

# EXPRESSIONS OF INTEREST



# GIANT'S PARK

Belfast's Cleantech Hub



Belfast  
City Council

[www.belfastcity.gov.uk](http://www.belfastcity.gov.uk)



European Regional  
Development Fund  
Investing in your future



Invest  
Northern  
Ireland



[www.lisney.com](http://www.lisney.com)

**A 30 ACRE REGENERATION PROJECT  
PROVIDING NORTHERN IRELAND'S  
FIRST CLEANTECH CLUSTER**

This project is part-funded by Invest Northern Ireland and the European Regional Development Fund under the Sustainable Competitiveness Programme for Northern Ireland.

A vibrant purple lightning bolt strikes from the top right, branching out across the dark blue background. The bolt is the central visual element, with its main stem descending towards the bottom left and several smaller branches extending horizontally and vertically.

**“ CLEVER SPACE FOR  
CLEANTECH BUSINESS ”**

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



# SOMETHING AMAZING...

***Giant's Park is the largest redevelopment site in Belfast today; comprising 340 acres, the park is a strategically located, unique development opportunity in the North Foreshore.***

***At 30 Acres, The Giant's Park Cleantech Hub is a unique component part of the scheme and has been conceived to tackle some of the big economic and environmental challenges of the 21st Century.***

The site has excellent links to airports, major roads and the port. It offers huge potential to attract investment from the cleantech industry and deliver physical, economic and social benefits for everyone.

Infrastructure works have already started and this is the first step in redeveloping Giant's Park, with preliminary works due to be completed by spring 2016 including 1,734 metres of roads, the installation of key services, improved access, new landscaping and planting.

The £9.5m infrastructure spend at the Cleantech Hub is being part financed by the European Regional Development Fund, under the European Sustainable Competitiveness Programme for Northern Ireland, Invest Northern Ireland and Belfast City Council.

Expressions of Interest are now being sought from parties within the Cleantech sector requiring plots of c. 0.5 acres to c. 30 acres.

This unique development project provides a foundation for developers, investors, and occupiers to be part of the cutting edge, forward looking, cleantech business sector.



[www.belfastcity.gov.uk](http://www.belfastcity.gov.uk)



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# LOCATION

**Northern Ireland is part of the European Union and has the advantage of being a region of the UK whilst also benefitting from a land border to the Irish Republic.**

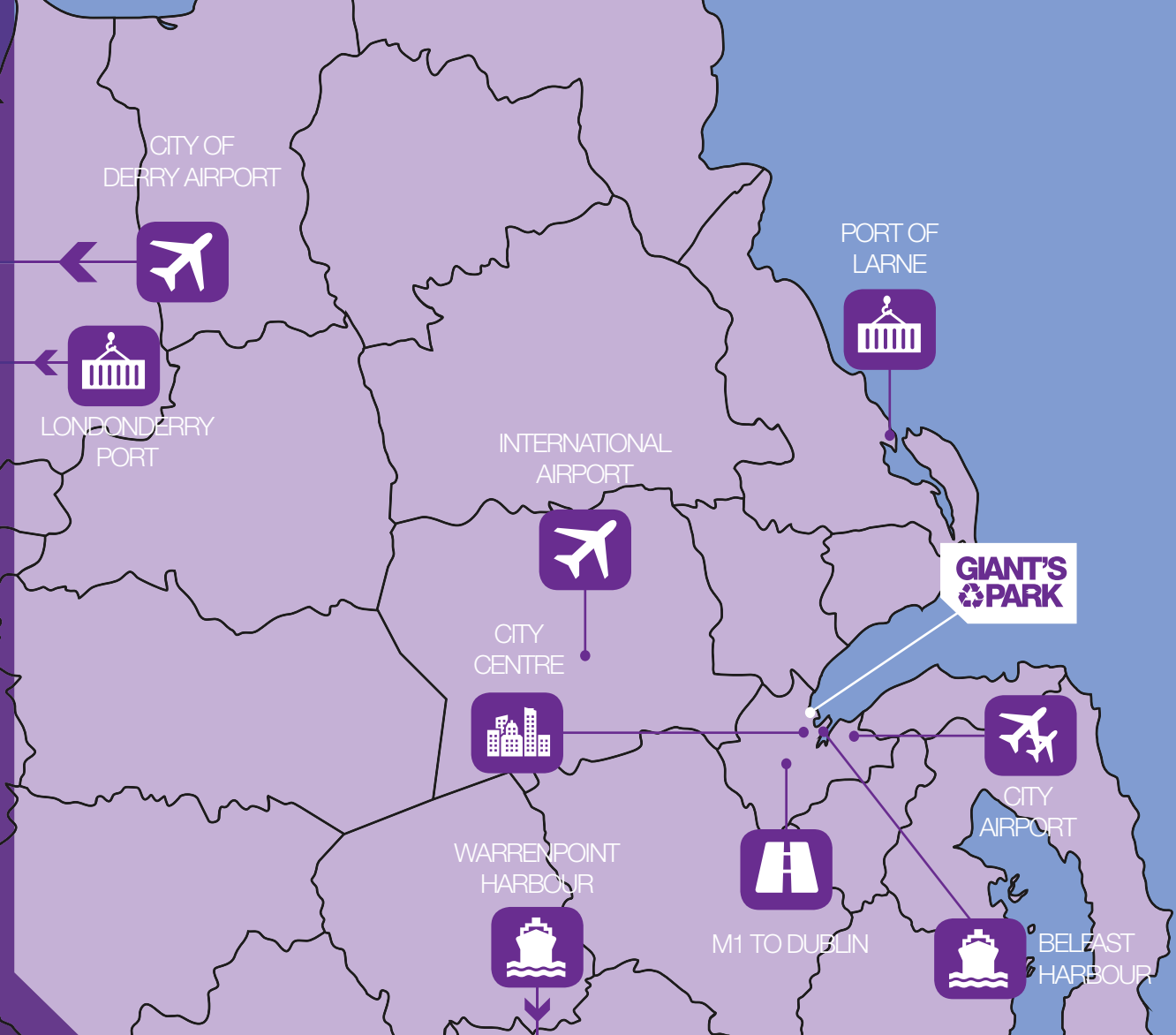
From Northern Ireland there is easy access to the European Union market of 500 million people, and connections to the global market.

