

Report on	Mid Ulster District Council and DAERA (RDP/TRPSI) Capital Works Programme
Reporting Officer	Head of Parks
Contact Officer	Nigel Hill

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

1.0	Purpose of Report
1.1	To seek members approval for Council to take forward capital projects under the MUDC/ DAERA/Rural Development and TRPSI Programme. The Council will act as lead partner for rural development projects, with Mid Ulster Rural Development Partnership (the LAG) as co-applicant.
2.0	Background
2.1	The DAERA (Department for Agriculture, Environment and Rural Affairs) wrote to the RDP LAG Chair on 30th May 2019 confirming approval of additional funding to the LAG under the Village Renewal Scheme. The LAG discussed this offer and confirmed acceptance.
2.2	This additional funding is conditional on the LAG issuing Letters of Offer by 31st December 2019. Council is responsible for leading on applications to the Village Renewal Scheme therefore in light of the approval timescale, Council approved the appointment of an external design team to work alongside Council Officer teams for the design stage of projects going forward which must commence immediately in order to be worked up and ready for assessment by the LAG in December 2019. A full design and procurement process must be completed prior to submitting applications to satisfy DAERA eligibility requirements.
2.3	MUDC is leading the RDP Capital Programme to improve existing facilities and open/green spaces within the District and to deliver improvements to enhance both local and visitor experiences associated to the variety of attractions across the council district. All short listed projects require capital investment to develop into quality, shared, accessible modern visitor environments.
2.4	The timeline for completion of delivery of the RDP Capital Programme – for all schemes obtaining the necessary funding to proceed to RIBA stages 5-7. Claims for final invoices in by December 2020. It is expected that approval to commence RIBA stage 5 will be awarded January 2020
2.5	The Tackling Rural Poverty and Social Inclusion (TRPSI) funded forest park enhancement scheme aims to address social isolation and access issues by improving recreational facilities and enhancing the visitor experience in forest parks. Support may be available for projects that are in a state of readiness and can be delivered by 31 March 2020.
3.0	Main Report
3.1	The proposed programme of capital projects will include general refurbishment and improvements to Outdoor Recreation Facilities, are those listed below

1. Ballyronan Marina & Traad
2. Washingbay
3. Portglenone
4. Davagh Forest Mountain Bike Trails
5. Maghera Outdoor Recreation Facilities
6. Fivemiletown Round Lake
7. Moydamlagh Forest

These projects have been identified as being deliverable within the tight timescales due to the facilities being in Council ownership or already under licence to Council.

3.2

Ballyronan Marina – Refurbishment Works

Project IST Costs £900,000 - £1,000,000 (estimated projection)

Project Description

This facility is managed by MUDC and is in need of refurbishment works to enhance the visitor attraction to the area and improve facilities that currently exist on the site. The main areas under consideration for improvements/refurbishments are as detailed in the following brief.

- Trails and walks refurbishment of existing Ballyronan Wood trails and associated landscaping with directional/interpretive signage to enhance the visitor experience.
- New modular Visitor Reception building. This will cater for toilet and meeting room/ reception facilities. Upgrade to existing car-parking areas/footpaths and utility Lighting.
- Improved CCTV for the site complex and enhanced signage and interpretive panels throughout the site.
- Provision of all-inclusive play facility to complement existing play facility within the complex in accordance with MUDC Parks strategy. (approx. costs £200-225k)
- Assessment of existing jetty with refurbishment/replacement of structural jetty and replacement of all associated M&E to comply with current standards.

3.3

Washingbay Wetlands Park

Project IST Costs £100,000 - £130,000 (estimated projection)

Project Description

Creation of new viewing platform and integrated canoe launching amenity (land based/cantilevered into water) to view the lough and associated wildlife observation including educational activities. Additional trails and canoe campsite.

3.4

Portglenone Angling Stands

Project IST Costs £150,000 - £250,000 (estimated projection)

Project Description

Replacement of existing stands and improved vehicular access. Works to include replacement of 79 angling stands and path/road widening to facilitate Blueway Trails and all ability access.

3.5

Davagh Forest MBT Trail Extension

Project IST Costs £300,000 - £600,000 (estimated projection)

Project Description

MUDC previously commissioned Architrail, to undertake a feasibility report on extending the Mountain Bike trails within Davagh Forest. It is intention of this project to review this information / costs and prepare the necessary design detail to complete all or part of this report. The proposed works may include up to 4km of blue grade trail, 8km of red grade trail. The provision for off road 4-wheeled gravity bikes, Off-road climbing and Jump trails.

3.6

Maghera Leisure Centre and Recreational facilities

Project IST Costs **£900,000 - £1,000,000 (estimated projection)**

Project Description

This project is designed to enhance outdoor recreation facilities within Maghera Brief to include

Area 1

Provision of 3G type pitch, located at the existing Maghera Leisure Centre site. The facility must comply with IFA soccer guidelines and be suitable for GAA and Rugby training. Pitch to have all associated fencing/lighting/shelters and gates.

MUDC have recently acquired additional land adjacent to Leisure Centre. The ICT brief will examine suitable design/development options and include for the demolition of the former PSNI buildings to provide space for new pitch provision.

Existing car-parking arrangements to be reviewed with extension of car-park and associated landscaping.

