

Development Brief and Site Disposal

Gateway Development Opportunity

Ann Street, Dungannon Town Centre

March 2017

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Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Introduction

Mid Ulster District Council is releasing a site on Ann Street, Dungannon for development

Interested parties are invited to submit their proposals for the site in accordance with the information presented in this Development Brief.

The Development Brief is presented under the following headings:-

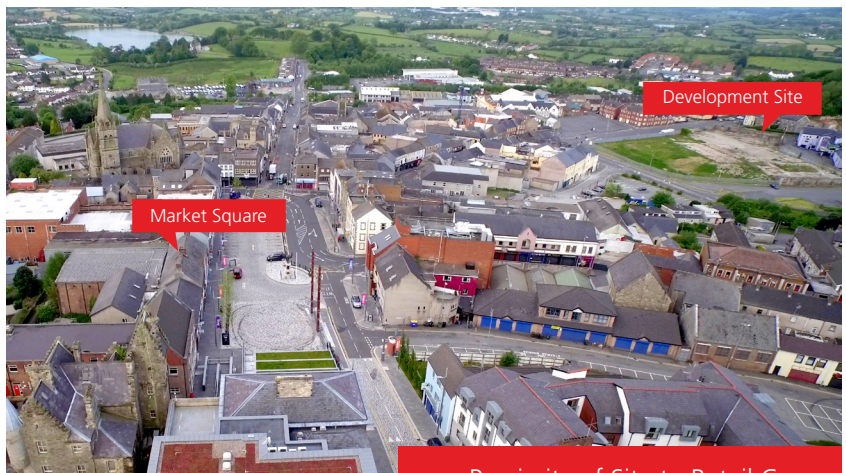
- Location of the Site
- Surrounding Area
- Description of the Development Site
- Planning Considerations
- Additional Site Information
- Conditions of Sale
- Submissions Requirements
- Assessment and Selection
- Title
- VAT
- Further Information
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The prime objective in providing this opportunity is to achieve a quality retail led urban regeneration scheme that returns this vacant opportunity site to a viable and sustainable economic use which acts as a catalyst for the wider regeneration of the town centre.

Please note that Mid Ulster District Council is required to ensure a sound financial return in any disposal of this asset.