Three airports deal with almost seven million passengers per year. Belfast International Airport runs daily scheduled flights to destinations such as New York, London, Paris and Amsterdam.

Between them the ports of Belfast, Londonderry, Larne and Warrenpoint provide some 150 fast ferry and freight sailings per week to Great Britain, Europe and beyond. The Port of Belfast is the busiest port on the island of Ireland.

Giant's Park Cleantech Hub is ideally located to take advantage of these many trade links.

Project Kelvin is an extensive submarine and terrestrial cable deployment that directly connects Northern Ireland to North America with industry leading fiber optic submarine cabling.



**BELFAST CITY CENTRE**



3 KM

**BELFAST INTERNATIONAL AIRPORT**



30 MINUTES

**BELFAST HARBOUR**



1 KM

**BELFAST CITY AIRPORT**



10 MINUTES

**M1 MOTORWAY TO DUBLIN**

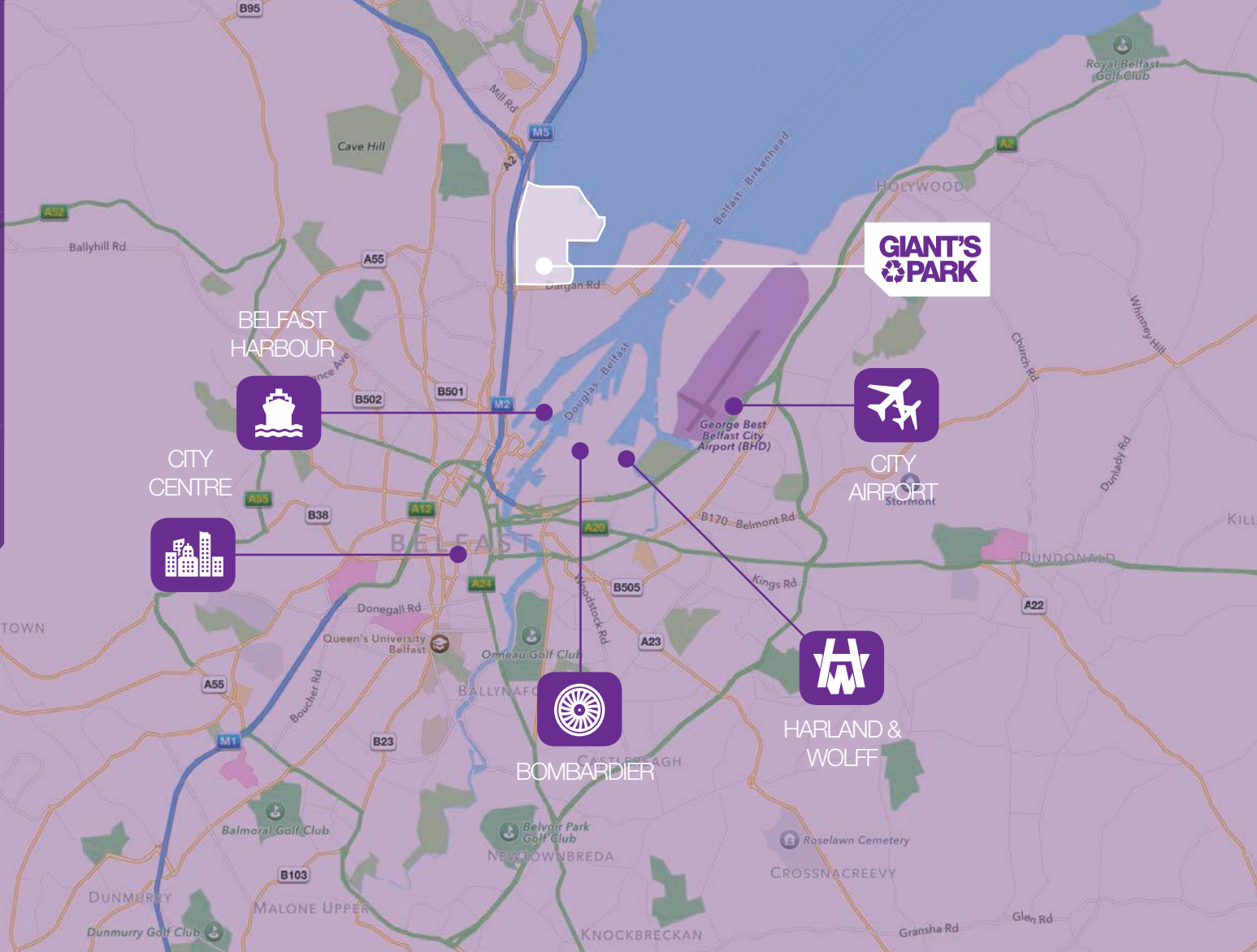


2 HOURS

**PORT OF LARNE**



30 MINUTES



**CITY OF DERRY AIRPORT**



90 MINUTES

**WARRENPOINT HARBOUR**



60 MINUTES

**LONDONDERRY PORT**



90 MINUTES

**HARLAND AND WOLFF**



5 MINUTES

**BOMBARDIER AEROSPACE**



10 MINUTES

# NORTHERN IRELAND

*A country globally recognised for...*



**INNOVATIVE  
ENGINEERING  
SOLUTIONS**



**AERONAUTICAL  
ENGINEERING AND  
PRODUCTION**



**WORLD CLASS MARINE  
RESEARCH AND TESTING  
FACILITIES**



**SUB-SEA STRUCTURES  
AND OFF SHORE  
TRANSFORMER  
PLATFORMS**



**GLOBAL WIND TURBINE  
OPERATION AND  
MAINTENANCE**



**ENERGY SUPPLY CHAIN  
NETWORKS**

## BELFAST

*A city of potential...*

**672,170**



**GREATER BELFAST  
POPULATION**

**1,000,000**



**WITHIN 30 MINUTE  
DRIVE TIME**

**44%**



**POPULATION  
UNDER 30**

**29%**



**NORTHERN IRELAND  
EMPLOYEE JOBS ARE  
BASED IN BELFAST**

**3RD**



**OF 28 UK CITIES IN  
TERMS OF FOREIGN  
