



Belfast City Council

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| Report to: | Parks and Leisure Committee |
| Subject: | 402 Newtownards Rd Easement/Wayleave |
| Date: | 12 th March 2015 |
| Reporting Officer: | Rose Crozier, Assistant Director of Parks and Leisure |
| Contact Officer: | Celine Dunlop–Estates Surveyor EXT: 3419 |

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| 1 | Relevant Background Information |
| 1.1 | Landmark East are building the East Belfast visitor centre at the vacant site at 402 Newtownards Rd. The building is funded by £250,000 of support from the Council's Local Investment Fund, £336,700 from the NITB and the remaining £278,000 investment is from Landmark East. |
| 1.2 | The building footprint takes up the full area of the site and Landmark East have approached the Council seeking approval to take the services to the site through Council land shown shaded green on the attached plan. The services include an NIE cable, water supply and gas supply and Landmark East will require an easement from the Council to construct a 1000mm diameter trench along the length of the new visitors centre to take the services to the rear of the new building. |
| 1.3 | NIE will require a Wayleave Agreement from the Council to provide the electricity supply to the building. |

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| 2 | Key Issues |
| 2.1 | Landmark East require an easement over 27 metres x 1 metre of Council land as shown shaded yellow on the plan attached at Appendix'1' in order to bring services to the new visitors centre at 402 Newtownards Road. |
| 2.2 | The NIE will require the Council to complete a standard Wayleave Agreement to facilitate the cable supplying power to the visitors centre at 402 Newtownards Road. |

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| 3 | Resource Implications |
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| 3.1 | <p><u>Finance</u></p> <p>A premium of £350 has been agreed with Landmark East for the grant of the easement for the trench.</p> |
| 3.2 | <p><u>Assets</u></p> <p>The Easement and Wayleave are to be in land immediately adjacent to the culverted Connswater River and as such there is no prospect of the Council seeking to redevelop the land for anything other than amenity and access to the new C S Lewis Civic square which is being constructed as part of the Connswater Community Greenway project. Under the terms of the proposed easement, Landmark East will replace the ornamental trees at this location and fully reinstate the land to Parks officer's satisfaction. The proposal will therefore have minimum impact on the asset.</p> |
| 3.3 | <p><u>Human Resources</u></p> <p>Officers from Estates and Legal Services will subject to Members approval complete the easement to Landmark East and the Wayleave to NIE.</p> |

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| 4 | Equality and Good Relations Considerations |
| 4.1 | No equality or good relations issues associated with this proposal. |

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| 5 | Recommendations |
| 5.1 | <p>Members are asked to approve:</p> <ol style="list-style-type: none"> 1. The grant of an Easement to Landmark East over the lands shown shaded yellow on the attached plan at a premium of £350. 2. The completion of a Wayleave Agreement with NIE to provide an underground cable to supply electricity to the C S Lewis building at 402 Newtownards Rd. |

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| 6 | Decision Tracking |
| <p>Director of Property and Projects to ensure completion of the Easement and Wayleave Agreement if approved by the Parks and Leisure Committee and the Strategic Policy and Resources Committee.</p> | |

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| 7 | Key to Abbreviations |
| 7.1 | NITB Northern Ireland Tourist Board |
| 7.2 | NIE – Northern Ireland Electricity Limited |

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| 8 | Documents Attached |
| <p>Appendix 1 Plan.</p> | |