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Department  
for Communities

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# Land at 141-145 Shankill Road, Belfast

The Department for Communities invites proposals for the  
development of land at 141-145 Shankill Road, Belfast

October 2020



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# 1. Introduction and Strategic Context

1.1 The Department for Communities (the Department) invites proposals for the development of lands at 141-145 Shankill Road, Belfast. Proposals should be submitted no later than **12 noon, Thursday 12 December 2020**.

1.2 The overall objective of the competition is to promote sustainable urban regeneration by selecting a high quality development proposal that also meets the Department's regeneration objectives for the local area. In seeking to work in partnership with the private sector, the Department recognises the contribution that this sector can make to urban regeneration in terms of innovative, high quality design, professional expertise and financing.

1.3 The Department plays the lead role in promoting and co ordinating

the implementation of urban regeneration programmes and schemes in towns and city centres throughout Northern Ireland. Belfast Regeneration Directorate carries out this role throughout Belfast.

1.4 The Department's statutory regeneration authority derives from:

- The Planning (NI) Order 1991 which provides the legislative basis for comprehensive development schemes, land acquisition and disposal of land and the extinguishment of public rights of way, and;
- The Social Need (NI) Order 1986 which provides the statutory basis for granting financial assistance to projects in areas of special social need and the undertaking of environmental improvement schemes.

