

All redactions are under Section 40(2) of the Freedom of Information Act, unless otherwise stated.

From: [O'Hagan, Stella](#)
To: [REDACTED]
Cc: [REDACTED] ([DfE](#)); [REDACTED]
Subject: RE: RE: Red Book Evaluation for Queens Quay Site
Date: 11 October 2024 08:59:00
Attachments: [Red Book Report - Valuation of Sites at Queens Quay and Strand Road - 9052164.pdf](#)

Hi [REDACTED]

Thanks for sending me the TODD plans however we still have no indication from the Planning Service that this level of density would be approved. As outlined in my report there needs to be further consideration about the site being located directly opposite the PSNI station and what design mitigations might be required for security, this would require consultation with the PSNI and planners.

Please see my valuation report attached.

If you require anything further please do not hesitate to contact me.

Regards
Stella

From: [REDACTED]@economy-ni.gov.uk>
Sent: Thursday, October 10, 2024 2:21 PM
To: O'Hagan, Stella [REDACTED]@finance-ni.gov.uk>; Henry, Michele [REDACTED]@finance-ni.gov.uk>
Cc: [REDACTED]@economy-ni.gov.uk>; [REDACTED]@economy-ni.gov.uk>; [REDACTED] (DfE) [REDACTED]@economy-ni.gov.uk>; [REDACTED]@economy-ni.gov.uk>
Subject: CM: RE: Red Book Evaluation for Queens Quay Site

Stella,

Thanks for taking my call earlier and to clarify what was discussed. Please consider the five sites as part of a future wider development (to include the car park when purchased from DCSDC). However, at this stage, it is unclear what type of development will be constructed at the combined site by the University but this fact should be considered as part of the valuation.

Regards

[REDACTED]

[REDACTED]
Magee Expansion Team
Skills and Education Group
Department for the Economy
Adelaide House

39-49 Adelaide Street
Belfast, BT2 8FD

Tel: [REDACTED]
[REDACTED]

Please consider the environment - do you really need to print this e-mail?

From: [REDACTED]

Sent: Tuesday, October 8, 2024 9:36 AM

To: O'Hagan, Stella [REDACTED]@finance-ni.gov.uk>; Henry, Michele
[REDACTED]@finance-ni.gov.uk>

Cc: [REDACTED]@economy-ni.gov.uk>; [REDACTED]
[REDACTED]@economy-ni.gov.uk>; [REDACTED] (DfE) [REDACTED]@economy-ni.gov.uk>;
[REDACTED]@communities-ni.gov.uk>

Subject: RE: Red Book Evaluation for Queens Quay Site

Stella,

Following on from our telephone conversation yesterday, the Business Case submitted by Ulster University is for the five sites only and any future building on the wider Queens Quay site would require the purchase of the car park from Derry and Strabane District Council. This fact may have an impact on the valuation of these sites, but the car park purchase would be the subject of a separate Business case. Thus, I would ask that your valuation be limited to the five sites outlined in the drawings and information provided by the University.

Regards

[REDACTED]

[REDACTED]
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Adelaide House
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Tel: [REDACTED]
[REDACTED]

Please consider the environment - do you really need to print this e-mail?

From: [REDACTED]
Sent: Friday, October 4, 2024 3:55 PM
To: O'Hagan, Stella [REDACTED]@finance-ni.gov.uk>; Henry, Michele [REDACTED]@finance-ni.gov.uk>
Cc: [REDACTED]@economy-ni.gov.uk>; [REDACTED] [REDACTED]@economy-ni.gov.uk>
Subject: Red Book Evaluation for Queens Quay Site

Stella,

Thanks for taking my call earlier this afternoon and I am following up on the subsequent call with Michele.

Thus, I am requesting for a Red Book Evaluation to be carried out on the Queens Quay site. I will contact UU and ask them to provide layout drawings, their own evaluation, details of any leases and any other relevant information. I'll forward on to you as soon as I receive these details.

In terms of time scales for completion of the Red Book Evaluation, I understand that you have competing priorities, but would ask you to complete within the next week.

In the meantime, if you have any questions, please give me a call.

Regards

[REDACTED]

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