INVESTMENT PROJECTS**

**60%**



**POPULATION %  
OF WORKING AGE  
(16 TO 64)**

# INTERNATIONAL EMPLOYERS

“ **EVERYTHING CONSIDERED, NORTHERN IRELAND HAS THE BEST COMBINATION OF TALENT, CULTURAL ALIGNMENT, WORK ETHIC, ATTITUDE AND COST-BASE TO BE FOUND ANYWHERE.** ”

Bro McFerran, MD,  
Allstate Northern Ireland

*Regarded globally as the most business friendly city of it's size Belfast acts as a hub for over 800 international companies that have invested in Northern Ireland in recent years and offers an array of business benefits.*

## INTERNATIONAL EMPLOYERS BASED IN BELFAST INCLUDE:

|                 |                  |                         |                |            |     |
|-----------------|------------------|-------------------------|----------------|------------|-----|
| Citi            | Allen & Overy    | Cayan                   | Randox         | Capita     | PwC |
| Puppet Labs     | Caterpillar Corp | First Source            | Concentrix     | Allstate   |     |
| Liberty         | Deloitte         | Herbert Smith Freehills | Axiom          | Bombardier |     |
| Alexander Mann  | Baker & McKenzie | Convergys               | SSE Airtricity |            |     |
| Teleperformance | Pinsent Masons   | ARUP                    | OCO            | Santander  |     |

*\*Source: Invest NI*

# CLEANTECH...

# A BETTER TOMORROW

The government has recognised the increasing significance of the cleantech sector, and its contribution to the UK economy.

The market is estimated to be growing at around 6% per annum, particularly for key growth areas such as renewable energy and resource management.

Already, it is estimated that the UK environmental industry employs approximately 400,000 people in around 17,000 companies, with an estimated annual turnover of £25 billion.

