



What happens next?

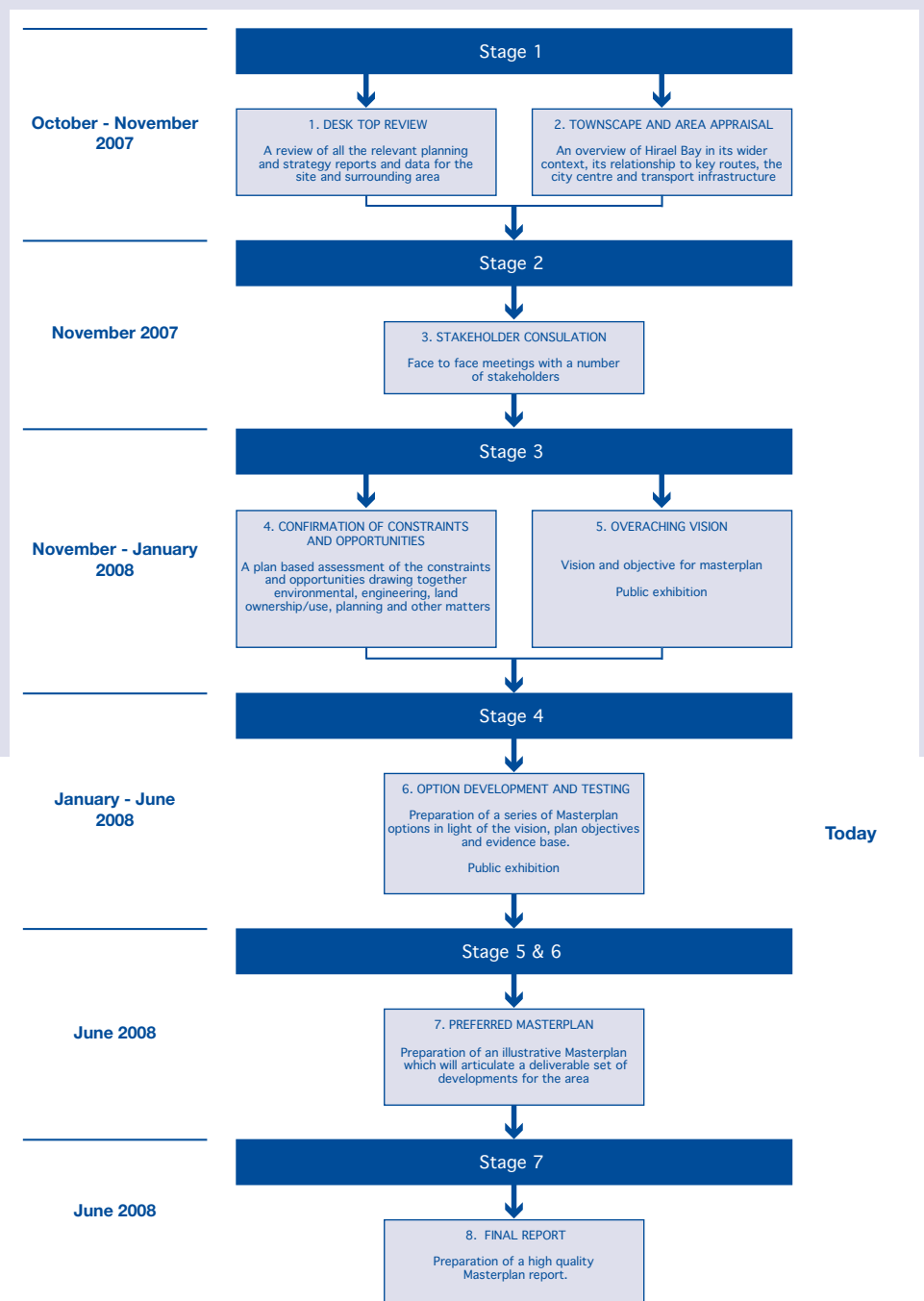
The feedback received from the Stage 1 Consultation event will be carefully considered by the consultant team and will be used to inform the preparation of masterplan options, which will examine in greater detail how alternative approaches to delivering the vision for Hirael Bay could be achieved.

These options will be shared with you at a second public exhibition, which will provide a further opportunity for you to help in shaping the future of Hirael Bay. This second exhibition will be held at **Penrhyn Hall, Tan-y-Fynwent** on **Wednesday 4th June between 12pm and 6pm** and **Thursday 5th June between 3pm and 8pm**. These events will also be advertised nearer to the time in the local press, on the Gwynedd Council website and through posters which will be put up throughout the area and flyers which will be distributed to all residents and businesses within the study area.

