

<b>Report on</b>	Washingbay Wetlands Park Development Plan
<b>Date of Meeting</b>	Wednesday 4 <sup>th</sup> July 2018
<b>Reporting Officer</b>	Head of Parks
<b>Contact Officer</b>	Nigel Hill

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

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To seek approval for Washingbay Development Plan and financial contribution to project costs as presented.
<b>2.0</b>	<b>Background</b>
2.1	Mid Ulster district Council own and manage the four hectare Local Nature reserve at Washingbay. Local community group Muintir na Mointeach and Lough Neagh Landscape Partnership (LNLP) have secured funding from the Heritage Lottery, Sports Council, Department for Agriculture Environment and Rural Affairs (DAERA) and Rural Development Programme to deliver a comprehensive development plan for the site. The development proposals are requesting that council be a key partner to endorse and provide financial and project management support to progress the development plan for the site. The proposed schedule of works for Washingbay Wetlands Park will provide an overall strategic focus for the development of the site as an environmental and recreational hub that would complement proposed developments for Coalisland, Blackwater catchment & SW Lough Neagh Peatlands. Scoping for the project has been informed through the community planning process identifying priority themes and projects which would complement the current MUDC Community Plan, MUDC Tourism Strategy, Washing Bay Village Plan and LNP's Landscape Conservation Plan.
<b>3.0</b>	<b>Main Report</b>
3.1	Muintir na Mointeach and Lough Neagh Partnership previously presented the Masterplan for Washing Bay to Development Committee. At that meeting, Council was asked to support the development plans to the site. The project proposes to create new and improved access opportunities for healthy living, tourism, outdoor recreation and environmental education & interpretation. The provision of a "wild campsite" and associated infrastructure will add accessibility to the existing Lough Neagh Canoe Trail complimenting access opportunities for recreation, healthy living & heritage interpretation, alongside improved children's play facilities on site. The project will seek to upgrade infrastructure with in the nature reserve and improve shoreline access and create a circular walking route that boundaries the properties owned by MUDC and Derrylaughan GAC. The Washing Bay Wetlands Park Development Plan is sub-divided into two delivery projects.

	<p><b>Proposed potential projects:</b>  Project 1) Walkway with park lighting (£175,000)</p> <p>Project 2) Lough Neagh access project (£119,850)</p> <p><b>Legal issues:</b>  Main development site owned by MUDC with current Service Level Agreement with Muintir na Mointeach. Approval for SLA amendment to include extension of inspection/maintenance responsibilities. Approval from Derrylaughan GAC for access to development public path route on club lands.</p> <p><b>Financial issues:</b>  Project 1 - Stage 2 business case application with Sport NI “Everybody active, Outdoor spaces” - £75,000 secured on business case. £75,000 Match Funding Offer from DAERA.  <b>Match funding required from MUDC £25,000.</b></p> <p>Project 2 - Secured funding of £23,650.00 from the Lough Neagh Landscape Partnership. Potential RDP Cooperation Programme £96,200k.</p> <p><b>Technical issues:</b>  Both proposals need developed to technical design stage (RIBA Stage 4).</p> <p>Project 1 Sport NI have requested that Council lead on design, procurement and project management elements along with the £25k financial contribution.</p> <p>Project 2 Technical design has been costed at £2,600.00. LNLP can cover up to £1,600.00 leaving a shortfall of £1,000.00, which is being requested from council. Lough Neagh Landscape Partnership will project manage the scheme.  <b>Match funding required from MUDC £1,000</b></p>
4.0	<b>Other Considerations</b>
4.1	<p><b>Financial, Human Resources &amp; Risk Implications</b></p> <p>Financial:  Council contribution to the Washingbay Development Plan is calculated to be £26,000 based on the development proposal submitted by Muintir na Mointeach and Lough Neagh Landscape Partnership. The £25,000 capital funding will leverage £150,000 additional funding into the development of the Council owned Washing Bay site. The SLA for maintenance of the site will need amended to include the additional infrastructure. This has yet to be negotiated but it is likely to incur additional expenditure from the Parks Service annual budget. The £1000 match funding for Project 2 can be allocated from the Parks Service revenue budget.</p> <p>Human:  Council are asked to lead on Project 1 design, procurement and delivery.</p> <p>Risk Management:  Project will be managed in compliance with council policies and normal operating procedures.</p>

4.2	<p><b>Screening &amp; Impact Assessments</b></p> <p>Equality &amp; Good Relations Implications:</p> <p>N/A</p> <p>Rural Needs Implications:</p> <p>Increasing access in the rural community and contributing to rural economy opportunities</p>
5.0	<p><b>Recommendation(s)</b></p>
5.1	<p>Council approval for the endorsement the Washing Bay Masterplan as presented by Muintir na Mointeach and Lough Neagh Landscape Partnership.</p>
5.2	<p>That a request be made to Policy and Resources Committee to allocate £25,000.00 contribution to Project 1 through the Councils' Capital programme.</p>
5.3	<p>Approval for Council to act as lead partner on Project 1 to manage design, procurement and delivery aspects of the scheme with the appointment of and ICT design team.</p>
5.4	<p>Council approval to allocate £1,000.00 contribution to LNLP for Project 2 Technical Design Stage (RIBA Stage 4) for submission to MURDP Lough Neagh Cooperation programme.</p>
5.5	<p>Approval for SLA amendment between MUDC and Muintir na Mointeach to include extension of inspection/maintenance responsibilities associated with the improved infrastructure.</p>
5.6	<p>Council to seek Permissive Path Agreement with Derrylaughan GAC for creation of additional public path to provide loop trail at Washing Bay Wetlands park.</p>
6.0	<p><b>Documents Attached &amp; References</b></p>
6.1	<p>Washingbay wet lands Park Development Plan presentation by Muintir na Mointeach and Lough Neagh Landscape Partnership. (Appendix 1).</p>