



Subject:	Belfast Transport Hub - Transfer of lands.
Date:	10 October 2017
Reporting Officer:	Nigel Grimshaw, Director City & Neighbourhood Services Department
Contact Officer:	Cathy Reynolds, Estates Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time 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 or Summary of main Issues
1.1	The purpose of this report is to seek the Committee's approval to licence and transfer various plots of Council owned land to the Northern Ireland Transport Holding Company (NITHCO). This is to facilitate rail infrastructure improvements as part of the Belfast Transport Hub project.
2.0	Recommendations
2.1	The Committee is asked to subject to approval by the Strategic Policy and Resources Committee: <ul style="list-style-type: none">Grant licences on lands shown outlined red on the plan attached at Appendix 1. These lands will be used as builders compounds for the duration of the works.

	<ul style="list-style-type: none"> • Transfer the land as shown outlined red on the plan attached at Appendix 2 to NITHCO to facilitate the construction of a third railway line.
3.0	Main report
	<p><u>Key Issues</u></p>
3.1	<p>Translink and the Department for Infrastructure have been working in conjunction with the Strategic Investment Board to create an integrated Public Transport Hub as a Gateway to Belfast.</p>
3.2	<p>This is a £175 million investment project involving the redevelopment of the Europa Bus Centre, Great Victoria Street railway station and adjoining lands held by NITHCO. Public consultation was conducted during November 2016 and a planning application submitted in June 2017.</p>
3.3	<p>Site investigation and enabling works are due to commence this month. Construction of the Hub is expected to commence mid 2018 and complete by late 2020.</p>
3.4	<p>To facilitate construction works, NITHCO has identified two sites in Council ownership which are required as builders compounds for the duration of the works – see Appendix 1. These plots adjoin the railway line at Blythfield Park and comprise:</p> <ol style="list-style-type: none"> 1. Plot A - Open Space and a BHX track to the north of the railway line. The plot will be fenced and secured to a standard acceptable to the Council and on licence termination, the lands will be reinstated by NITHCO in accordance with a landscaping agreement to be drafted by the Council following consultation with the local community. 2. Plot B – Open Space and allotments to the south of the railway line.
3.5	<p>The local City Parks Manager has consulted the allotment tenants of which only one is directly affected and he has agreed to be relocated to an adjoining vacant allotment. Access will be unaffected by the construction of a compound and on licence termination the open space will be reinstated in accordance with a Landscaping Agreement to be drafted by the Council.</p> <p>It is proposed that these plots be licenced to NITHCO for periods of between one and three</p>

<p>3.6</p> <p>3.7</p> <p>3.8</p> <p>3.9</p> <p>3.10</p> <p>3.11</p> <p>3.12</p> <p>3.13</p>	<p>years.</p> <p>The project requires the introduction of a third railway line between Great Victoria Street and Central stations. This necessitates the acquisition of lands alongside the existing tracks and NITHCO has identified a plot of land in Council ownership for acquisition – See appendix 2 - Plot A.</p> <p>NITHCO has requested the transfer of a small plot of land on the southern side of the existing footbridge linking Blythefield Park to Bentham Drive. See Appendix 2 – Plot B. This is to facilitate improvements to the footbridge which is to be extended and strengthened.</p> <p>It is proposed that Land & Property Services (LPS) shall be jointly appointed to assess values on behalf of NITHCO and Belfast City Council. LPS will assess licence fees and transfer considerations and a report will be brought to the Strategic Policy & Resources Committee in accordance with Standing Orders.</p> <p>NITHCO has undertaken to carry out improvement works to those areas used as builders’ compounds. The design and specification of the improvement works are to be carried out in consultation with and subject to approval by the Director of City & Neighbourhood Services. Details of Accommodation works are yet to be agreed with C&NS.</p> <p>NITHCO has agreed to pay the Council’s legal costs on an ‘open book’ basis.</p> <p>Time is of the essence in this major high profile project as preliminary construction works are due to commence later this month. It is essential that the legal process progresses without delay if site compounds are to be set up and fenced in preparation for construction works commencing in mid 2018.</p> <p><u>Financial & Resource Implications</u></p> <p>Legal Services section will prepare the necessary legal documentation on the instructions of Estates Management.</p> <p><u>Equality & Good Relations Implications</u></p>
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3.14	None
4.0	Appendices – Documents Attached
	Appendix 1 – Lands to be licenced to NITHCO for use as builders compound. Appendix 2 – Lands to be transferred to NITHCO to facilitate infrastructure improvements.