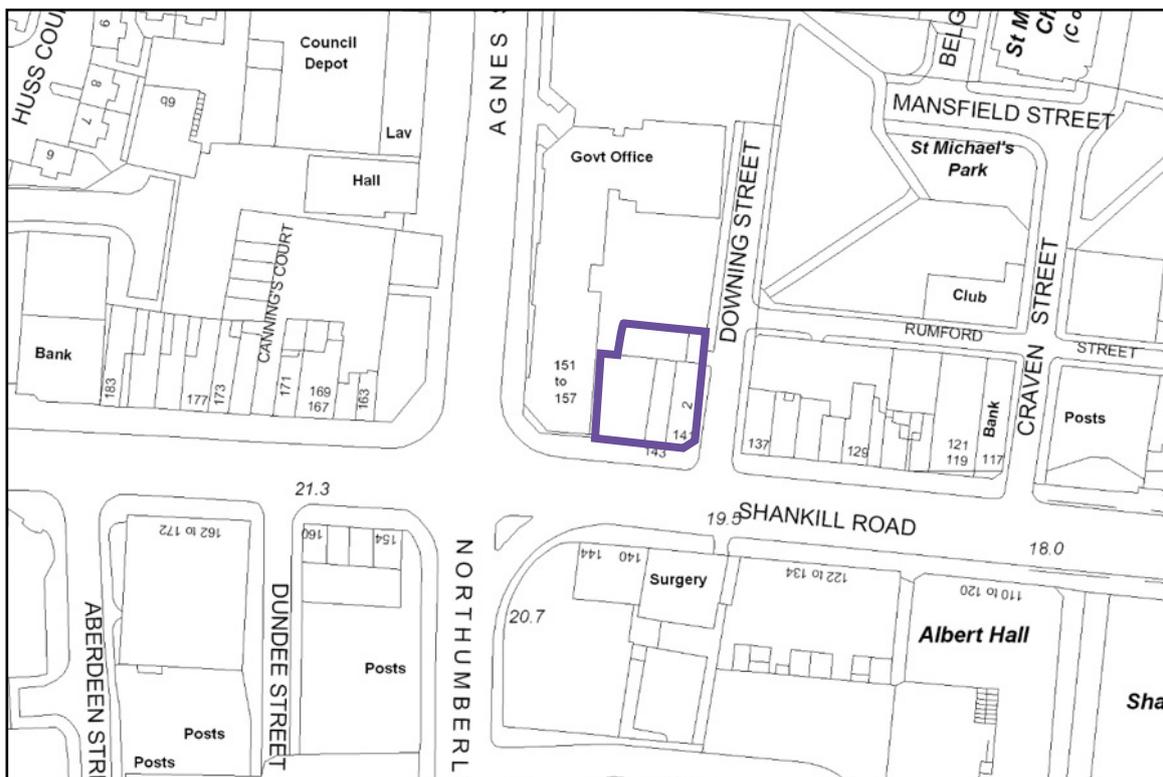
## 2. The Site

2.1 This vacant site, measuring 400 square metres, occupies a prominent position on the Shankill Road, Belfast. It is in a densely populated area with established businesses trading nearby. The Shankill Road is a main arterial route into Belfast City Centre and the prominent location of the site makes this an important development opportunity.

A contamination survey was carried out by The Department of Finance & Personnel, Central Procurement

Directorate, which concluded that the risk of contamination on the site was low.

The site is in unzoned (Whiteland) within the BUAP; within dBMAP the site is designated as land identified for Health use. It is also designated as within a commercial node with a design requirement of minimum height of three storeys and maximum of five storeys. It will also fall into an Area of Townscape Character (Designation BT069).



- 2.2 A Transport Assessment Form (TAF) will be required at planning application stage to demonstrate how the development is to function in transportation terms. Until the scale of the proposed development is confirmed, it is not possible to confirm whether a detailed Transport Assessment / Traffic Statement will be necessary.
- 2.3 An existing lowered kerb and gated access from the site already exists on to Downing Street. Any vehicular access to the site must satisfy Policy AMP2 of Planning Policy Statement 3 (PPS3) and Development Control Advice Note 15 (DCAN15) – Vehicular Access Standards. Proposed access onto minor roads is preferable.
- 2.4 Car parking for servicing the development must satisfy: Quality Residential Environment – Policy QD1 of PPS7, non-residential development – Policy AMP7 of PPS3 – Access, Movement and Parking and associated “Parking Standards”. Any reduction in the level of car parking must be fully justified (residential in accordance with DCAN 8: Housing in Urban Areas). Parking could be considered on the basis of in-curtilage provision, in lay-bys / on-street (subject to capacity and availability), or any combination thereof.
- 2.5 The proposed development site lies outside the Belfast City Fringe Area of Parking Restraint. Parking Policy is set out in Policy TRAN1 in Part 3, Volume 1 of BMAP controlled parking.
- 2.6 There are currently no plans at this time to extend the Belfast Rapid Transport scheme beyond the east / west route through Belfast City Centre. DFI Roads Belfast Rapid Transit Glider Team – Transport Projects and Business Services Division should be contacted if further details are required.
- 2.7 Belfast LDP, BMAP & BMTP do not include any significant transport proposals likely to impact on the future development of this site.
- 2.8 It is noted that a bus lane is operational on the Shankill Road in a City Bound direction (07.30 - 09.30am).
- 2.9 An Urban Clearway exists on the Shankill Road, on the carriageway along part of the southern boundary of the site, in a country bound direction (07.30 – 09.30am) and in a city bound direction (4.30 – 6.00pm) an advisory cycle lane is also available along this side of the road. There are restricted parking / no waiting lines on Downing Street (left hand side) on the approach
-

to Shankill Road Junction and along part of the Shankill Road adjacent to the southern site boundary.

- 2.10 A bus stop is located on the Shankill Road, 5m east of its junction with Downing Street
- 2.11 The following DfI Roads considerations should also be noted;

There is an existing bus lane enforcement sign located on the public footway adjacent to the southern boundary of the site. Existing street trees are also located on the public footway adjacent to southern site boundary.

A pedestrian crossing point is located at the south-west corner of the site, across Downing Street at its junction with the Shankill Road.

