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Award

Main Contractor for Cathedral Gardens (& Blitz Memorial)

Belfast City Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-059585

Procurement identifier (OCID): ocds-h6vhtk-05908a ([view related notices](#))

Published 25 September 2025, 11:29am

Scope

Reference

PQQ 4660

Description

Cathedral Gardens is a strategically important public open space in the heart of Belfast City Centre. With the recent development of Ulster University, Cathedral Gardens is now part of an exciting, rapidly developing area of Belfast City Centre. St Anne's Cathedral, a listed building, lies south of the site across Academy Street.

The existing site is a predominantly hard aging, civic space comprising the following: established trees and raised garden beds; seating integrated into low concrete retaining walls; and open paved surfaces of varied materials which have been repaired and altered over time.

The project is for the provision of the redevelopment of the existing Cathedral Gardens area of Belfast. The project is a public realm environmental improvement scheme and aims to provide Belfast City Centre with an innovative, multifunctional, and digitally driven vision for Cathedral Gardens. Cathedral Gardens is a key area of public open space

located next to Ulster University, Writer's Square, and St Anne's Cathedral.

Redevelopment of the site will include but is not limited to;

- Site clearance;
- Demolition including the breakout and removal of concrete;
- Decommissioning and infill of existing underground tank and plantroom;
- Isolation and disconnection of NIE metered supply, lighting columns;
- Tree protection and felling works;
- Site preparation works, adjusting existing levels to formation level;
- Soil remediation including capping works to soft landscaped areas and testing of incoming material to soft landscaped areas;
- Validation and verification of land remedial works;
- Ground investigation works;
- Hard and soft landscaping including drainage, ducting, paving, porous asphalt, kerbing, edging, planters, pre-cast concrete, planting shrubbery, trees and pleached trees complete with watering and aeration system, rootball cradles, grass turfing, street furniture, decorative boulders, and boundary treatment works;
- Retaining walls;
- SuDs tree pits and rain garden;
- Foundations;
- An interactive lighting experience including associated controls, remote and wireless connectivity, data cabling, network links, lighting control strategy including third party control, licences, commissioning, training, operation manual and after-care. Lighting in the form of catenary lighting on feature columns, including a canopy covered interactive digital play zone and projector provision for digital art displays;
- CCTV system including fold down CCTV camera towers;
- Ducting, cable chambers, feeder pillars including NIE connection, meter and switchgear including testing and commissioning;

- Liaising with statutory authorities including NIE, DfI
 - Flood lighting and feature lighting including slip rated ground recessed lighting, bollard lighting, up-light and down-light fittings;
 - A public plaza capable of accommodating small to modestly sized events with pop-up electrical services for vendors to connect to;
 - An urban forest / woodland garden area to function as a quiet place and to promote wildlife;
 - A lawn area next to the university to soften this urban environment and complement university café culture;
 - A Blitz memorial to commemorate this WWII tragedy; and
 - Retention of Rinty Monaghan statue.
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Contract 1

Supplier

- John McQuillan (Contracts) Ltd

Contract value

- £3,257,921.54 excluding VAT
- £3,909,505.85 including VAT

Below the relevant threshold

Award decision date

24 September 2025

Date assessment summaries were sent to tenderers

24 September 2025

Earliest date the contract will be signed

7 October 2025

Contract dates (estimated)

- 7 October 2025 to 9 October 2026
- 1 year, 3 days

Main procurement category

Works

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work

Information about tenders

- 4 tenders received

- 4 tenders assessed in the final stage:
 - 4 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 3 suppliers unsuccessful (details included for contracts over £5 million)
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Submission

Submission type

Tenders

Procedure

Procedure type

Competitive flexible procedure

Supplier

John McQuillan (Contracts) Ltd

- Companies House: NI003255

11 Ballinderry Road

Lisburn, County Antrim

BT28 2SA

United Kingdom

Email: contracts@mcqcos.com

Region: UKN0E - Lisburn and Castlereagh

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

Belfast City Council

- Public Procurement Organisation Number: PQXY-5321-CGZM

9 Adelaide Street

Belfast

BT2 8DJ

United Kingdom

Email: pmu@belfastcity.gov.uk

Region: UKN06 - Belfast

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland