



## Belfast City Council

<b>Report to:</b>	Strategic Policy & Resources Committee
<b>Subject:</b>	Loop River Open Space: Development
<b>Date:</b>	20 March 2009
<b>Reporting Officer:</b>	Gerry Millar, Director of Improvement
<b>Contact Officer:</b>	Michael Stanley, Capital Programme Manager

### Relevant Background Information

At their meeting of 15 June 2004 the Client Services Committee agreed that the sale of (approximately 0.973 acres) of land at Loop River Open Space to Corinthian Housing Association (later renamed as Trinity Housing Association) should be progressed to enable the development of social housing with replacement facilities. Disposal at the sum of £860,000 was subsequently approved by the Community & Recreation (Parks and Cemeteries Services) Sub-Committee of 7 February 2005.

### Key Issues

Following the granting of outline planning approval, the sale of land to Trinity Housing Association was completed in November 2007 and the purchase monies have been paid to the Council.

In line with the Council's Gates process an economic appraisal has been undertaken and this recommends that replacement facilities provided should comprise enhanced outdoor play facilities, a kickabout area and associated works. The executive summary of the economic appraisal is attached as Appendix A to this report. The recommended proposals differ from the letter of consent for the outline planning approval but, following discussions with Planning Service, are considered to fall within the spirit of the approval.

**Resource Implications**

The capital receipt of £860,000 for the disposal of the portion of land to Trinity Housing Association has already been received.

The capital expenditure for the provision of the recommended facilities is estimated at £850,000 to £900,000 which would therefore mainly be funded from the available capital receipt. Although some ongoing operational revenue expenditure would still be required this is not anticipated to be significant and the Parks and Leisure Department have confirmed that this can be accommodated within future revenue estimates.

This project is already included in the Capital Programme as a “Committed” project.

**Recommendations**

It is recommended that the Committee note the current position and agree:  
to proceed with the development of the enhanced outdoor play facilities, kickabout area and associated works, as identified as the most appropriate option by the economic appraisal;  
subject to full planning permission being approved for the overall joint development proposals.