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**By Email Only: Noel.Gormley@nienetworks.co.uk**

**Date: 20 September 2025**

**Our Ref: NET/E/JF/1356**

Dear Noel,

**Application for consent to a longer period for the issuance of a Connection Offer at Aecom / Hilton Hotel Belfast, Lanyon Place, NIE Networks Reference: 25/06475.**

Thank you for your letter received 11 September 2025 (the **Letter**) setting out an application **(the Application)** made by NIE Networks Limited **(NIE Networks)** for an extension to the period within which NIE Networks is required to make a connection offer **(the relevant Connection Offer)** for an Increased Load (1,500kVA), at **Aecom / Hilton Hotel Belfast, Lanyon Place**. The extended period now applied for expires on **21 November 2025**.

In this letter we shall refer to the person making the application for the relevant Connection Offer as the **Connection Applicant**.

## **1. The Application**

The Letter describes the relevant background<sup>1</sup> to the Application. Reference is made to Condition 30 of NIE Networks' licence authorising participation in the activity of distribution **(the Licence)**.<sup>2</sup>

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<sup>1</sup> What follows is a summary of the Application. It is not intended to be a complete rehearsal. All parts of the Application have been considered in making the decision set out in this correspondence. Failure to mention parts of the Application (or related correspondence) should not be taken as representing any failure to have regard to those parts.

<sup>2</sup> [NIE Distribution Licence](#).

Condition 30 (6) (of the Licence) provides that (barring specified exceptions) <sup>3</sup> NIE Networks is obliged to make an offer for connection to the distribution system *as soon as practicable* and (by operation of Condition 30 (6)(b)) *in any event within 3 months*

*“after receipt by [NIE Networks] of an application containing all such information in relation to the required connection as [NIE Networks] may reasonably request.”*

Condition 30 (6) is to be read alongside and reflects the provision made in Article 20(3) through to Article 20(5) of the Electricity (NI) Order 1992 (the **Electricity Order**).

Condition 30 (7) of the Licence allows NIE Networks to make an application to the Authority<sup>4</sup> (following requisite consultation) for a consent (in writing) that the period specified in Condition 30 (6)(b) shall be substituted by a longer period and subject to any conditions as specified in the consent.

Significantly, the making – or grant - of a Condition 30(7) type application does not alter NIE Networks’ licence obligation<sup>5</sup> (under Condition 30(6)(a)) to make a connection offer *as soon as practicable*. The primary obligation (recorded in Condition 30(6)(a) of the Licence and Article 20 the Electricity Order) - to make a connection offer *as soon as practicable* - remains.

NIE Networks states as part of the Application, that it received a valid application (for the Relevant Connection Offer) from the Connection Applicant on 20 June 2025, for an Increased Load (1,500kVA), meaning the existing Condition 30 (6) period expires on 20 September 2025.

The Application (made in the Letter) is for consent – under Condition 30(7) - for a longer substituted Condition 30 (6)(b) period out to 21 November 2025.

NIE Networks highlights in the application that a detailed assessment of the high voltage network has been carried out, determining reinforcement

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<sup>3</sup> Recorded in Article 21 of the [Electricity \(NI\) Order 1992](#) (the **Electricity Order**): see Condition 30(6) (d) of the Licence.

<sup>4</sup> In this correspondence we use the words “us” “we” “our” “UR” “Utility Regulator” and “Authority” interchangeably to refer to the Northern Ireland Authority for Utility Regulation.

<sup>5</sup> Which aligns with the statutory duties reflected in Articles 19 and 20 of the Electricity Order.

works that are required *“both on the upstream 11kV and 33kV network.”* Thus, a new 110kV Bulk Supply Substation is to be introduced.

NIE Networks further explains that a new 110/33kV Bulk Supply Substation has been in planning for several years expecting to be completed in *“the next c2 years.”* With the expectation of the Transmission Project Instruction (TPI) being due by SONI shortly, this would allow a conditional connection offer to be issued on completion of the new Bulk Supply Substation.

This Application highlights that the Network design carried out has identified a *“requirement to modify the immediate HV and LV network requiring an additional substation location.”* In which continued engagement is to be had with the Connection Applicant on an agreed substation location. NIE Networks adds that *“These discussions with the applicant and the release of the TPI requires an extension beyond the 3 month licence period.”*

NIE Networks therefore says that the period applied for is needed to continue to engage with the customer on an additional substation location and other technical aspects of design, finalise the Low Voltage network design and await SONI’s TPI release.

Reflecting the points above, NIE Networks explains the rationale for seeking the consent sought in the Application will allow:

1. *“Continued engagement with the customer on technical details and agreement on substation position.”*
2. *Await SONI’s TPI release.”*

## **2. Consultation associated with the Application**

Condition 30(7)(a) of the Licence provides that NIE Networks must consult with the Connection Applicant when making an application (for extension) under Condition 30(7).

The Application sets out such consultation with the Connection Applicant, via email of 4 September 2025.

The Connection Applicant has not provided a response at the time of the Letter.

### **3. The Authority's decision**

In making our decision on the Application we have regard to:

- (a) our published Decision Paper Guidance<sup>6</sup>
- (b) our principal objective (and related statutory objectives) under Article 12 of the Energy (NI) Order 2003
- (c) the contents of the Application
- (d) the consultation with the Connection Applicant

Having considered the matter fully, the Authority hereby confirms that it provides the consent sought in the Application. It follows that the period under Condition 30(6)(b) of the Licence (in respect of the application for connection made by the Connection Applicant for the Increased Load (1,500kVA) at **Aecom / Hilton Hotel Belfast, Lanyon Place** is now extended until **21 November 2025**. We consider the Application justified for the reasons set out in the Letter.

The Authority notes that NIE Networks has described this extension as enabling the issue of a *“defined timeline for the applicant to receive a connection offer and allow them to plan accordingly.”* The Authority hopes this will give NIE Networks the necessary time to accurately design and finalise the connection, ultimately benefiting the applicant by avoiding further delays.

We would also take this opportunity to confirm that the (extended consented to) period ending 21 November 2025 is a “long stop” date.

The obligation under Condition 30 of the Licence is (now), subject to applicable exceptions,<sup>7</sup> to make a Relevant Connection Offer to the Connection Applicant for the Increased Load (1,500kVA) at **Aecom / Hilton Hotel Belfast, Lanyon Place**, “as soon as practicable” and “in any event no

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<sup>6</sup> [Electricity Connections Review Decision Paper | Utility Regulator \(uregni.gov.uk\)](https://www.uregni.gov.uk/electricity-connections-review-decision-paper)

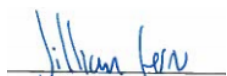
<sup>7</sup> Consonant with NIE Networks' licence obligations and its statutory duties set out in Articles 12 and 19 of the Electricity Order.

later than 21 November 2025. The Licence obligation is not (now) simply to offer connection terms by 21 November 2025.

This decision will be published and placed on the Register in the normal way.

Please do return to us should you require any clarification.

Yours sincerely,



Jillian Ferris

**Head of Networks**

**Duly authorised by the Authority**