The comments received at this second exhibition will inform the final development masterplan, which will be used by those who live, work and provide services within this area, as an agreed vision for the development of Hirael Bay.

The Development Masterplan Process

The work that has been undertaken to date and the key timescales that we will be working to in producing the final development masterplan are shown for information on the flow diagram below.





Purpose of this Newsletter

A public exhibition in relation to the Hirael Bay Development Masterplan was held on Thursday 31st January at the Hirael Community Centre on Ambrose Street between 2:30pm and 7:30pm. The exhibition presented the initial work undertaken by BDP, on behalf of Gwynedd Council and the Welsh Assembly Government, that will form the basis of a development masterplan to secure a successful and long term future for the Bay. At the exhibition the vision and objectives for Hirael Bay were presented as well as a series of initial development opportunities/ideas.



The main reason for the exhibition was to give local residents, key stakeholders and community groups the opportunity to share their views, concerns and aspirations over the future of Hirael Bay and begin a longer term process of engagement on this important issue.

This newsletter defines the key messages which you clearly communicated to us at the exhibition and through your questionnaire responses and letters, and explains how this feedback will be used in taking the project forward. This newsletter provides information on the following:

- **The Public Exhibition**
- **Your Response**
- **Your Key Messages**
- **What Happens Next?**

For those who would like more information on the outcomes of the Stage 1 Consultation, a separate report has been produced presenting all the feedback that was received. This report is available to download from www.gwynedd.gov.uk/hiraelbay and is available to view at Bangor Library.

The Public Exhibition

More than 350 people attended the exhibition and openly shared their views and thoughts on the information presented and put forward their ideas for the future of the Bay. This has provided invaluable information and understanding which will help in shaping the future of Hirael Bay. Year 6 pupils accompanied by their teachers also attended from Ysgol Hirael.

Residents were encouraged to complete a questionnaire and discuss any issues with members of the consultant team and representatives from Gwynedd Council that had arisen from their examination of the exhibition.

To provide people with a further opportunity to consider the exhibition, it was available along with the supporting questionnaire at Bangor Library for a week after the event (1st Feb - 8th Feb) and was also available to download from Gwynedd Council's website (www.gwynedd.gov.uk/hiraelbay).

Your Response

A total of 33 questionnaires were handed in at the event, a further 55 were returned via post and email and 19 were collected from the library providing a total of 107. A further 8 questionnaires were received from Ysgol Hirael, who also staged a mock public inquiry at

the School where each pupil drafted a balanced agreement for and against particular types of development, based upon the development concept plan that was presented at the exhibition.

Questionnaires, letters and emails continue to be received by GCC and BDP in response to the exhibition.

All responses, information and comments that we have received and continue to receive are invaluable to us in producing a development masterplan for Hirael Bay and we will ensure that it is all taken into consideration in helping to determine a successful and sustainable future for the Bay and the city of Bangor.

Your Key Messages

We are currently working on developing the masterplan options that will provide a comprehensive response and clarification to many of your questions, however, we can in this newsletter provide reassurances in relation to some of the important issues that you raised at the exhibition and through your questionnaires, letters and emails.

Q) With the involvement of private land owners, is the development likely to be of benefit to the local community or will it become a project solely delivered for profit?

A) Gwynedd Council and the Welsh Assembly Government have brought together the main landowners in the Bay, which include themselves, to produce a development masterplan that will achieve far greater benefit for the residents of Hirael and Garth and the city of Bangor than could be achieved if these same landowners progressed their own development proposals independently.

The development masterplan will therefore address the benefits and impacts of development proposals as one, ensuring that any potential benefits from the development masterplan will be experienced by all that live, work and provide services within the Bay and the city of Bangor. Indeed, development masterplan objective 6 focuses specifically upon ensuring that development

delivers maximum benefit for local residents and was identified through the questionnaire as your highest priority. With this in mind and with your continued involvement in the process, we will be able to deliver a masterplan that truly maximises all the opportunities that are evident within the Bay and that benefit is felt by all.

Q) What are the principal reasons for the involvement of Bangor University in this project?

A) The University is involved because of its desire to help economic regeneration in the area and because it has a great deal of expertise to offer. The University is also keen to develop a new Medical School to train doctors, and sees this project as a possible location for medical and related developments.

Developing the first ever University Medical School in North Wales, and locating it in Bangor, would bring substantial benefits to medical care in the area particularly as this would be done in partnership with the local hospitals.

