



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Proposed Sewer Easement at City of Belfast Golf Course, Newtownabbey.
Date:	11 August 2011
Reporting Officer:	Andrew Hassard, Director of Parks and Leisure
Contact Officer:	Stephen Walker, Principal Parks and Cemeteries Development Manager Cathy Reynolds, Estates Manager, Property and Projects Department

1	Relevant Background Information
	<p>The Council has been approached by consulting engineers acting for A&M Campbell who are developing land at Antrim Road, Mallusk. They have made a request to install a foul sewer across Council land to facilitate their client's development.</p> <p>Appendix 1 attached shows (shaded pink) A&M Campbell's development site which is currently being developed with warehousing and ancillary offices totalling approximately 25,000 sq ft. The development site also has Outline Planning approval for a mixed use development including local retail and hotel uses. The foul sewer being proposed has been sized to accommodate these future uses and will run from the development site under the public road until it enters the Council's land and connects to a manhole on an existing public sewer at the point shown on Appendix 1.</p> <p>Appendix 2 attached shows in more detail the proposed pipe run on the Council's land at City of Belfast Golf Course. The Easement sought across Council land will be for a distance of approximately 3 metres. A working width of 3 metres either side of the pipe is required to facilitate its installation and future maintenance. The position of the pipe is shown with a dark blue line and the working width shown shaded blue. The proposed pipe connects to an existing NI Water foul sewer which is shown coloured red on Appendix 2.</p> <p>The position of the proposed foul sewer means its presence will not affect the existing Clubhouse or any proposed replacement Clubhouse. The position and depth of the sewer (approximately 3 metres) also means it</p>

	<p>will have no significant impact upon any other proposed development at this location.</p> <p>The developer's consulting engineers have undertaken to cause minimum disruption to the operation of the golf course during the installation works and will restrict their operations to an area which will not affect the operation of the first tee. Access for plant and machinery will be directly from the Antrim Road and not through the golf course car park. Full reinstatement will be undertaken to the Council's satisfaction and in conjunction with the Golf Club.</p> <p>It is proposed the works will commence as soon as possible following completion of legal arrangements and will last approximately 2 weeks (1 week for installation and 1 week for reinstatement).</p>
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2	Key Issues
	<p>A Sewer Easement has been requested to facilitate adjacent commercial development. Other options have been investigated by the developer's engineers and the route through the Council's land is deemed to be the most cost effective for them.</p> <p>Installation and reinstatement issues for the proposed installation and the terms of the proposed Easement would be incorporated in a legal agreement to be drawn up by Legal Services. This will include a financial arrangement to be negotiated by Estates Management Unit and reported to the Strategic Policy and resources Committee in line with the Council's 'best price' obligations contained in the Local Government Act (NI) 1972.</p>

3	Resource Implications
	<p><u>Financial</u> The developer will fund the proposed sewer installation and reinstatement. The developer has agreed to enter into discussions with Estates Management Unit to negotiate an appropriate financial arrangement.</p> <p><u>Human Resources</u> No additional human resources required. Legal Services and Estates Management Unit resource involved in drawing up and agreeing terms of proposed Easement.</p> <p><u>Asset and Other Implications</u> The additional discharges into this foul sewer are not beneficial to the Council as they could use up sewer capacity for any future development the Council may itself wish to undertake at this site. However the next most viable alternative for the developer would involve discharge into the same system but simply at a different point. The next most viable alternative is also more expensive for the developer and he has agreed to</p>

	share, with the Council, the financial benefit of utilising the Council's land.
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4	Equality and Good Relations Considerations
	No know equality or good relations issues associated with the proposed arrangements.

5	Recommendations
	Committee is recommended to approve the grant of an Easement to A&M Campbell to allow installation and future operation and maintenance of a 150mm diameter foul sewer along the route shown blue on the attached map, subject to the approval of financial and other terms by the Strategic Policy and Resources Committee in accordance with Standing Orders 46 and 60 and the parties entering into a suitable legal agreement to be drawn up by Legal Services.

6	Decision Tracking
	The Director of Parks and Leisure to liaise with the Director of Property and Projects with a view to bringing a report to the next available Strategic Policy and Resources Committee.

7	Key to Abbreviations
	None

8	Documents Attached
	<p>Appendix 1 – Map showing relative position of Council land at City of Belfast Golf Course (shade yellow); the development site (shaded blue); and the approximate route of the proposed sewer (blue line).</p> <p>Appendix 2 – Map showing in greater detail the portion of the proposed sewer (blue line) across Council owned land (shaded yellow) and connection to an existing adopted sewer (red line). The position of the existing Clubhouse and First Tee are also illustrated.</p>