*\*Source: Invest NI*

“ **THE CLEANTECH HUB HAS THE POTENTIAL TO CREATE GREEN COLLAR JOBS, ENHANCE NORTHERN IRELAND'S ECONOMIC INFRASTRUCTURE, ENCOURAGE INNOVATION, COLLABORATIVE RESEARCH & DEVELOPMENT AND DEVELOP THE GREEN ECONOMY.** ”

Jonathan Bell MLA  
Enterprise, Trade & Investment Minister  
Northern Ireland Assembly

# SO WHAT EXACTLY IS CLEANTECH?



**CLEAN TECHNOLOGY INCLUDES RECYCLING, RENEWABLE ENERGY (WIND POWER, SOLAR POWER, BIOMASS, HYDROPOWER, BIOFUELS, ETC.), INFORMATION TECHNOLOGY, GREEN TRANSPORTATION, ELECTRIC MOTORS, GREEN CHEMISTRY, LIGHTING, GREYWATER, AND MANY OTHER APPLIANCES THAT ARE NOW MORE ENERGY EFFICIENT. IT IS A MEANS TO CREATE ELECTRICITY AND FUELS, WITH A SMALLER ENVIRONMENTAL FOOTPRINT AND MINIMISE POLLUTION.**

*'Cleantech' Defined by Wikipedia.com*



  
**GIANT'S PARK**

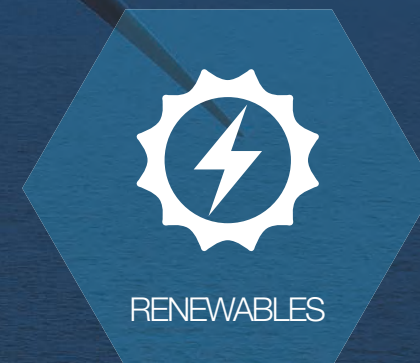
Belfast's Cleantech Hub

**Being the first of its type in Northern Ireland there are opportunities at Giant's Park Cleantech Hub in the environmental, renewables, and low carbon sectors.**

*The Hub will build upon the technology already in place at Giant's Park, including an existing landfill gas to renewable electricity conversion plant, to create an innovative cleantech business cluster and make Belfast a leading destination for green technology.*

