



September 25th, 2017

Notice Of Meeting

You are requested to attend the Council meeting to be held on **Tuesday, 26th September 2017** at **6:00 pm** in **Mourne Room, Downshire.**

Agenda

1.0 Apologies

2.0 Declarations of Interest

3.0 Report from the Council's Planning Department in relation to planning application P/2015/0218/F - Lands approximately 600m SW of 40 Mullaghgarriiff Road, Newry in the townlands of Gruggandoo, Grugganskeagh and Mullaghgarve BT34 5LT - construction of a wind farm - together with the Minutes of the previous Special Council Meeting held on Monday 26 June 2017. (Attached)

📎 *Gruggandoo report 26 September 2017.pdf*

Page 1

📎 *Special Council (ABO Windfarm) - 26-06-2017.pdf*

Page 4

4.0 To discuss Council's corporate response to planning application P/2015/0218/F

NB. In accordance with the Planning Committee Operating Protocol, the Council's corporate response will be brought before the Planning Committee on 11 October 2017.

5.0 To seek approval to sign Newry, Mourne and Down Council's Statement of Accounts 2016/2017, pending Audit Committee recommendation from Committee Meeting held on 26 September 2017.

Invitees

Cllr Terry Andrews	terry.andrews@nmandd.org
Cllr Naomi Bailie	naomi.bailie@nmandd.org
Mr Alan Beggs	alan.beggs@nmandd.org
Cllr Patrick Brown	patrick.brown@nmandd.org
Cllr Robert Burgess	robert.burgess@nmandd.org
Cllr Stephen Burns	stephen.burns@nmandd.org
Lorraine Burns	lorraine.burns@nmandd.org
Cllr Pete Byrne	pete.byrne@nmandd.org
Cllr Michael Carr	michael.carr@nmandd.org
Mrs Dorinnia Carville	dorinnia.carville@nmandd.org
Cllr charlie casey	charlie.casey@nmandd.org
Cllr William Clarke	william.clarke@nmandd.org
Cllr Garth Craig	garth.craig@nmandd.org
Cllr Dermot Curran	dermot.curran@nmandd.org
Ms Alice Curran	alice.curran@nmandd.org
Cllr Laura Devlin	laura.devlin@nmandd.org
Cllr Sean Doran	sean.doran@nmandd.org
Cllr Cadogan Enright	cadogan.enright@nmandd.org
Cllr Gillian Fitzpatrick	gillian.fitzpatrick@nmandd.org
Cllr Glyn Hanna	glyn.hanna@nmandd.org
Mr Liam Hannaway	liam.hannaway@nmandd.org
Cllr Valerie Harte	valerie.harte@nmandd.org
Cllr Harry Harvey	harry.harvey@nmandd.org
Cllr Terry Hearty	terry.hearty@nmandd.org
Cllr David Hyland	david.hyland@nmandd.org
Miss Veronica Keegan	veronica.keegan@nmandd.org
Mrs Sheila Kieran	sheila.kieran@nmandd.org
Cllr Liz Kimmins	liz.kimmins@nmandd.org
Cllr Mickey Larkin	micky.larkin@nmandd.org
Mr Michael Lipsett	michael.lipsett@nmandd.org
Cllr Kate Loughran	kate.loughran@nmandd.org
Cllr Jill Macauley	jill.macauley@nmandd.org
Mrs Regina Mackin	regina.mackin@nmandd.org
Colette McAteer	colette.mcateer@nmandd.org
Cllr Declan McAteer	declan.mcateer@nmandd.org
Patricia McKeever	patricia.mckeever@nmandd.org
Cllr Oksana McMahan	oksana.mcmahan@nmandd.org
Cllr Andrew McMurray	andrew.mcmurray@nmandd.org
Eileen McParland	eileen.mcparland@nmandd.org
Cllr Roisin Mulgrew	roisin.mulgrew@nmandd.org
Cllr Mark Murnin	mark.murnin@nmandd.org
Cllr Barra O Muiri	barra.omuiri@nmandd.org

Cllr Pol O'Gribin	pol.ogribin@nmandd.org
Cllr Brian Quinn	brian.quinn@nmandd.org
Cllr Henry Reilly	henry.reilly@nmandd.org
Cllr Michael Ruane	michael.ruane@nmandd.org
Cllr Michael Savage	michael.savage@nmandd.org
Cllr Gareth Sharvin	gareth.sharvin@nmandd.org
Cllr Gary Stokes	gary.stokes@nmandd.org
Sarah Taggart	sarah-louise.taggart@nmandd.org
Cllr David Taylor	david.taylor@nmandd.org
Caroline Taylor	Caroline.Taylor@downdc.gov.uk
Cllr Jarlath Tinnelly	jarlath.tinnelly@nmandd.org
Cllr John Trainor	john.trainor@nmandd.org
Cllr William Walker	william.walker@nmandd.org
Mrs Marie Ward	marie.ward@nmandd.org
Adam Wilkinson	adam.wilkinson@nmandd.org

Report to:	Special Council Meeting -26 September 2017
Subject:	Gruggandoo Windfarm Planning Application
Date:	26 September 2017
Reporting Officer:	Adam Wilkinson
Contact Officer:	Anthony McKay

Decisions Required

A recommendation is required on a revised proposal for a windfarm at Gruggandoo, in response to a Statutory Consultation received from the Department for Infrastructure.

