

NORTH FORESHORE MEMBERS' STEERING GROUP

Minutes of Meeting of 13th August, 2018

Members Present: Alderman Convery (Chairperson);
Aldermen Copeland and L. Patterson; and
Councillors Campbell, Hutchinson and
Murphy.

In Attendance: Mr. G. Millar, Director of Property and Projects,
Mr. A. Ferguson, Estates Surveyor and
Mr. G. Graham. Democratic Services Assistant.

Apologies

An apology was reported on behalf of Alderman Browne.

Minutes

The minutes of the meeting of 13th June were taken as read and signed as correct

Declarations of Interest

Alderman Copeland reported that she was a member of the Board of the Belfast Harbour Commissioners

Update on North Foreshore Giant's Park

The Director of Property and Projects submitted the undernoted report In respect of the development proposals associated with the North Foreshore Giant's Park

"1 Commercial Leisure Led / Mixed Use Development

1.1 Members are reminded at the meeting of the Steering Group meeting of 13 June 2018 that following receipt of presentations at that meeting from the four developers who made submissions at the second stage of the process, that following completion of the evaluation, the Director of Property and Projects intended to bring a report to the August Strategic Policy and Resources Committee with a recommendation in relation to a preferred developer.

1.2 A verbal update will be provided to Members on report to be submitted to the August meeting of the Strategic Policy and Resources Committee in this regard.

2 Environmental Resource Park

2.1 As previously advised to Members its meeting of the Steering Group on 16 April 2018 Heads of Terms had been issued to two developers in respect of a Data Centre development and an Anaerobic Digestion facility Discussions have been ongoing

with respective developers. Members are asked to note that a report is to be submitted in relation to progressing Site Options Agreements with both of these proposals to the August Strategic Policy and Resources Committee. A verbal update will be provided to Members in this regard.

3.0 Film Studio

3.1 Members were made aware at its meeting of the Steering Group on 16 April 2018 of an approach from Belfast Harbour Commissioners (BHC) to expand their recently completed film studios due to level of demand. Members were also advised of the potential implications for the ERDF funding secured for the Environmental Resource Park infrastructure works.

3.2 Further meetings between the Council and BHC have been held at senior management level to discuss proposals. BHC are to undertake further market analysis to inform scale and design of any new facility which will inform income/expenditure projections. A further detailed report will be brought back to this Steering Group and the Strategic Policy and Resources Committee for further consideration once BHC have provided detail resulting from their market analysis.

4 Site Development Works

4.1 Based on assessment of power requirements for specified development uses (low carbon efficient business park and Arc21 waste management proposals) in 2005 the former North Foreshore Unit consultant (BDP) specified a requirement for a IOMW electrical connection for the North Foreshore together with a capacity for export of approx. 6MW from landfill gas generation. As the existing local network was inadequate, the required NIE work consisted of a new on-site sub-station together with additional cabling from Skegoneill. Installation was undertaken in 2008/09 to provide a IOMW capacity for the site.

4.2 Whilst approx. 60% of the electricity capacity remains following development of the film studio by the Belfast Harbour Commissioners, other emerging proposals, both in terms of nature and scale, not contemplated at time of original capacity estimation will rapidly exceed the remaining supply therefore restricting ability to maximise development potential for the site.

4.3 Members are asked to note that a report is to be submitted to the August Strategic Policy and Resources Committee to note this infrastructure work. A verbal update will be provided to Members in this regard.

5 Heathrow Expansion Logistics Hub

5.1 Members were advised at its meeting of the Steering Group meeting of 20 April 2018 of the inclusion of Giant's Park on a shortlist of potential sites in connection with the expansion of Heathrow Airport on which the Council's Economic Development Unit are leading on.

5.2 A further report to be brought to the City Growth and Regeneration Committee on 8 August 2018 to provide an update to Members on the opportunities associated with this proposed expansion of Heathrow for local businesses and to advise on further engagement with the Heathrow Procurement Team.

5.3 The initial list of 121 nationwide applicants has been shortlisted to 65 potential sites with 6 of these located in Northern Ireland (including Giant's Park) The Heathrow Procurement Team have been advised that should Giant's Park remain in the process that consideration would have to be given to its compatibility with other development proposals coming forward for the site.

6 Waste Transfer Station extension

6.1 At its meeting of 24 November 2017 the Strategic Policy and Resources Committee endorsed inclusion on the Capital Programme an expansion of the Waste Transfer Station (WTS) facilities at Giant's Park as the preferred option to meet the requirements arising from proposed changes to the existing kerbside collection scheme which is currently out for public consultation.

6.2 Dependent upon requirements that emerge from the kerbside collection scheme consultation and the other emerging development proposals for Giant's Park, such as potential expansion of the film studio, it is likely that the originally preferred option to expand the existing facility, WTS will need to be considered further.

6.3 Following decisions arising out of the consultation a further detailed report will be brought back to this Steering Group and the Strategic Policy and Resources Committee for further consideration.

7 Dfl Park & Ride (Dargan Road)

7.1 Members are reminded that without prejudice discussions were to be progressed with Department for Infrastructure (Dfi) for development of a Park and Ride facility following decision of the Strategic Policy and Resources Committee of 24 November 2017 which would have necessitated relocation of bin storage compound from Duncrue Complex to the compound adjacent to the Waste Transfer Station.

7.2 Following a review of the public transport provision associated with the York Street Infrastructure project Dfi have now informed the Council that there is no longer a requirement for the development of a Park and Ride facility at Dargan Road and have therefore withdrawn their interest."

The Director provided the Steering Group with an outline of the financial commitment by the successful developer to secure the appointment as the preferred developer for the commercial leisure led development, including the time frame within which an initial £250,000 security deposit would be required. The Members were advised

of the requirement to invest in a new electricity sub-station to meet the additional electricity requirements, arising from the demands of the future emerging development proposals. The Director stated that further information was required from the Belfast Harbour Commissioners in respect of their development proposals and that he would report back on the matter after the required information had been received.

The Steering Group noted the information provided by the Director of Property and Projects and stated that the detailed proposals would be presented to the August meeting of the Strategic Policy and Resources Committee for its consideration.

Date of Next Meeting

The Steering Group agreed that its next meeting would be held on Monday, 17th September at 12.30 p.m.

Chairperson