Although there have been concerns about additional student residential accommodation, the University has made it clear that it has no plans to develop student accommodation in the Hirael Bay area.

Q) What provision will be made for facilities for the younger generation?

A) At the exhibition and through the questionnaires you told us that you felt that more should be done to improve the range of facilities

available for young people within the area. The masterplan objectives recognise that this area has significant potential for further recreational development and at the exhibition it was suggested that Beach Road and the area around the Bay could form the core focus for leisure and recreation activities in Bangor. At this location the potential to improve existing and provide new playing pitches, performance spaces, a swimming pool and other marina related uses were all identified as possible land uses that will provide the opportunity to include wider provision for the areas younger population.

The potential relocation of the existing swimming pool was a suggestion on the concept plan included as part of the exhibition. This raised wider concerns in relation to the safety of the area's younger generation, who would be forced to cross Beach Road to access these new facilities. We recognise through our masterplan objectives the importance of providing clear and safe pedestrian linkages within the Bay and will ensure that this is a key consideration when formulating masterplan options.

Q) Will affordable housing be provided as a key element of the overall housing mix at the Bay?

A) The provision of housing is recognised as a key element of the masterplan. For this reason, at the exhibition we identified a number of locations where housing would form part of a mix of uses; these locations included Dean Street, Garth Road, the Pier, and Dickies Boat Yard.

Through the questionnaire responses you informed us that housing would be an acceptable land use, however, you had concerns with regard to the type of housing that would be provided. There was a very strong view at the exhibition that there was a shortage of housing for local people, in particularly affordable housing. The masterplan objectives focus upon the need to ensure that everybody has the opportunity to live in a decent and affordable home. For that reason, sheltered and affordable housing will form a key element of the mix of uses proposed for the Bay. In developing the masterplan options, we will use the comments which you supplied through your questionnaires and letters to ensure that we seek to identify the most appropriate and desirable locations for a mix of new housing development within the Bay.

Q) Will new development enhance the local character and ensure that the area retains its unique distinctiveness and what will happen to important areas of Public Open Space, such as the Garth Gardens and the King George V Playing Fields?

A) The masterplan vision and objectives clearly recognise that the Bay has a wealth of natural assets that combine to create a unique and attractive location. In this context, the Bay's local character and distinctiveness is vitally important to the development masterplan and it is therefore critical that proposals within the masterplan enhance this character and distinctiveness and that any new built development is sympathetic to this fantastic and unique environment.

The masterplan will therefore provide the guiding principles to ensure that any development that is delivered complements and enhances the quality of the natural environment consolidating Hirael Bay's position as a truly unique and attractive destination, to which you assigned high priority. Views out across the Bay and towards the Pier looking out over the Menai Straits are one of the principal reasons why this part of the City is valued by so many people and will be of particular importance in this consideration.

We recognise that existing areas of open space such as Garth Gardens and the King George V Playing Field are important assets to the neighbourhoods of Garth and Hirael in terms of their recreational and amenity value. In view of this, we will ensure that any development proposal within the masterplan will enhance the function of these spaces and improve their attractiveness.

To complement these two very important issues, we have ensured that sustainable development is embedded within the process of producing the development masterplan. Indeed, it is one of the Welsh Assembly Government's key objectives, and each of the development proposals presented in the masterplan options will be tested against sustainability objectives and indicators to ensure that environmental, social and economic outputs are balanced.

Q) How will the development be protected against the risk of flooding?

A) Important works to alleviate fluvial flood risk from the Afon Adda have been commissioned by the Welsh

Assembly Government and Gwynedd Council and are currently being completed. These works will contribute to measures to protect existing and potential new development from flooding. We are acutely aware of the flooding risk posed by the Afon Adda, Afon Cegin and the sea. As such, safeguarding existing and new development against the possibility of future inundation will be a key consideration when formulating masterplan options for the Bay. In this context, the land reclamation works that are being considered as part of the proposals to create a coastal promenade, are all being considered in the context of their contribution to improved flood defences. Similarly, the work which is being led by Penrhyn Estates (in parallel with this commission) for the development of a marina will also contribute to improved flood defences.

Q) Will the impact of development on existing parking arrangements be taken into account, as parking is already a major issue within this area?

A) One of your key messages from the exhibition relates to the issue of parking. Many of you expressed strong concerns that additional development would result in increased traffic generation, which in turn would place further pressure on existing parking problems. We recognise how important this issue is to you and as part of the development masterplan we will aim to safeguard existing parking areas and we will ensure that designated parking facilities are designed as an integral part of any new development.

