and plans displayed information about the proposed mixed use development, the design and the regeneration of the Marine

Gardens with a particular emphasis on setting out the applicant's vision for the development, with supporting visual information. Information banners displayed at the June events are available at **Appendix 2**.

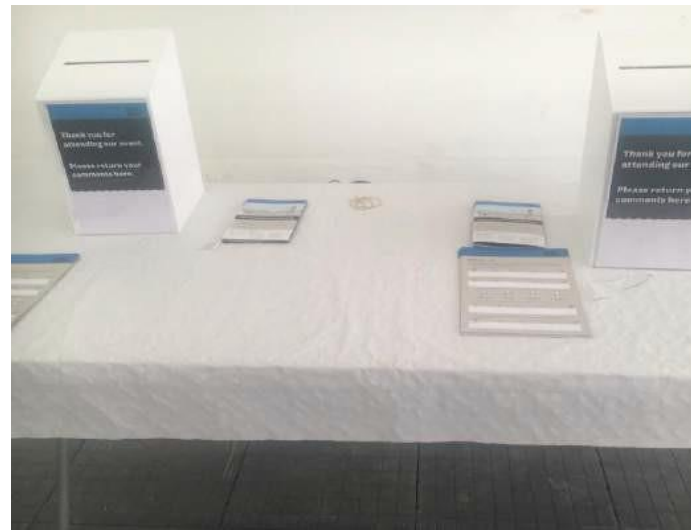
**3.23** At the second event, the exhibition banners provided revised proposals which responded to feedback obtained from the public at the June public exhibitions. The information displayed at the August events explained how feedback received at the June events had influenced and shaped the proposals. Information banners displayed at the August events are available at **Appendix 3**.

3.24 Video testimonials were also captured by the project team to produce an insights video for public consumption. The video recorded feedback from a selection of attendees at the public exhibitions and provided an overview of the proposed plans. The videos are available on the public consultation website: [www.queensparadebangor.co.uk](http://www.queensparadebangor.co.uk).

3.25 The events were held to engage with the local businesses, the general public and elected representatives for the area to provide further information about the proposals and gather feedback.

3.26 The feedback provided the project team with an opportunity to provide reassurance and clarification on issues prior to the submission of the planning application, and where possible introduce amendments to the regeneration proposals.

Figure 3.2 Project team and attendees at the Public Information Events.



- 3.26 Following the June events the information banners were displayed at the Aurora Leisure Centre in Bangor along with feedback forms and comment box. This additional display of information was undertaken in recognition of the significance of this project for the local area. The display of information in this publicly accessible and leisure centre with high footfall helped to ensure a greater number of people were made aware of the proposals and had the opportunity to give feedback.

*Figure 3.3 Display of information boards at Aurora Leisure Centre*



## Feedback Forms

- 3.27 Freepost feedback forms were provided to surrounding properties as part of the information leaflet distributed prior to the June public exhibition events taking place, see **Appendix 5**.
- 3.28 Similarly, feedback forms were available at the public information events for attendees to fill in and provide any comments they had on the proposals. These could be completed at, or following, the events. Separate feedback forms were provided at each event to reflect revisions to the proposals which took place after the June community consultation events.
- 3.29 The June feedback form can be seen in **Appendix 7** and the August feedback form can be seen in **Appendix 8**.
- 3.30 Details of the alternative feedback channels were also provided at the public information events to further encourage feedback.

## Feedback Channels

- 3.31 A dedicated project email was established ([queensparadebangor@turley.co.uk](mailto:queensparadebangor@turley.co.uk)). This appeared, alongside other contact details, on display boards and leaflets.
- 3.32 In addition a consultation hotline (0808 1688 296) was available; the contact number was displayed on the leaflets, website and exhibition display boards.
- 3.33 Respondents could also call or write to the project team, and these details were present on all project collateral.

3.34 A feedback form was distributed during the public events and upon request – **see Appendix 7 and 8.**

### **Online Community Consultation**

3.35 A dedicated website was hosted at [www.queensparadebangor@turley.co.uk](http://www.queensparadebangor@turley.co.uk) to support a comprehensive pre-application consultation.

3.36 This consultation website was designed to provide users with as much information on the proposals as possible to cater to users unable to attend the public information events.

3.37 It provided access to the information displayed at the public events and a feedback facility. The structure of the website was:

- *Home page – providing an overview of the project*
- *Our proposals – detailing the plans*
- *Consultation Banners – for online viewing or download*
- *Have Your Say – consultation feedback form and feedback channels*

3.38 The website was launched on 18<sup>th</sup> June 2019 to coincide with the first public event and had received 4,554 page views by the consultation closing date of 16<sup>th</sup> August 2019.

3.39 Of the online traffic around 28% of views were via desktop, 63% of views were via mobile devices and around 9% via tablet devices.

3.40 Around 25% of all page views were returning visitors, illustrating that at least a quarter of visitors continued their engagement with the site throughout the consultation period.

3.41 A screen shot of the website is included at **Appendix 9.**

### **Video Feedback**

3.42 To ensure a variety of feedback was captured a number of attendees were interviewed at the public information events and their comments shared with the design team.

3.43 Two c. 4 minute project videos were developed using this content along with other supporting visual materials. One video was captured during the June Public information events, and another during the August events. The videos provided an overview of the plans and feedback testimonials from attendees of the community consultation events, and members of the project team.

3.44 Both videos were added to the home page of the website site following the respective public consultation events.

Figure 3.3 Queen's Parade Community Consultation Videos



## Additional Meetings

- 3.45 A number of additional meetings were undertaken by the project team throughout the pre-application community consultation period including Pre-Application Discussions which are outlined further in the planning statement and Design and Access Statement submitted with this application.

### Forum for a Better Bangor (FABB)

- 3.46 On 8<sup>th</sup> July 2019 the project team met with representatives of Forum for A Better Bangor.

- 3.47 In attendance were:

#### Project team:

- Simon Moon: Bangor Marine Ltd
- Nigel Murray – Todd Architects
- Michael McKenna – Turley
- Sam McKee – Turley

#### Ards and North Down Council:

- Brian Dorrian – Ards and North Down Council
- Stephen Reid - Ards and North Down Council
- Susie McCullough - Ards and North Down Council
- Niall McVittie – Dept. for Communities

#### FABB:

- Jim Russell
- Patricia Jones
- Louise MacCartney
- Jack Thompson
- Kevin Baird
- Stuart Buchanan – YMCA

- 3.48 At this meeting an overview of the scheme was given by Todd architects using the information banners displayed at the public information events in June. A wide ranging discussion took place.



3.49 Comments included:

- General support for the development coming forward and for the project vision
- Welcomed the attractive public spaces and the emphasis on connections
- A desire that the destination building will have a view of the seafront
- Comment on the need for accessibility to be a key consideration particularly with the steps feature
- Discussion on how to attract people to the town again, with a desire to develop a specific (un-named) attraction for the town centre that would also be attractive on rainy days
- Important that the space is welcome for all users, including young people, with a mixture of formal and informal 'play' areas.
- Better connectivity to the town centre and to Pickie Park was welcomed
- Query around the long term approach to parking whilst also welcoming a wider strategy for the town.

3.46 A key consideration for the project's design was accessibility for all non-vehicular users of the area, particularly for those travelling between the existing main retail area of the town, into the site, across Queen's Parade to Marine Gardens. As a result

the project team actively sought to meet with representatives of groups responsible for promoting accessibility of public spaces and places. The nature of these meetings, feedback received has been considered in the development of the planning application..

3.47 Two meetings were held to ensure awareness, understanding and opportunity to input were provided to accessibility / disability groups:

#### **Inclusive Mobility and Transport Advisory Committee (IMTAC)**

3.48 On 11 September 2019 a member of the project team (Turley Strategic Communications) met with the Executive Secretary of Inclusive Mobility and Transport Advisory Committee. This meeting raised awareness of the emerging plans, the progress made to date, and ambitions for future submissions. The Executive Chair provided initial comments to the schemes and undertook to raise the project directly with the Committee.

3.49 Comments included:

- Welcoming of the ambition to better connect the town centre and the seafront
- A desire to see accessibility of all potential users to be a key consideration of the plans, including for the public realm
- A desire to see how the material palette and textures would be used to support an accessible destination

3.50 These comments were passed to the project design team and have been considered as part of the design development. Feedback received and the applicant's response to is outlined further in section 7 of this report.

3.51 The applicant's response to these comments is outlined in Section 7 of this report.

#### **Ards and North Down Borough Council Disability Forum**

3.52 On 7 November 2019 members of the project team (Turley Strategic Communications and Todd Architects) presented to the Council's Disability Forum.

3.53 The disability forum comprises elected representatives, council officers, and a collection of representatives from various accessibility / disability – related groups.

3.54 An overview of the project, its current status (pre-application), and anticipated next steps was given by a member of Turley Strategic Communications. This was followed by a presentation of the scheme by a representative of the design team from Todd Architects. This presentation outlined the vision for the project, the proposed development plans for Queen's Parade including the central steps and pathway feature, and the proposed approach to public realm at Marine Gardens. The presentation followed by feedback / discussion from the group.

3.55 The main points of the discussion included:

- The group sought clarification of next steps and how the approval process would be undertaken
- Clarity was sought as to the relationship between this project and the wider Bangor Seafront

project, being led by the Council.

- Clarity on the proposed approach to parking in the area, and how demand for parking would be dealt with.
- Clarity on accessibility of the toilets, and a request that a changing places facility would be considered
- The investment plans were welcomed by way of regenerating Bangor

3.56 The applicant's response to these comments is outlined in Section 7 of this report.

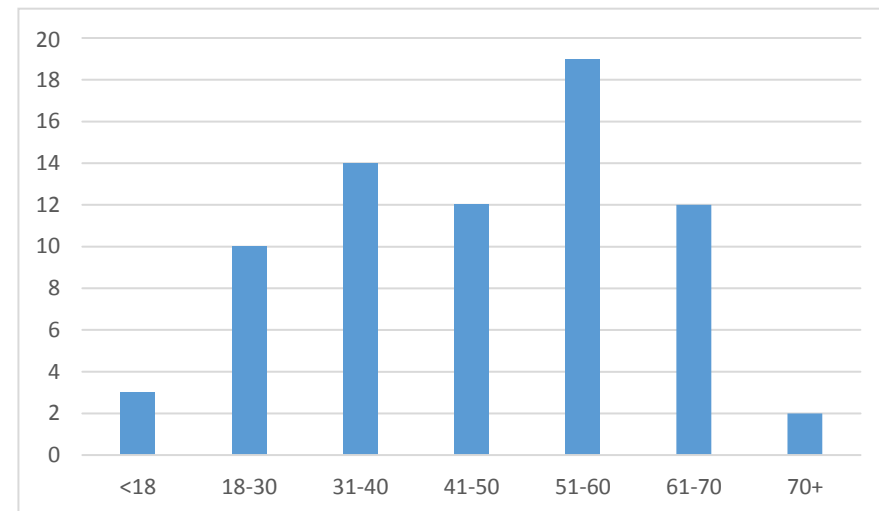
## 4. Feedback Analysis

- 4.1 During consultation on the plans for the development a total of 290 representations were received.
- 4.2 These were received during the public information events, submitted via the leaflet, website, telephone line, or project email.
- 4.3 Separate surveys were provided at the June public exhibition and the August public exhibition. The June survey sought to gather feedback on the initial proposals. A new survey carried out at the August event sought more specific feedback on the revisions to the proposals following the community consultation in June. The consultation period remained open from 18<sup>th</sup> June 2019 until 16<sup>th</sup> August 2019.
- 4.4 The following analysis will present the data separately as follows:
- Chapter 5: Responses to surveys completed during the June public exhibition events, in response to the leaflet issued in June 2019 and via the online consultation website.
  - Chapter 6: Responses to surveys completed during the August public exhibition events and submitted in the fortnight after the August events.

## Demography

- 4.4 The feedback of respondents was monitored to assess whether they were a fair representation of the wider community. This information was collected from the feedback form. However not all respondents chose to include their age.
- 4.5 Feedback was gathered across a spectrum of age ranges, with the most representations coming from those aged 51-60 (28%), 31-40 (21%) and 61-70 (18%), as shown in **Figure 4.1**.

*Figure 4.1 Age profile of respondents from August public exhibitions.*



## 5. Feedback Questions – June 2019

### Feedback Questions

- 5.1 The following responses related to eight feedback questions provided on feedback forms available at the August public exhibitions – see **Table 5.1**.
- 5.3 Of the eight questions, there was one open ended question and seven closed questions that related to the proposals. Six of the closed questions also provided the opportunity to comment outside of the pre-provided responses.
- 5.4 Responses to six of the closed questions were gathered on a Likert scale – see Figure 5.2. Respondents specify their level of agreement or disagreement on a symmetric agree-disagree scale for a series of statements.
- 5.5 Responses to one of the closed questions were gathered via a ranking scale. Respondents were asked to rank proposed uses based (listed on the leaflet) on level of personal importance with 1= most important and 8 = least important.

**Table 5.1 Feedback Questions**

Questions
Q1. I support the vision for the mixed-use regeneration of Queen’s Parade.
Q2. I support the proposals for the new public realm at Marine Gardens.
Q3. Which of the proposed uses are most important to you? (please rank): 1 = most important, 8 = least important
Q4. I support the demolition and replacement of the vacant and derelict buildings on site.
Q5. I support the creation of new streets/laneways and public spaces to integrate the development into the town centre.
Q6. I support the traffic calming measures proposed for Queen’s Parade.
Q7. I support the proposed investment to the town.
Q8. Do you have any further comments?

**Figure 5.1: Likert Scale:**

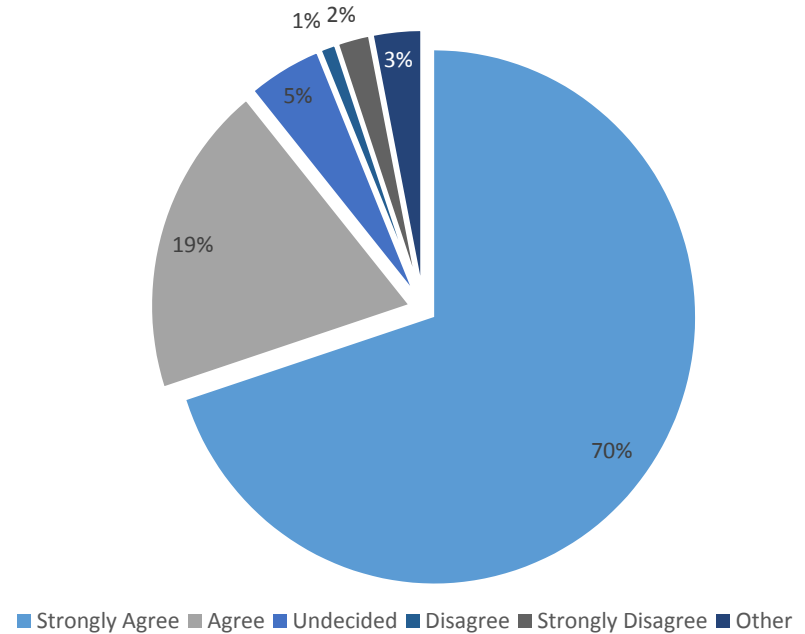


### Responses to question 1:

#### I support the vision for the mixed-use regeneration of Queen's Parade.

- 5.6 Question 1 asked respondents: I support the vision for the mixed-use regeneration of Queen's Parade.
- 88% of respondents answered that they Strongly Agreed (69%) or Agreed (19%) with this statement. This compares to 4% who Strongly Disagreed and 1% who Disagreed.
  - 5% of respondents were Undecided.
  - This indicates that a clear majority of respondents supported the statement, as shown in **Figure 5.3** opposite.
  - A total of 197 responses were recorded to this statement/question.

Figure 5.2 Question 1

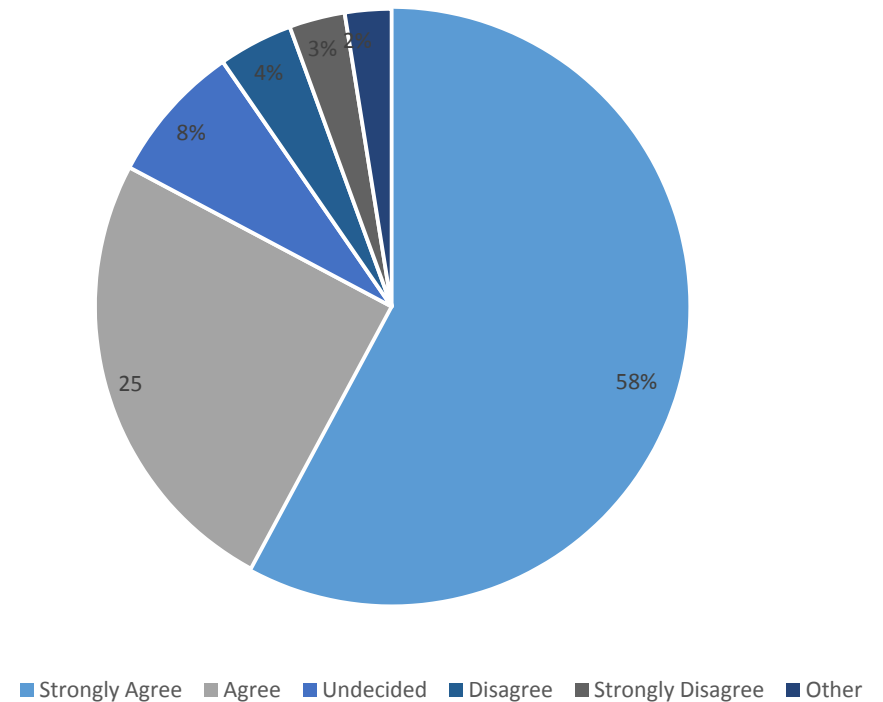


## Responses to question 2:

### I support the vision for new public realm at Marine Gardens.

- 5.7 Question 2 asked respondents: I support the vision for new public realm at Marine Gardens.
- 83% of respondents answered that they Strongly Agreed (58%) or Agreed (25%) with this statement. This compares to 3% who Strongly Disagreed and 4% who Disagreed.
  - 8% of respondents were Undecided.
  - This indicates that a clear majority of respondents supported the statement, as shown in **Figure 5.3** opposite.
  - A total of 197 responses were recorded to this statement/question.

Figure 5.3 Question 2



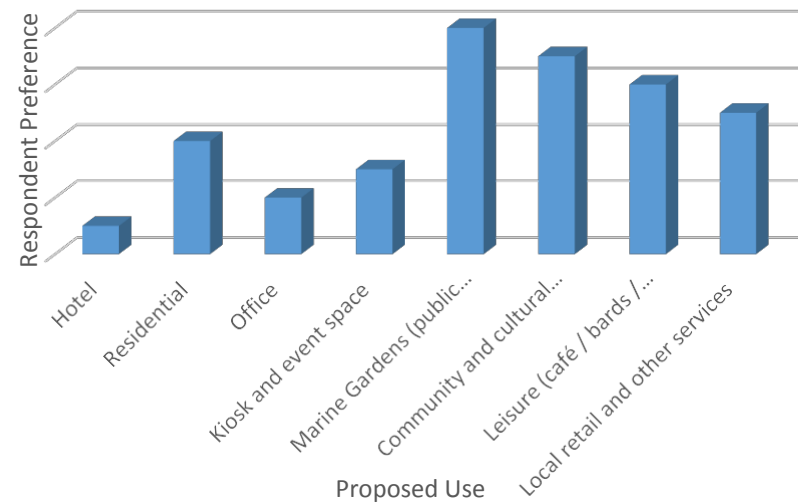


### Responses to question 3:

**Which of the proposed uses are most important to you (please rank): 1 = most important, 8 = least important**

- 5.8 Question 3 asked respondents: Which of the proposed uses are most important to you (please rank): 1 = most important, 8 = least important
- 5.7 Figure 5.4 illustrates respondents' most preferred uses, with Marine Gardens (public Open Space) scoring most favourably. The least favourite of the proposed uses was Hotel use.