8

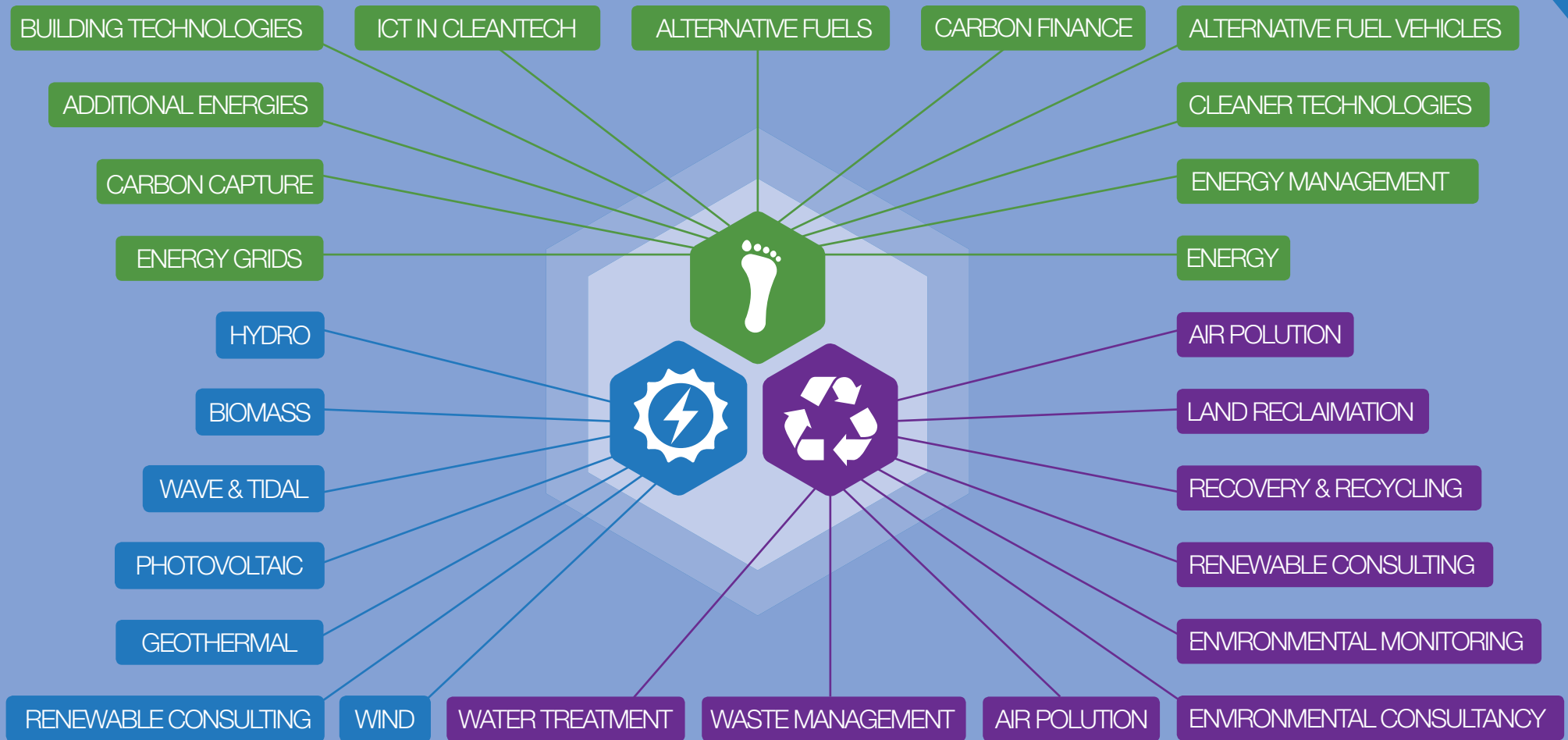
## MARKET ACTIVITIES



The diagram below shows a breakdown of the main aspects of the Cleantech sector as defined by the UK Government.

Data Source: © Cambridge Cleantech/Green Alliance 2013

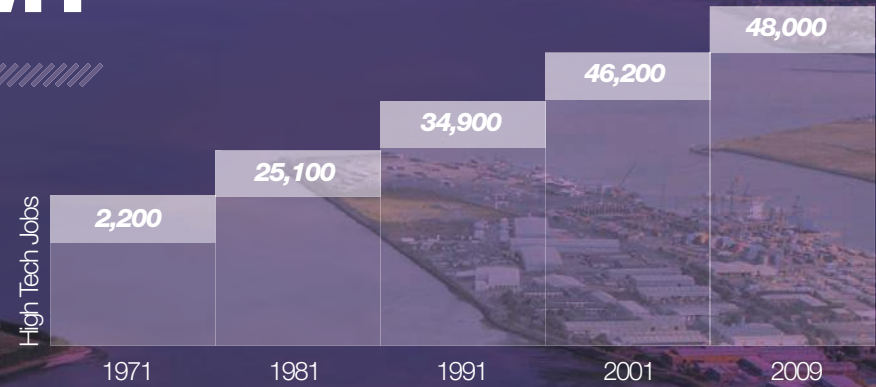
# CLEANTECH SECTOR BREAKDOWN



# THE LOW CARBON ECONOMY



Data Source:  
Green liberalism - A local approach to the low carbon economy  
© Cambridge Cleantech/Green Alliance 2013



Cambridge Cleantech produced the graph above to show the growth trend in high tech jobs across their region over the past 50 years

Data Source: © Cambridge Cleantech/Green Alliance 2013

“ **THE CLEANTECH HUB AT GIANT'S PARK WILL OPEN UP THE SITE TO PRIVATE SECTOR INVESTORS SPECIALISING IN PROVIDING CUTTING EDGE SOLUTIONS TO GLOBAL ENVIRONMENTAL ISSUES, AND IN DOING SO CREATE AN EXEMPLAR CLUSTER OF CLEANTECH ENVIRONMENTAL BUSINESSES.** ”

Councillor Arder Carson  
Lord Mayor of Belfast



# THE GIANT'S PARK - CLEANTECH HUB

**THERE ARE ENDLESS OPPORTUNITIES FOR BUSINESSES WITHIN THE GIANT'S PARK CLEANTECH HUB TO WORK TOGETHER TO IMPROVE PRODUCTIVITY AND DELIVER EVEN GREATER ECONOMIC GROWTH AND COMPETITIVENESS, WASTE REDUCTION AND SIGNIFICANTLY REDUCED ENVIRONMENTAL IMPACTS.** *Councillor Declan Boyle, Chair of Strategic Policy and Resources Committee, Belfast City Council*

**30**  
ACRES

+

**£9.5**  
MILLION  
INVESTMENT

+

**1,734**  
METRES OF ROADS

=

**∞**  
INFINITE  
POSSIBILITIES

## DEVELOPERS

PLOTS FROM 0.5 TO 30 ACRES

An opportunity to acquire serviced plots in a strategically important location supported by Belfast City Council and Invest NI in close proximity to Northern Ireland's major roads network, the city centre, the ports and airports.

## OCCUPIERS

SPACE FROM 2,000 SQ FT

Infrastructure works have already started and this is the first step in redeveloping Giant's Park, with preliminary works due to be completed by spring 2016. Plots can accommodate buildings from 2,000 sq ft.

## INVESTORS

HIGH GROWTH INVESTMENTS

This unique development project provides a foundation for investors to be part of the cutting edge, forward looking, cleantech business sector.

