



Subject:	i) Overflow Parking Area adjacent Cregagh Youth & Community Centre – New Licence ii) Duncrue Complex - Replacement Electricity Substation Lease iii) Black Mountain Pathway, Ballygomartin Road – Proposed transfer of land from Woodland Trust
Date:	19 th June 2026
Reporting Officer:	Sinead Grimes, Director of Property and Projects
Contact Officer:	Richard Weir, Interim Estates Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number <input type="checkbox"/>	
Information relating to any individual Information likely to reveal the identity of an individual Information relating to the financial or business affairs of any particular person (including the council holding that information) Information in connection with any labour relations matter Information in relation to which a claim to legal professional privilege could be maintained Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction Information on any action in relation to the prevention, investigation or prosecution of crime	
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report/Summary of Main Issues
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition, and estates matters.
2.0	Recommendation
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> i. Overflow Parking Area adjacent Cregagh Youth & Community Centre – New Licence - approve a new licence to Irish Rugby Football Union (Ulster Branch) for their occasional use of the overflow parking area adjacent to Cregagh Youth & Community Centre ii. Duncrue Complex – Replacement Electricity Substation Lease - approve a replacement electricity substation lease at Duncrue Complex iii. Black Mountain Pathway, Ballygomartin Road – Proposed transfer of land from Woodland Trust - approve in principle the proposed transfer of a small area of land from Woodland Trust to the Council
3.0	Main Report
3.1	<p>i. Overflow Parking Area adjacent Cregagh Youth & Community Centre – New Licence</p> <p><u>Key Issues</u></p> <p>Irish Rugby Football Union (Ulster Branch) ‘IRFU – UB’ have requested a further licence for use of the overflow parking area adjacent Cregagh Youth & Community Centre on games days / evenings during the forthcoming 2026 / 2027 rugby season. Subject to Members’ approval, the new licence will permit IRFU – UB use of the overflow parking area on up to 20 instances (performance dependent) at an agreed cost of £300 on each occasion of use. The licence will also make provision for any requested additional use of the site by IRFU-UB (outside of the fixtures list) subject to at least one week’s notice in advance being provided and on the agreement that an overall total of 20 instances of use shall not be exceeded under the licence. See Map at Appendix 1.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit. The Council will receive a licence fee from Irish Rugby Football Union (Ulster Branch) of £300 per each occasion of use of the overflow parking area.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>

	None associated with this report.
3.2	<p>ii. Duncrue Complex - Replacement Electricity Substation Lease</p> <p><u>Key Issues</u></p> <p>Northern Ireland Electricity Network Ltd (NIEN) currently hold a Consumer Agreement with Belfast City Council for an existing electricity substation at Duncrue Complex. NIEN have recently advised the Council that an upgrade in the form of a new substation is required. To formalise the installation and siting of the new substation, the Council will enter into a lease agreement with NIEN. The new lease will cover the positioning of the new substation with lease area of c. 27.5 m², a cable easement area of c. 2m wide and a right of way of c. 4 m (minimum). The consumer agreement will come to an end upon the new lease being formalised between the organisations. The new lease will also include for the existing substation being appropriately decommissioned and Council assets being appropriately reinstated to include the removal of all redundant infrastructure. The new lease will also include lift and shift provisions. The term of the lease will be 99 years and a Premium of £5,000 will be payable by NIEN to BCC. See Map at Appendix 2.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit. The term of the lease will be 99 years and a Premium of £5,000 will be payable by NIEN to BCC.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report</p>
3.3	<p>iii. Black Mountain Pathway, Ballygomartin Road – proposed transfer of land from Woodland Trust</p> <p><u>Key Issues</u></p> <p>SP&R Committee on 20 June 2025 approved the progression of the proposed Black Mountain Pathway project to stage 3. Planning Permission for the proposed pathway was granted on 6 February 2026. A short section of the proposed pathway is to be constructed on land held by the Woodland Trust under a long lease from NI Housing Executive. This land is shown outlined in dark blue on the Site Map attached at Appendix 3 and has an area of c450 sq m. Woodland Trust has indicated that they would be prepared transfer this land to the Council but in order to initiate their own internal approvals process and seek approval from NI Housing Executive, Woodland Trust require confirmation that the Council is agreeable in principle to the acquisition of the lands. Members are therefore asked for approval in principle the acquisition of lands from Woodland Trust required to accommodate the proposed Black Mountain Pathway. Estates Management Unit will progress negotiations with Woodland Trust and a further report will be brought back to Committee for approval.</p> <p><u>Financial and Resource Implications</u></p>

	<p>Estates Management with progress negotiations. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Map showing the overflow parking area adjacent Cregagh Youth & Community Centre delineated red and temporary route of access shown shaded yellow.</p> <p>Appendix 2 – Map showing the new substation lease area of c. 27.5 m² coloured yellow, the cable easement area of c. 2m wide shaded green and the right of way of c. 4 m (minimum) hatched blue.</p> <p>Appendix 3 – Map showing Woodland Trust lands at Ballygomartin Road to accommodate the proposed Black Mountain Pathway.</p>