Ann Street Development Site



Proximity of Site to Retail Core

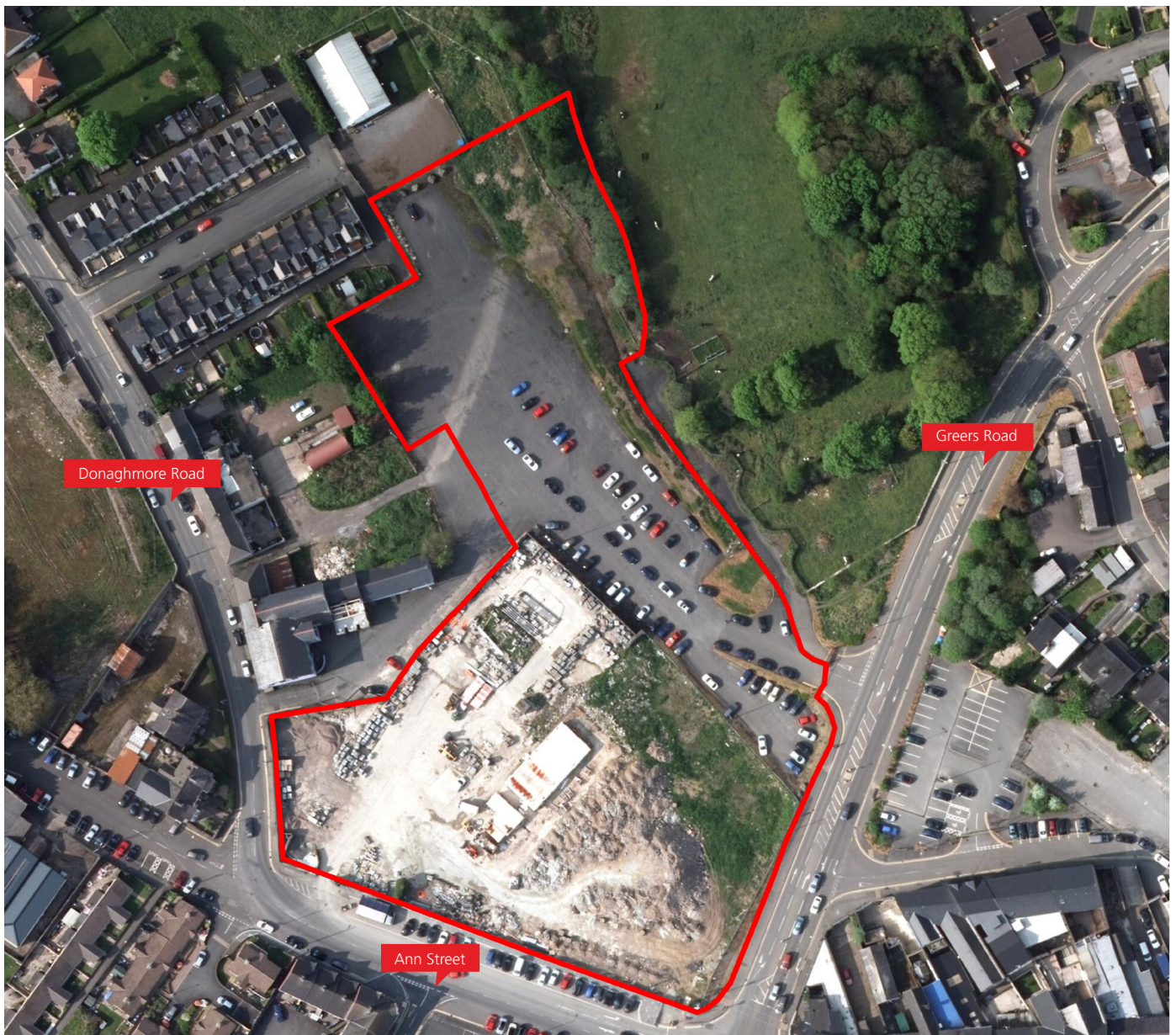


Major Redevelopment Opportunity

Location of the Site

The site occupies a highly prominent position towards the West of Dungannon town centre and is bounded by Greers Road, Ann Street and leading to Donaghmore Road

“The site presents a major redevelopment opportunity in Dungannon town centre for retail and or mixed use development”

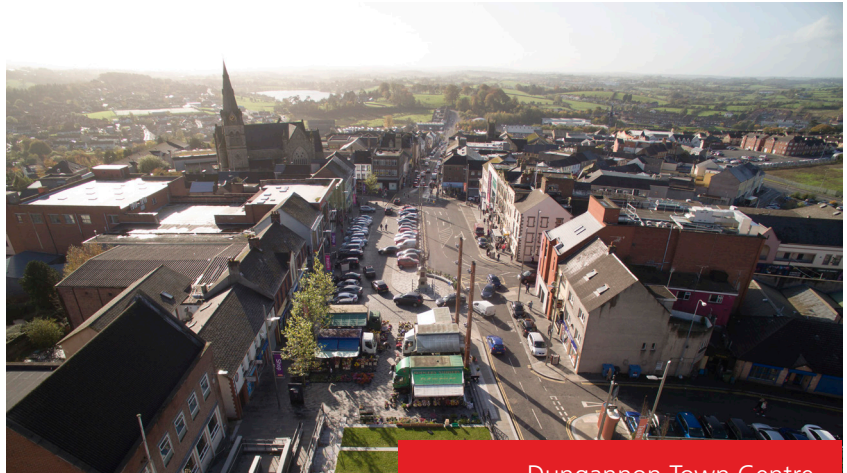


Surrounding Area

Strategically located towards the West of Dungannon Town Centre

The site is strategically located on the Western approaches to Dungannon Town Centre and has been referred to as a 'unique gateway site' to the town centre due to its close links to its prime retail core, Market Square via Irish Street.

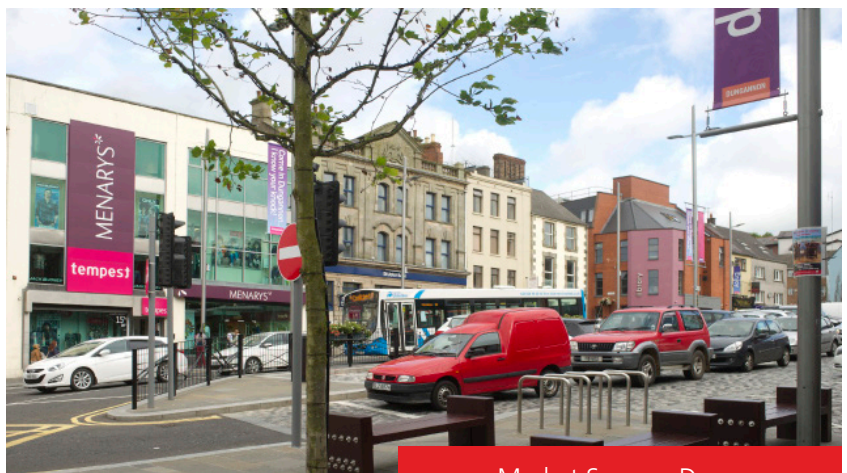
The site is also well connected to the primary road and public transport network which serve Dungannon Town Centre.



