



## Belfast City Council

<b>Report to:</b>	Parks and Leisure Committee
<b>Subject:</b>	<b>Cliftonville Football Club – Development Proposal</b>
<b>Date:</b>	11 December 2014
<b>Reporting Officer:</b>	Rose Crozier, Assistant Director of Parks and Leisure
<b>Contact Officer:</b>	Stephen Walker, Departmental Portfolio and Programme Manager

<b>1.</b>	<b>Relevant Background Information</b>
-----------	--

Council officers have recently met with representatives from Cliftonville Football Club regarding proposals to a) redevelop the existing South Stand at Solitude Stadium; and b) to potentially develop for sporting use a woodland area within Waterworks adjacent to the ground. At the meeting it was stated that the priority for the Club was the development of the South Stand.

The main discussion with Cliftonville Football Club focused around access to the laneway to facilitate the construction of the proposed new stand and general access to the laneway for pedestrians and vehicles accessing the ground. Some members will be aware that access to the laneway has been an ongoing issue between the Club and the Council since 2009 and that despite attempts to reach agreement no lasting legal agreement has been secured.

In relation to the current proposal Members may be aware that the Department for Culture Arts and Leisure has allocated a significant budget, up to £36m, to assist Senior Clubs bring their stadia up to an appropriate standard. There are 41 Senior Clubs in Northern Ireland and all of these are eligible for funding subject to funding conditions.

Cliftonville Football Club has indicated that it will be seeking funding from this budget and has submitted a funding application in support of its bid. It is our understanding that this is a competitive process and it is early in the

	<p>process, there is therefore no certainty around funding.</p> <p>Members may be aware that the laneway runs between the Cliftonville Road and the Waterworks Park. It provides an important access point to the park as well as a pedestrian link between the Cliftonville Road and neighbouring localities. It also provides -the only service vehicle access along the western side of this 60 acre park.</p> <p>The main implications of this for BCC are threefold:</p> <ol style="list-style-type: none"> <li>1. The construction of the stand would be much more difficult (if not impossible) without access to the laneway which is owned by BCC;</li> <li>2. A limited car parking scheme is proposed as part of the overall project and indeed may be critical to planning consent; the car parking proposal requires vehicular access along the Council owned laneway;</li> <li>3. Access along the laneway by those wishing to gain access to the ground whether it be for supporters; teams; officials; corporate sponsors; franchisees; oil deliveries or to facilitate Television crews etc.</li> </ol> <p>At this time the project is subject to statutory approvals and the securing of funding so remains at risk.</p> <p>The purpose of this report is to make members aware of the proposal and to set out an approach to working with Cliftonville Football Club to reaching an appropriate agreement.</p>
--	---

<b>2.</b>	<b>Key Issues</b>
	<p>As in the past the consent of the council is required to permit access to the laneway for both construction and for access to and from the proposed car park area which is likely to be used by Officials and corporate sponsors rather than spectators. Council has historically been sympathetic to construction works and have in the past entered into licence agreements. The matter in relation to the car parking is a different matter and will need further consideration with the Estates Management Unit.</p> <p>It is proposed that Officers continue to meet with Cliftonville Football Club to receive updates on the development of the project and to seek to reach an agreement around issues relating to use of the laneway.</p> <p>Given the long standing nature of the discussions regarding the laneway it is proposed that the issue of use of the laneway during construction and use of it post construction be concluded as a single agreement. We believe this will engender the necessary focus and urgency to bring it to a conclusion.</p>

<b>3.</b>	<b>Resource Implications</b>
	<p>Financial Implications</p> <p>There are no financial implications at this time.</p> <p>Resource Implications</p> <p>There are no resources implications at this time.</p>

<b>4.</b>	<b>Equality Implications</b>
	There are no equality implications

<b>5.</b>	<b>Recommendations</b>
	It is recommended that the Committee note the report and agree to the approach outlined, to seek an agreement to the use of the laneway during construction and in relation to matters arising post completion.

<b>6.</b>	<b>Decision Tracking</b>
	A further update report will be brought to Committee once further clarity has been received.

<b>7.</b>	<b>Key to Abbreviations</b>
	BCC – Belfast City Council

<b>8.</b>	<b>Documents Attached</b>
	None