Existing Centre to be extended to provide additional changing facilities to suit new 3G pitch.

Provision of trim trail around site perimeter with associated lighting.

Existing play facility to be either extended in its current location to cater for all inclusive play or existing facility re-located on site to more improved location that will suit new site layout plan.

Area 2

MUDC have recently completed linkages pathway from the council owned Walled Garden facility to Tobermore Road. The proposed works are to be extended and enhance this outdoor walking experience. This development of 2 kilometers of additional trail in existing agricultural land with associated landscaping will enhance and add to the walking trails in Maghera.

The project will include:

- Upgrade of surfacing and associated site utility lighting to provide disability car-parking. Site access road from Church Street to have improved surface finishing and pedestrian segregation from vehicles.
- Increased car-parking and improved facilities to the Walled Garden access arrangements.
- Provision of outdoor play facilities to cater for visitors to the Walled Garden.

3.7

Roundlake, Fivemiletown

Project IST Costs **£900,000 - £1,000,000 (estimated projection)**

Project Description

MUDC currently operate visitor and recreational facilities from this site. Previous audits have recommended the need for significant improvements. The main areas under consideration are detailed in the following brief.

- Upgrading of the site entrance and main access road with improved pedestrian linkage to the site. Existing barrier configuration to be reviewed.
- Existing car-park to be reviewed along with surface finish and line marking, disability parking provision nearer to visitor centre.
- Significant landscaping throughout site to include removal / cutting back of trees to be considered to allow more natural light to reach ground level.
- Existing camping caravan area to have reviewed / replacement utility lighting, automatic barriers to form access / egress from this zone, existing bays widened to suit modern day caravans/awnings/car-parking with replacement kerbs and new bitmac finishing complete
- Existing ablution facility to be refurbished and extended to provide disability WC with access for campers.
- Complete refurbishment of existing Visitor Building to include all external finishes improved toilet/shower facilities including provision of Changing Places, meeting room/common space with refreshment vending machines and office space for site warden.
- Hard landscape area adjacent to visitor building to be completely demolished and re-landscaped to provide events space. Play park upgrade to cater for all abilities.
- CCTV coverage plus automatic access arrangements for doors/gates/barriers throughout the site.
- Resurfacing to sections of existing lakeside path and provision of outdoor fitness stations along lakeside path along with an agreed number of new angling stands.
- Extension to Dfl footpath network from town centre to Roundlake site.

3.8

Moydamlaght**Project IST Costs****£200,000 - £250,000 (estimated projection)****Project Description**

This project seeks to provide a safe environment for taking part in outdoor recreation by creating a new walking trail from the existing carpark at the An Rath Dubh Centre, upgrading the walking trails, installing low-level play/trim trail type equipment, providing picnic and rest benches along the walking trails.

4.0	Other Considerations																												
4.1	<p><u>Financial & Human Resources Implications</u></p> <p>Financial: Capital Works Programme is subject to approved funding from DAERA (RDP/TRPSI). Project costs have yet to be finalised. Further details will be brought back to Council when available. Estimated costs are as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Cost</th> <th>Possible Funding</th> <th>Possible MUDC Contribution</th> </tr> </thead> <tbody> <tr> <td>Ballyronan Marina</td> <td>£1m</td> <td>£250k (RDP)</td> <td>£750k</td> </tr> <tr> <td>Washingbay/Portglenone</td> <td>£380k</td> <td>£285k (RDP)</td> <td>£62k</td> </tr> <tr> <td>Davagh</td> <td>£300k-600k</td> <td>£210k– £420k (TRPSI)</td> <td>£90k – £180k)</td> </tr> <tr> <td>Maghera</td> <td>£1m</td> <td>£500k (RDP)</td> <td>£500k</td> </tr> <tr> <td>Fivemiletown (Roundlake)</td> <td>£1m</td> <td>£500k (RDP)</td> <td>£500k</td> </tr> <tr> <td>Moydamlaght</td> <td>£250k</td> <td>£175k (TRPSI)</td> <td>£75k</td> </tr> </tbody> </table>		Cost	Possible Funding	Possible MUDC Contribution	Ballyronan Marina	£1m	£250k (RDP)	£750k	Washingbay/Portglenone	£380k	£285k (RDP)	£62k	Davagh	£300k-600k	£210k– £420k (TRPSI)	£90k – £180k)	Maghera	£1m	£500k (RDP)	£500k	Fivemiletown (Roundlake)	£1m	£500k (RDP)	£500k	Moydamlaght	£250k	£175k (TRPSI)	£75k
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	Human: Staff time and appointed Integrated Consultancy Teams.																												
4.2	Screening & Impact Assessments																												
	Equality & Good Relations Implications: Considered in conjunction with Council policies and procedures.																												
	Rural Needs Implications: Considered in conjunction with Council policies and procedures associated to rural proofing.																												
5.0	Recommendation(s)																												
5.1	Members approval is sought to progress with the identified capital works programme as detailed in the report.																												
5.2	Members approval is sought to engage, tender and procure the necessary IST capital works contractors, were necessary, in order to deliver the programme of capital works as proposed, subject to confirmed funding confirmation (LoO).																												
5.3	Members endorsement is sought to present listed projects and capital funding request to P&R Committee approval.																												
6.0	Documents Attached & References																												
6.1	N/A																												