Dungannon Town Centre



Northland Row, Dungannon



Market Square, Dungannon

Description of the Development Site

The overall site extends to approximately 1.66 hectares (4.12 acres)

The development site to be released by Mid Ulster District Council provides an exciting opportunity to deliver a high quality, imaginative and sustainable mixed use development, ideally retail led including commercial, office, leisure and residential uses.

The site is strategically located within Dungannon Town Centre and has been referred to as a "unique gateway site" due to its links to Dungannon's prime retail core that encompasses Market Square and Scotch Street via Irish Street.

The overall site extends to approximately 1.66 hectares (4.12 acres) and is bounded by Greers Road to the East and Ann Street to the South.

The overall development site comprises two properties that are contiguous to each other;

1. A Brownfield Site, formerly a Cattle Market, which has been cleared of buildings and secured with perimeter steel palisade fencing together with original masonry walls.

Site Area A Approx: 2.14 Acres (0.86 hectares)

2. A Public Car Park.

Site Area B Approx: 1.98 Acres (0.80 hectares)

**Site Area A:
Brownfield Site**

2.14 Acres
(0.86 hectares)

**Site Area B:
Public Car Park**

1.98 Acres
(0.80 hectares)

Approximately 4.12 acres



Planning Considerations

As well as being highly accessible, the site is located in the Town Centre and is zoned as an Opportunity Site

The Dungannon and South Tyrone Area Plan 2010 (DSTAP) designates the entire site as two opportunity sites (OS 4 and part of OS 5) and as such, favourable consideration will be given to mixed use, housing and / or commercial development. DSTAP does not stipulate any specific key site requirements or preferred uses for this site. Part of the site is also identified as a Car Park to be retained within the DSTAP.

The site is located within Dungannon Town Centre. Planning policy promotes town centres as the appropriate first choice location of retailing and other complementary functions. Acceptable uses in town centres include retailing, cultural and community facilities, leisure, entertainment, housing and

businesses. Planning policy also supports the use of Brownfield sites for housing development.

The Primary Retail Core (PRC) is designated nearby at Market Square and Scotch Street and therefore a mixed use development, including a retail element, would complement and unlock the benefits of this location since footfall in this area has the potential to be relatively high. Importantly the site is very accessible by virtue of its location at the junction of two main thoroughfares as well as its close proximity to the main bus centre in Dungannon.

Planning permission was granted on the Brownfield portion of the site for a large retail development, however, the permission has recently lapsed.

A further planning permission was granted on the same portion of the site for a mixed use development consisting of retail units and apartments with underground parking. This permission however has since expired.

It would be envisaged that development on the site will consist at least in part, of some form of retail development. Given the town centre location of the site, coupled with the current level of retail choice available in the town centre, a strong element of retail development on the site is desirable.

A copy of a more detailed planning assessment of the site is available in the purchaser pack.

Additional Site Information

Preliminary consultation with the Department For Communities (DFC) Historic Environment Division (HED) confirmed that the site is located within an archaeologically sensitive area and Mid Ulster District Council has undertaken a pre-development archaeological evaluation (test-trenching). The evaluation works did not reveal any areas of particular archaeological significance or potential within the area under investigation. The evaluation recommends that a 'watching brief' is likely to be required during site clearance/preliminary ground reduction works. DFC HED have agreed with the recommendation of the report. The full report and DFC response are available within the purchaser pack.

Part of the site contains an area which has been zoned in the Dungannon and South Tyrone Area Plan (DSTAP) 2010 as land which must be retained for car parking. Any proposal for the

site should therefore comply with Policy TRAN2 of the Plan which does allow for certain scenarios where development which results in the loss of this car parking is permissible.

An examination of Rivers Agency surface water flood maps indicate a small area of potential surface water flood risk within the car park portion of the site however it is envisaged that any development of the site would address this issue through appropriate engineering solutions. Additionally, given the size of the site a Drainage Assessment would be expected to accompany any planning application coming forward.