Figure 5.4 Question 3

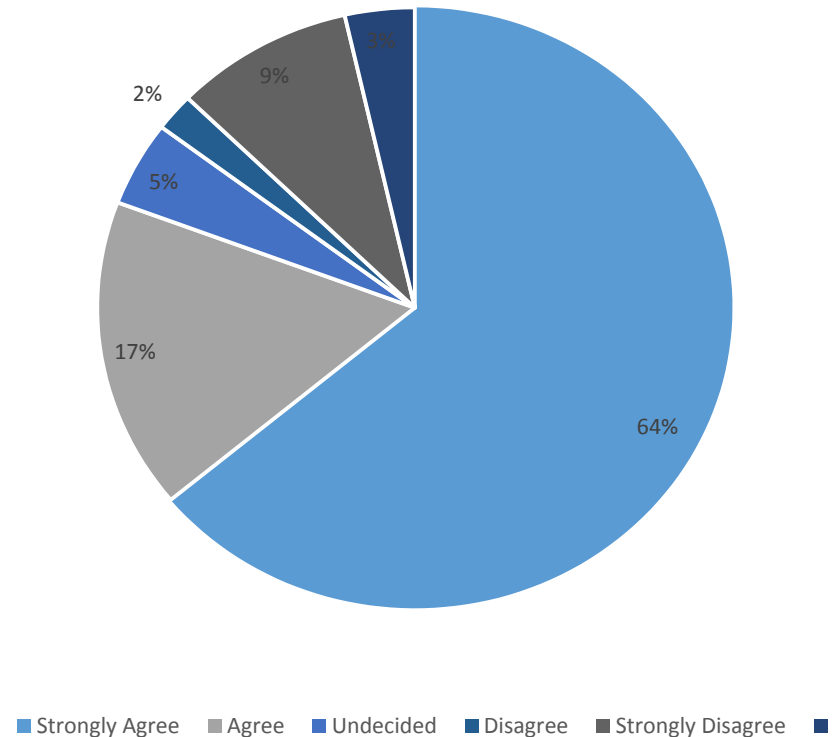


### Responses to question 4:

#### I support the demolition and replacement of the vacant and derelict buildings on site.

- 5.9 Question 4 asked respondents: I support the demolition and replacement of the vacant and derelict buildings on site.
- 81% of respondents answered that they Strongly Agreed (64%) or Agreed (17%) with this statement. This compares to 9% who Strongly Disagreed and 2% who Disagreed.
  - 5% of respondents were Undecided.
  - This indicates that a clear majority of respondents supported the statement, as shown in **Figure 5.5** opposite.
  - A total of 197 responses were recorded to this statement/question.

Figure 5.5 Question 4



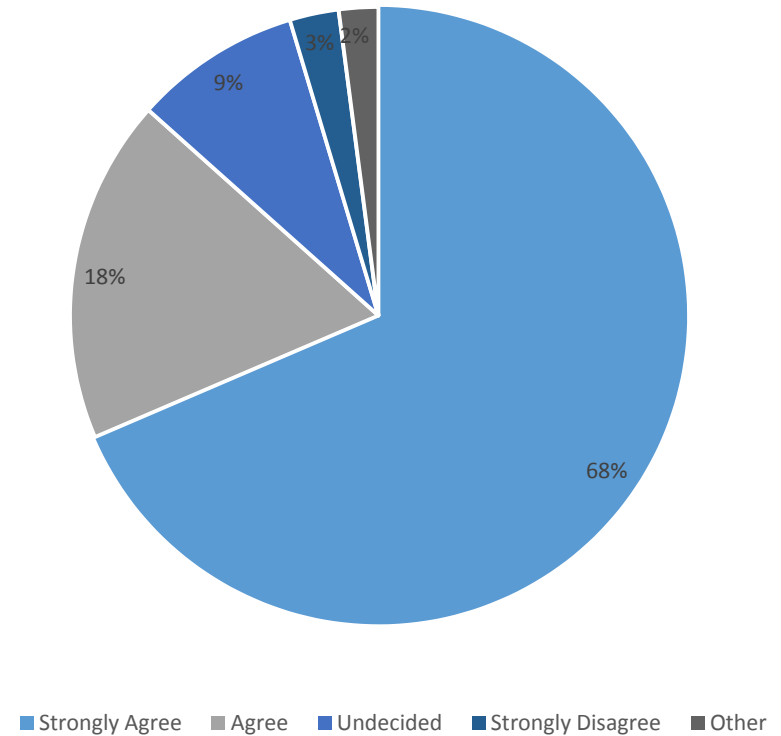
### Responses to question 5:

**I support the creation of new streets/laneways and public spaces to integrate the development into the town centre.**

5.10 Question 5 asked respondents: I support the creation of new streets/laneways and public spaces to integrate the development into the town centre

- 86% of respondents answered that they Strongly Agreed (68%) or Agreed (18%) with this statement. This compares to 3% who Strongly Disagreed.
- 9% of respondents were Undecided.
- This indicates that a clear majority of respondents supported the statement, as shown in **Figure 5.6** opposite.
- A total of 197 responses were recorded to this statement/question.

Figure 5.6 Question 5



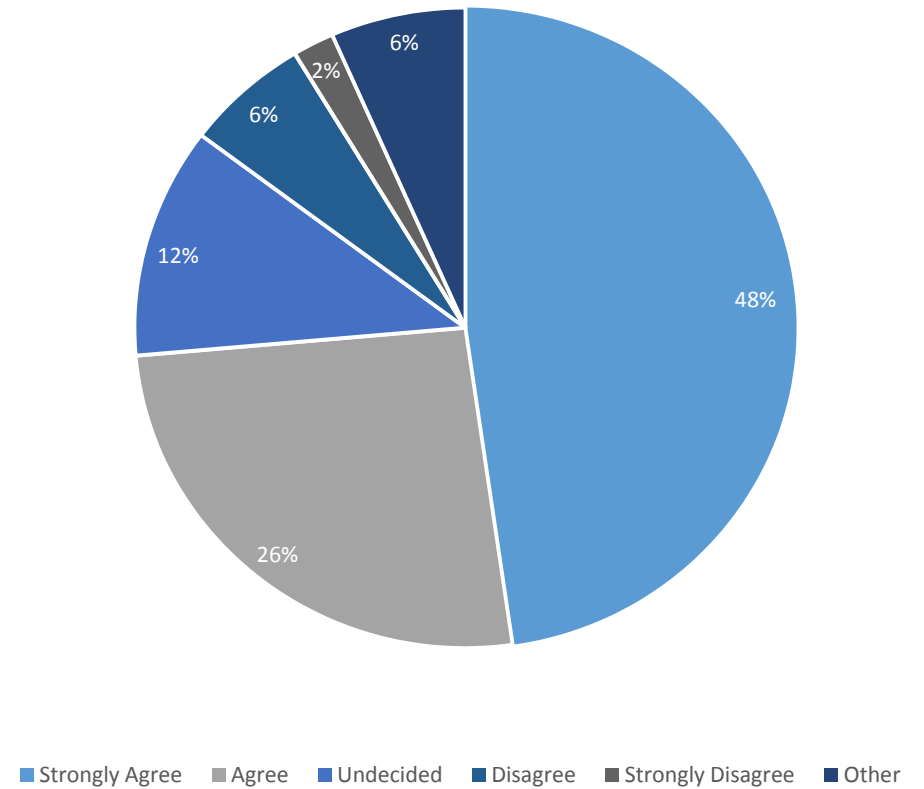
### Responses to question 6:

#### I support the traffic calming measures proposed for Queen's Parade

5.11 Question 6 asked respondents: I support the traffic calming measures proposed for Queen's Parade

- 74% of respondents answered that they Strongly Agreed (48%) or Agreed (26%) with this statement. This compares to 2% who Strongly Disagreed and 6% who disagreed.
- 12% of respondents were Undecided.
- This indicates that a clear majority of respondents supported the statement, as shown in **Figure 5.7** opposite.
- A total of 197 responses were recorded to this statement/question.

Figure 5.7 Question 6



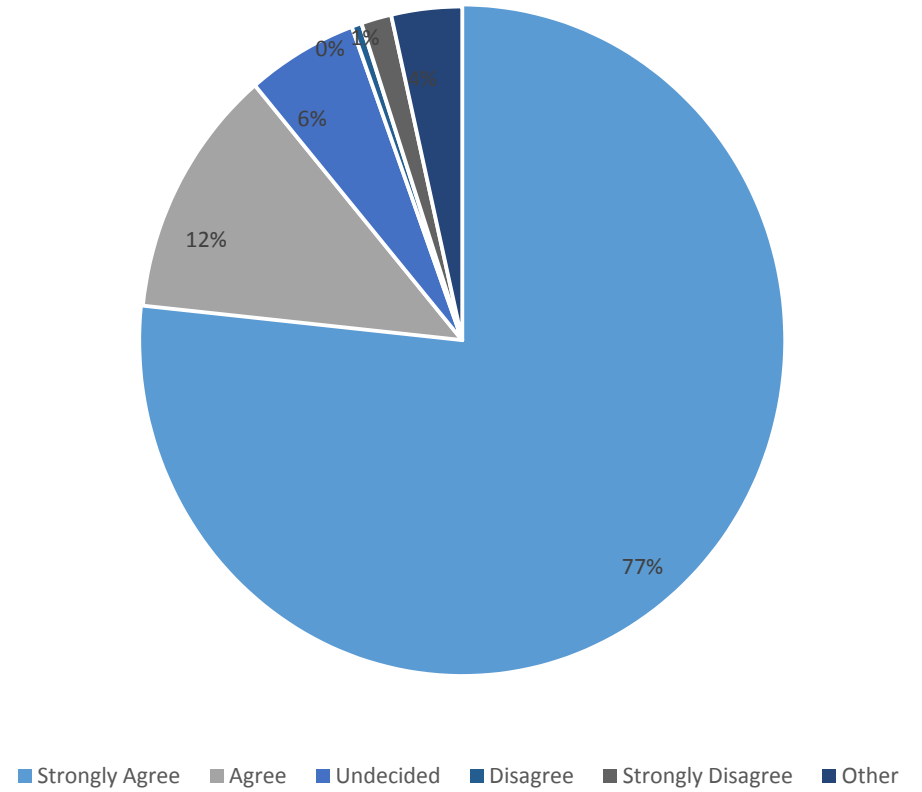
## Responses to question 7:

### I support the proposed investment to the town

5.12 Question 7 asked respondents: I support the proposed investment to the town.

- 89% of respondents answered that they Strongly Agreed (77%) or Agreed (12%) with this statement. This compares to 2% who Strongly Disagreed and 1% who disagreed.
- 6% of respondents were Undecided.
- This indicates that a clear majority of respondents supported the statement, as shown in **Figure 5.8** opposite.
- A total of 197 responses were recorded to this statement/question.

Figure 5.8 Question 7



## **Response to Question 8: Do you have any further comments?**

- 5.13 Respondents were asked in question 8 to provide any further commentary on the proposals. The responses received were wide ranging, and are summarised in **Table 5.2** on a thematic basis. This summary includes on line responses, telephone and written feedback received at the event.



**Table 5.2 – Summary of Responses Received to Question 8 – ‘Do you have any further comments you wish to make?’**

Feedback	Tally	Comment	Applicant Response
<b>Principle of development and the vision</b>	42	<p>As demonstrated in the quantitative analysis there was strong support for the proposed development and the vision with an eagerness for development to begin. Specific comments included:</p> <ul style="list-style-type: none"> <li>• The proposed public realm space will help to connect the pier allowing visitors to have an excellent pier to pier experience</li> <li>• The plans are realistic and intelligent and strike a perfect balance</li> <li>• Delighted that we have a pragmatic way forward that is realistic for today's economy but still puts Bangor on track to become Ireland premier seaside town</li> <li>• Needs a big vision to maximise opportunity Balance needs to be struck, but public realm must engage both local residents and tourists. Make Queen Parade pedestrian</li> <li>• The link between Main St, Queens Parade and open spaces is good</li> <li>• Have a preference for the development to be at the water's edge</li> <li>• Position of market place is good</li> </ul>	<p>The design of the scheme was further developed since the June events with confidence that the wider vision for the project has strong support. A small number of comments focussed on altering the general approach, such as development taking place on the seafront, however, the majority of comments supported the vision presented in June.</p>
<b>Design and Layout</b>	22	<p>Many respondents commented that the design proposals needed to be further developed, and should better reflect Bangor’s built heritage. Specific comments included:</p> <ul style="list-style-type: none"> <li>• Replacement buildings must be designed to tie in with</li> </ul>	<p>The design displayed at the June events was an early iteration of the vision at that point. Informed by the comments received the design team further developed the design approach for the project ahead of further display of information at the August events.</p>

		<p>Victorian style of remaining queens parade</p> <ul style="list-style-type: none"> <li>• I believe that it is best to allow the architect the freedom to make the spaces relevant for the intended uses so that they will be an attractive proposition to the business community rather than maintain a traditional but potentially vacant frontage</li> <li>• The spaces should be suitable for teenagers</li> <li>• Great space for venues/festivals, music and arts sad to see derelict buildings go but better for regeneration</li> <li>• Man-made beach = super idea area is currently falling into decline</li> <li>• The design on display is not as aesthetically pleasing as it could be</li> <li>• Strong support the need for an event space which I see as being a major attraction/destination place for Bangor</li> <li>• Particularly needs an event destination building such as a multi-function roof covered market/concert venue</li> </ul>	<p>The support for the layout was also considered as the plans were further developed.</p>
<p><b>Parking, traffic and access</b></p>	<p>54</p>	<p>A high number of respondents commented on the levels of parking provision in the scheme. Comments are summarised below:</p> <ul style="list-style-type: none"> <li>• There should be free parking provided as part of the plans</li> <li>• Paid parking for residents is unacceptable</li> <li>• The proposals need much greater parking provision (some respondents suggested 2 or 3 times as much parking is required)</li> <li>• Town centres must be redesigned to work better for</li> </ul>	<p>The proposals have been designed with careful consideration of parking, traffic and access.</p> <p>We appreciate that this is a sensitive issue and a comment topic for discussion throughout the pre-application consultation, however, when considered in the context of the wider support for the scheme, including the delivery of Marine Gardens, we have retained the plans to remove the free car park.</p> <p>In relation to the role of other car parks, our parking surveys indicate that within 400 metres of the site, there is a minimum of 226 available spaces during peak times. Marine Gardens currently has 203 spaces and King</p>

		<p>people and public transport</p> <ul style="list-style-type: none"> <li>• Motorcycle parking is important and must be carefully located</li> <li>• Price of parking must be affordable, if it's not going to be free</li> <li>• It is important that all uses have an appropriate level of parking</li> <li>• The entire traffic infrastructure needs to be revised, along with the one way systems</li> <li>• Concern about loss of parking and the impact this could have on Bangor as a destination / the loss of spaces will have a negative impact on the town</li> <li>• The existing free parking should be kept</li> <li>• The Flagship car park could play a role in providing spaces for the development and the town</li> <li>• A regular bus from the station into town would help alleviate parking issues</li> </ul>	<p>Street 37 i.e. there is a capacity in the surrounding area to accommodate the loss of these car parking spaces.</p> <p>The future of flagship lies outside the control of this application and therefore it has not been included in our assessment of parking capacity in the town.</p>
<b>Mix of uses</b>	27	<p>Respondents were generally supportive of the mixed-use approach proposed, with some commenting on whether there was an existing need for another hotel.</p> <p>Some respondents supplemented their answers to question 3 on preferred uses with a variety of comments. Specific comments</p>	<p>The strong support for the mix of uses was noted as the design was further developed. In relation to hotels, the project team believes that Bangor has an under-provided for market for high quality and well located hotels and that it is an important part of the proposals.</p>

		<p>included:</p> <ul style="list-style-type: none"> <li>• Brilliant to see housing. Could do with more houses on Project 24 site</li> <li>• Pleased by the private residential housing. We need people to live in the town</li> <li>• Too much residential is proposed</li> <li>• Better family leisure facilities could be incorporated into the plan</li> <li>• Some concern about the need for a hotel</li> </ul>	
<b>Heritage / Existing buildings</b>	18	<p>Question 4 on the feedback forms specifically asked about the demolition of the heritage buildings, where 81% of respondents supported the demolition and replacement of existing buildings. Outlined below is a selection of the comments received on this topic:</p> <ul style="list-style-type: none"> <li>• Refurbishment of old buildings should be first explored in order to prioritise sustainable construction</li> <li>• Don't demolish anything listed</li> <li>• The current buildings are in bad shape and should be removed</li> <li>• Victorian buildings that are part of the town's character should be sensitively restored</li> </ul>	<p>The project proposals retain the extent of demolition previously exhibited at the public consultation event. 81% of respondents in agreement with this approach has informed this element of the proposals.</p>
<b>Miscellaneous</b>	20	<p>A variety of comments on miscellaneous topics were received and considered, including:</p> <ul style="list-style-type: none"> <li>• The heritage trail for St Columbanus should be considered and how this could integrate into and</li> </ul>	<p>These comments have been noted. The heritage trail could be integrated into the development at a later date without the need for planning permission.</p>

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through the site and wider town centre.

- Business rates will be a challenge for shop and office units.
- It would be good to use local artists for future artwork opportunities

The comments concerned about business rates have been noted but are not directly relevant for this application. Additionally, the comments regarding the use of local artwork have been noted.

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## 6. Applicant response

6.1 Feedback received at the June events was considered and responded to as part of the design development of the project. A number of key changes were made to the scheme prior to the August public event. These changes are summarised below.

Queen's Parade – Summary of Feedback Responses	
<p>Many respondents wanted to understand how the buildings would <i>look and feel</i> and the architectural style to be used. Strong support for an architectural style 'of its time' and one that looked forward yet respected the context of surrounding area</p>	<p>Our design approach has been developed significantly since our June events – please see our other banners for the latest plans and visuals of key elements of the proposal</p>
<p><i>The Vision</i> There was significant support for the project vision and broad consensus that development should take place as soon as possible</p>	<p>We are continuing to develop our plans in consultation with stakeholders and statutory authorities with a view to submitting a planning application at the earliest possible stage</p>
<p><i>Demolition</i> Some respondents wished to see some of the existing buildings remain, however, the majority of responses supported the demolition of the vacant and derelict buildings on site</p>	<p>Our plans continue to propose the demolition of existing vacant and derelict buildings on site to support the long term regeneration of this site</p>
<p><i>Parking and access</i> Traffic, parking and access received many specific and varied comments. Some respondents would like to see more parking provided, while others were supportive of reducing car parking in tandem with the use of more sustainable transport solutions. Respondents also queried whether there was capacity in existing car parks to accommodate the removal of Marine Gardens</p>	<p>There are over 1,200 car parking spaces within 400 metres from the site; approximately 5 minutes' walk. Results from recent surveys indicate that the free parking at Marine Gardens is being used by commuters travelling out of Bangor rather than visitors and shoppers to the town</p> <p>Our assessment demonstrates that there is capacity in car parks (free and paid) within the town centre to accommodate the loss of car parking at Marine Gardens. During the busiest weekday period (11am - 12 noon) there are circa 226 available spaces and 334 during on Saturday. This analysis excludes the Flagship Centre</p> <p>A total of 247 car parking spaces are now proposed within the development</p>



	<p>The majority of spaces (201) are provided in a car park on the lower ground floor. Also provided are 14 residential courtyard parking spaces, 24 layby parking spaces to serve Kings Street and 8 surface level spaces on Marine Gardens</p>
<p><i>Mix of uses</i> There was broad support for the proposed mix of uses in the proposals</p>	<p>Our latest plans have retained the original mix of uses, with greater detail now developed in relation to how the buildings and spaces will look and feel</p>
<p><i>Marine Gardens</i> There is strong support for the proposed public realm at Marine Gardens. Some respondents wanted to see more imaginative uses of some of the areas of open space</p>	<p>The plans for Marine Gardens continue to propose high quality public spaces suitable for people of all ages and ability to spend time and enjoy the seafront. This part of our plans will continue to evolve and develop in consultation with stakeholders, including the Council</p>
<p><i>Town Infrastructure</i> Many comments related to a desire to see improvements in the wider environs of the town centre including - re-surfacing of roads; better car park management; introduction of residents parking areas; and the an enhancement of the public realm within the Bangor town centre</p>	<p>Our assessments demonstrate that the proposed development does not result in any adverse impacts on the existing infrastructure of the town centre. Feedback relating to the upgrading of the wider public realm and roadways outside of the application cannot be delivered by Marine Bangor as they are outside of the boundary of the project. However, the feedback will be shared with Council and Department for Infrastructure</p>

## 7. Feedback Questions – August 2019

### Feedback Questions

- 7.1 The following responses relate to five feedback questions provided on feedback forms available at the August public exhibitions – see **Table 7.1**.
- 7.2 Of the five questions, there was one open ended question and four closed questions that related to material considerations regarding the planning application proposals. Four of the closed questions also provided the opportunity to comment outside of the pre-provided responses.
- 7.3 Responses to six of the closed questions were gathered on a Likert scale – see Figure 4.2. Respondents specify their level of agreement or disagreement on a symmetric agree-disagree scale for a series of statements.