## 3. Vision Statement

- 3.1 The Department is seeking a development proposal for this site which, as well as addressing a specific pocket of dereliction, will contribute to the wider regeneration of the Shankill Road area. The winning proposal will be a sustainable development which enhances the existing streetscape for the benefit of those living in the immediate area and those travelling through it. As far as possible, it will also seek to contribute to the social, community and economic renewal of the local area.
- 3.2 The Regional Development Strategy “Building a Better Future” is a strategic and long term perspective on the future development of Northern

Ireland up to the year 2035. It has been prepared in close consultation with the community and aims to take account of the economic ambitions and needs of the Region and put in place spatial planning, transport and housing priorities that will support and enable the aspirations of the Region to be met. It will influence the future distribution of activities throughout the Region. It is not limited to land use planning but recognises that policies for physical development and use of space have an important bearing on other matters such as developing a strong spatially based economy, a healthy living environment and an inclusive society which tackles inequalities relating to health, education and

living standards. The promotion of sustainable development allied to social and economic cohesion is an integral part of the drive to provide a strategic and long-term perspective for the development of the region up to the year 2035. “Building a Better Future” is available online at the following address: <https://www.infrastructure-ni.gov.uk/publications/regional-development-strategy-2035>

- 3.3 It has been confirmed by the Housing Executive that there is no social housing need in the area.
- 3.4 It is advisable that any proposal is discussed with the Planning Service of Belfast City Council prior to the submission of a planning application. This would take the form of a Pre Application Discussion which would be requested formally in writing.
- 3.5 A search of the planning portal revealed that there has been no previous planning history on the site.
- 3.6 Following the Court of Appeal decision on the Belfast metropolitan Area Plan 2015 (BMAP), the extant development plan is now the Belfast Urban Area Plan 2001 (BUAP). However, given the stage at which the Draft BMAP

(dBMAP) had reached pre-adoption through a period of independent examination, the policies within the 2004 dBMAP still carry weight and are a material consideration in the determination of planning applications. The weight afforded is a matter of judgement for the decision maker.

- 3.7 The site is located within the development limits of Belfast within the BUAP and the dBMAP. The presumption is therefore in favour of development subject to planning considerations detailed below.
- 3.8 Whilst the Department will consider any development proposal that is consistent with the Regional Development Strategy, a building use associated with health matters and constructed in accordance with the stated requirements below is considered the most acceptable form of development for this site. Should use wish to deviate from these stated requirements it is advisable to partake within Belfast City Council’s Pre-Application Discussion process (PAD) where appropriate consideration can be given to a proposed development. It is unlikely that consideration will be given to a non-commercial use given the site’s location within a commercial node.

## 4. Design Brief

4.1 Following consultation with relevant statutory bodies, the Department has identified the following objectives for the development.

PLANNING AND DESIGN	<b>Objective 1: To secure a development that complements and enhances the existing Duncairn Gardens streetscape in terms of both design and use.</b>
<p>Further information on planning policy statements and guidance is available from the :</p> <p>Belfast Planning Service                      Belfast City Council                      Cecil Ward Building                      4-10 Linenhall Street                      Belfast                      BT2 8BP</p> <p><a href="https://www.infrastructure-ni.gov.uk/articles/planning-policy">https://www.infrastructure-ni.gov.uk/articles/planning-policy</a></p>	<p>General Design Considerations</p> <p>In general, the proposed development should:</p> <ul style="list-style-type: none"> <li>• be designed to comply with the Northern Ireland Building Regulations (NI) 2012;</li> <li>• as far as possible, be in scale with other buildings in the area;</li> <li>• be compatible with buildings in the vicinity, in terms of design and choice of materials.</li> <li>• any development should be designed to deter crime.</li> <li>• Applicants should have regard to the content of ‘Living Places: an Urban Design Guide for Northern Ireland’ (September 2014). In particular applicants should be asked to indicate how each of the ‘10 Qualities’ identified have been considered and addressed.</li> <li>• Advice on Design and Access Statements, can be found, under ‘Advice’ on the Planning Portal at: <a href="https://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/dmpn-12-design-and-access-statements-v1-april-2015_0.pdf">https://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/dmpn-12-design-and-access-statements-v1-april-2015_0.pdf</a></li> <li>• In addition to the source noted, information on consideration of “Environmental Sustainability” is also contained within the SPPS and the annexes to the DMPN on Design &amp; Access Statements noted above.</li> </ul>

- In this case a Design and Access Statement is not required for a development proposal on this site.
- PPS1 has, since September 2015, been superceded by the Strategic Planning Policy Statement (SPPS).