# BMAP 2015

## REFERENCES

 **Giant's Park - Land  
Zoned For Mixed Use**

 **Land Zoned As  
Existing Employment**

 **BMA Coastal  
Area**

 **Local Landscape  
Policy Area**

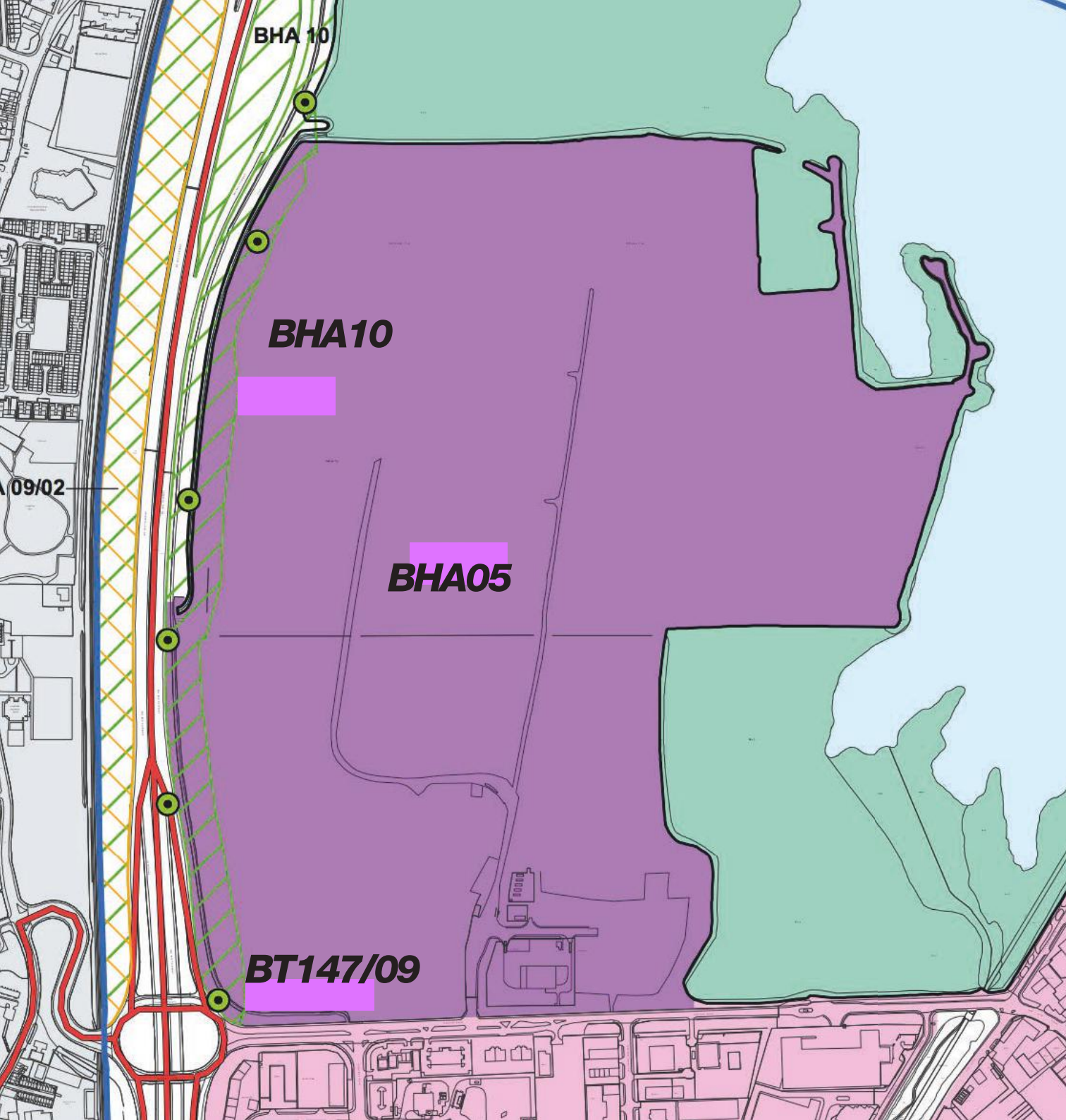
 **Site of Local Nature  
Conservation  
Importance**

 **Protected Route**

**Designation BHA 05**  
Mixed Use Site - North Foreshore

**Designation BHA 10**  
Local Landscape Policy Area  
North Foreshore

**Designation BT147/09**  
Community Greenways/  
North Belfast/South Belfast/  
LVRP



# PLANNING

***In the extract plan opposite the subject site is shown to be land zoned for mixed uses.***

*A Concept Masterplan has been prepared and adopted by Planning Service under the reference:*

***Z/2008/2289/Q***

*This plan sets out a general mix and location of proposed land use:*

***BMAP Key Site Use Requirements:***

- Waste management and recycling facilities;
- Port and port-related uses;
- Class B1: Business (b) call centres and (c) research and development;
- Class B2: Light Industrial Use;
- Class B3: General Industrial Use;
- Class B4; Storage or Distribution Use;
- Open space and associated facilities.