**Table 7.1 Feedback Questions**

Questions
Q1. I support the updated proposals for the mixed-use regeneration of Queen's Parade.
Q2. I support the updated proposals for the new public realm at Marine Gardens.
Q3. I support the use of a modern architectural style in the design of the buildings.
Q4. I support the creation of new streets/laneways and public spaces to integrate the development into the town centre.
Q5. Do you have any further comments?

**Figure 6.2: Likert Scale**



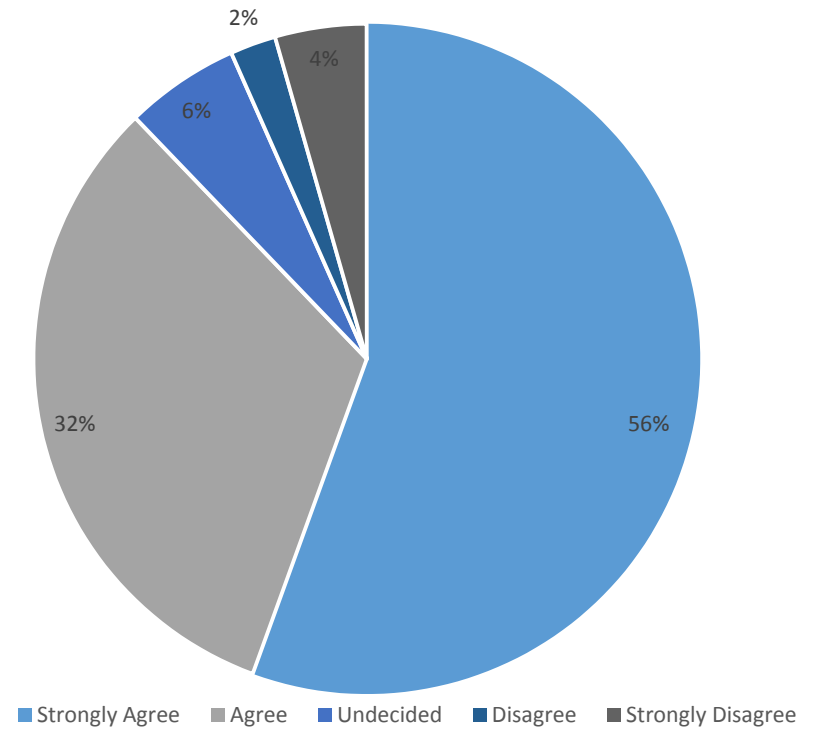
### Responses to question 1:

#### I support the updated proposals for the mixed-use regeneration of Queen's Parade.

7.4 Question 1 asked respondents: I support the updated proposals for the mixed-use regeneration of Queen's Parade.

- 88% of respondents answered that they Strongly Agreed (56%) or Agreed (32%) with this statement. This compares to 4% who Strongly Disagreed and 2% who Disagreed.
- 6% of respondents were Undecided.
- This indicates that a clear majority of respondents supported the statement, as shown in **Figure 7.3** opposite.
- A total of 90 responses were recorded to this statement/question.

Figure 7.3 Question 1



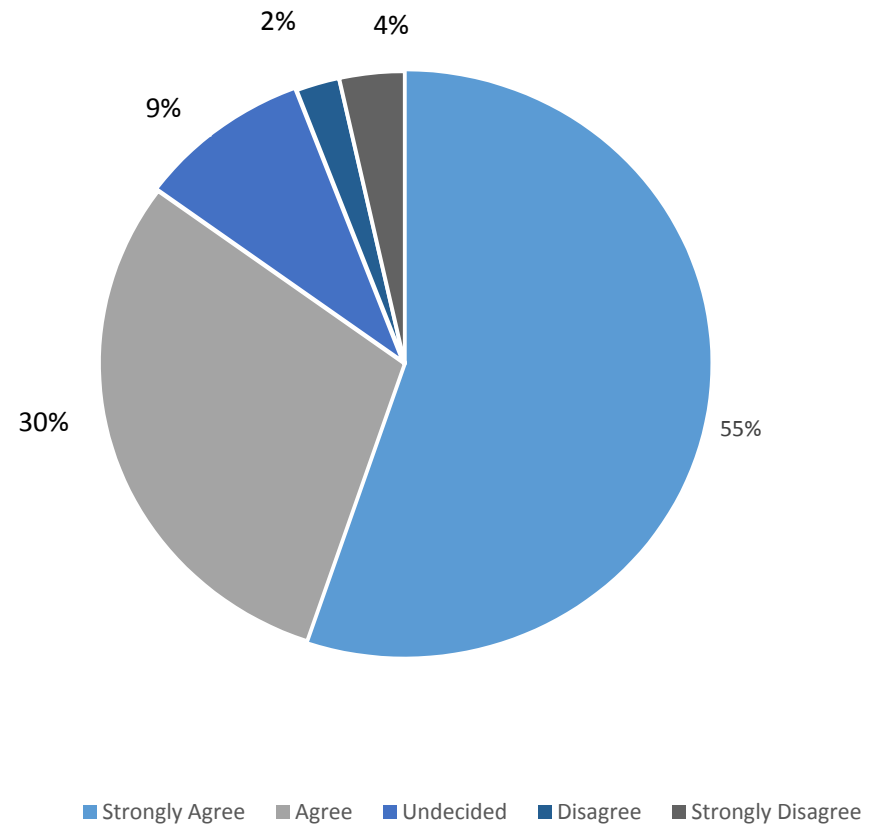
## Responses to question 2:

### I support the updated proposals for the new public realm at Marine Gardens.

7.5 Question 2 asked respondents: I support the updated proposals for the new public realm at Marine Gardens.

- 85% of respondents answered that they Strongly Agreed (55%) or Agreed (30%) with this statement. This compares to 3% who Strongly Disagreed and 2% who Disagreed.
- This indicates a clear majority of respondents supported the statement – as shown in **Figure 7.4** opposite.
- A total of 87 responses were recorded to this statement/question.

Figure 7.4 Question 2

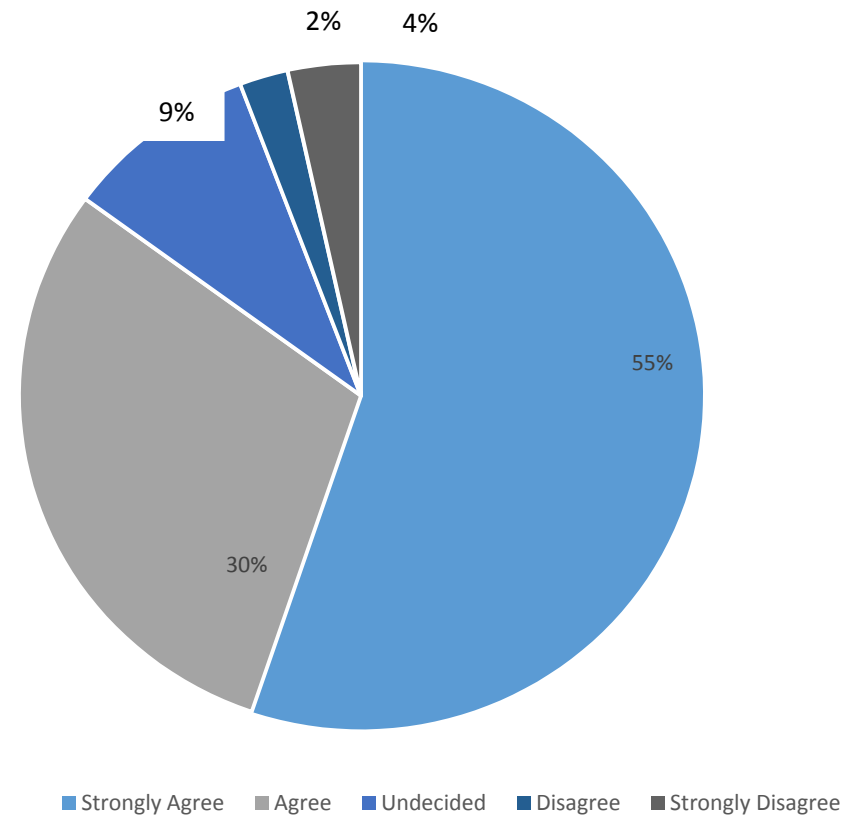


### Responses to question 3:

#### I support the use of a modern architectural style in the design of the buildings.

- 7.6 Question 3 asked respondents: I support the use of a modern architectural style in the design of the buildings
- 60% of respondents answered that they Strongly Agreed (34%) or Agreed (26%) with this statement. This compares to 12% who Strongly Disagreed and 10% who Disagreed. 16% of respondents were Undecided.
  - This indicates a clear majority of respondents were supportive of the statement – as shown in **Figure 7.5** opposite.
  - A total of 89 responses were recorded to this statement/question.

Figure 7.5 Question 3



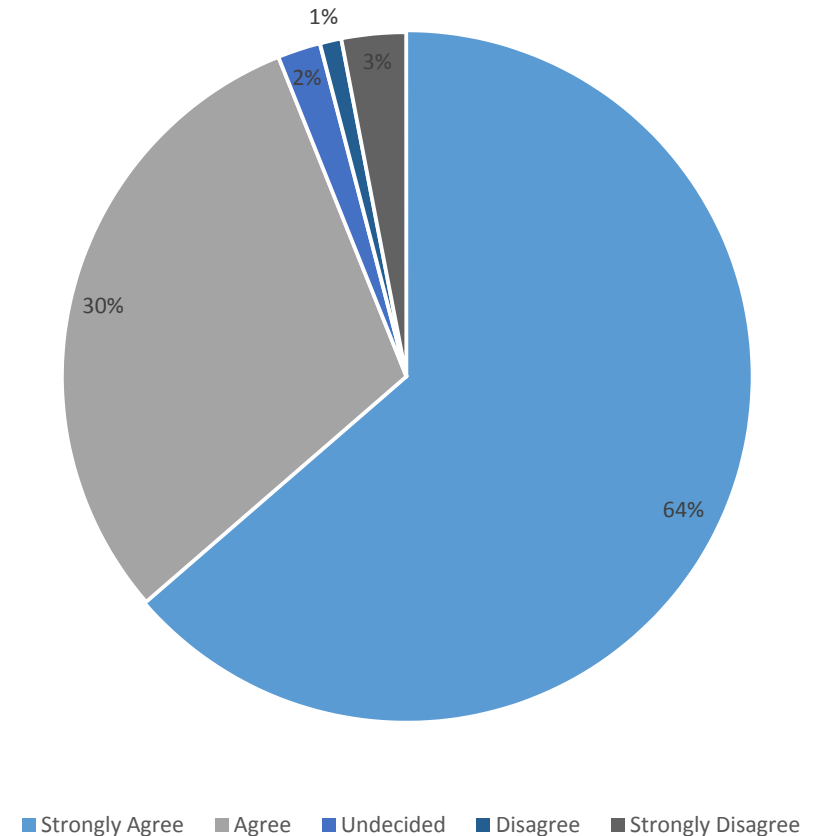
### Responses to question 4:

**I support the creation of new streets/laneways and public spaces to integrate the development into the town centre.**

7.7 Question 4 asked respondents: I support the creation of new streets/laneways and public spaces to integrate the development into the town centre.

- 93% of respondents answered that they Strongly Agreed (63%) or Agreed (30%) with this statement. This compares to 3% who Strongly Disagreed and 1% who Disagreed. 2% of respondents were Undecided.
- This indicates a clear majority of respondents were supportive of the statement – as shown in **Figure 7.6** opposite.
- A total of 89 responses were recorded to this statement/question.

Figure 7.6 Question 4

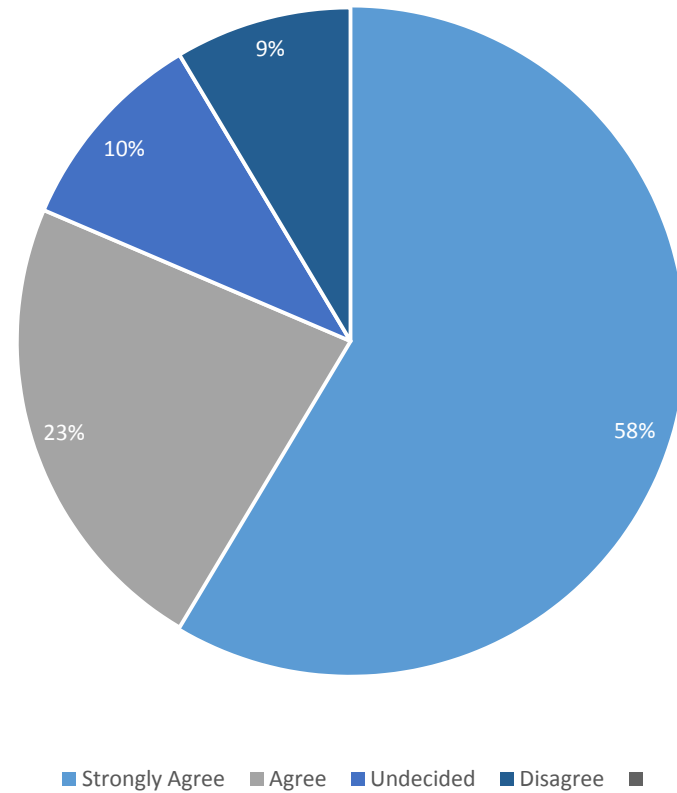


### Responses to question 5:

#### I support the proposed investment to the town.

- 7.8 Question 5 asked respondents: I support the proposed investment to the town.
- 98% of respondents answered that they Strongly Agreed (82%) or Agreed (16%) with this statement. This compares to 1% who Strongly Disagreed. 1% of respondents were Undecided.
  - This indicates a clear majority of respondents were supportive of the statement – as shown in **Figure 7.7** opposite.
  - A total of 88 responses were recorded to this statement/question.

Figure 7.7 Question 5





## **Response to Question 6: Do you have any further comments?**

- 7.9 Respondents were asked in question 6 to provide any further commentary on the proposals. The responses received were wide ranging, but are summarised in **Table 7.2**.
- This summary includes comments received on the feedback form (online and at the events) and feedback sent to the project email.
  - For ease of analysis these comments have been separated into themes in the table overleaf.

**Table 7.2 - Summary of Responses Received to Question 6 – ‘Do you have any further comments you wish to make?’**

Feedback	Tally Comment	Applicant Response
<p><b>Support for mixed-use proposals</b></p>	<p>18 There was strong support for the mixed-use proposals for Queen’s Parade and this aligned with the quantitative results. Specific comments included:</p> <ul style="list-style-type: none"> <li>• It looks fantastic and would be a great boost to Bangor.</li> <li>• The proposals are excellent.</li> <li>• This area of Bangor is in need of regeneration and I welcome this. I do support the mixed use approach to the redevelopment</li> <li>• I agree, this project needs to cater for all tastes.</li> <li>• I couldn't agree more. Sooner the better. Well overdue and well needed</li> </ul>	<p>The range of uses included with development proposals have resonated positively with the majority of the community.</p> <p>A small number of individuals indicated support for the mix of uses with the caveat that the scale of retail space is further examined and that the Victorian and Edwardian architecture which currently characterises Bangor town centre is preserved</p>
<p><b>Public realm at marine gardens</b></p>	<p>31 The survey showed the majority of respondents are in favour of the proposals to redevelop the public realm at Marine Gardens. Specific comments included:</p> <ul style="list-style-type: none"> <li>• This will really help make Bangor a place to go and it is these visitors that will sustain businesses</li> <li>• The landscape intent seems very positive</li> <li>• This will enhance the area, although the space currently exists and is underused.</li> <li>• Yes the proposals are going to be good for Bangor</li> <li>• As long as the buildings proposed do not spoil views of the marina for existing residents</li> </ul>	<p>The development of the public realm at Marine Gardens was widely supported and considered as a key factor to the success of the overall regeneration project.</p> <p>In tandem with these comments of support was a small number of suggestions to further enhance the public realm including:</p> <ul style="list-style-type: none"> <li>- Bolstering the connection with the sea</li> <li>- Weatherproofing by providing covered areas for the wetter and colder months</li> <li>- Strategic re-location of Project 24 as part of the plans</li> </ul> <p>These suggestions will be considered with future design plans for the public realm at Marine Gardens.</p>

<b>Design</b>	49	<p>The quantitative results indicated strong support for the building design and were also accompanied by a number of comments highlighting a requirement for greater alignment with Bangor’s architectural heritage. Specific comments included:</p> <ul style="list-style-type: none"> <li>• Retain a sense of the town's original character in design of new buildings but acknowledge this is not easy.</li> <li>• Need to maintain the character of the town.</li> <li>• It would be great if we could keep some of the old style so it still looks like the older Bangor and not something that is massively modern.</li> <li>• I would like to see more of Bangor’s Victorian heritage integrated into the new plans.</li> </ul>	<p>The design displayed at the August events was a revised selection of drawings reflecting feedback received at the events held in June and sought to further sympathise with Bangor’s built heritage whilst also futureproofing the landscape in line with the proposal’s vision to create a modern seaside destination.</p>
<b>Creation of new streets and public spaces</b>	28	<p>The creation of new streets and public spaces to Bangor town centre by way of these proposals was broadly welcomed by the majority of respondents. Specific comments included:</p> <ul style="list-style-type: none"> <li>• Open space very welcome. Reduce use of trees as you see they have taken over.</li> <li>• Need a lot of space to walk about, traffic free.</li> <li>• Permeability seems critical to the activation of these spaces</li> <li>• The Market Place should be covered in which would allow events to continue in bad weather.</li> </ul>	<p>There is an excellent opportunity to introduce new public spaces and streets to Bangor town centre provided plans remain cognisant of accessibility and weather-dependent considerations as the planning of such spaces evolve.</p>
<b>Support for Public investment</b>	28	<p>Investment in Bangor town centre was widely supported by the majority of respondents. Specific comments included:</p> <ul style="list-style-type: none"> <li>• I support the attention that is being paid to the regeneration of</li> </ul>	<p>These supportive comments are noted.</p>

		<p>Bangor and the investment into the area needed to achieve this. The development should seek to maximise the return of this investment.</p> <ul style="list-style-type: none"> <li>• Bangor needs life brought into it, look at Portrush and Portstewart, the amount of capital being injected there is now paying off.</li> <li>• Very supportive of the principle of regeneration on this largely-vacant site but let's make it specific and resonant with the particular urban qualities of Bangor.</li> </ul>	
<b>Additional Amenities</b>	18	<p>A number of additional amenities were put forward during the consultation. Specific comments included:</p> <ul style="list-style-type: none"> <li>• Outdoor activities such as, skateboarding/bike parks and outdoor gyms.</li> <li>• I would like to see some sort of provision for activities such as skateboarding and BMX.</li> <li>• Shops and spaces should cater towards the thriving arts and music scene in Bangor.</li> <li>• I would like to see modern and artisanal businesses.</li> <li>• Public screens - Again referencing CoalDropYard, a public screen to show coverage of sports events, cinema, Brexit Day etc</li> </ul>	<p>Bangor Marine appreciates the new suggestions of uses for the regeneration of Queen's Parade. The appetite for active lifestyle, arts and culture, and independent-focussed facilities will support the curation of the space as a civic space in the future.</p>
<b>Parking and Traffic</b>	29	<p>A substantial number of comments regarding parking and traffic plans in the site area were submitted. Specific comments included:</p> <ul style="list-style-type: none"> <li>• Queen's parade at the minute is very congested at certain times of day and the restrictions on this road would only put further strain on the other overly congested routes for those trying to get to the east of Bangor and beyond.</li> <li>• We will be losing parking which will cause even more problems.</li> </ul>	<p>There are over 1,800 car parking spaces within 400 metres from the site; approximately 5 minutes' walk. Results from recent surveys indicate that the free parking at Marine Gardens is being used by commuters travelling out of Bangor rather than visitors and shoppers to the town</p> <p>Our assessment demonstrates that there is capacity in car parks (free and paid) within the town centre to accommodate the loss</p>

