



Belfast City Council

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| Report to: | Health & Environmental Services Committee |
| Subject: | Development of Clara Street Civic Amenity Site |
| Date: | 5th November, 2008 |
| Reporting Officer: | T Walker, Head of Waste Management, Ext 3311 |
| Contact Officer: | J Shields, Waste Manager (Education, Contracts & Operations), Ext 3338 |

Relevant Background Information

Members will be aware that, in 2003, the Council instigated a programme for the development and upgrade of a number of its civic amenity (CA) sites and the construction of three new, modern Recycling Centres at Alexandra Park, Blackstaff Way and Palmerston Road. The new facilities were designed to change the waste management emphasis at these sites from places where the public could simply dispose of their household waste into centres primarily for recycling and the diversion of waste from landfill. The Council initiated these changes to meet new national and EC targets for recycling and the diversion of biodegradable waste from landfill. The new sites were also designed on a split level to be more customer friendly and operationally safer by separating operations from the public access areas.

In February 2004, as the new Recycling Centres were being developed a review of the CA sites was simultaneously conducted by the Business Improvement Service (BIS) which made a number of recommendations. As a result, some of the sites were designated for temporary or longer term use as CA sites while others were closed and transferred to Cleansing Services for mustering stations or were referred to the Development Department's Estates Unit.

One of the recommendations from the BIS report was that Clara Street CA site should continue to operate but that it would need considerable upgrade. A further Recycling Centre at Ormeau was under construction and the old CA site at Palmerston was being incorporated into the new Palmerston Road Recycling Centre. This necessitated Clara Street remaining open to cope with the general waste which would otherwise have been deposited in the Ormeau or Palmerston Recycling Centres while they were being upgraded. To facilitate this increased use by the public, the Clara Street CA site upgrade was scheduled into two Phases. Phase 1 included a new internal layout and the installation of compactors to increase its handling capacity. Planning permission was not required for these changes.

Upgrade works proposed in Phase 2 include considerable construction work and therefore planning permission is required. A planning application was submitted but due to the changing nature of land use in the Clara Street area, the Planning Service

are now seeking specific environmental studies to be conducted prior to completing their consideration of the Council's application.

Key Issues

Palmerston Road Recycling Centre in the east and Ormeau Recycling Centre in the southeast of the city are now completed and fully operational.

Clara Street CA Site upgrade is in the current Capital Programme as a "*Project Not Yet Committed*" as it is still at inception/feasibility stage. As such, under the Council's new Gateway Review process, an economic appraisal is required to explore the various options and determine which represents the best value for money option for this site.

It is proposed therefore that an economic appraisal be carried out in line with the Council's new Gateway Process through a quotation process which will be conducted in conjunction with the Council's Project Management Unit.

Resource Implications

The cost of the Economic Appraisal in respect of Clara Street Recycling Centre Phase 2 Development will be in the region of £10,000.

Recommendation

The Committee is requested to note that a quotation process is to be undertaken to appoint consultants to undertake an economic appraisal of the Phase 2 Development at Clara Street Civic Amenity Site.

Document Attached

A list of the current Recycling Centres and Civic Amenity Sites is attached for information.

Abbreviations

BIS – Business Improvement Service
CA Site – Civic Amenity Site