#### **Layout, Design and Amenity Matters**

- The layout and design of any new development along with consideration for the resulting amenity impacts are a fundamental part of the development management process. Therefore, the layout, siting, design and external appearance of the buildings are material considerations. The external site characteristics including the established character and nature of the surrounding area, existing land uses, and environmental quality are also material in this respect.
- Within this general area there are a number of material considerations that are relevant and are largely dealt in current published planning policy such as:
  - Established character, any designations;
  - Density, plot sizes, private amenity space;
  - Loss of amenity, overlooking, loss of privacy, overshadowing, loss of light, over dominance;
  - Design, materials, finishes;
  - Built form, size, scale and massing;
  - Prejudice to comprehensive development;

### **Specific Design Considerations**

More specifically, following a review of relevant strategic documents and consultation with the relevant statutory bodies and key stakeholders the following should be considered:

- Depending on the scale of the proposed development, further information may be required in the form of a Detailed Transport Assessment, based on the guidelines contained in the Transport Assessment – Guidelines for Development Proposals in Northern Ireland, to ensure that any adverse traffic and transport impacts can be mitigated effectively and minimize the overall effect on the surrounding network and encourage sustainable means of travel.
- The levels of development beyond which a Detailed Transport Assessment would be required are given at paragraph 3.5 of the Transport Assessment document – ‘Guidelines for Development Proposals in Northern Ireland’ published in 2006 (A-Z Index under ‘T’).

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Please note that the preferred developer will be required to obtain planning permission and all other necessary approvals and to liaise with the Statutory Authorities in the design process. The Developer should also discuss their proposals with Transport NI at an early stage to determine whether a traffic impact assessment is necessary along with the provision of sufficient parking for the development.

<p><b>REGENERATION IMPACTS</b></p>	<p><b>Objective 2: To secure a development that will have positive regeneration impacts on the local community.</b></p>
	<p>Submissions should identify potential positive regeneration impacts of the proposed development. These could include: improvement to quality of local environment; contribution to local economy; job creation; provision of services/ facilities to local community; addressing housing need etc.</p>
<p><b>ECONOMIC SUSTAINABILITY</b></p>	<p><b>Objective 3: To secure a development that promotes economic sustainability.</b></p>
<p>Further information on sustainable development is available from The Executive Office.</p> <p><a href="https://www.daera-ni.gov.uk/articles/sustainable-development">https://www.daera-ni.gov.uk/articles/sustainable-development</a></p>	<p>Submissions should demonstrate that proposals are sustainable (e.g. proposals for a retail led scheme should submit evidence regarding retail capacity and any likely displacement).</p>
<p><b>ENVIRONMENTAL SUSTAINABILITY</b></p>	<p><b>Objective 4: To secure a development that promotes environmental sustainability.</b></p>
<p>Further information on sustainable development is available from The Executive Office.</p>	<p>The Department is also keen to promote environmental sustainability through, for example, the use of sustainable materials, energy efficiency measures, and renewable energy products etc and welcomes proposals which support this agenda.</p> <ul style="list-style-type: none"> <li>• Within this general area there are a number of material considerations that are relevant and are largely dealt in current published planning policy such as:</li> <li>• Environmental factors (noise, smells, fumes, other forms of pollution)</li> <li>• Provision and treatment of open space.</li> </ul>