	<ul style="list-style-type: none"> <li>• Most important Flagship Centre purchased for new car park</li> <li>• Parking must move to Flagship.</li> <li>• Endorse the proposals but have reservations about car parking.</li> <li>• There seems to be insufficient parking to cater for the additional residential, hotel, retail use, in addition to the current usage levels associated with the town currently.</li> </ul>	<p>of car parking at Marine Gardens. During the busiest weekday period (11am - 12 noon) there are circa 226 available spaces and 334 during on Saturday. This analysis excludes the Flagship Centre</p> <p>A total of 247 car parking spaces are now proposed within the development. The majority of spaces (201) are provided in a car park on the lower ground floor. Also provided are 14 residential courtyard parking spaces, 24 layby parking spaces to serve Kings Street and 8 surface level spaces on Marine Gardens</p>
<p><b>Comments received at meeting with IMTAC Executive Secretary</b></p>	<p>The main points of the discussion included:</p> <ul style="list-style-type: none"> <li>• Welcoming of the ambition to better connect the town centre and the seafront</li> <li>• A desire to see accessibility of all potential users to be a key consideration of the plans, including for the public realm</li> <li>• A desire to see how the material palette and textures would be used to support an accessible destination.</li> </ul>	<p>The materials used and the importance of integrating a variety of textured surfaces and visual contrasting materials is acknowledged by the project and the design has integrated this where possible into the public realm.</p>
<p><b>Comments received at meeting with Ards and North Down Disability Forum</b></p>	<p>The main points of the discussion included:</p> <ul style="list-style-type: none"> <li>• The group sought clarification of next steps and how the approval process would be undertaken</li> <li>• Clarity was sought as to the relationship between this project and the wider Bangor Seafront project, being led by the Council.</li> <li>• Clarity on the proposed approach to parking in the area, and how demand for parking would be dealt with.</li> </ul>	<p>The comments received have been considered by the design team, and supportive comments welcomed.</p> <p>Clarification on issues raised was provided by the design team, including the interrelationship between this proposal, and the wider plans for Bangor’s Seafront being led by Ards and North Down Borough Council.</p> <p>It was agreed that parking is a key consideration for this project.</p>

		<ul style="list-style-type: none"> <li>• Clarity on accessibility of the toilets</li> <li>• The investment plans were welcomed by way of regenerating Bangor</li> </ul>	
<b>Miscellaneous</b>	9	<p>A variety of comments on miscellaneous topics were received and considered, including:</p> <ul style="list-style-type: none"> <li>• The site as it stands at present in that I feed 3 separate colonies of feral cats living here. As a suggestion to integrate within the development proposals, why not consider a small secure enclosed area to house some of these cats as a unique attraction for visitors to the development.</li> <li>• More lighting along Queens Parade. We need more community policing for there is a very strong anti-social crowd of young teenagers in the area causing disruption and destruction.</li> <li>• The entire site falls within an Area of Archaeological Potential identified by the Department of Communities. There is therefore the potential for archaeological evidence of interest to remain. The redevelopment of the site should include some type of desk based archaeological assessment followed by potential field investigations if necessary depending on the desk based results.</li> </ul>	<p>These comments have been noted and considered as part of the PACC process.</p> <p>In response to issues concerning anti-social behaviour, direct engagement with young people through sessions with the YMCA and other local youth charities.</p> <p>Comments have been raised concerning the Archaeological Potential of the site. An Archaeological and Cultural Heritage study has been already been prepared which outlines the archaeological potential of the site and outlines any potential field investigations required on site.</p>

## 8. Applicant Responses

8.1 Feedback received at the August events was considered and responded to as part of the design development of the project. A number of key changes were made to the scheme prior to the submission of the application. These changes are summarised below.

Queen's Parade – Summary of Feedback Responses	
<p><i>Design and Architecture</i></p> <p>Respondents were wholly positive regarding the proposed design of the plan's mixed-use buildings. There is continued support for an architectural style that is sympathetic to Bangor's existing Victoria built heritage</p>	<p>Our design approach will continue to evolve as we work towards the submission of a full planning application. Updated architectural plans will seek to continue to balance demand for the contemporary style and the town's rich Victoria heritage</p>
<p><i>Public Realm at Marine Gardens</i></p> <p>There was strong support for the developments plans regarding the public realm upgrades at Marine Gardens</p>	<p>We are continuing to finesse the public realm plans to reflect suggestions from the public on the enhancement of the area at Marine Gardens</p>
<p><i>Parking and access</i></p> <p>Traffic, parking and access received many specific and varied comments. Some respondents would like to see more parking provided, while others were supportive of reducing car parking in tandem with the use of more sustainable transport solutions. Respondents also queried whether there was capacity in existing car parks to accommodate the removal of Marine Gardens</p>	<p>There are over 1,300 car parking spaces within 400 metres from the site; approximately 5 minutes' walk. Results from recent surveys indicate that the free parking at Marine Gardens is being used by commuters travelling out of Bangor rather than visitors and shoppers to the town</p> <p>Our assessment demonstrates that there is capacity in car parks (free and paid) within the town centre to accommodate the loss of car parking at Marine Gardens. During the busiest weekday period (11am - 12 noon) there are circa 226 available spaces and 334 during on Saturday. This analysis excludes the Flagship Centre</p> <p>A total of 247 car parking spaces are now proposed within the development. The majority of spaces (201) are provided in a car park on the lower ground floor. Also provided are 14 residential courtyard parking spaces, 24 layby parking</p>

	spaces to serve Kings Street and 8 surface level spaces on Marine Gardens
<p><i>Mix of uses</i></p> <p>There was continued support for the proposed mix of uses in the proposals</p>	<p>Following the positive sentiment regarding the proposed uses from the June and August events, our latest plans have retained the original mix of uses, with greater detail now developed in relation to how the buildings and spaces will look and feel</p>
<p><i>New streets and public spaces</i></p> <p>There is strong support for the creation of new streets and public spaces in the site location. Such additions will require conscientious planning regarding weather-proofing and pedestrian-friendly layouts.</p>	<p>Interest in introducing new streets and public spaces is high and we will continue to explore the opportunity to establish these additions in consultation with stakeholders, including the Council.</p>
<p><i>Support for Public Investment</i></p> <p>Many comments demonstrated an appreciation for the investment into Bangor town centre.</p>	<p>We will continue to advocate for the case for investing into Bangor and the regeneration of Queen's Parade with key stakeholders.</p>
<p><i>Additional Amenities</i></p> <p>There is broad support to introduce new amenities not currently included in the proposals to the Queen's Parade area at a later stage of the development process. These include active lifestyle amenities and facilities that will support local businesses.</p>	<p>The extensive inclusion of mixed-uses in the existing planning application provide a strong foundation to offer many of the additional amenities members of the community have displayed interest in. These amenities will be considered in greater detail as the proposal transitions through the planning process and we will ensure local stakeholders are engaged throughout the curation phase of its mixed-use units.</p>



## 9. Conclusion

- 9.1 This PACC Report describes the comprehensive pre-application consultation undertaken by The Applicant.
- 9.2 The Department's *'Development Management Practice Note 10'* outlines that Engaging communities is an essential part of an effective and inclusive. Where applicants engage in meaningful pre-application consultation, local communities can be better informed about development proposals and have an opportunity to contribute their views before a formal planning application is submitted planning system.
- 9.3 The legislative requirements of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting a major application. This statutory duty includes submission of a Proposal of Application Notice, holding at least one public event, and placing newspaper advertisements.
- 9.4 In undertaking a multi-faceted approach to pre-application community consultation the applicant has exceeded the statutory requirements.
- 9.2 The Applicant actively sought the views of the general public and stakeholders with regards to this development by utilising the following methods of engagement:

- Distribution of an information leaflet containing details of the proposals and the avenues through which recipients could provide their comments and feedback;
  - Hosted four public exhibition events with members of the project team in attendance to facilitate the answering of questions and to allow for further feedback;
  - Issued press notices to highlight information about the proposals and provide notification of the public exhibitions;
  - Held stakeholder meetings to reach key groups relevant to the regeneration of Queen's Parade
  - Developed a consultation website, hotline and feedback channels to engage with the general public.
  - Produced a proposal video to inform members of the public on the regeneration proposals
- 9.3 These consultation activities were underpinned by the legislative requirements described in the PAN, and it is considered that The Applicant has met these requirements.
- 9.4 In total c.7, 500 consultation contact points were made through:
- c.440 public exhibition event attendees
  - 4,554 (25% returning visitors) individual website visitors
  - 2,400 leaflets issued

- 10 video interviews
- Dedicated accessibility meetings
- Dedicated elected representative meetings

- 9.5 As outlined in the feedback section of this report, the approach to the regeneration proposals was comprehensively endorsed by the vast majority of respondents.
- 9.6 Feedback has been reviewed and specific themes responded to in this PACC Report, and all feedback received has been considered in the preparation of the final planning application submission.
- 9.7 Overall, the pre-application engagement undertaken for this development has been timely and meaningful.
- 9.8 Given the actions undertaken and detailed within this report, it is considered that the applicant has met (and exceeded) the legislative requirement to consult with the community prior to submission of the planning application.

## **Appendix 1: Proposal of Application Notice**

Official Use Only	
Reference No.:	
Associate Application No.:	
Registration date:	

## Proposal of Application Notice

Planning Act (Northern Ireland) 2011  
 Planning (General Development Procedure) Order (Northern Ireland) 2015

### To be completed for all developments within the major category of development

#### 1a. Applicant's name and address

#### 1b. Agent's name and address (if applicable)

Name:	Bangor Marine Limited	Name:	Turley
Address:	c/o Millar McCall Wylie	Address:	3 Joy Street
	Imperial House		
Town:	Belfast	Town:	Belfast
Postcode:	BT1	Postcode:	BT2 8LE
Tel:		Tel:	02890723900
E-mail:		E-mail:	angela.wiggam@turley.co.uk

**2. Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an OS base plan and attach it to this completed notice.

Lands bounded by 18-52, 66 and 68 Main Street, 2 – 51 King Street, 5 -18 Southwell Road, 5 – 41 Queen's Parade, and Marine Gardens car park, Bangor,

#### 3. What is the area of the site in hectares?

5.503

**4. Description of Proposed Development** Please describe the development to be carried out, outlining its characteristics. Please also enclose appropriate drawings, including: plan, elevations and site layout of the proposal.

Regeneration proposal for Bangor town centre comprising redevelopment of Marine Gardens car park to create public realm area, gardens, kiosks and event space; and the redevelopment of lands at Queen's Parade comprising a mixed use development consisting of hotel, retail, office, community, cultural & recreation floorspace, eateries and residential development together with the creation of new public squares and courtyards including new pedestrian access points; car parking and the relocation of Project 24

#### 5. What is the total gross floorspace of the proposed development?

32,566m2

**6. If the proposed development includes a renewable energy project, what is the total amount of power (in kilowatts or megawatts) expected to be generated per year?**

n/a

#### 7. Which type of planning permission does this Proposal of Application Notice relate to?

(Please tick)

Full planning permission



Outline planning permission



**8. Has a determination been made as to whether the proposed development would be of Regional Significance?**

Yes  (Please enclose a copy of the determination made under Section 26 of the Planning Act (NI) 2011)

No

**9. Has an Environmental Impact Assessment determination been made?**

Yes  (Please enclose a copy of the determination made under Part 2 of the Planning [Environmental Impact Assessment] Regulations [NI] 2015)

No

**10. Please give details of proposed consultation**

Proposed public event	Venue	Date and Time
Public Information Event 1	The Hub@Project 24, Queen's Parade Bangor	18 and 19 June 2019
Public Information Event 2	The Hub@Project 24, Queen's Parade Bangor	1 and 2 August 2019
Unmanned Exhibition	Aurora, 3 Valentine Road, Bangor BT20 4TH	28/06-05/07; 05/08 -16/08
Name of publication(s) used: The County Down Spectator and Newtownards Chronicle		
Proposed newspaper advert date(s): No less than 7 days before the scheduled information event.		
Please specify details of any other consultation methods including distance from site for notifying neighbouring properties (e.g.100m, 200m etc) and method of notification (please include date, time and with whom): Information leaflet and feedback forms will be issued to adjacent properties within approximately 500 metres of the site with pre-paid postal return feedback form.		
Details of any other publicity methods (such as leaflets, posters, etc): 1. Information leaflet sent to - Town Centre Management; Bangor Chamber of Commerce; YMCA Methodist Church; Harbour Ward Community Association; FABB; Post Secondary Schools in Bangor; and other businesses within Bangor centre 2. Exhibition boards will be available online for viewing and comment		

**11. Please state which other parties have received a copy of this Proposal of Application Notice** (Please continue on a separate sheet if necessary)

Elected member(s) for District Electoral Area Central Karen Douglas Stephen Dunlop Alistair Cathcart Craig Blaney Wesley Irvine Ray McKimm	Date notice served 29 May 2019
Other Steven Agnew MLA Stephen Farry MLA Gordon Dunne MLA Alex Easton MLA Alan Chambers MLA Sylvia Hermon MP	Date notice served 29 May 2019

## 12. Council Employee / Elected Member Interest

Are you / the applicant / applicant's spouse or partner, a member of staff within the council or an elected member of the council?

Yes  No

Or are you / the applicant / the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

Yes  No

If you have answered yes, please provide details (name, relationship and role):

--

## 13. Declaration

<b>Signature:</b>	
<b>Print name:</b>	Michael McKenna
<b>Date:</b>	24/05/2019

**PLEASE NOTE:** A planning application for this development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the Pre-Application Consultation report.

We will respond within 21 days of receiving the Notice. We will confirm whether the proposed pre-application community consultation is satisfactory, or if additional notification and consultation is required. The minimum statutory consultation activity includes holding one public event and its advertisement in a local paper. We also require this Notice to be sent to local councillors for the District Electoral Area in which the proposed development is situated, and evidence of additional publicity of the event.

**Appendix 2: Public Exhibition Display Banners  
June 2019**

# Welcome



Welcome to the first public information event on the planned redevelopment and rejuvenation of Queen's Parade and Marine Gardens.

Our proposals have been informed by the previous scheme pursued by the former Department of Social Development and our engagement with key stakeholders over the last 12 months.

## Purpose of this event

We are seeking your feedback on these draft proposals. Your feedback is important to us and will help to inform how the proposal develops.

## Queen's Parade, Bangor

The development site focuses on lands at Queen's Parade and the area currently used as Marine Gardens car park.

This £50 million investment will provide the opportunity to create a premier waterfront destination for Bangor, and for Northern Ireland. The scheme will attract further investment and will support the town centre's future, as well as the economic vitality of the whole Ards and North Down area.

## Who are the developers?

**Bangor Marine Limited** is a joint venture partnership between Karl Group and Farrans created specially to deliver the project. The two companies bring specialist experience and skills.

**Karl Group** are a NI Property Development Company with a vision to 'Create Places that Enhance the Lives of People'. They specialise in delivering projects that focus on this vision and provide long term investment opportunities.

**Farrans** is a leading NI contractor of over 70 years with experience in delivering landmark projects that make a genuine and lasting impact on local communities.

## Feedback

We want to hear from you and welcome your views on the proposals. We will use your feedback to shape the proposals that will inform a future planning application.

Please take your time to review the information and feel free to ask any of our team questions.



# The Site – The Development Site



*Site location plan*

## The site

The proposed site comprises of 5.26 hectares (13 acres) and is bound by the new quay wall, Main Street, King Street and Southwell Road.

It occupies a central position in the heart of the town, overlooking the bay and at the meeting point of different existing uses in Bangor town centre.

Much of this area is currently under-used, vacant and falling into decline – this investment would provide the opportunity to transform the space, and create a positive gateway for Bangor for the benefit of both existing residents and visitors.



*Photos of the site in its current state.*





# The Proposals



The project seeks to rejuvenate and revitalise Bangor Town centre with a vibrant mixed use development

The proposals currently include:

- A new 70/80 bed hotel to encourage overnight stays in the town and increase tourism benefits
- Destination building to increase the overall attractiveness of Queen's Parade as well as providing improved facilities for the town's residents outside working hours
- 125 new residential units to develop and encourage town centre living, increasing activity in the area in the evenings and weekends
- 38,500 sq. ft. of commercial space, leisure space, shops and restaurants to create a mix of uses to create a draw that will complement the town centre
- 33,500 sq. ft. of offices which will help the town's economy and drive footfall to the area all year round
- The refurbishment of 52,500 sq. ft of existing commercial property to make best use of the existing buildings
- Marketplace/Courtyard Squares to create a pleasant environment for residents, workers, shoppers and visitors
- 200 space car park on the lower ground floor
- Kiosks and event space
- Community and cultural spaces
- Traffic calming measures and enhanced pedestrian priority along Queen's Parade



# The Proposal: Key Elements

## Central to the plans is the promotion of town centre living in the heart of Bangor

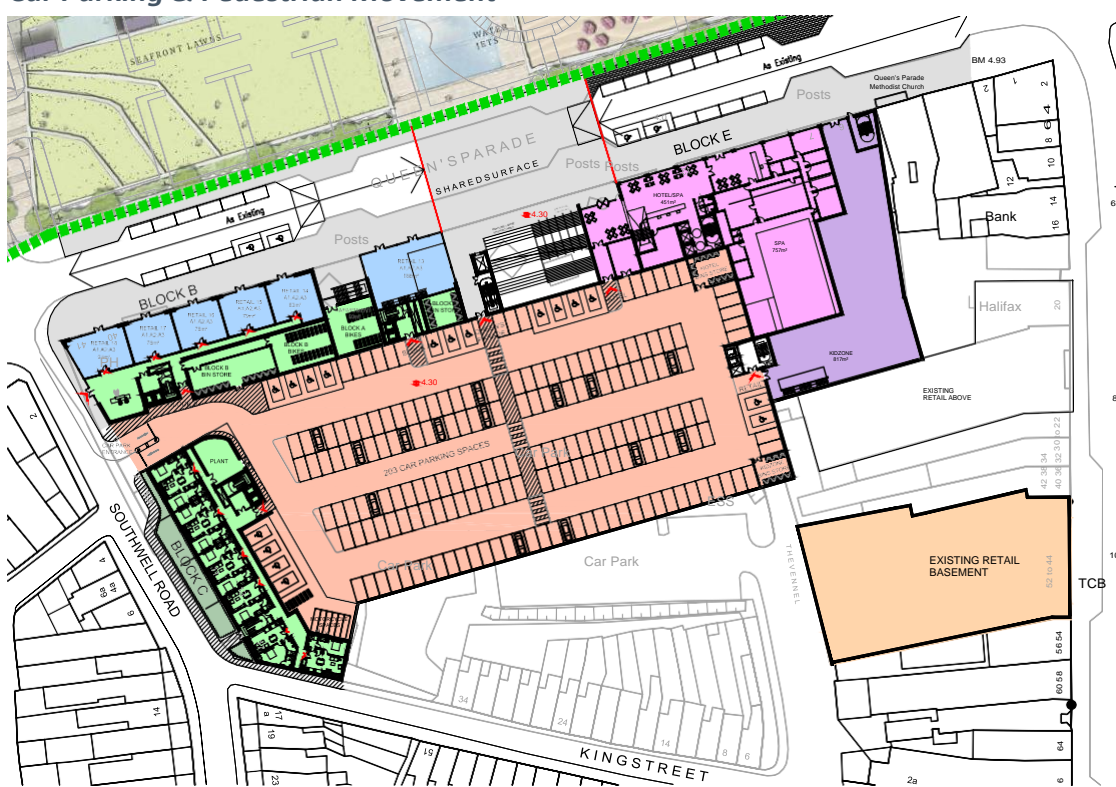
### Town Centre Living

The plans will provide an opportunity to live in the heart of Bangor town centre, right beside the marina - approximately 125 new units are integrated into our proposals.

These high quality new homes will be designed to complement and integrate with the wider development scheme and will support existing businesses in the town. The development will provide a mix of 1, 2, and 3 bedroom units.