1.0 Purpose & Background

Members will recall that the planning application was previously considered by a Special Meeting of NMDDC on 28 September 2015.

The proposal at that time was for the construction of a wind farm comprising 12 turbines of a height not exceeding 125 metres in the townlands of Gruggandoo, Grugganskeagh and Mullaghgarve.

This application is being processed by the Department for Infrastructure (DfI) as a regionally significant proposal. The Council is engaged in the process as a statutory consultee.

At the Special Council meeting in September 2015, the Council adopted the recommendation in the report to oppose the granting of planning permission.

In November 2016, DfI issued a Notice of Opinion to refuse planning permission. In December 2016 the applicant requested a hearing before the Planning Appeals Commission (PAC). A hearing has not yet been convened.

Rather, DfI have accepted the submission of further environmental information and a revised proposal from the applicant.

As a consequence of this, DfI has consulted with the Council (Statutory Consultee) to seek its views on the revised proposal.

The revised planning application is for a wind farm comprising 10 turbines of a height not exceeding 125 metres.

A report was tabled at the Special Council Meeting on 26 June 2017. Members deferred the matter to enable a visit to the application site to be conducted. In addition it was agreed

	<p>that a visit would be undertaken to an existing wind farm site containing turbines of a size similar to the current proposal.</p> <p>A visit was undertaken to the Dunmore and Dunbeg wind farms located between Limavady and Coleraine on 25th August 2017. A visit to the application site at Gruggandoo outside Hilltown was undertaken on 1 September 2017.</p>
<p>2.0</p>	<p><u>Key Issues</u></p> <p><u>Banbridge Newry & Mourne Area Plan 2015</u></p> <p>The application site is located within the Mourne Area of Outstanding Natural Beauty and within the Mourne Special Countryside Area (SCA). This is a sensitive upland landscape of exceptionally high scenic value. Policy COU1 recognises that there are exceptional landscapes such as the High Mourne where the quality of the landscape and the unique amenity value is such that development should only be allowed in exceptional circumstances. The policy advises that within SCAs, planning permission will only be granted to development proposals which are of such national or regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment.</p> <p>The proposal is not considered to be of such regional or national importance; and is considered to have failed this policy test.</p> <p><u>The Strategic Planning Policy Statement for Northern Ireland (SPPS) – Planning for Sustainable Development</u></p> <p>The SPPS recognises the contribution of renewable energy towards sustainable development and economic growth. It seeks to facilitate the siting of renewable energy facilities without compromising other environmental assets of acknowledged importance. It indicates that the wider environmental, economic and social benefits of such proposals are material considerations to be given appropriate weight in determining planning applications.</p> <p>The potential benefits are acknowledged; not least the investment in the local and NI wide economies, the funding of local community groups and organisations, the contributions to achieving renewable energy generating targets and the reduction in greenhouse gas emissions.</p> <p>However, it is considered that such benefits should not be given determining weight when set against the unacceptable adverse impacts arising from a proposal to develop a windfarm of this scale in such a sensitive landscape.</p> <p><u>Planning Policy Statement 2 (PPS2) Natural Heritage</u></p> <p>The proposal is considered to be contrary to Policy NH6 Areas of Outstanding Natural Beauty (AONB) whereby the siting, size and scale are not sympathetic to the special character of AONB.</p>

	<p><u>Planning Policy Statement 16 (PPS16) Tourism</u></p> <p>It is considered that the proposal is contrary to Policy TSM8 Safeguarding of Tourism Assets. The Mourne represent a significant tourism asset to the District. A proposal of this scale has the potential to impact on the distinctive characteristics of the Mourne, thereby undermining the ability of the District to attract tourism.</p> <p><u>Planning Policy Statement 18 (PPS18) Renewable Energy</u></p> <p>Policy RE1 is supportive of wind energy proposals that would not result in unacceptable adverse impacts.</p> <p>It is considered that this proposal, by reason of the number, scale, size and siting of turbines would have an unacceptable adverse impact on visual amenity and landscape character across a number of landscape character areas, as defined by the NIEA Landscape Character Assessment.</p> <p><u>Planning Policy Statement 21 (PPS21) Sustainable Development in the Countryside</u></p> <p>In light of the comments made in relation to PPS18, it follows that this proposal is also considered to be contrary to Policy CTY1 – Development in the Countryside.</p>
3.0	<u>Resource Implications</u>
	None.
4.0	<u>Summary</u>
	<p><u>Conclusion</u></p> <p>Having had regard to the development plan, the relevant planning policy context and all other material considerations, the proposal for a 10 turbine wind farm at Gruggandoo is considered to be unacceptable in planning terms.</p> <p><u>Recommendation</u></p> <p>A response is returned to DfI indicating Councils opposition to this Planning Application.</p>