*Proposed land uses will require the grant of specific planning permission following the submission of individual planning applications.*

*Planning service will expect any planning applications to be in conformity with the Concept Masterplan (September 2009) and to deliver a high quality of design.*

*Each application will be determined on its merits against the prevailing planning policy framework and taking account of all material considerations, and where necessary, will be subject to a determination under the requirements of the Planning (EIA) Regulations (NI) 1999.*

*Any development of the site must be in accordance with the Concept Masterplan that has been agreed by Planning Service. The provision of a cleantech cluster can make a valuable contribution towards sustainable development and the aim of the environmental resource park is to support wider government policy focused on sustainable development and a move towards a resource efficient future.*

*The Concept Masterplan provides the framework within which individual planning applications can be brought forward and sets out the background and context of the North Foreshore site, a conceptual development overview envisaged for the site together with non-technical summaries of environmental considerations for any proposed development.*

*The Concept Masterplan also reinforces the Council's commitment to its sustainability objectives setting out a Sustainability Framework that seeks to create the conditions that permit the North Foreshore site to be a place that;*

- Facilitates Economic Development;
- Protects and enhances the Environment; and
- Encourages a "Better Quality of Life"

# PERTINENT INFORMATION

***Developers and their professional teams should be aware of the environmental legacy of closed waste landfill sites and developing contaminated sites.***

*The Developer and their professional team should satisfy themselves of the existing ground conditions, and to undertake any site investigations and surveys required by statutory authorities.*

The Council has completed an Environmental Risk Assessment and Environmental Statements for the North Foreshore Lands comprised of waste management facilities, environmental resource park and public open space.

The Developer will have to satisfy itself and the Council, of the suitability of its proposals for the site taking into account any health & safety issues, ground conditions, planning, site accessibility, and environmental issues.

## ***Development Advantages***

- Branded Environmental Resource Park
- Other current occupiers – NIE, Renewable Power Systems, BCC (Waste Transfer Facility)
- Planning – BMAP/Masterplan (2009)
- High-level environmental monitoring provided for the NFS - groundwater, bird surveys etc
- Transport infrastructure (M2/harbour/airport etc)
- Fully serviced sites with all normal services brought to edge of the site (electricity, water, drainage, BT ducting).
- Green Power export capacity agreed with NIE
- Synergies through co-location with other Cleantech occupiers
- Potential to use environmentally friendly power supply provided from other on-site occupiers
- InvestNI assistance\*
- Land contamination Insurance
- Preliminary Risk Assessment (Golders report)
- Guidance regarding development of a landfill site

## ***Development Constraints***

- Landfill gas management – installation of suitable systems and monitoring regime
- Landfill capping required – construction constraints
- Environmental inspection requirements across the NFS
- BCC access to inspect/repair/replace gas infrastructure
- ASSI/RAMSAR/SPA designation – birds, fauna/flora
- Topography – surcharging and settlement monitoring
- Chemicals in leachate (dictates sub-structure formation at piles)

*\* Where deemed appropriate by InvestNI*

# TITLE

## ***Site Options Agreement***

Prior to completion of a lease the contractual agreement with Belfast City Council will be on the basis of a Site Options Agreement which will set out conditions to be fulfilled prior to possession of the site to permit development.

## ***Licence To Occupy***

Vacant possession of the site will be granted following satisfaction of the Site Options Agreement conditions in the form of a Licence to Occupy which will provide sufficient control for development works.

## ***Lease/Lease Term***

Title to the site will be granted on the basis of a ground Lease only upon satisfactory completion of the development works.

The draft Lease will be in an agreed form and appended to the Site Options Agreement.

## ***Ground Rent/Premium***

Sites will be offered subject to either a capital premium or annual ground rent.

## ***Service Charge***

An annual service charge will be payable in respect of maintenance of the Giant's Park Cleantech Hub.