### Car Parking & Pedestrian Movement



- Car parking has been tucked away under the public squares and will be accessed from Southwell Road
- Pedestrian movements have been prioritised on Queen's Parade in order to connect the site to the waterfront

<span style="color: green;">■</span> PUBLIC SPACE - EXTERNAL CIRCULATION	<span style="color: red;">■</span> OFFICE
<span style="color: magenta;">■</span> HOTEL	<span style="color: orange;">■</span> VEHICLE PARKING
<span style="color: lightgreen;">■</span> RESIDENTIAL	<span style="color: brown;">■</span> SERVICE ACCESS USE
<span style="color: lightblue;">■</span> RETAIL	<span style="color: cyan;">■</span> EXISTING RETAIL REFURBISHED
<span style="color: yellow;">■</span> EXISTING RETAIL BUILDINGS	<span style="color: yellow;">■</span> EXISTING RETAIL REFURBISHED TO OFFICE
<span style="color: purple;">■</span> LEISURE	

### New Streets, Laneways and Squares



- Creation of new streets and laneways accessed from Main Street
- New public open spaces including Market Square providing a visual link to the waterfront (the space will be slightly larger than St Anne Square, Belfast)

<span style="color: green;">■</span> PUBLIC SPACE - EXTERNAL CIRCULATION	<span style="color: red;">■</span> OFFICE
<span style="color: magenta;">■</span> HOTEL	<span style="color: orange;">■</span> VEHICLE PARKING
<span style="color: lightgreen;">■</span> RESIDENTIAL	<span style="color: brown;">■</span> SERVICE ACCESS USE
<span style="color: lightblue;">■</span> RETAIL	<span style="color: cyan;">■</span> EXISTING RETAIL REFURBISHED
<span style="color: yellow;">■</span> EXISTING RETAIL BUILDINGS	<span style="color: yellow;">■</span> EXISTING RETAIL REFURBISHED TO OFFICE
<span style="color: purple;">■</span> LEISURE	



# Our Vision



The vision centres on:

- reinvigorate Bangor town centre through the delivery of a high quality mixed use proposal
- create an attractive, vibrant and inclusive place for all
- reconnect the town to the waterfront
- provide catalyst for wider regeneration by connecting uses through the public realm to maximise footfall through the day and evenings for residents, workers and visitors

Critical to this vision is creating high quality and attractive spaces and places between the new and existing buildings. Some of the features we are hoping to incorporate into the proposal are summarised below



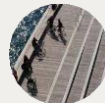
Queen's Parade has been designed to create a pedestrian friendly space that better connects to the new development to the town centre



Inclusive spaces for the community



Shared surfaces safe for all users that re-stitch the promenade and the town centre



A waterfront promenade that invites walkers, runners and cyclists



A destination at the end of the North Down Coastal Path and a new route from the town centre



A mix of hard and soft landscaping and a multi-use seafront events space



# Marine Gardens

## Creating active attractions for Marine Gardens

We aim to ensure Bangor and its waterfront becomes a destination for play, relaxation and connection with the natural, coastal environment.

Features include:



### 1 Waterfront Plaza

A focal point for the area beside the marina, offering views across the water.

### 2 Bangor Beach / Lawns / Temporary Beach

The raised lawn and gardens beside the amphitheatre will create a positive environment for those using and enjoying the space, whilst new planters will provide the opportunity to bring 'Bangor in bloom' into the heart of the town at Marine Gardens. It will be an accessible, landscaped place flexibly designed for informal recreation or events.

### 4a Main Promenade

An enhanced promenade is being proposed. Two tier canopies and landscaping have been incorporated to create a unique feature that allows for weather protection to create a destination that will be attractive all year round.

### 4b A sheltered promenade and kiosks

Marketspaces and canopies will provide space for pop up events, exhibits and experiences that will ensure Bangor becomes a creative, contemporary and attractive destination. The reintroduction of kiosks can support a vibrant destination at the seafront.

### 5 McKee Clock and historic gardens

The McKee Clock, situated at the foot of High Street, has long been a significant feature in the town. Our proposals for Marine Gardens and the civic plaza will provide a focal lens for this iconic asset and connect it with the new development of Bangor. Raised lawns with informal seating walls to recreate character of the original Sunken Gardens. This could include feature lighting to highlight the terraces and McKee Clock.

### 6 Event space

Urban spaces suitable for hosting events and for daily non-programmed use are proposed to be integrated into the design of the new gardens and promenade. This could be a new home for Project 24.

### 7 Hub / Café / Gallery

A low key destination building to provide gallery / restaurant / bar facilities in prime location with views across marina. Space could be allocated for cycle storage and bike hire. This will encourage active use and exploration of the public space and allow for sustainable travel along the revitalised waterfront.



# Next steps



## Whats happening next

Bangor Marine Limited is now developing proposals to inform a planning application to deliver their vision for the waterfront development.

We are committed to engaging with the people of Bangor, and are now commencing a period of pre-application community consultation on the proposals. The feedback we receive will shape our proposals for our waterfront regeneration scheme.

At our second consultation event in August we will share the feedback received from this event and explain how it has informed the process.

There are a number of additional ways you can comment. You can do this by:



[queensparadebangor@turley.co.uk](mailto:queensparadebangor@turley.co.uk)



[www.queensparadebangor.co.uk](http://www.queensparadebangor.co.uk)



Consultation Hotline 0808 1688 296

**Appendix 3: Public Exhibition Display Banners  
August 2019**

# Welcome



Welcome to the second public information event on the planned redevelopment and rejuvenation of Queen's Parade and Marine Gardens.

## Purpose of this event

This event is to:

- explain the feedback obtained from the engagement process
- outline how the feedback has informed the design of the scheme
- share how the design of the scheme is progressing

## Queen's Parade, Bangor

The development site focuses on lands at Queen's Parade and the area currently used as Marine Gardens car park.

This £50 million investment will provide the opportunity to create a premier waterfront destination for Bangor, and for Northern Ireland. The scheme will attract further investment and will support the town centre's future, as well as the economic vitality of the whole Ards and North Down area.

## Who are the developers?

**Bangor Marine Limited** is a joint venture partnership between Karl Group and Farrans created specially to deliver the project. The two companies bring specialist experience and skills.

**Karl Group** are a NI Property Development Company with a vision to 'Create Places that Enhance the Lives of People'. They specialise in delivering projects that focus on this vision and provide long term investment opportunities.

**Farrans** is a leading NI contractor of over 70 years with experience in delivering landmark projects that make a genuine and lasting impact on local communities.

## Feedback

We encourage you to complete the feedback form, as your comments will be used to assist the team in progressing the proposals in advance of submitting a planning application.

Please take your time to review the information and feel free to ask any of our team questions.



# The Site – The Development Site



*Site location plan*

## The site

The proposed site comprises of 5.26 hectares (13 acres) and is bound by the new quay wall, Main Street, King Street and Southwell Road.

It occupies a central position in the heart of the town, overlooking the bay and at the meeting point of different existing uses in Bangor town centre.

Much of this area is currently under-used, vacant and falling into decline – this investment would provide the opportunity to transform the space, and create a positive gateway for Bangor for the benefit of both existing residents and visitors.



*Photos of the site in its current state.*





# You Said We Responded

## What's Changed:

- Our plans continue to provide a vibrant mix of uses with high quality connections to the seafront and the town centre
- Our design approach has evolved in response to feedback, with further detail now provided on the scale and massing of our buildings
- The proposed materials and design treatments for the building façades have been significantly developed for the residential, hotel and office buildings
- We have consolidated two of our buildings into one singular block to better frame the Queen's Parade streetscape, and Market square
- The design of our feature steps has been refined further and seamlessly connects the seafront to the land side of the proposal



### Theme



#### Design

Many respondents wanted to understand how the buildings would *look and feel* and the architectural style to be used. Strong support for an architectural style 'of its time' and one that looked forward yet respected the context of surrounding area.

### Response

Our design approach has been developed significantly since our June events – please see our other banners for the latest plans and visuals of key elements of the proposal.



#### The Vision

There was significant support for the project vision and broad consensus that development should take place as soon as possible.

We are continuing to develop our plans in consultation with stakeholders and statutory authorities with a view to submitting a planning application at the earliest possible opportunity.



#### Demolition

Some respondents wished to see some of the existing buildings remain, however, the majority of responses supported the demolition of the vacant and derelict buildings on site.

Our plans continue to propose the demolition of existing vacant and derelict buildings on site to support long term regeneration.



#### Parking and access

Traffic, parking and access received many specific and varied comments. Some respondents would like to see more parking provided, while others were supportive of reducing car parking in tandem with the use of more sustainable transport solutions. Respondents also queried whether there was capacity in existing car parks to accommodate the removal of Marine Gardens.

There are over 1,200 car parking spaces within 400 metres from the site; approximately 5 minutes' walk. Results from recent surveys indicate that the free parking at Marine Gardens is being used by commuters travelling out of Bangor rather than visitors and shoppers to the town. Our assessment demonstrates that there is capacity in car parks (free and paid) within the town centre to accommodate the loss of car parking at Marine Gardens. During the busiest weekday period (11am - 12 noon) there are circa 226 available spaces and 501 on Saturday (1pm - 2pm). This analysis excludes the Flagship Centre. A total of 233 car parking spaces are now proposed within the development. The majority of spaces (201) are provided in a car park on the lower ground floor together with 24 layby parking spaces to serve Kings Street and 8 surface level spaces on Marine Gardens.



#### Mix of uses

There was broad support for the proposed mix of uses in the proposals.

Our latest plans have retained the original mix of uses, with greater detail now developed in relation to how the buildings and spaces will look and feel.



#### Marine Gardens

There is strong support for the proposed public realm at Marine Gardens. Some respondents wanted to see more imaginative uses of some of the areas of open space.

The plans for Marine Gardens continue to propose high quality public spaces suitable for people of all ages and ability to spend time and enjoy the seafront. This part of our plans will continue to evolve and develop in consultation with stakeholders, including the Council.

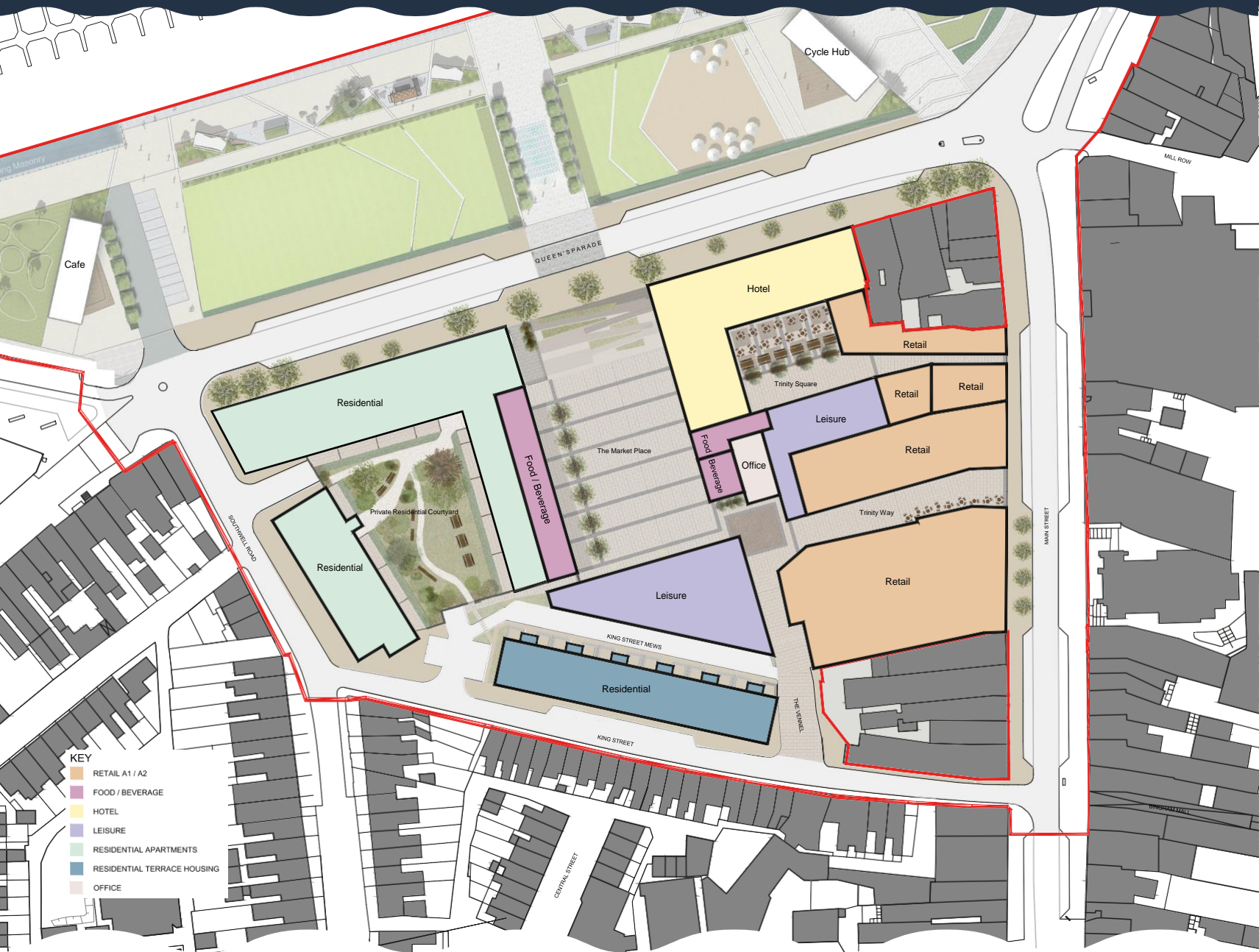


#### Town Infrastructure

Many comments related to a desire to see improvements in the wider environs of the town centre including re-surfacing of roads; better car park management; introduction of residents parking areas; and the enhancement of the public realm within the Bangor town centre.

Our assessments demonstrate that the proposed development does not result in any adverse impacts on the existing infrastructure of the town centre. Feedback relating to the upgrading of the wider public realm and roadways outside of the application cannot be delivered by Bangor Marine as they are outside of the boundary of the project. However, the feedback will be shared with the Council and Department for Infrastructure.

# Revised Proposals



## Our latest plans now propose:

### New Hotel

There was strong support for this proposed use. We have further developed our design approach which proposes a 77 bed hotel to encourage overnight stays in the town and increase tourism benefits

### Leisure

We have retained this focal building as a multi-functional public building which can be used as a venue for a number of activities open to the public

### Town Centre Living

There was strong support for residential uses in this location. Our latest plans propose 136 apartments to develop and encourage town centre living, increasing activity in the area in the evenings and weekends

### Commercial spaces

40,200 sq. ft. of commercial space, leisure space, shops and restaurants to create a mix of uses to create a draw that will complement the town centre

### Town Centre workspace

36,910 sq. ft. of office accommodation which will help the town's economy and drive footfall to the area all year round

### Refurbished buildings

The refurbishment of 60,300 sq. ft of existing commercial property to make best use of the existing buildings

### Courtyards and spaces

Enhanced marketplace/courtyard squares to create a pleasant environment for residents, workers, shoppers and visitors

### Parking and access

233 car parking spaces are proposed across the site:

- 201 spaces within the lower ground car park
- 24 layby spaces to serve Kings Street
- 8 surface level car parking spaces along Marine Gardens

Traffic calming measures to enhance pedestrian priority along Queen's Parade are also proposed.

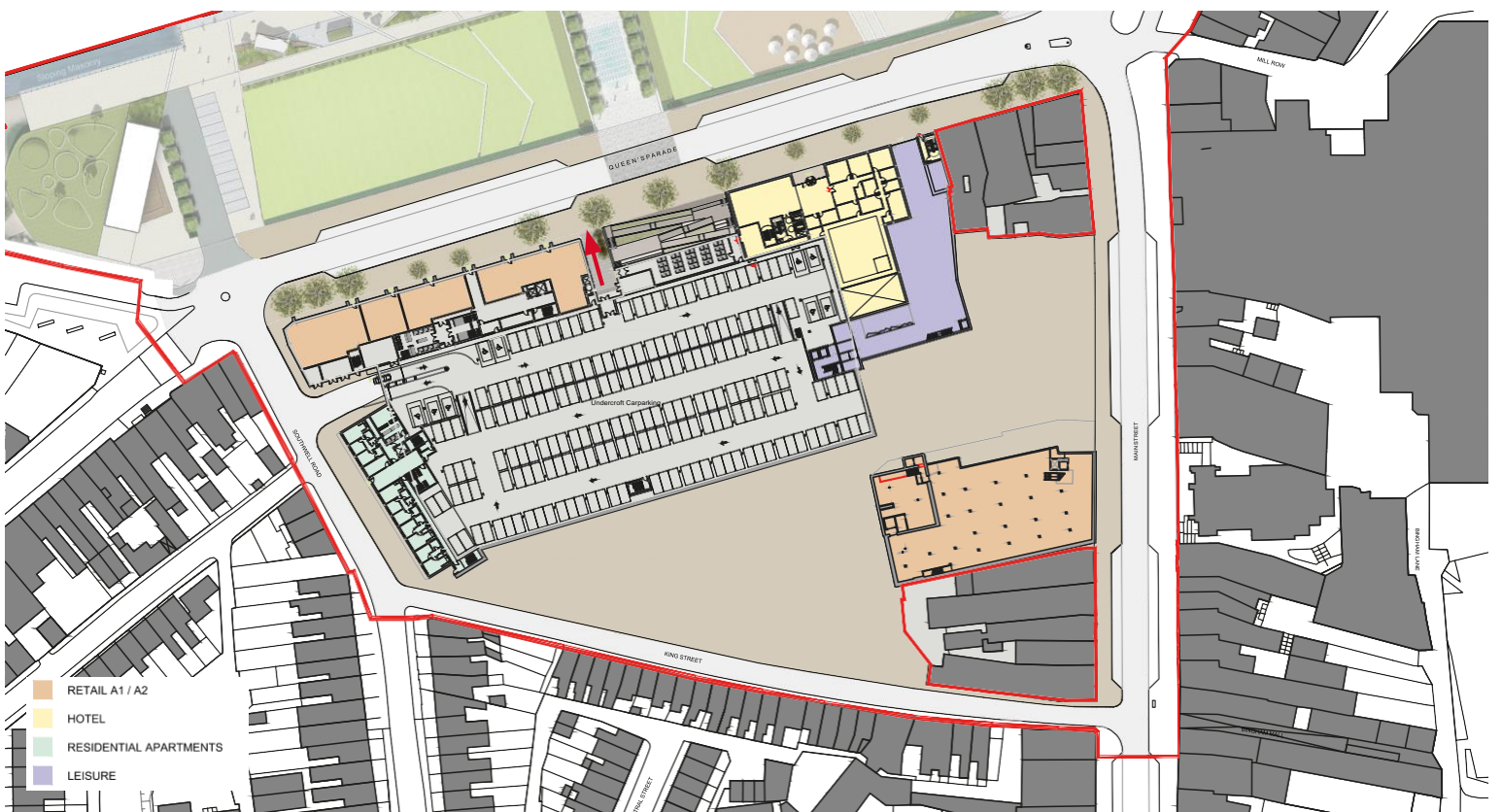
### Seafront spaces

Kiosks and event space together with community and cultural spaces are provided within our plans



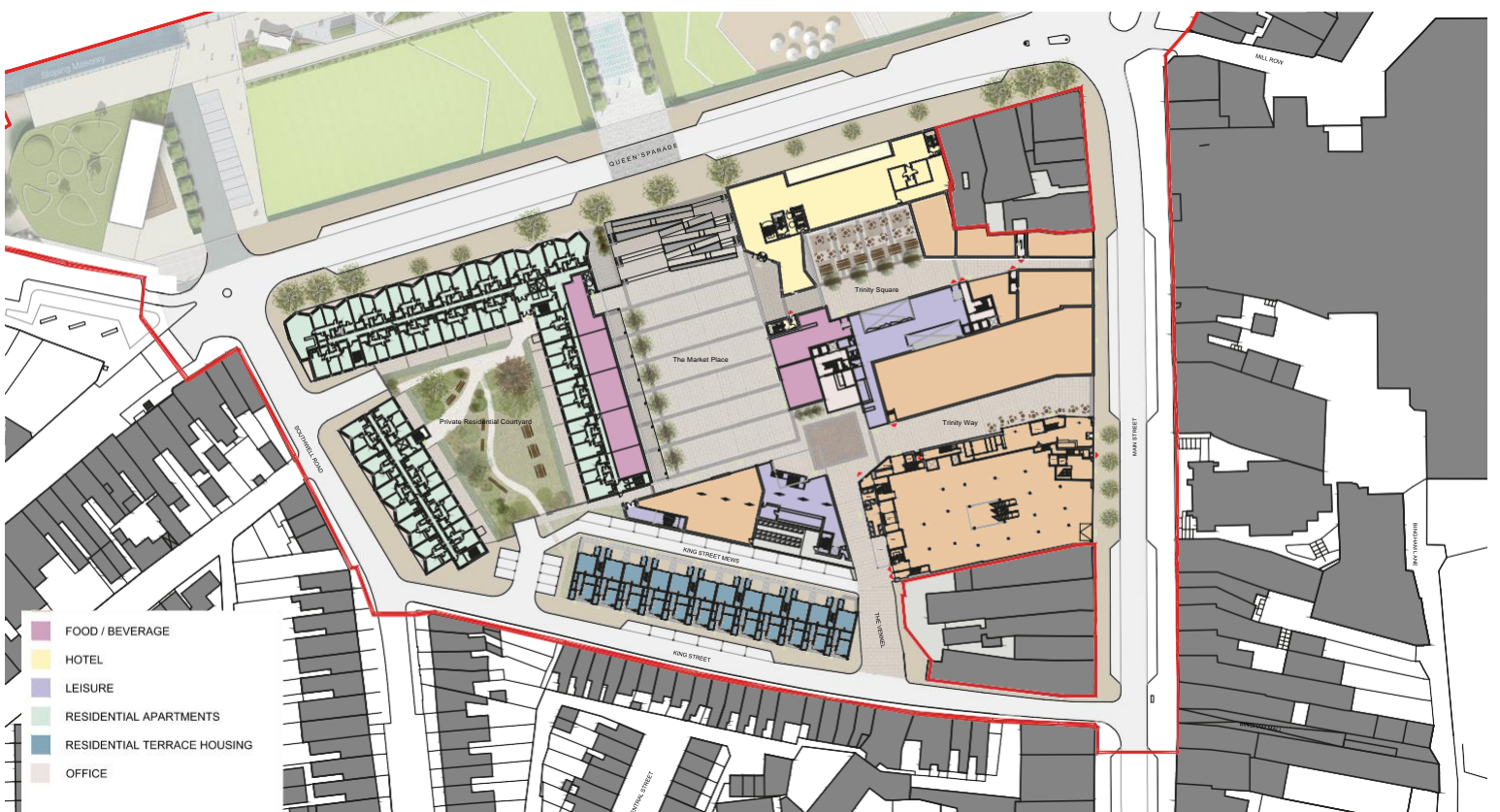
# Key Elements of Revised Proposals

*Central to the plans is a vibrant mix of uses including the promotion of modern office space and town centre living*



**Lower Ground floor plan**

This plan shows how car parking will be tucked away under the public square and will be accessed from Southwell Road. The arrow shows where the pedestrian access point from the car park onto Queen's Parade will be located.



