

C Community and Recreation (Parks and Cemeteries Services)
1024 Sub-Committee, Tuesday, 7th November, 2006

Cliftonville Football Club

The Head of Parks and Cemeteries Services submitted the undernoted report in relation to the Cliftonville Football Club:

"Relevant Background Information

Cliftonville Football Club has developed plans to provide new facilities at its home ground (known as 'Solitude'). The development includes the demolition of the existing spectator stand on the south east side of the ground and construction of a replacement stand at this location.

In addition the existing spectator access points to 'Solitude' are approached from the surrounding public streets. The redevelopment of the spectator stand includes new spectator access points opening on to a laneway in Council ownership. This laneway currently provides access to the Council's Waterworks site from Cliftonville Road. See attached Appendix 1 showing Council owned lands shaded green and laneway hatched.

Cliftonville Football Club has asked the Council to consider arrangements which can be categorised under the following numbered headings:

1. Temporary arrangements to facilitate its contractor during the demolition and development of the new facilities. These are illustrated on the attached map (Appendix 2) and illustration (Appendix 3) and includes vehicle access to the site and use of part of the Council's land for the erection of scaffolding during construction works. The new spectator stand is located approximately on the area marked 'Terraces' on Appendix 2.
2. Long term arrangements associated with the proposed new spectator stand and associated accommodation. These are:
 - (i) Constructing parts of the foundations for the new stand on Council owned ground. This would be over the entire length of the proposed new stand (approx. 60 metres). The exact extent/width of encroachment is not yet known.
 - (ii) The installation of twelve new window openings in the new stand which overlooks the Council's laneway. The windows are approximately 1 metre square and are located between 4 and 5 metres above ground level.
 - (iii) The installation of (external) window grills on the windows referred to at ii) above. The grills will form a permanent protection to the windows. The grills (and window cills) will overhang the Council owned land.
 - (iv) The installation of club signage above proposed spectator and staff entrances from the Council's laneway. (see also '3' below).

- (v) The installation of a small number of storm water gullies and associated storm sewers on the Council's laneway to collect rainwater run-off around the proposed new staff and spectator entrances.
3. Long term arrangements to facilitate access for spectators and others to 'Solitude' via Council owned land.

The proposals include new spectator entrance and exit at the north eastern corner of Solitude where it adjoins the Waterworks, plus staff and player access direct to changing accommodation located 'under' the new spectator stand. This access would be via the Council's laneway from Cliftonville Road and Cliftonville FC will undertake to steward supporters and erect a lockable gate at the Waterworks end of the laneway. This gate would be used on match days to ensure all spectators are directed towards the Cliftonville Road and away from the Waterworks site. Cliftonville FC is also proposing that it contributes to the maintenance of the Council's laneway and assists with litter picking on match days.

One result of the above proposals would be that there would be no access to the Waterworks site via the laneway for members of the public at match times. The increased use of the laneway at match times may also have some impact on the householders in Linden Gardens and Cliftonville Street whose dwellings back on to the lane. However the existing access to 'Solitude' will already affect residents in Cliftonville Street.

Key Issues

- Proposals received from Cliftonville Football Club to facilitate construction and operation of new spectator stand at its ground;
- Proposals fall into three categories: i) temporary arrangements to facilitate construction; ii) long term arrangements in relation to the new building structures; iii) arrangements for the direction and supervision of spectators along the Council's laneway from Cliftonville Road to new entrances.

Resource Implications

Financial

The proposals would appear not to contain any additional revenue of capital costs to the Council.

Human Resources

No additional human resources required. Inputs required from Estates management Unit and Legal Services Department in relation to drawing up any formal legal arrangements between the Council and Cliftonville FC.

Asset and Other Implications

The proposals would create rights over Council owned land and as a result would reduce the flexibility the Council (as land owners) have to determine the future use of its own land. An appropriate legal agreement would help regulate the impact on the Council's asset.

Recommendations

1. It is recommended that the Council facilitates the temporary arrangements with Cliftonville Football Club by allowing contractors to use parts of the Council's laneway, subject to an appropriate Licence Agreement being drawn up by the Director of Legal Services for this purpose which would among other things preserve pedestrian access to the Waterworks and allow Council vehicles access to the Waterworks.
2. It is recommended that the use of Council land for the installation of foundations could be accommodated but that discussions be conducted with Cliftonville FC to ascertain if a construction solution not involving Council land is feasible.
3. It is recommended that the installation of the proposed windows, window grills and storm gullies and sewers should be subject to a formal agreement to be drawn up by the Director of Legal Services which would require the blocking up of the windows and removal of the grills at any time, upon the Council's request and would also require re-direction of the storm drainage at Cliftonville FC's expense should the Council require same.
4. No recommendation is made in relation to the installation of Club signage facing on to the Council's laneway and Members are asked to arrive at their own conclusion in this regard.

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5. With regard to future arrangements for spectator use of the Council's laneway it is recommended that the Sub-Committee agrees in principle and that an agreement be prepared to facilitate the club gets to minimise the impact on users wishing to gain access to the Waterworks. If Members do agree to Cliftonville FC's proposals then they should become subject to a formal legal agreement to be drawn up by the Director of Legal Services.

Key to Abbreviations

Cliftonville FC – Cliftonville Football Club”

The Sub-Committee adopted the recommendations.