<b>ACCESSIBILITY &amp; EQUALITY OF OPPORTUNITY</b>	<b>Objective 5: To secure a development that is easily accessible to all members of the community and that, where possible, promotes equality of opportunity.</b>
<p>Further information on equality issues is available from the Equality Commission for Northern Ireland.</p> <p><a href="http://www.equalityni.org/site/default.asp?secid=home">www.equalityni.org/site/default.asp?secid=home</a></p>	<p>Submissions should consider ease of access to and within the building for people with disabilities, in compliance with all regulations with regard to disability. The Department is also keen to promote equality of opportunity and good relations between and within the groups identified under Section 75 of the Northern Ireland Act 1998 and welcomes proposals which support this agenda. This could include commitments to build ‘Lifetime’ homes; to equal opportunity employment; to creating neutral/shared space etc.</p> <p>The Department is keen to promote social clauses regarding employment opportunities for the long term unemployed, and the Department would encourage potential developers to take this approach on a voluntary basis.</p>

## 5. Conditions of Development and Disposal of Site

- 5.1 The development will be carried out under a development agreement, followed by the sale of the site in Fee Simple to the selected developer.
- 5.2 Prospective developers should make their own enquiries as to the existence of any physical encumbrances and to the suitability of the site for any particular purpose.
- 5.3 The developer will be required to produce all necessary plans and construction documents, obtain all necessary permissions and consents, erect and maintain all buildings, control building operations, abide by all by-laws and regulations, pay taxes, rates, fees and other outgoings including insurance.
- 5.4 A Development Agreement will be entered into before access to the site is permitted and the conveyance / transfer will be executed only on completion of the terms of the building agreement and all the works to the satisfaction of the Department.

## 6. Submission of Proposals

6.1 Prospective developers should submit **4 copies** of their proposal document (including supporting drawings) to the Department at the address below, no later than **12 noon on Thursday 12 December 2020**. Proposals should be submitted in a sealed envelope marked “Development Site at 141-145 Shankill Road, Belfast - Commercial in Confidence.” Please note that proposals received after the closing date/time will not be considered and proof of postage will not be accepted as proof of delivery.

Physical Development Unit  
Belfast Regeneration Directorate  
Level 4  
NINE Lanyon Place  
Belfast BT1 3LP

6.2 The proposal document should include the following:

- A clear statement of how the proposal meets the Design Brief in terms of planning and design, regeneration impacts, sustainability and accessibility and equality of opportunity.
- Diagrammatical drawings illustrating the broad scope of the proposal including:
  - > a sketch layout of the site at 1:200 scale on an adequately surveyed base plan showing the position of the building, the type and means of access to the public road, proposed boundary treatment and landscape;
  - > sketch layout plans for the building on a 1:100 scale indicating the disposition of uses within the development;
  - > sketch elevations and sections at 1:100 scale in sufficient detail to indicate the conceptual architectural form including use of materials and standard of finishes; and,
  - > at least one perspective showing the relationship of the proposed development to surrounding buildings and features.
- A clear statement of proposed uses for the site including the design philosophy, the rationale behind the uses of internal and external spaces and the relationship with the surrounding streetscape.

- The premium offered for the site on the basis of a Fee Simple Title and the percentage deposit offered (minimum 10%).
  - The estimated development costs (at current rates), including an allowance for the site acquisition costs, building costs, professional fees, financial costs and developer's profit.
  - The estimated rental and capital value of each unit on completion.
  - The estimated start and completion dates for the development.
  - Précis of the developer's relevant past experience and / or capability to undertake work and manage the property (to include 4 most relevant pieces of experience of working in similar projects in the past 3 years).
  - A copy of the company's latest accounts.
  - Any other supporting information which the developer feels may commend them for further consideration.
- 6.3 Please note that costly design work should not be undertaken at the initial stage.
- 6.4 The submitted proposal documents will be treated as private and confidential between the developer and the Department, however, those submitting proposals should be aware that the Department is fully compliant with the Freedom of Information Act. Unless an exemption provided for under the Act is applicable, a public authority will be obliged to disclose requested information. Bidders are asked to consider if information supplied in the course of this competition should be withheld from disclosure because of commercial sensitivity and to note documents accordingly.

