



**Causeway
Coast & Glens
Borough Council**

Atlantic Link Project Board

Virtual Meeting via MS Teams 1st July 2022 @3pm

Present

Members: Cllr Dermott Nicholl
Cllr Mark Fielding

Officers: Richard Baker, Director of Leisure & Development
Niall McGurk, Interim Head of Prosperity & Place
Mary Kerr, Strategic Projects Officer

NO.		ACTIONS
1.	Welcome	
2.	Apologies	
	Cllr Schenning Cllr Anderson	
3	Matters from the last minutes	
	NMcG confirmed that engagement is ongoing with the Department for the Economy via quarterly monitoring reports. Key issues raised include: 1.Consideration of a lower corporation tax; 2 Extension of the supertax relief; 3.Extension of the enhanced capital allowances; and 4 Support from the Department for the Innovation Hub.	

NO.		ACTIONS
4.	Governance	
	As agreed at the last Board Meeting, this Project Board will now be incorporated into the Growth Deal Project Board where the Enterprise Zone would be covered as a project. This will be the last meeting of the Project Board.	
5 .	Growth Deal Update	
	<p>The innovation Hub proposal at the Enterprise Zone is now progressing to Outline Business Case (OBC). This will explore the feasibility of a wide range of different sectors, e.g. biotech, food-tech and digital.</p> <p>Council have been approached by an interested operator to manage the Innovation Hub with preliminary discussions taking place in line with procurement guidelines. An operational option for the OBC to consider is that any potential operator will have a fixed term lease for example of 25-years, and Council will have no liability regards asset costs with a rental income coming in for the site. After 25-year ends, the Hub will revert back to Council.</p> <p>Cllr Fielding enquired if this was an introduction from the property agent, but officers confirmed this was not and there are no state agent fees involved here. Approach was direct.</p> <p>Cllr Nicholl enquired what benefit the operator would bring to the site.</p> <p>Officers advised that the interested operator already runs two very successful sites in Northern Ireland, one in Belfast and one in the North West. They are extremely well connected to bring business to this area.</p>	

NO.		ACTIONS
6.	Property Agent	
	<p>Ongoing discussions are still taking place regarding the possibility of including the B2 planning classification on the site. We need to get the balance right between B1 & B2 classification going forward. The agent will need to do a valuation of the site once confirmed.</p> <p>Council have appointed TSA planning to obtain planning advice on the site. They have confirmed B1 was established as the result of a planning application by the Ulster University for a business park re Research and Development (R&D). Their advice is that to change designation, a new planning application would be required. The simplest way would be for a third party to submit the application to Council and successful operator could do this.</p> <p>Also there is an interested party in the site who are using TSA planning as their planning advisor.</p> <p>Cllr Nicholl enquired if this would be taking things in the right direction.</p> <p>RB confirmed we are looking at all opportunities and the Growth Deal will realise the opportunity.</p> <p>Cllr Nicholl enquired if both were complementary. Officers confirmed that this would be a new location for interested operator and open links with Ulster University. The Growth Deal would mean that this would be financially advantageous position to be in as there would be no debt carried forward.</p>	

NO.		ACTIONS
	Officers confirmed that most enterprise zones include B1 & B2 planning classifications but that this needs careful monitoring on our site.	
8.	Next Steps	
	<p>Officers confirmed that this Project Board will now be represented by the Growth Deal Executive Programme Board going forward.</p> <p>Cllrs agreed that it makes sense to be taken forward under the Growth Deal and that some of them already sit on the Board as well. Officers confirmed all papers will still be going to Land and Property and Leisure and Development for decision regards the site.</p>	