# THE CLEANTECH HUB

M2 TO  
CITY CENTRE

PLOT 1  
5.59 ACRES

PLOT 2  
11.30 ACRES

EXISTING  
C. 21,250 SQ FT  
FOOTPRINT

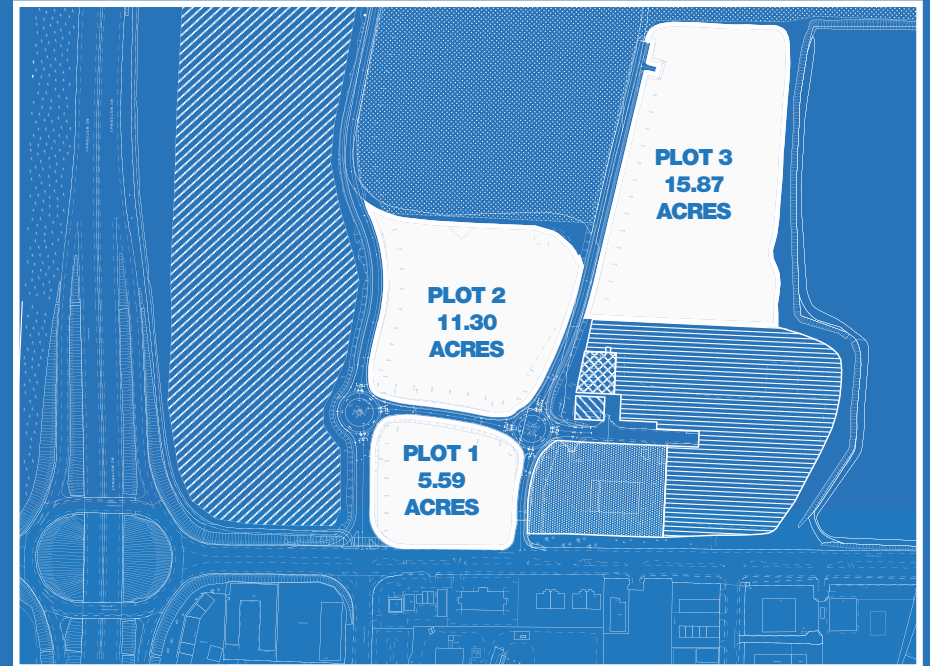
PLOT 3  
15.87 ACRES

RESIDUAL  
GIANT'S PARK  
LANDS

*\*For indicative purposes only.*



# THE SITES



*The newly installed road network creates three clear areas that, combined with existing development, define the Cleantech Hub*

*\*The aerial images, annotations and site map shown are for indicative purposes only, and may be subject to change.*

# SPARKED YOUR INTEREST? MAKE CONTACT NOW

**ON BEHALF OF BELFAST CITY COUNCIL, WE ARE SEEKING EXPRESSIONS OF INTEREST AND WOULD REQUEST APPLICATIONS AS BELOW:**

**INITIALLY WE REQUIRE YOU TO EXPRESS YOUR INTEREST BY COMPLETING OUR ONLINE APPLICATION FORM AT [WWW.THEGIANTSPARK.CO.UK](http://WWW.THEGIANTSPARK.CO.UK)**

***You will be required to provide the following identification information:***

- Confirmation of personal identity
- Confirmation of business identity
- Details of business size
- Length of time established
- Industry sector
- Category of interest (Investor/Occupier/Developer)

***Additionally we will require confirmation of:***

- Potential requirement site size
- Proposed requirement timescale
- Lease term preference (long/short)

***We are inviting expressions of interest by 27th January 2016 at 5pm***

Once further validation of expressions of interest has taken place we will be engaging with preferred parties who will, subject to signing a Non Disclosure Agreement by 11th February 2016, be given access to our online dataroom.

A closing date for bids will be specified as the process progresses.

**PLEASE DIRECT ANY ENQUIRIES AFTER 27TH JANUARY 2016 TO DAVID MCNELLIS AT LISNEY**

**EMAIL: [DMCNELLIS@LISNEY.COM](mailto:DMCNELLIS@LISNEY.COM)**

**PHONE: 02890 501 501**

## **DISCLAIMER**

*The particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract.*

*All descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them*

*Belfast City Council will not be bound to proceed with any interested party as part of this Expressions of Interest process.*

## **KEY DATES**

### **EXPRESSIONS OF INTEREST CLOSING DATE**

27th January 2016 - 5pm

### **VALIDATION AND RESPONSE**

Preferred parties will be contacted by 11th February 2016

### **DATAROOM ACCESS FOR PREFERRED PARTIES**

12th February 2016 onwards

### **PERIOD FOR SUBMITTING QUESTIONS**

12th February 2016 onwards

### **CLOSING DATE FOR BIDS**

A closing date for bids will be specified as the process progresses

## **USEFUL LINKS**

### **FURTHER INFORMATION**

[www.belfastcity.gov.uk/giantspark](http://www.belfastcity.gov.uk/giantspark)

### **INVEST NI**

[www.investni.com](http://www.investni.com)

### **EUROPEAN REGIONAL DEVELOPMENT FUND**

**The European Sustainable  
Competitiveness Programme  
for Northern Ireland**

[www.eucompni.gov.uk](http://www.eucompni.gov.uk)

### **LISNEY**

[www.lisney.com](http://www.lisney.com)



[www.belfastcity.gov.uk](http://www.belfastcity.gov.uk)



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www.thegiantspark.co.uk

Marketing Agent



1st Floor Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX | T. 028 9050 1501 | [www.lisney.com](http://www.lisney.com)

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