## 7. Selection of a Developer

- 7.1 Development proposals will be considered by an assessment panel comprising members appointed by the Department of appropriate standing and professional expertise. The assessment criteria for this development, including the relevant weighting, are included at **Appendix A** for information.
- 7.2 After the initial assessment, it may be necessary to shortlist proposals for further consideration.
- 7.3 Following the selection of a development proposal, a formal response will be made to all competitors, and work will then proceed on the legal formalities with the Department's preferred developer.
- 7.4 The Department is not bound to accept any proposal submitted and will only consider proposals which fully meet the objectives outlined above.

## 8. Urban Development Grants

- 8.1 Urban Development Grant is a discretionary grant paid under the Provision of the Social Need (NI) Order 1986. Its objective is economic and physical regeneration of areas of need by stimulation of private enterprise and investment. For physical development projects, the amount of grant offered will be the minimum necessary to trigger a scheme. This will usually take the form of a cash grant to cover the funding gap or shortfall between the cost of the development and its value on completion.
- 8.2 All development proposals should indicate any requirement for Urban Development Grant assistance. However, it should be noted that there is currently a moratorium on UDG assistance and the Department is not at present in a position to offer any financial assistance.
- 8.3 For further information on Urban Development Grants please contact Belfast Regeneration Directorate: Physical Development Unit on 028 9082 9263.

## 9. Disclaimer

9.1 While every care has been taken in compiling the information contained in this document, the Department can give no guarantee as to the accuracy thereof. All information is given on the understanding that it will not be construed as part of a contract, conveyance or lease.

9.2 The site should be taken as found and no warranty or guarantee is given by the Department as to the suitability of the site for any particular purpose. Enquirers must satisfy themselves as to the descriptions and measurements. The identification and, if necessary, relocation of any services such as water, electricity, telephone, gas and sewage or any other encumbrances which may be located in, on, or over the site will be the sole responsibility of the developer and at the developer's own expense.

## 10. Further Queries

10.1 If you require any further clarification on this Development Brief, please contact Belfast Regeneration Directorate: Physical Development Branch on 028 9082 9177.

## Appendix A: Assessment Criteria

CRITERIA	CONSIDERATIONS	MARKS OUT OF
PLANNING AND DESIGN	Considerations will include but may not be limited to: site layout, visual impact and enhancement to the area, compliance with general and specific design considerations identified in brief.	20
REGENERATION IMPACTS	Considerations will include but may not be limited to evidence of positive regeneration impacts (e.g. improvement to quality of local environment, contribution to local economy, job creation, provision of services/facilities to local community, addressing social need e.g. housing.)	15
VIABILITY OF SCHEME/ ECONOMIC SUSTAINABILITY	The viability of the entire scheme, taking into account the purchase price offered*, development costs identified, any requirement for UDG etc. projected rental and capital value.	5
TIMESCALE FOR DEVELOPMENT	Potential developers should demonstrate that development will be carried out within a reasonable timescale.	5
DEVELOPER EXPERIENCE	Has the developer provided evidence that other projects have been completed satisfactorily?	5
ENVIRONMENTAL SUSTAINABILITY	Considerations will include but may not be limited to: evidence of environmental sustainability.	5
ACCESSIBILITY & EQUALITY OF OPPORTUNITY	Considerations will include but may not be limited to: accessibility by all users, promotion of equality of opportunity and good relations between and within groups identified under Section 75 of the Northern Ireland Act.	5

\* The Department is obliged under Managing Public Money (NI) to ensure that the consideration received for development land is the best that can reasonably be obtained.

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