

1.0 Asset Owner	<u>NIHE</u>
1.1 Asset Owner Street Name and Town	2 Adelaide Street, Belfast
1.1 Asset Owner Post Code	BT2 8PB
1.7 Parent Department	Department for Communities (DfC)
1.8 Main Contact in Parent Dept or Body	xxxxx
2.0 Street Name of Surplus Asset	NIHE site at Glengall Street
2.0 Town	Belfast
2.1 Post Code	BT2 8PB
2.2 Area of Land (Hectares)	0.31
Site Area (Acres)	0.7660266811
2.2a Building Size (Sq Metres)	3,073.7
2.3 UPRN	
2.3a GUID	
2.4 XY Co-Ordinates	
2.4a E Pims Ref Number	
2.5 Folio number(s)	
2.13 Year Capital Receipt Reqd.	2022/23

2.14 Last Operational Use Category	Other (Please Specify)
2.14a Other Use Category	NIHE Office space
2.15 Main Contact for Inspection	Fiona McGrath
2.16 Contact Tel Number	02895982356
2.17 Contact Email	fiona.mcgrath@nihe.gov.uk
2.18 Private Sector Interest	No
2.19 Public Sector Interest	Yes
2.20 Any Current/Pending Planning Decisions?	Yes
2.20a Details of Current/Pending Planning Decisions	LA04/2021/2856/O
4.0 Is the Land Registered?	No
4.1 Do you hold Title Documents?	Yes
4.1a Holder of Title documents	
5.0 Ownership Details	L. Stanley Limited to NIHE Conveyance 13 May 1997
5.1 Occupation Status	Occupied
5.2 Basis of Occupation	Legal
5.3 Type of Tenure	

5.6 Vacant Possession Date in Lease

5.7 Actual Vacant Possession Date

5.8 Annual Vacant Holding Costs

5.9 Details of Illegal Use

6.0 Are there any Wayleaves? No

6.1 Easements Yes

6.2 Rights of Way No

6.3 Restrictive Covenants No

6.4 Rights of Re-entry No

6.5 Possessory Title Claims No

6.6 Reservations No

6.7 Is the Property a Listed Building or Scheduled Monument? No

6.8 Details
The site is currently used by our DLO to house welding machinery. DLO are moving to new premises in Cloughfern later in 2022, the site has been declared surplus. We are aware of Translink interest in the site as part of the Weaver's Cross development.
There is a current outline planning application submitted LA04/2021/2856/O.
We have been granted Board approval to consider the sale of the site to Translink. Regular meetings have commenced. More recently there have been issues regarding an NIE wayleave required through the site. It is to

facilitate the rebuilding of the Boyne Bridge. All utilities require to be diverted. Housing Executive agreed to a 4 year wayleave, however NIE require a 99 year easement as it is a major cable. It is the intention however to redivert the utilities back onto the road within 4 years. The site will be sold with the easement however. This requires some consideration and further discussion. It is likely LPS will be required to attend meetings in the future - Fiona McGrath.

Residential accommodation is planned for the Weaver's Cross development scheme. It will include Housing Executive Glengall site, which will also have commercial uses on ground floors. Housing Executive expects a minimum 20% affordable housing throughout the site and will work with Translink/the developer to ensure quality, suitable homes. The site at Glengall is currently identified as one of the main sites with residential accommodation, likely 10 storeys.

7.0 Other Relevant Information

D1 Status

Publish for EOI

D1 Reference Number

1841/22

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1841/22

Attachments

[Glengall Street Cartography Map.docx](#)