Given the size of the site it is expected that a Design and Access Statement would accompany a planning application for the site.

The topography of the car park area is such that it rises considerably from the North and East to the West meaning that any development proposal will

have to consider the implications of this by way of appropriate site layout and scheme design. A walkover of the site has revealed that there has been some historical infilling carried out along the eastern boundary of the car park. Ground conditions at that location may therefore need to be explored further.

Consideration of the surrounding land uses will be necessary when deciding the appropriate compatible land use(s) for the site. For example the position of the adjacent bar/nightclub complex on Donaghmore Road (Western side of the site) and the proximity of housing at Ann Street is something that developers should be aware of when considering appropriate uses.

Please also refer to documents made available for viewing by Lisney; including in relation to; environmental testing; presence of a historic well; previous utility searches; potential agricultural right of way etc. by way of additional site information.

Conditions of Sale

The subject property will be marketed by way of a development brief with transfer of title on the basis of a long lease, upon satisfactory completion of the development. Interested parties are invited to submit proposals to ensure that this gateway opportunity site is developed in accordance with the aims of Mid Ulster District Council.

The disposal will be subject to the following conditions:-

- An Agreement for Lease with the preferred developer must be executed within 3 months of issue of same by the Council;
- The preferred developer will be required to provide 20% of the financial bid as a non-refundable deposit at the time of signing the contract. A further 60% (80% in total) of the financial bid will be payable upon receipt of full planning permission and the remaining balance to be paid upon satisfactory completion of the development;

- The disposal will be made subject to the preferred developer obtaining full planning permission within 18 months from the date of the Agreement;

- A formal letter of representation in relation to accuracy of all information supplied must be provided by the bidder;

- The agreed development must be completed on the subject property within the defined timescale agreed between the parties.

This Development Brief is intended to provide information as to the nature of the site and anything contained herein is not to be construed as a representation by the Council or its agent. All matters contained within this Development Brief are subject to contract.

Mid Ulster District Council is not bound to accept or proceed with any offer pursuant to this Development Brief and reserve the right to negotiate with any bidder to obtain further

information/clarification on the detail of any proposal. All bidders will bear their own costs and expenditure associated with the preparation and submission of their proposals.

The Council is obligated by Section 96(5) of the Local Government (NI) Act 1972 to obtain the best price or the best rent or the best terms that it can when disposing of land, except with the approval of the Department for Communities.

Depending, therefore, on the nature of the preferred bid, the Council may have to seek departmental consent to the particular Development proceeding. Should the Council seek such consent, and such consent not be forthcoming, then the Council will not be obliged to proceed with that bid, and shall have no liability in relation to the Bidder should this be the case.

Title

The site is a mixture of freehold absolute title and good fee farm grant title. The site comprises parts of Folio 35184 and the whole of Folios TY81749 and TY4353, all County Tyrone. Further information is available from the agents, Lisney,

whose contact details are on page 11. In addition, part of the property benefits from a defective title indemnity policy – an assessment will need to be made as to the suitability of this policy for the proposed development.

The property will be offered on a 999 year lease subject to an annual nominal ground rent.

VAT

The site will be opted to tax (VAT to be charged on purchase monies) prior to completion.

Submissions Requirements

Interested parties are required to submit their development proposals for the site in **HARD COPY by 12 noon Friday 12th May 2017**. Submissions are to be sent in an unmarked envelope labelled "Ann Street Submission" and delivered to Mid Ulster District Council at; Dungannon Office, Circular Road, Dungannon, BT71 6DT.

Late submissions will not be accepted nor considered.

Submissions are required to include all of the information requested to satisfy the Assessment and Criteria requirements in this purchaser pack, as well as the following:-

- Details of the bidder's solicitor;
- Detailed development proposals for the site including accompanying

scheme details, sketch plans (1:200), schedules of floor areas and proposed mix of uses;

- Estimate of development costs;
- Proposed development team.

Parties may be invited to attend a meeting with Council representatives to present their proposal and clarify any outstanding issues.

Assessment & Selection

The Assessment & Selection Criteria are presented in the below tables. **Bidders should refer to the detailed scoring matrix in the Purchaser Pack.** A weighting will be applied between the Price and Quality on a 30:70 ratio split. Before

any submission can progress to the assessment and selection in Stage 2, bidders must demonstrate that they meet the requirements of Stage 1.