**Ground Floor Plan**

This plan shows the new squares, streets and laneways that will be created. Trinity Way will be created by demolishing 34 - 36 Main Street to create a new street. This new street will improve linkages between the development and Main Street whilst also helping to knit the development into the urban fabric of Bangor town centre.

Food and beverage outlets will be located on the ground floor with outdoor seating areas on the fringe of the new public square - Market Square. This new public square will be slightly larger than St Anne's Square, Belfast.



# Residential



*View from Marine Gardens public realm of Queen's Parade frontage – new hotel to left hand side and commercial units with apartments above located on the right hand side*



*View of residential apartments along Queen's Parade – viewpoint taken from centre of roadway*



*Direct view from Marine Gardens public realm of ground floor commercial units with three storeys of apartments above*



*View of Kings Street from Southwell Road – new Mews style residential development*



# Hotel, Square and Steps



*View from Market Square with Hotel on right hand side looking out to sea*



*Direct view of the hotel from Queen's Parade*



*Image of the steps which will link Queen's Parade to Market Square*



*Sketch of Market Square through to leisure building*



# Marine Gardens



- KEY**
- 1 WATERFRONT PLAZA
  - 2 BANGOR BEACH
  - 3 TERRACE LAWNS & MARINE GARDENS
  - 4a MAIN PROMENADE
  - 4b SHELTERED PROMENADE & KIOSKS
  - 5 MCKEE CLOCK & HISTORIC GARDENS
  - 6 EVENT SPACE & PROJECT 24
  - 7 CYCLE HUB
  - 8 CHILDREN'S ADVENTURE PLAY
  - 9 MARKET PLACE / ELEVATED PLAZA
  - 10 OUTDOOR CAFE TERRACE / COURTYARD
  - 11 RESIDENTIAL COURTYARD
  - 12 ARCADE ACCESS LINK

## Waterfront Plaza



A focal point for the area beside the marina, offering views across the water.

## Terrace Lawns and gardens



The raised lawn and gardens will create a positive environment for those using and enjoying the space, whilst new planters will provide the opportunity to bring 'Bangor in bloom' into the heart of the town at Marine Gardens. It will be an accessible, landscaped place flexibly designed for informal recreation or events.

## Bangor Beach



A temporary beach can be provided during peak months during the summer, similar to what happens in other European cities

## A sheltered promenade and kiosks



Market spaces and canopies will provide space for pop up events, exhibits and experiences that will ensure Bangor becomes a creative, contemporary and attractive destination. The reintroduction of kiosks can support a vibrant destination at the seafront.

## McKee Clock and historic gardens



The McKee Clock, situated at the foot of High Street, has long been a significant feature in the town. Our proposals for Marine Gardens provide a focal lens for this iconic asset and connect it with the new development of Bangor. Raised lawns with informal seating walls to recreate character of the original Sunken Gardens. This could include feature lighting to highlight the terraces and McKee Clock.

## A Main Promenade



An enhanced promenade is being proposed. Two tier canopies and landscaping have been incorporated to create a unique feature that allows for weather protection to create a destination that will be attractive all year round.

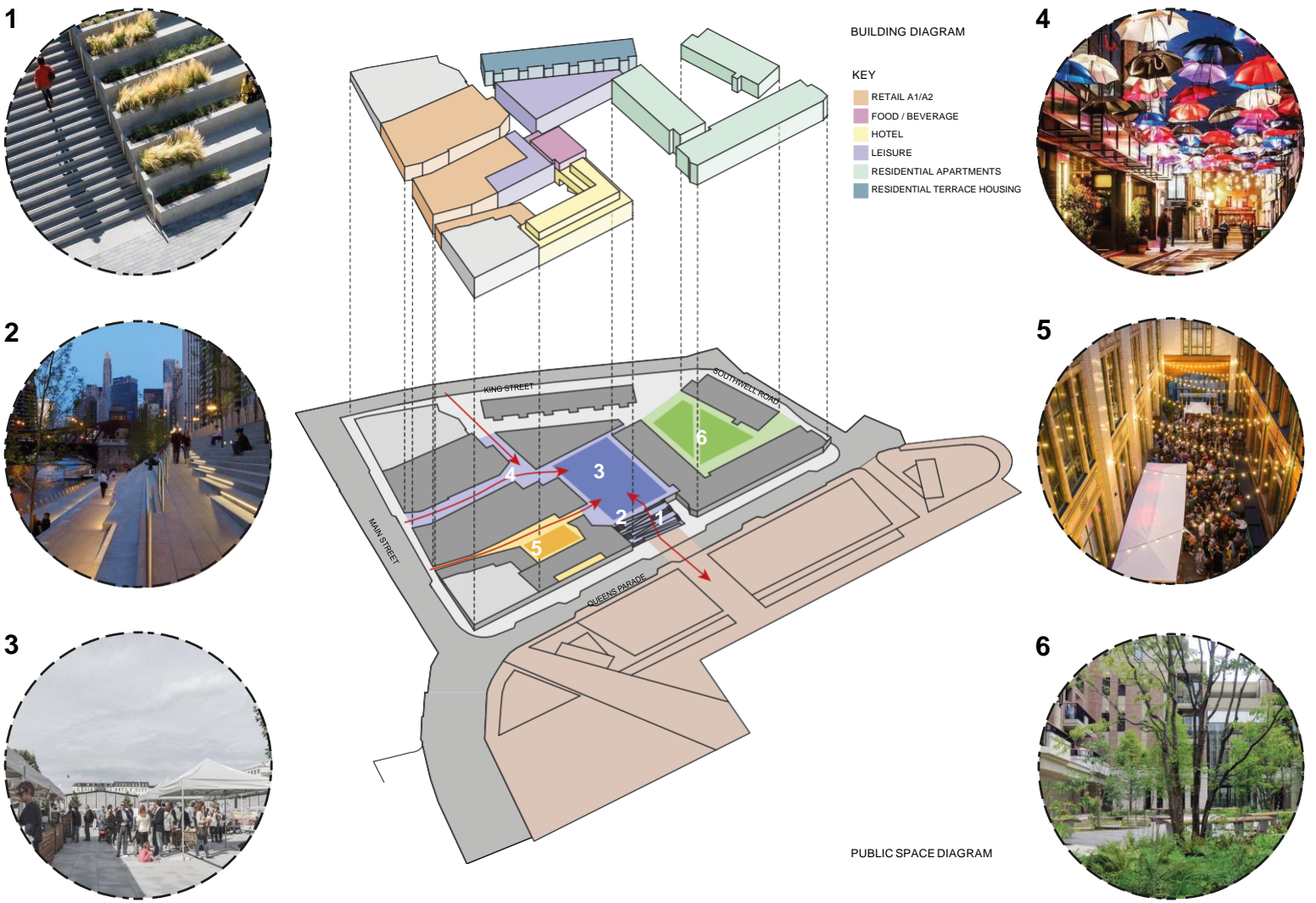
## Cycle Hub



A low key destination building to provide gallery / restaurant / bar facilities in prime location with views across marina. Space could be allocated for cycle storage and bike hire. This will encourage active use and exploration of the public space and allow for sustainable travel along the revitalised waterfront.

Points 9-12 are explained on the other boards and relate to the new square, loneways and streets to be created.

# Next steps



## Whats happening next

Bangor Marine Limited is now developing proposals to inform a planning application to deliver their vision for the waterfront development.

We are committed to engaging with the people of Bangor, and are now concluding a period of pre-application community consultation on the proposals.

The feedback we receive has and will continue to shape our proposals for our waterfront regeneration scheme prior to submission of a planning application in the Autumn.

There are a number of additional ways you can comment. You can do this by:



[queensparadebangor@turley.co.uk](mailto:queensparadebangor@turley.co.uk)



[www.queensparadebangor.co.uk](http://www.queensparadebangor.co.uk)



Consultation Hotline 0808 1688 296



## **Appendix 4: Press Notices**

**County Down Spectator, 6 June 2019:**



Thanks & Acknowledgements

HASSON - ROBERT The family of the late Robert Hasson would like to thank all those who sympathised with them on their recent sad bereavement. Thanks to all those who attended the memorial service, sent cards, letters or made a donation to SENSE. To the Rev Alvin Little for conducting the service and members of Ballyblack Presbyterian Church for their help. A special thanks to Lecale Ramblers for their support and assistance both in Spain and at home and to our friends and neighbours. To S. Clarke & Son Funeral Directors, Newtownards for their assistance at a very difficult time. Trusting this will be accepted by all as a token of our sincere appreciation.

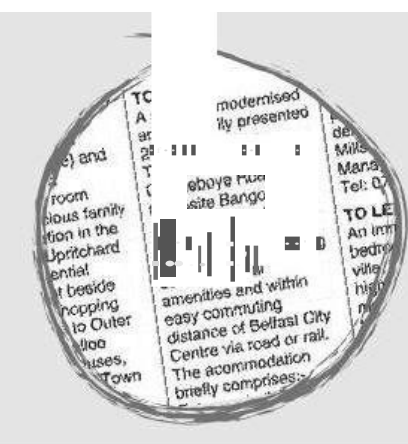
McNARRY-MAUREEN ELIZABETH The family of the late Maureen McNarry would like to sincerely thank all relatives and friends for their support during their recent sad bereavement. Thanks to all who sent cards, flowers, donations received in her memory and everyone who attended her funeral. A special thanks to the staff of the NI Hospice, Somerton Road, Belfast for all the care and support given to Maureen. Thanks also to the funeral directors' Shields of Donaghadee for the professional and compassionate way they handled the funeral. STRONG - WINSTON The family, Billy, Evelyn, Colin, Diane and George of the late Winston Strong wish to thank all those who attended the funeral, visited the house and sent cards. Special thanks to S. Clarke and Son Funeral Directors, Bangor.

Thanksgiving Belfast Fabrications Ltd of Units 1-3, Glenview Ind. Estates, Tower Lane, Moneyreagh, BT23 6AY is applying for a licence to use Units 1-3, Glenview Ind. Estates, Tower Lane, Moneyreagh, BT23 6AY as an operating centre for 2 goods vehicles and 0 trailers. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF, stating their reasons within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

To place an announcement phone 028 9127 0270 or call into our offices at 91 Main Street, Bangor, before 12 noon Wednesday prior to publication

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TO PLACE AN ADVERTISEMENT ..... into our office at 91 Main Street, Bangor Telephone 028 91270270 0111A1w, countydownspectator.co.uk

Public Notices

Ards and North Down Borough Council



Planning applications

Full details of the following planning applications including plans, maps and drawings are available to view on the NI Planning Portal www.planningni.gov.uk or at the Council Planning Office or by contacting (028) 9182 4006. Whenever possible, written comments should be submitted within the next 14 days. We request comments as early as possible, but we must take account of any representations that raise material planning considerations received before the application is actually determined.

Please quote the application number in any correspondence and note that all representations made, including objections, will be posted on the NI Planning Portal. Please refer to the Council's guidance on how to comment on a planning application which is available on the Council's website www.ardsandnorthdown.gov.uk/planning-applications. The Schedule of Planning Applications being presented to the Council's Planning Committee on Tuesday 2 July 2019 will be published on the 19th June 2019 on the Council's website on www.ardsandnorthdown.gov.uk/residents/planning. Please refer to the Council's guidance on "Getting involved in Planning Committee meetings" available on the Council's website.

Initial Advertisements

Table with columns: Application No., Location, Proposal. Includes entries for 50 Dunover Road, 3 Kilbriart Road, 15 Joe Tomelty Drive, etc.

Re-Advertisements

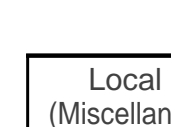
Table with columns: Application No., Location, Proposal. Includes entries for Land between 72 and 84 Ballygelagh Road, Unit 1, 41 Portaferry Road, etc.

Local Government (Miscellaneous Provisions) (NI) Order 1985 ENTERTAINMENTS LICENCE Take notice that application dated 31 May, 2019, has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainments Licence permitting: darts; dancing, singing or music or any other entertainment of a like kind; machines for entertainment and amusement; equipment for playing snooker or similar games at The Rose and Chandlers 2-6 High Street, Bangor BT20 5AY. Representations in relation to the application may be made to Ards and North Down Borough Council, The Castle, Bangor, BT20 4BT, by giving notice to the Council stating in general terms the nature of the representation not later than 28 days after the date of application. Colin Sloan 9 Beechfield Drive Bangor

The Local Government (Miscellaneous Provisions) (NI) Order 1985 ENTERTAINMENTS LICENCE Take notice that application dated 29 May 2019 has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainments Licence permitting dancing, singing or music or any other entertainment of like kind; machines for entertainment and amusement. At Scрабо Golf Club, 233 Scрабо Road, Newtownards, BT23 4SL. Representations in relation to the application may be made to Ards and North Down Borough Council, The Castle, Bangor, BT20 4BT by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of application. William Fulton 17 Dermott Walk Comber

Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2)(b)) PRE-APPLICATION PUBLIC INFORMATION EVENT Proposal: Regeneration proposal for Bangor town centre comprising redevelopment of Marine Gardens car park to create public realm area, gardens, kiosks and event space; and the redevelopment of lands at Queen's Parade comprising a mixed use development consisting of hotel, retail, office, community, cultural and recreation floorspace, eateries and residential development together with the creation of new public squares and courtyards including new pedestrian access points, car parking and the relocation of Project 24. Location: Lands bounded by 18-5266 and 68 Main Street, 2-51 King Street, 5-18 Southwell Road, 5-41 Queen's Parade, and Marine Gardens car park, Bangor. Public Information Event Will take place on 18th June 2019 from 1pm-7pm and 19th June 2019 from 11am-7pm, at Project 24, Queen's Parade, Bangor, BT20 3BH; and 1st August 2019 1-7pm and 2nd August 2019 11am-7pm also at the Hub at Project 24, Queen's Parade, Bangor, BT20 3BH. Further information relating to these proposals can be obtained from: Turley, Hatnilton House, 3 Joy Street, Belfast, BT2 8LE. If you wish to make comments on the proposals you may do so at the above events and/or in writing to: Turley, Hamilton House, 3 Joy Street, Belfast, BT2 8LE no later than Friday 16th August 2019. This notice does not relate to a planning application. Comments should not be made to Ards and North Down Borough Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Ards and North Down Borough Council nonnal neighbourhood notification and publicity will be undertaken and you will have the opportunity to make formal representations regarding the proposal at that time.

Ards and North Down Borough Council



Planning Act (Northern Ireland) 2011 The Planning (Hazardous Substances) (No 2) Regulations (Northern Ireland) 2015 Planning application for Hazardous Substances Consent

Ards and North Down Borough Council has received an application from Hilmark Ltd for a Hazardous Substance Consent (HSC) for the storage of Liquefied Flammable Gas. Ards and North Down Borough Council will decide whether or not to grant consent, and if granting consent, will decide on appropriate conditions.

Table with columns: App Ref, Location, Proposal. Includes entry for LA06/2019/0096/HSC, Land 30m NE of 17 Carrickmannon Road, Ballygowan, BT236JH, Storage of liquefied flammable gas.

The application may be examined between the hours of 9.00 am - 1.30 pm (Monday to Friday) at Ards and North Down Borough Council, Planning Service, 2 Church Street, Newtownards, BT23 4AP. Written representation should be sent to the same address or by email to planning@ardsandnorthdown.gov.uk within 21 days from the date of this advertisement. Please quote the reference number in all correspondence. Please note that written comments will be made available for public inspection.

Local Government (Miscellaneous Provisions) (NI) Order 1985 ENTERTAINMENTS LICENCE Take notice that application dated 31st May, 2019, has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainments Licence permitting dancing, singing or music or any other entertainment of a like kind; equipment for playing snooker or similar games at Holywood Yacht Club, 1 Kinnegar Road, Holywood BT18 9JN. Representations in relation to the application may be made to Ards and North Down Borough Council, The Castle, Bangor, BT20 4BT, by giving notice to the Council stating in general terms the nature of the representation not later than 28 days after the date of application. Anthony Haye 25 The Esplanade Holywood, BT18 9JP

SPECTATOR CLASSIFIEDS GET RESULTS T.r.:r.:nhftnA n.A Q1 7 n 7n

GREAT LOCAL NEWS NOW EVEN BETTER

HSC South Eastern Health and Social Care Trust The public meeting of the Board of Directors will be held on Wednesday 26 June 2019 at 11.00am in the Great Hall, Downshire Hospital, Downpatrick. The draft agenda will be available from Thursday 13 June 2019 on the Trust's website www.setrust.hscni.net and by telephoning the Reception Desk at Trust Headquarters, Ulster Hospital (028 9055 3100). Anyone wishing to address the Board on any agenda item should write to Irene Low, Board Secretary at Trust Headquarters, Ulster Hospital, Dundonald, Belfast, BT1 6 1RH (or email irene.low@strusthscni.net) with a written outline of the presentation by 12 noon on Tuesday 18 June 2019. Anyone wishing to put a written question to the Board on any matter relating to Trust activities should address their queries to Irene Low at the above address. If you have any special requirements for access to the meeting please let us know by telephoning Trust Headquarters at 028 9055 3141.

NO APPOINTMENT Open Monday - Friday 20 ABBEY STREET BANGOR 028 91271447

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Memoriam

VANDERVEER - WILLIAM BILLY In loving memory of my wonderful funny son, died 10th June 1984. I wake each morning to start a new day, but the pain of losing you never goes away. I want to call you and just hear your voice, then I remember I have no choice, for you are not there and now my heart cries, just to see you again to say good bye. The day you left I just did not know that you were going somewhere I could not go. I have thirty five years of memories that I will treasure and keep in my heart. We share a bond that time and distance can never break, how I miss you and wish you were here for who can hear me when I need to cry. How I miss you and your wonderful smile, if I could just hold you for a little while. Until that day I will look to the sky and search among the stars for my son and my best friend. Loved and missed so much it hurts your mum and Stewart.

WEIR - EVELYN (YVONNE). Passed 4th June 2018. First year away from home. My dearest, darling mum how can I find the words to say, to tell of how I miss you throughout every single day. I miss our little chats, the way you listened to me moan and how you would always cheer me up whenever I would phone. This life now without you is very hard to bear I would give up all I have to awake and find that you are there. Loved and missed always your loving son David (Kid), daughter-in-law Joan, grandson Jacob and family.

WEIR - EVELYN (YVONNE) Precious memories of my darling mum and best friend EVELYN ELIZABETH ( YVONNE) passed away a year ago on 4th June 2018 and also my dear daddy SAMUEL (SAMMY) who passed away 21st June 2011. Together forever. Goodbyes are not forever, goodbyes are not the end, they simply mean I'll miss you both, until we meet again. Loved and missed every day Daughter Ros and son-in-law Ken.

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Memoriam

WEIR - YVONNE Called Home 4th June 2018. Precious memories of my dear mother, grandmother and great grandmother. First anniversary celebrating with my daddy SAMMY left us 21st June 2011. Together forever, Heaven rejoiced. Hebrews 11 v 1 I'll be loving you always. Loved and missed every day, daughter Gall, son-in-law Eric Gillespie, grandchildren and family circle.

WEIR - EVELYN ELIZABETH (YVONNE) Slipped away 4th June 2018. With thoughts of a sister come thoughts of days the heart will always treasure. Missing you. Always remembered by sister Patricia, nephew John and great niece Chelsea.

WEIR - EVELYN ELIZABETH (YVONNE) Died 4th June 2018. In my heart your memory stays, always tender, fond and true. There's not a day dear sister, I do not think of you. Always remembered by sister Anna, brother-in-law Jim and family.

WEIR - EVELYN ( YVONNE) Died 4th June 2018. Loving memories treasured forever of days we shared together. Love and miss you Yvonne. Remembered by her sister Irene, brother-in-law David and nephew Stephen.

Thanks & Acknowledgements

COLVILLE - WILLIAM JOHN The family of the late John wish to express their sincere thanks to all those who sympathised with them on their recent bereavement. Thanks to the managers and staff of Mullaighboy Care Home and to Emma and Sarah, also to Rev Sue Bell and the organist of Ballywalter Parish Church. Thanks to the staff of the Sandpiper Inn for supplying refreshments after the funeral. Trusting this acknowledgement will be accepted as a token of our sincere appreciation.

Thanks & Acknowledgements

CROMIE - EVAN Eddie, Janet and family would like to thank Carrowdore Primary school, Strangford Integrated College, Rev Colin Davis and all their family and friends for their help and kindness, love and support following the untimely passing of their beloved niece Evan.

HASSON - ROBERT The family of the late Robert Hasson would like to thank all those who sympathised with them on their recent sad bereavement. Thanks to all those who attended the memorial service, sent cards, letters or made a donation to

SENSE. To the Rev Alvin Little for conducting the service and members of Ballyblack Presbyterian Church for their help. A special thanks to the Scale Ramblers for their support and assistance both in Spain and at home and to our friends and neighbours. To S. Clarke & Son Funeral Directors, Newtownards for their assistance at a very difficult time. Trusting this will be accepted by all as a token of our sincere appreciation.

TORRENS - WILLIAM

JOHN (JACK) JOHN The wife and family of the late Jackie Torrens wish to express their sincere thanks to all who sympathised with them on their recent sad bereavement. Thanks to all who sent cards or flowers, telephoned called to the house, attended the funeral, made donations or helped in any way. Special thanks to Canon Ian McDonald for conducting the service, assisted by Rev Or Stanley Gamble and to the organist, caretaker and the ladies of St Mary's Parish Church for providing the refreshments. Many thanks to Gilmore Funeral Directors for carrying out the arrangements with care and dignity. Finally, thank you to the doctors and medical staff of Ward 9 at the Ulster hospital for their kindness and care. Trusting this

acknowledgment will be accepted by all as a token of our sincere appreciation.

To place an announcement phone 028 918 1133 or call into our offices at 25 Frances Street, Newtownards, before 12 noon Wednesday prior to publication

Church Notices

s.clarke +SOIL SINCE 1918 CEU 8 HATING ONE HUN OHEO Y.A.1111 Support through bereavement, from our family to yours. Newtownards 028 91812168 0.28 9127.2549 www.sclarc.com

NEWTOWNARDS CHRONICLE CLASSIFIEDS PUBLIC NOTICES

Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2) (b)) PRE-APPLICATION PUBLIC INFORMATION EVENT Proposal: Regeneration proposal for Bangor town centre...

Public Notices

Ards and North Down Borough Council Planning Act (Northern Ireland) 2011 The Planning (Hazardous Substances) (No 2) Regulations (Northern Ireland) 2015 Planning application for Hazardous Substances Consent...

Peninsula Health Living Partnership Charity No. NI103577 company No. NI43640 Annual General Meeting Thursday 13th June 2019 12.30pm - 1.30pm



Public Notices

Infrastructure - An Roinn Bon neagair www.infrastructure-ni.gov.uk

Removing Restrictions - Bangor

The Department for Infrastructure (DfI) has made a Statutory Rule entitled 'The Parking and Waiting Restrictions (Bangor) (Amendment) Order (Northern Ireland) 2019'...

The rule will prohibit vehicles waiting at any time (loading and unloading not permitted) on lengths of Bridge Street, Bangor. Vehicles are exempted from these restrictions in certain circumstances.

The Order will also remove the error certain waiting restrictions in Bangor and Ben's Bay.

Copies of the rule may be obtained from Form 301, Oarence Court, 10-18A Leilaoo Street, Belfast or via email: ldonlineathttp://www.laj.slaton.uk/lisr

Parking Places on Floods (Quacks) - Bangor

The Department for Infrastructure (DfI) has made a Statutory Rule entitled 'The Parking and Waiting Restrictions (Bangor) Order (Northern Ireland) 2019'...

There are also 150 taxi stands on Bridge Street, Bangor. The standard is available from 7.00pm to 7.00am on all days.

Copies of the rule may be obtained from Form 301, Oarence Court, 10-18A Leilaoo Street, Belfast or via email: ldonlineathttp://www.laj.slaton.uk/lisr

Taxis - Bangor

The Department for Infrastructure (DfI) has made a Statutory Rule entitled 'The Taxis (Bangor) Order (Northern Ireland) 2019'...

The rule will introduce taxi stands on Bridge Street, Bangor. The standard is available from 7.00pm to 7.00am on all days.

The Order also removes the Bye-laws of the Magellan Aerospac... The Order also removes the Bye-laws of the Magellan Aerospac...

Copies of the rule may be obtained from Form 301, Oarence Court, 10-18A Leilaoo Street, Belfast or via email: ldonlineathttp://www.laj.slaton.uk/lisr

Situations Vacant

Ards and North Down Borough Council

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Public Notices

APPLICATION FOR DISCHARGE CONSENT

Applications have been made to the Department of Agriculture, Environment & Rural Affairs for consent under the Water (Northern Ireland) Order 1999...

You may contact Northern Ireland Environment Agency (NIEA) of DAERA to arrange to view the application TC 058/19, TC 059/19, TC 060/19 and TC 061/19...

Comments received may be supplied to any third party, on request.

The Applicant is: Magellan Aerospace 11 Tullykevin Road Greyabbey County Down BT22 2QE

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A copy of the Job Specification and Job Description can be obtained by e-mailing: admin.belfastuk@nazarethcare.com

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Tel: 028 9127 0270

PRE-APPLICATION PUBLIC INFORMATION EVENT

Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2) (b))

PRE-APPLICATION PUBLIC INFORMATION EVENT

Proposals: Regeneration proposal for Bangor town centre comprising redevelopment of Marine Gardens car park to create public realm area, gardens, kiosks and event space...

Location: Lands bounded by 18-52, 66 and 68 Main Street, 2- 51 King Street, 5 -18 Southwell Road, 5 - 41 Queen's Parade, and Marine Gardens car park, Bangor.

Public Information Event will take place on 1st August from 1-7pm and 2nd August from 11am-7pm at the Hub at Project 24, Queen's Parade, Bangor, BT20 3BH.

Further information relating to these proposals can be obtained from: Turley, Hamilton House, 3 Joy Street, Belfast, BT2 8LE.

If you wish to make comments on the proposals you may do so at the above events and/or in writing to: Turley, Hamilton House, 3 Joy Street, Belfast, BT2 8LE no later than Friday 16th August 2019.

This notice does not relate to a planning application. Comments should not be made to Ards and North Down Borough Council. Any comments made to the prospective applicant are not representations to the planning authority.

Ards and North Down Borough Council

SPORTS DEVELOPMENT GRANTS

Ards and North Down Borough Council had £60,000 for 2019/2020 financial year, and can award up to 50% of eligible capital costs, with a maximum award of £5,000 in respect of any one project.

Grant applications are available in two Tranches: TRANCHE 1 - Closed Friday 26th April 2019 at 4pm.

Applications were assessed week beginning Monday 29th April 2019. Notification to sports clubs was in September following Council ratification.

Please note that as there was an underspend in Tranche 1, funds will roll into Tranche 2, and the Council may consider awarding grants of more than £5,000.

TRANCHE 2 - Open from Monday 5th August 2019 to Friday 30th August 2019 at 4pm.

Applications will be assessed week beginning Monday 2nd September 2019. Notification to sports clubs will be in October following Council ratification.

Sports Clubs applying for a grant must:

- Operate within the Ards and North Down Borough.
• The application organisation must provide sporting activities recognised by Sport Northern Ireland, through the UK Sports Council's recognition policy, and be affiliated to a recognised governing body.
• The Sports Club is engaged at amateur level.
• The Sports Club must be currently affiliated to the Ards and North Down Sports Forum.
• Sports Clubs must be properly constituted, provide details of committee members, accounts or records of income and expenditure.
• Sports Clubs are required to provide a copy of their club development plan which should be a minimum of three years, and be able to demonstrate the contribution which the grant would make towards the development of the club and/or wider community activity.
• Applicants are required to provide evidence of good governance structures, such as equality and safeguarding policies.
• Applicants are required to have Clubmark, or to be working towards the achievement of Clubmark.
• Applicants must be able to demonstrate that they are encouraging the promotion of equality of opportunity, as identified under Section 75 of the Northern Ireland Act 1998.
• Applicants applying for equipment must demonstrate and will only be considered, if the equipment to be purchased has a permanent base, and will remain in use for at least 5 years. It is not to be used by an individual for personal use.

Find guidelines and application forms at: • Online at www.leisureardsandnorthdown.com/sports-development/sports-gants • Email sportsdevelopment@ardsandnorthdown.gov.uk

• Sports Development, Londonderry Park, Newtownards BT23 8SG • Contact Sports Development on 0300 013 3333 ext 40253

Please note that all projects and spend (including submission of all required evidence E.G. receipts/bank statements/reports etc) MUST BE completed and returned by the deadline of 11th August 2019.



**Memoriam**

**MORGAN - LETITIA**  
Died 22nd July 2018.  
*Peacefully sleeping, resting at last, the world's weary troubles and trials are past. In silence you suffered, in patience you bore, till God called you Home to suffer no more.*

Lovingly remembered by Paul and Gretta.

**MORGAN - LETITIA**  
Died 22nd July 2018.  
Miss you mum, love Derek.

**MORGAN - LETTY**  
Loving memories of my dear mother called Home 22nd July 2018.  
*Time may pass and fade away but silent thoughts and memories stay.*

Sadly missed by daughter Eliazabeth, granddaughters Laverne and Linda and family circle.

**MORGAN - LETITIA**  
Died 22nd July 2018.  
*In our hearts your memory lingers always tender, fond and true, there's not a day dear mother, that we do not think of you.*

Forever loved by daughters Sharon and Laura.

**MORGAN - LETITIA (LETTY)**  
Died 22nd July 2018.  
Lovingly remembered by grandson Michael and his wife Catherine.

**O'NEILL - MAY**  
Died 24th July 2003.  
*Your life was a blessing, your memory a treasure, you are loved beyond words and missed beyond measure.*

Missed by your loving sisters, brothers and families.

**PALMER**  
Memories of **ANNIE JANE** died 26th July 2007, **ROBERT** died 20th June 1986, **TOMMY** 10th March 1983, **SAMUEL** died 4th June 1991 and **DOROTHY** 14th August 1994.

*Gone but not forgotten. Always remembered by nephews Tom, Francis and Samuel, sister-in-law Caroline and family circle.*

**PATTON - LILIAN (nee HALL)**  
Died 26th July 2016.  
*Will always be in our thoughts and in our hearts.*

Remembered by the Hall family.

**REID - MURIEL CREIGHTON**  
In loving memory of our dear mother, died 31st July 2002.

Always remembered Hilary, Billy, Eleanor and all the family circle.

**Memoriam**

**ROSS- CECIL**  
Died 26th July 2017.  
Second anniversary. *I thought about you today Cecil but that is nothing knew, I thought about you yesterday and the days before that too. I think of you in silence, I often speak your name, all I have are memories and your special photo in a frame.*

Love always, Violet, Jacqueline, Stephen, Rachel and Lucy.

**ROSS- CECIL**  
Passed away 26th July 2017.

*Dad, remembering you is easy we do it everyday, missing you is the heartache that never goes away.*  
Your loving daughters Linda and Katrina.

**SIMONS - ANNA MARY**

In loving memory of Ann who passed away on the 27th July 2017.  
*Always in our thoughts, remembered with love and missed by all.*  
Sadly missed by husband Stanley, daughter Anita and the family circle.

**SLOAN-JEAN**

Loving memories of Jean, died 23rd July 2010.

*A little tribute small and tender, just to say we still remember.*  
Always remembered by Paul, Charlotte and Darren.

**THOMPSON - ELLEN**

Called home 31st July 2017.  
*Your nature was loving and giving, your heart was made of pure gold, and to us who truly loved you, your memory will never grow old.*  
Loved and missed always by husband Davy and daughter Beverley-Anne.

**WHITLA - SAMMY**

Precious memories of a dear husband, father, grandfather and great grandfather died 25th July 2009.

*A special date, another year, loving thoughts, silent tears. A little prayer to keep in touch with that special person we loved so much.*  
Lovingly remembered by wife Nell, daughters Diane and Deborah and families, grandchildren and great grandchildren.

**Thanks & Acknowledgements**

**FOSTER - MAUREEN**  
The family of the late Maureen want to thank everyone who sympathised with them on this very sad occasion. Many thanks to all who attended the funeral, called at her home, sent cards and made donations to Marie Curie. Thank you to Rev Neil Stewart for conducting the service and the members of Trinity Presbyterian Church Greyabbey who provided a lovely tea. To S. Clarke and Son Funeral Directors

Newtownards for carrying out all arrangements with care and dignity. The family trusts this will be accepted by all with sincere appreciation.

**PARKINSON- CATHERINE (K.T)**

The family wish to express their sincere thanks to all who sympathised with them on their recent sad bereavement. Thanks to all who sent cards, telephoned, called at the home, sent floral tributes, attended the funeral or helped in any way. Special thanks to Fr. Feargal McGrady for celebrating the Requiem Mass, Ballyphilip Folk Group for the beautiful music and to J. Smith Funeral Directors for the dignified and respectful handling of the funeral arrangements. To all the doctors at Portaferry Health Centre, district nurses and all the carers at Conard Care who looked after K.T over recent years, the family is eternally grateful. Thanks also to Tracey and the Delicious staff for the refreshments and to St. Patrick's Community Centre Committee. Trusting this acknowledgement will be accepted by all as a token of our sincere appreciation.

NEWTOWNARDS CHRONICLE  
**CLASSIFIEDS**  
PROPERTY, MOTOR, BUSINESS, REAL ESTATE, FINANCE, TRAVEL, HOBBIES, SERVICES, ADVERTISING

**Public Notices**

Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2) (b))

**PRE-APPLICATION PUBLIC INFORMATION EVENT**

**Proposal:** Regeneration proposal for Bangor town centre comprising redevelopment of Marine Gardens car park to create public realm area, gardens, kiosks and event space; and the redevelopment of lands at Queen's Parade comprising a mixed use development consisting of hotel, retail, office, community, cultural and recreation floorspace, eateries and residential development together with the creation of new public squares and courtyards including new pedestrian access points; car parking and the relocation of Project 24.

**Location:** Lands bounded by 18-52, 66 and 68 Main Street, 2- 51 King Street, 5 -18 Southwell Road, 5 - 41 Queen's Parade, and Marine Gardens car park, Bangor,

**Public Information Event** will take place on 1st August from 1-7pm and 2nd August from 11am-7pm at the Hub at Project 24, Queen's Parade, Bangor, BT20 3BH.

Further information relating to these proposals can be obtained from: Turley, Hamilton House, 3 Joy Street, Belfast, BT2 8LE.

If you wish to make comments on the proposals you may do so at the above events and/or in writing to: Turley, Hamilton House, 3 Joy Street, Belfast, BT2 8LE no later than Friday 16th August 2019.

This notice does not relate to a planning application. Comments should not be made to Ards and North Down Borough Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Ards and North Down Borough Council normal neighbourhood notification and publicity will be undertaken and you will have the opportunity to make formal representations regarding the proposal at that time.

**Public Notices**

Ards and North Down Borough Council  
**SPORTS DEVELOPMENT GRANTS**

Ards and North Down Borough Council had £60,000 for 2019/2020 financial year, and can award up to 50% of eligible capital costs, with a maximum award of £5,000 in respect of any one project.

Grant applications are available in two Tranches:

**TRANCHE 1 - Closed Friday 26th April 2019 at 4pm.**

Applications were assessed week beginning Monday 29th April 2019. Notification to sports clubs was in September following Council ratification.

Please note that as there was an underspend in Tranche 1, funds will roll into Tranche 2, and the Council may consider awarding grants of more than £5,000.

**TRANCHE 2 - Open from Monday 5th August 2019 to Friday 30th August 2019 at 4pm.**

Applications will be assessed week beginning Monday 2nd September 2019. Notification to sports clubs will be in October following Council ratification.

**Sports Clubs applying for a grant must:**

- Operate within the Ards and North Down Borough.
- The application organisation must provide sporting activities recognised by Sport Northern Ireland, through the UK Sports Council's recognition policy, and be affiliated to a recognised governing body.
- The Sports Club is engaged at amateur level.
- The Sports Club must be currently affiliated to the Ards and North Down Sports Forum.
- Sports Clubs must be properly constituted, provide details of committee members, accounts or records of income and expenditure.
- Sports Clubs are required to provide a copy of their club development plan which should be a minimum of three years, and be able to demonstrate the contribution which the grant would make towards the development of the club and/or wider community activity.
- Applicants are required to provide evidence of good governance structures, such as equality and safeguarding policies.
- Applicants are required to have Clubmark, or to be working towards the achievement of Clubmark.
- Applicants must be able to demonstrate that they are encouraging the promotion of equality of opportunity, as identified under Section 75 of the Northern Ireland Act 1998.
- Applicants applying for equipment must demonstrate and will only be considered, if the equipment to be purchased has a permanent base, and will remain in use for at least 5 years. It is not to be used by an individual for personal use.

Find guidelines and application forms at:

- Online at [www.leisureardsandnorthdown.com/sports-development/sports-grants](http://www.leisureardsandnorthdown.com/sports-development/sports-grants)
- Email [sportsdevelopment@ardsandnorthdown.gov.uk](mailto:sportsdevelopment@ardsandnorthdown.gov.uk)

- Sports Development, Londonderry Park, Newtownards BT23 8SG
  - Contact Sports Development on **0300 013 3333 ext 40253**
- Please note that all projects and spend (including submission of all required evidence E.G. receipts/bank statements/reports etc) MUST BE completed and returned no later than 13th March 2020.**

**Church Notices**

**Church Notices**

**EBENEZER GOSPEL HALL**  
62-72 Church Street, Bangor

Lord's Day:  
28th July 2019  
at 7.00 p.m.

GOSPEL MEETING  
Speakers:  
**George Cousins**  
and  
**Gerald Dennison**

Tuesday 30th July 2019  
at 8.00pm

MINISTRY MEETING  
Speaker:  
**Ian Jill c Kee (Newtownards)**  
*All Most Welcome*

**Church Notices**

**THE CONLIG**

**MONTHLY GOSPEL MEETING**  
usually held in Conlig Village Hall (currently unavailable) will instead be held in **Ebenezer Gospel Hall 62-72, Church Street Bangor** on **Wednesday, 31st July at 8pm**  
Speaker: **John Fleck**  
**Arthur McCune** will tell how he was saved  
Minibus will leave ConUg Village Hall at 7.45pm and return after the meeting



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Ballgor 028 91272549

[www.sclarkandson.co.uk](http://www.sclarkandson.co.uk)

To place an announcement phone 028 9181 3333 or call into our offices at 25 Frances Street, Newtownards before 12 noon Wednesday prior to publication



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**CLASSIFIEDS**  
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 21 Main Street, Bangor  
 Telephone 028 91 270 270  
 Online  
[www.countypdownspectator.co.uk](http://www.countypdownspectator.co.uk)

**Public Notices**

**Planning applications**

Including plans, maps and drawings are available to view on the NI Planning (Planning Office) or by contacting (028) 9182 4806. Whenever possible, written 4 days. We request comments as early as possible, but we must take account of considerations received before the application is actually determined. Dependence and note that all representations made, including objections, will be to the Council's guidance on how to comment on a planning application which is published on [northdown.gov.uk/planning-applications](http://northdown.gov.uk/planning-applications). The Schedule of Planning Applications Committee on Tuesday 2 July 2019 will be published on the 19th June on [northdown.gov.uk/resident/planning](http://northdown.gov.uk/resident/planning). Please refer to the Council's guidance on 'plans' available on the Council's website.

	Proposal
Waterloo Road, Portaferry	Replacement dwelling and garage
Waterloo Road, Portaferry	Two-storey extension to rear with new detached garage
Waterloo Road, Portaferry	Roof space conversion with new dormer window to rear
Waterloo Road, Portaferry	Replacement dwelling with retention of old dwelling as domestic store
Waterloo Road, Portaferry	New dwelling (1.5 storey)
Waterloo Road, Portaferry	Demolition of existing garage and kitchen to provide a single-storey side extension and a two-storey rear extension with dormer window and ancillary site works to provide level access to the existing property
Waterloo Road, Portaferry	Off-site replacement dwelling and garage. Existing building to be retained for ancillary use to the main house
Waterloo Road, Portaferry	External remedial work (Installation of Cintec Anchors) to restore the integrity of the wall above two bay windows
Waterloo Road, Portaferry	2 detached dwellings and associated site entrances - change of house type from approval LA06/2018/0090/F
Waterloo Road, Portaferry	2 No. semi-detached dwellings with detached garages, landscaping and associated site works (previously approved for 1 detached house on-site no. 25 of approval W/2008/0314/RM)
Waterloo Road, Portaferry	Single-storey rear extension

	Proposal
Waterloo Road, Portaferry	Proposed housing development of 10 semi-detached houses, creation of new access, demolition of garage associated with No.72, landscaping and associated works (Amended Description)
Waterloo Road, Portaferry	Retrospective change of Use from Class D2 (Family Entertainment Centre) to Class B4 (Storage and Distribution) with ancillary trade counter, installation of mezzanine floor to facilitate a trade department and alterations to external appearance (Amended Description)
Waterloo Road, Portaferry	Retrospective change of use from furniture warehouse to furniture retail warehouse (Amended Description)

**North Down Council**  
 Planning Act (Northern Ireland) 2011  
 Regulations (Hazardous Substances)  
 Regulations (Northern Ireland) 2015  
 application for Hazardous

Local Government  
 (Miscellaneous Provisions)  
 (NI) Order 1985  
**ENTERTAINMENTS LICENCE**  
 Take notice that application dated 31st May, 2019, has been made under Article 3

Local Government  
 (Miscellaneous Provisions)  
 (NI) Order 1985  
**ENTERTAINMENTS LICENCE**  
 Take notice that application dated 31 May, 2019, has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainments Licence permitting: darts; dancing singing or music or any other entertainment of a like kind machines for entertainment and amusement; equipment for playing snooker or similar games at The Rose and Chandlers, 2-6 High Street Bangor, BT20 5AY. Representations in relation to the application may be made to Ards and North Down Borough Council, The Castle Bangor, BT20 4BT, by giving notice to the Council, stating in general terms the nature of the representation not later than 28 days after the date of application.  
 Colin Sloan  
 3 Beechfield Drive  
 Bangor

The Local Government  
 (Miscellaneous Provisions)  
 (NI) Order 1985  
**ENTERTAINMENTS LICENCE**  
 Take notice that application dated 29 May 2019 has been made under Article 3 and Schedule 1 of the above Order for the renewal of an Entertainments Licence permitting dancing, singing or music or any other entertainment of a like kind machines for entertainment and amusement.  
 At Scrabo Golf Club, 2-3 Scrabo Road, Newtownards, BT23 4SL.  
 Representations in relation to the application may be made to Ards and North Down Borough Council, The Castle, Bangor, BT20 4BT by giving notice to the Council, stating in general terms the nature of the representation, not later than 28 days after the date of application.  
 William Fulton  
 17 Dermott Walk  
 Colmber

**Planning Act (Northern Ireland) 2011  
 and The Planning (Development Management) Regulations  
 (Northern Ireland) 2015  
 (Regulation 5 (2) (b))  
 PRE-APPLICATION PUBLIC  
 INFORMATION EVENT**

**Proposal:** Regeneration proposal for Bangor town centre comprising redevelopment of Marine Gardens car park to create public realm area, gardens, kiosks and event space; and the redevelopment of lands at Queen's Parade comprising a mixed use development consisting of hotel, retail, office, community, cultural and recreation floorspace, eateries and residential development together with the creation of new public squares and courtyards including new pedestrian access points; car parking and the relocation of Project 24.  
**Location:** Lands bounded by 18-52, 66 and 68 Main Street, 2-51 King Street, 5-18 Southwell Road, 5-41 Queen's Parade, and Marine Gardens car park, Bangor.  
**Public Information Event** will take place on 18th June 2019 from 1pm - 7pm and 19th June 2019 from 11am-7pm, at Project 24, Queen's Parade, Bangor, BT20 3BH; and 1st August 2019 1-7pm and 2nd August 2019 11am-7pm also at the Hub at Project 24, Queen's Parade, Bangor, BT20 3BH. Further information relating to these proposals can be obtained from: Turley, Hamilton House, 3 Joy Street, Belfast, BT2 8LE.  
 If you wish to make comments on the proposals you may do so at the above events and/or in writing to: Turley, Hamilton House, 3 Joy Street, Belfast, BT2 8LE no later than Friday 16th August 2019.  
 This notice does not relate to a planning application. Comments should not be made to Ards and North Down Borough Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Ards and North Down Borough Council normal neighbourhood notification and publicity will be undertaken and you will have the opportunity to make formal representations regarding the proposal at that time.

**GREAT  
 LOCAL  
 NEWS -  
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 EVEN  
 BETTER**

**Miscellaneous**

**VENTURE  
 REPAIRS WHILE  
 YOU WAIT**





## **Appendix 5: Leaflet**





**Queen's Parade**  
**Free Post RTTZ-TXUS-LHZL**  
**Turley, 3 Joy Street**  
**Belfast**  
**BT2 8LE**



## The Proposals

The proposals currently include:

- a 70/80 bed hotel to encourage overnight stays in the town and increase tourism benefits
- an extension building to increase the overall attractiveness of Queen's Parade as well as providing improved facilities for the town's residents outside working hours
- a 125 residential units to develop and encourage town centre living, increasing activity in the area in the evenings and weekends
- 50308 sq. ft. of commercial space, leisure space, shops and restaurants to create a mix of uses to create a draw that will complement the town centre
- 50303 sq. ft. of offices which will help the town's economy and drive footfall to the area all year round
- refurbishment of 52,500 sq. ft of existing commercial property to make best of the existing buildings
- a Market/Courtyard Squares to create a pleasant environment for residents, workers, shoppers and visitors
- 200 space car park on the lower ground floor
- Kiosks and event space
- community and cultural spaces
- traffic calming measures and enhanced pedestrian priority along Queen's Parade



**BANGOR MARINA**

## Regeneration of Queen's Parade, Bangor

Name:

Responding as (resident, Cllr, group etc.):

Email:

Address:

Age:

Please submit all feedback by **16th August 2019**

Should you wish to be contacted about the development, please tick here

Thank you for your feedback. All feedback submitted will be summarised in a Pre-Application Community Consultation Report which will be submitted alongside the planning application. Personal details will not be shared with a third party and we will not contact you in relation to any other project or for marketing purposes. The information you provide will be stored securely until determination of the planning applications. Following determination, this information will be deleted. Unless you have indicated otherwise, we will not contact you about this development.



## Creating a new destination

The waterfront has long played an important role to the community of Bangor, its culture and its economy. This investment seeks to reinvent an urban waterfront to create an exciting and authentic coastal experience.

Some of the features we are hoping to incorporate into the proposal are summarised below.

- Queen's Parade has been designed to create a pedestrian friendly space that better connects the new development and the town centre.
- waterfront spaces to create a focus for public events - producing spaces 'to have a good time' and supporting local creative entrepreneurs.
- a mix of uses is proposed to create a new focal point for Bangor town centre.
- a shared surface safe for all users that re-stitch the promenade and the town centre.
- a front promenade that invites walkers, runners and cyclists.
- A destination at the end of the North Down Coastal Path that connects with the town centre.
- a landscaped soft landscaping and a multi-use seafront events



The regeneration of the Queen's Parade area around Bangor Marina will play a vital role in the future economic success of the town.

This £50 million investment will provide the opportunity to create a premier waterfront space in Bangor, and for Northern Ireland. The flagship scheme will attract further investment and support the town centre's future, as well as the economic vitality of the whole Ards and North Down area.

Bangor Marine Limited is delighted to have been chosen as the development partner to deliver this prestigious project.

## Who are Bangor Marine?

**Bangor Marine Limited** is a joint venture partnership between Karl Group and Farrans created specially to deliver the project. The two companies bring specialist experience and skills.

**Karl Group** are a NI Property Development Company with a vision to 'Create Places that Enhance the Lives of People'. They specialise in delivering projects that focus on this vision and provide long term investment opportunities.

**Farrans** is a leading contractor with experience of delivering excellence in all aspects of building and civil engineering, who has remained at the forefront of innovation and modern construction techniques for over 70 years.





## Our vision

This investment will transform Queen's Parade and create a premier public waterfront space that embraces Bangor's rich heritage and paves the way in securing its future.

The high quality scheme has been designed to create a vibrant destination all year round for visitors, existing and future residents. Our vision has been designed to foster an exciting and attractive marina environment which will boast new retail and hospitality opportunities, along with the creation of innovative public spaces.

## What's happening now?

Following their appointment, Bangor Marine Limited is now developing proposals to inform a planning application to deliver their vision for the waterfront development.

We are committed to engaging with the people of Bangor, and are now commencing a period of pre-application community consultation on the proposals. The feedback we receive will shape our proposals for our waterfront regeneration scheme.



## Why have I received this leaflet?

This information leaflet has been sent to you on behalf of Bangor Marine Ltd to provide you with information and an opportunity to comment on their new proposals for the site.

Before submitting planning applications to Ards and North Down Council we would like to know what you think about our proposals.



## How can I find out more?

Public information events will be held at **The Hub at Project 24, Queen's Parade, Bangor, BT20 3BH**

on the below dates and times:  
**18th June: 1pm-7pm**  
**19th June: 11am-7pm**

A second round of events will be held at **The Hub at Project 24, Queen's Parade, Bangor, BT20 3BH**

on the below dates and times:  
**1 August 2019: 1pm-7pm**  
**2 August 2019: 11am-7pm**

Members of the development team will be available to answer any questions.

## How can I comment?

There are a number of additional ways you can comment. You can do this by:

[queensparadebangor@turley.co.uk](mailto:queensparadebangor@turley.co.uk)

[www.queensparadebangor.co.uk](http://www.queensparadebangor.co.uk) (consultation site launching 18 June 2019)

**0808 1688 296**

Completing the attached **Freepost Feedback Postcard** and returning to the consultation team. Please submit all feedback by **16 August 2019**.

## Have your say

Your views are important to us and we welcome all feedback on the new proposals. Please provide your comments below, tear off and return to the address provided. Alternatively come along to one of the public information events (see overleaf for more information).

1. Do you support the mixed-use regeneration of Queen's Parade.

Strongly agree    Agree    Undecided    Disagree    Strongly disagree

Comments

2. Do you support the proposals for the new public realm at Marine Gardens.

Strongly agree    Agree    Undecided    Disagree    Strongly disagree

Comments

3. Which of the proposed uses are most important to you? (please rank): 1 = most important, 8 = least important

<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel	Residential	Office	Kiosk and event space
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marine Gardens (public openspace)	Community and cultural space	Leisure (café / bars / restaurants etc)	Local retail and other services

4. Do you support the demolition and replacement of the vacant and derelict buildings on site.

Strongly agree    Agree    Undecided    Disagree    Strongly disagree

Comments

5. Do you support the creation of new streets/laneways and public spaces to integrate the development into the town centre.

Strongly agree    Agree    Undecided    Disagree    Strongly disagree

Comments

6. Do you support the traffic calming measures proposed for Queen's Parade.

Strongly agree    Agree    Undecided    Disagree    Strongly disagree

Comments

7. Do you support the proposed investment to the town.

Strongly agree    Agree    Undecided    Disagree    Strongly disagree

Comments

8. Do you have any further comments?

Comments



## **Appendix 6: Post card**



# Regeneration of Queen's Parade

Public Information events on 1st and 2nd August

Bangor Marine Ltd, the joint venture partnership taking forward these exciting plans, is continuing pre-application consultation on their vision for the regeneration of Queen's Parade.

We are holding further public information events on the **1st and 2nd of August**, please come along to see our latest plans and tell us what you think – see over leaf for more details.

We would like to thank everyone who has already taken the time to provide us with feedback and to invite you to share your comments with us as our proposals evolve.



**BANGOR  
MARIN** 



## Public Information Events

Come along to our public information drop-in events to see how our plans have evolved since our first events, and speak to the project team.

**The next events will take place at the Hub at Project 24, Queen's Parade, Bangor, BT20 3BH on:**

**1st August from 1-7pm; and**

**2nd August from 11am-7pm**

## How to find out more and feedback

Your views are important to us and we welcome all feedback on the new proposals.

Our latest plans will be displayed at the public drop-in events and the project team will be present to answer any questions you may have. We will also have feedback forms at the events to help capture feedback.

Visit our consultation website to see more information and provide feedback: [www.queensparadebangor.co.uk](http://www.queensparadebangor.co.uk). The site will be updated with the latest plans on 1st August.

You can also provide feedback using the below details:



[queensparade@turley.co.uk](mailto:queensparade@turley.co.uk)



08081688296

**BANGOR  
MARIN** 


## **Appendix 7: June Feedback Form**

## Have your say

Your views are important to us and we welcome all feedback on the new proposals. Please provide your comments below, tear off and return to the address provided. Alternatively come along to one of the public information events (see overleaf for more information).

1 I support the vision for the mixed-use regeneration of Queen’s Parade.


Strongly agree      Agree      Undecided      Disagree      Strongly disagree



Comments

2 I support the proposals for the new public realm at Marine Gardens.

Strongly agree      Agree      Undecided      Disagree      Strongly disagree




Comments

3 Which of the proposed uses are most important to you? (please rank): 1 = most important, 8 = least important

			
Hotel	Residential	Office	Kiosk and event space
			
Marine Gardens (public open space)	Community and cultural space	Leisure (café / bars / restaurants etc)	Local retail and other services

4 I support the demolition and replacement of the vacant and derelict buildings on site.


Strongly agree      Agree      Undecided      Disagree      Strongly disagree



Comments

5 I support the creation of new streets/laneways and public spaces to integrate the development into the town centre.

Strongly agree      Agree      Undecided      Disagree      Strongly disagree



Comments

6 Do the proposed traffic calming measures proposed for Queen's Parade.

Strongly agree      Agree      Undecided      Disagree      Strongly disagree

Comments

7 Do you support the proposed investment to the town.

Strongly agree      Agree      Undecided      Disagree      Strongly disagree

Comments

8 Do you have any further comments

Comments

Name:

Responding as (resident, Cllr, group etc.):

Email:

Address:

Age:

Please submit all feedback by **16th August 2019**

Should you wish to be contacted about the development, please tick

Thank you for your feedback. All feedback submitted will be summarised in a Pre-Application Community Consultation Report which will be submitted alongside the planning application. Personal details will not be shared with a third party and we will not contact you in relation to any other project or for marketing purposes. The information you provide will be stored securely until determination of the planning applications. Following determination, this information will be deleted. Unless you have indicated otherwise, we will not contact you about this development.



## **Appendix 8: August Feedback Form**

# Have your say

Your views are important to us and we welcome all feedback on the updated proposals.

**1** I support the updated proposals for the mixed-use regeneration of Queen's Parade.



Comments

**2** I support the updated proposals for the new public realm at Marine Gardens.



Comments

**3** I support the use of a modern architectural style in the design of the buildings.



Comments

**4** I support the creation of new streets/laneways and public spaces to integrate the development into the town centre.



Comments

**5** I support the proposed investment to the town.



Comments

6 Do you have any further comments

Comments

Name:

Responding as (resident, Cllr, group etc.):

Email:

Address:

Age:

Please submit all feedback by **16th August 2019**

Should you wish to be contacted about the development, please tick  **Yes**

Thank you for your feedback. All feedback submitted will be summarised in a Pre-Application Community Consultation Report which will be submitted alongside the planning application. Personal details will not be shared with a third party and we will not contact you in relation to any other project or for marketing purposes. The information you provide will be stored securely until determination of the planning applications. Following determination, this information will be deleted. Unless you have indicated otherwise, we will not contact you about this development.

# Appendix 9: Consultation website

**Regeneration of Queen's Parade, Bangor**

**BANGOR MARIN**

Home The proposal Consultation/Business How to buy

**Regeneration of Queen's Parade, Bangor**

The investment plan focused on Queen's Parade and the area immediately east of North Docks on both sides. The regeneration of the Queen's Parade area around Bangor Marina will play a vital role in the future economic success of the town.

The £20 million investment will provide the opportunity to create a premier waterfront destination for shopping and leisure. The scheme will include further investment in and around the town's historic buildings as well as the economic vitality of the whole town and North Docks area.

**What are the developments?**

Bangor Marina Limited is a joint venture partnership between Kier Group and Farsons, created specifically to deliver the project. The two companies bring essential skills and expertise.

Kier Group, via its Property Development Company, will be a leader in the development of the town's waterfront. They will be responsible for the design and construction of the scheme and for the operation and maintenance of the scheme.

Farsons is a leading UK contractor of over 70 years with experience in delivering complex projects that include a mixture of building, heavy and civil engineering.

**Our vision**

The investment will regenerate Queen's Parade and create a premier public waterfront space that connects Bangor's rich heritage and creates the space in which to thrive. The high quality scheme has been designed to create a vibrant destination all year round for walking, shopping and family recreation. Our vision has been designed to create a walking and cycling friendly environment which will create new and exciting opportunities, along with the creation of new and vibrant public spaces.

**What's happening now?**

Following their appointment, Bangor Marina Limited is now developing proposals to obtain a planning application to deliver their vision for the waterfront regeneration. We are committed to engaging with the people of Bangor, and are now commencing a series of pre-application community consultation discussions. The feedback we receive will shape our proposals for our waterfront regeneration scheme.

Click here to find out how you can have your say.

For more information visit [www.bangormarin.co.uk](http://www.bangormarin.co.uk) or call 01662 522111

Call us

April 2018 public consultation event

June 2018 public consultation event

**Pre-Application Community Consultation**

It is our responsibility to the community to ensure that we have been in a place to hear the views of the community. We have been in a place to hear the views of the community. We have been in a place to hear the views of the community. We have been in a place to hear the views of the community.

**Contact**

[bangormarin@bangormarin.co.uk](mailto:bangormarin@bangormarin.co.uk) 01662 522111

**Turley**