

FÍS
CHATHAIR
AN IÚIR

NEWRY
CITY
VISION

YOUR QUESTIONS ANSWERED

CIVIC AND REGIONAL HUB

Q Why does the Council need a new Civic and Regional hub?

A An objective of the 2011 Newry City Centre Masterplan was the sale of the Council offices at Monaghan Row to the Southern Health Trust. The sale has now completed, enabling the expansion of services at Daisy Hill Hospital. The Council is occupying a portion of the building under lease from the Trust, which is due to end in August 2025. The Council has approximately 215 staff based in Newry, and the Hub will provide operational efficiencies and a collaborative workspace similar to the Downshire Civic Centre in Downpatrick.

Q What will the Civic Centre and Regional Hub be used for?

A The Hub will be the Council's administrative offices in Newry, with a chamber to facilitate Council and Committee meetings. Included will be a civil marriage room, Registration office, meeting rooms that can be accessed by community groups, and an Innovation Centre (£1m funding available through Belfast Region City Deal).

This will not compete with private sector office providers.

Q What are the estimated costs for the Civic and Regional Hub?

A The project Quantity Surveyors have advised that the current estimate is circa £14.9m for the Civic Hub and £2m for the Public Realm which is funded by BRCD. This includes inflation and contingency.

Q Who calculated the benefits in the outline business case?

A The Council's independent economists have calculated the benefits and these have been challenged and approved by Central Government economists through the Belfast Region City Deal business case review process.

Q Why has the Abbey Way site been chosen for the Civic and Regional Hub?

A An extensive assessment of 33 sites across Newry City identified Abbey Way as the preferred site. This included consideration of both public and private sector sites and calls for sites from the private sector. This included the LIDL site.

[newrymournedown.org/
newry-regeneration](http://newrymournedown.org/newry-regeneration)



Comhairle Ceantair
an Iúir, Mhúrn agus an Dúin
Newry, Mourne and Down
District Council



Q Does the Civic and Regional Hub need to be the size proposed?

A When designing the building, the consultants appointed by the Council have made an allowance for the range of services to be provided within the Hub and the current agile working practices within the Council. This resulted in an employee to desk ratio of 75% being applied.

Q Will the Civic and Regional Hub negatively impact on the historic Newry Cathedral?

A The project architect has engaged with The Historic Environment Division of the Department for Communities as part of the statutory consultee process to develop the building design that is sympathetic to the built heritage of Newry City.

Q Will all the parking at the rear of Newry Cathedral be removed?

A Initial proposals removed car parking in favour of open space and public realm. Following consultation, the design was amended and 138 parking spaces will now be retained at the rear of the Newry Cathedral at Abbey Way.

Q Will there be further engagement with those impacted by the project?

A The Newry Regeneration Working Group has been established to engage on current and future regeneration in Newry. A stakeholder engagement forum (similar to those established for Public Realm works) is also being established to engage with those directly impacted by the current NCCR projects.

Q What is the delivery time frame for the Civic and Regional Hub?

A It is anticipated that works will commence in late 2024/early 2025 and will take approximately 18 months to complete.

Q What are the economic benefits of the Newry City Centre Regeneration (NCCR) Programme of works?

A By April 2026:

- increase amount of footfall in Newry city centre by 10% compared to 2024 levels.
- increase the number of visitors to Newry by 10% compared to 2023/24 levels.
- increase evening expenditure into Newry city centre by 15% after the regeneration is complete.
- increase the public perception of Newry city centre as a result of investment in public realm, as measured by the baseline pre-works survey.

By December 2030:

- the regeneration scheme aims to create around 250 additional jobs in Newry after the regeneration of the city centre.

Q When will work on Newry City Park commence and be completed?

A The integrated design team has been appointed and is currently working towards submitting a planning application in October 2024. The Council will advance procurement of a contractor in line with the planning process, aiming to complete work on the site in 2027.

Q When will the Theatre Conference Centre commence on site and open?

A It is anticipated that works will commence in late 2024/early 2025 and will take approximately 24 months to complete.