Bidders are asked that they read the Stage 1 and Stage 2 requirements

carefully and they are reminded that it is their responsibility to ensure they provide the required information and evidence for each requirement and criteria.

ANN STREET, DUNGANNON

SELECTION & ASSESSMENT CRITERIA

The assessment and scoring of eligible¹ bids will be weighted as follows:

Criteria	Maximum Available Score	Weighting	Maximum Available Final Score
Quality Criteria	100	70%	70
Price Criteria	100	30%	30
			100

¹ An eligible bid is defined as a bid which has been submitted in the requisite format by the specified closing date and time by a bidder who has satisfied all specified pre-qualification criteria.

STAGE 1. ELIGIBILITY CRITERIA

(i) FINANCIAL STANDING AND ACCESS TO FUNDING

Has the bidder satisfied the attached pre-qualification financial standing and access to funding criteria.

YES / NO

(ii) PREVIOUS DEVELOPMENT EXPERIENCE

Has the bidder demonstrated that they have successfully developed and completed a minimum of three 'mixed use' development schemes, each with a gross development value in excess of \$2.5million, within the last fifteen years, i.e. within the period from 1 March 2002 to 1 March 2017?

YES / NO

Examples of development experience MUST be limited to 2no. single sided A4 pages for each scheme (in size 12 Arial font single line spacing). Any pages submitted in excess of 2 for each scheme will not be considered as part of the process.

(iii) CONFIRMATION OF ACCEPTANCE OF COUNCIL'S INSURANCE REQUIREMENTS

Has the bidder confirmed acceptance of the attached pre-qualification insurance requirements?

YES / NO

(iv) CONFIRMATION OF NO PRIOR RELEVANT CONVICTIONS

Has the bidder confirmed no prior convictions for offences detailed at regulation 57 of the Public Contracts Regulations 2015?

YES / NO

PLEASE NOTE THAT COMPLIANCE WITH STAGE ONE IS A MANDATORY MINIMUM REQUIREMENT FOR PROGRESSION TO STAGE TWO.




CHARTERED SURVEYORS
Belfast Dublin Cork

1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

ANN STREET, DUNGANNON
SELECTION & ASSESSMENT CRITERIA

STAGE 2. ASSESSMENT AND SELECTION CRITERIA

<i>Performance Criteria</i>	<i>Measure</i>	<i>Score</i>	<i>Weighting</i>	<i>Maximum Score Available</i>	<i>Comments</i>
1. FINANCIAL RETURN TO MID ULSTER COUNCIL					
a) Sale Value	Best Value	See Page 2	30%	24	80% weighting attributable to sale price
b) Overage Proposal	Best Value	See Page 2		6	20% weighting attributable to overage provision
2. PROPOSED SCHEME					
a) Planning/Design/Economic Output	Desirability	0-4	60%	60	
<i>Details of the Proposed Scheme MUST be limited to 10no. single sided A4 pages (in size 12 Arial font single line spacing). Any pages submitted in excess of 10 will not be considered as part of the process.</i>					
3. TIMETABLE FOR COMPLETION FOR PROPOSED DEVELOPMENT					
a) Timeframe/Programme	Deliverability	0-5	10%	10	
<i>Please be advised that if a bidder scores zero in this criteria (Timetable for Completion for Proposed Development) they will be excluded from the process.</i>					



CHARTERED SURVEYORS
Belfast Dublin Cork

1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

Lisney | 1st Floor Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX T 028 9050 1501

www.lisney.com

Please note that bidders should refer to the detailed Assessment and Selection scoring matrix in the Purchaser Pack.

Further Information

Further information on all elements of the Development Brief or the site itself can be obtained from the appointed agents, Lisney or by visiting the Lisney website at www.lisney.com. Lisney's contact details are contained on page 11.

A purchaser pack comprising all relevant legal, planning and environmental information is available upon request. Please contact our selling agent Lisney for further information.

This Development Brief is for general guidance only and while the information provided is done so in good faith, Mid Ulster District Council cannot accept any warranty as to its accuracy. Interested parties are not entitled to place reliance on the information provided and must satisfy themselves by inspection or otherwise as to the correctness of the information contained therein.

Viewing

Strictly by prior appointment with the sole selling agent Lisney.

Please Contact:

Lloyd Hannigan BSc (Hons) MRICS
Telephone No: 028 9050 1518
Mobile: 07834451488
Email: lhannigan@lisney.com
Website: www.lisney.com

Lisney Belfast Office
Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX



