

Report on	Update on Concept for lands at Mullagh Road, Maghera
Date of Meeting	10th January 2023
Reporting Officer	Kieran Gordon, Assistant Director Health, Leisure & Wellbeing
Contact Officer	John Howard, Open Spaces & Outdoor Recreation Development Manager

Is this report restricted for confidential business? If 'Yes', confirm below the exempt information category relied upon	Yes	
	No	x

1.0	Purpose of Report
1.1	To note the report provided by Outdoor Recreation NI (ORNI) on a concept for lands at Mullagh Road, Maghera that focuses on the potential development of lands between Mullagh Road / Tobermore Road as an outdoor recreational green space for the Maghera area.
2.0	Background
2.1	In April 2021, Members approved a proposal to appoint a suitable qualified consultancy team to carry out a feasibility study into the development of lands at Mullagh Road, Maghera. (minute reference: D065/21)
2.2	In October 2021, Members were made aware that following a procurement process, ORNI were appointed to carry out a feasibility study into the development of lands at Mullagh Road, Maghera (minute reference: D187/21) with a further update report presented to Development Committee in February 2022 (minute reference: D032/22).
3.0	Main Report

<p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p>The report enclosed within Appendix A provides an overview of the process including consultation, desk based research, options refinement and draws on expert knowledge from similar projects and studies. Based on this, recommendations included within the report include proposals for works, estimated costs and potential next steps to develop the lands at Mullagh Road to provide a community recreation and biodiversity resource.</p> <p>Members will be aware that these high level concepts were put forward as part of an aspirational funding application and during 2023, Council were informed that their application to the Department for Levelling Up, Housing and Communities (LUHC) was successful in relation to the Maghera Regeneration Project. https://www.midulstercouncil.org/business/investment-and-regeneration/urban-regeneration/maghera-regeneration-project</p> <p>The proposals within the enclosed report have therefore been progressed to a high-level concept design stage only and serve mainly to provide background context to inform future decision making regarding the approach to any proposed development of the site. Concept design is the broad outline of initial ideas without any technical detail or specifications – this process usually follows at detailed design stage, once feasibility options have been explored in line with available resourcing and budgets to inform the eventual capital development.</p> <p>As such, in relation to the recreational element, there is further work, assessments and technical surveys to be undertaken before any eventual project can be delivered on the ground. This may mean certain elements within the enclosed report may be amended in line with available resourcing and budgets to inform the eventual project delivery approach.</p> <p>As approved via the Environment Committee in September 2023, to meet the funding offer objectives, an Integrated Consultancy Team (ICT) were appointed and their main brief is to further develop the overall scheme detail including site surveys, to carry out further stakeholder engagements, to seek the necessary statutory approvals and help get an Integrated Supply Team (IST) to deliver the scheme and adhere to the March 2025 funding deadline.</p> <p>An ICT project programme has been produced by Graham Construction, which includes the completion of a draft feasibility study to RIBA Stage 2 for the development of lands at Mullagh Road, Maghera. The recommendations from this will be consulted on with key stakeholders. It is planned that the following consultation sessions will be held:</p> <ul style="list-style-type: none"> • Week commencing 29th Jan 2023 – a number of sessions will be held with the following groupings being invited to attend at a specific date/time - statutory and non-statutory stakeholder groups, DEA Members, town forum and planning department. • Week commencing 29th Jan 2023 – in person public consultation session (open to all) <p>Dates/times may be subject to change – invites/advertisements will be published in due course.</p> <p>As the ICT team progress with the feasibility assessment and project design, matters relating to this project including any approvals required will be reported via future Environment Committees.</p>
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4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: Costs reported previously and within existing capital programme budget allocations.
	Human: Existing staff resources will work alongside appointed consultancy team.
	Risk Management: Considered in conjunction with Council policies and procedures. Non-delivery of any element of the project will impact the grant offer. Through robust project planning and adequate resources Council will help mitigate financial and reputational risks associated with failure to deliver or loss of funding.
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: Will be developed as part of the project and in conjunction with Council policies and procedures.
	Rural Needs Implications: Will be developed as part of the project and in conjunction with Council policies and procedures.
5.0	Recommendation(s)
5.1	To note the contents of this report.
6.0	Documents Attached & References
6.1	Appendix A: Lands at Mullagh Road, Maghera