NEWRY, MOURNE & DOWN DISTRICT COUNCIL

NMD/SC

Minutes of Special Council Meeting held on Monday 26 June 2017 at 6pm in the Mourne Room, Downshire Civic Centre, Downpatrick

In the Chair: Councillor R Mulgrew

In attendance: **(Councillors)**

Councillor T Andrews	Councillor P Brown
Councillor R Burgess	Councillor S Burns
Councillor P Byrne	Councillor M Carr
Councillor C Casey	Councillor G Craig
Councillor D Curran	Councillor L Devlin
Councillor S Doran	Councillor C Enright
Councillor G Fitzpatrick	Councillor V Harte
Councillor H Harvey	Councillor T Hearty
Councillor D Hyland	Councillor L Kimmins
Councillor M Larkin	Councillor K Loughran
Councillor J Macauley	Councillor D McAteer
Councillor O McMahon	Councillor A McMurray
Councillor M Murnin	Councillor P O'Gribin
Councillor B Ó Muirí	Councillor B Quinn
Councillor H Reilly	Councillor M Ruane
Councillor G Stokes	Councillor J Tinnelly
Councillor J Trainor	Councillor W Walker

(Officials)

Mr L Hannaway, Chief Executive
 Mr A McKay, Chief Planning Officer
 Ms E McParland, Democratic Services Manager
 Miss S Taggart, Democratic Services Officer
 Ms C McAteer, Democratic Services Officer

Also in attendance: Representing ABO Wind

Tamasin Frazer, ABO Wind
 Thomas Bell, Clyde Shanks

Representing Clonduff GAC

Mr J Cousins, Chairperson
 Mr D O'Hagan, JMP Architects

Representing Mourne AONB Against Wind Farms

Mr John McCallister
 Mr Owen McMullan

SC/14/2017 APOLOGIES AND CHAIRPERSON'S REMARKS

Apologies were received from Councillors Bailie, Clarke, Hanna, Sharvin and Taylor.

The Chairperson advised that the Council's role in this planning application process was as a statutory consultee. She said the meeting was being held to give the various parties an opportunity to present their case to Members. A paper would then be presented to the Council's Planning Committee to agree the Council's corporate response which would be submitted to the Department of Infrastructure who would be making the final decision on the application.

The Chairperson said each Group would be given ten minutes to make their presentation and this would be followed by a question and answer session to allow Members to seek information from the three presenting parties.

SC/15/2017 DECLARATIONS OF INTEREST

There were no declarations of interest.

SC/16/2017 REPORT BY MR A McKAY, CHIEF PLANNING OFFICER

Read: Report dated 26 June 2017 from Mr A McKay, Chief Planning Officer, giving the background to the planning application for the construction of a wind farm in the townlands of Gruggandoo, Grugganskeagh and Mullaghgarve. The report recommended that having had regard to the Development Plan; the relevant planning policy context and all other material considerations, the proposal for a 10 turbine wind farm at Gruggandoo was considered to be unacceptable in planning terms and a response therefore be returned to the Department for Infrastructure indicating the Council's opposition to the planning application. **(Circulated)**.

SC/17/2017: PRESENTATIONS

Mr Bell and Ms Frazer gave a presentation on behalf of ABO Wind. **(Attached)**.

Mr D O'Hagan gave a presentation on behalf of Clonduff GAC. **(Attached)**.

Mr McCallister and Mr McMullan gave a verbal presentation on behalf of Mourne AONB Against Wind Farms.

A question and answer session followed with the three presenting parties and the following issues were raised:-

- In the event that this application was approved by the relevant Government Department, could Councillors be given an assurance that ABO Wind would enter into a pre-agreement contract with relevant community groups for the distribution of the Community Fund. Also if all community groups could not

be accommodated within the footprint of Clonduff GAC would they have an opportunity to benefit from the Fund?

- The Council should draw on the experiences of counties such as Donegal and Kerry who had very large wind farms in outstanding scenic areas and yet there was no negative impact on tourism in these areas.
- Tourism was one of the key priorities of the Newry, Mourne and Down Area – ABO had stated that the people who championed tourism had not made any objections against the proposed wind farm.
- How did ABO propose to overcome the poor grid capacity in the area?
- What was the response from Mourne Heritage Trust?
- Each of the proposed wind turbines was 125m in height, giving a total of 4100ft of infrastructure in a small area.
- What did the accompanying infrastructure, to connect the wind turbines to the nearest sub-station, entail?
- Request for an explanation of the comment that everyone was “out of pocket” due to the use of renewable energy.
- Could the Architect of the proposed new build by Clonduff GAC confirm that the application had the full support of the Club?
- Why were the Statutory Bodies responsible for tourism not objecting if the wind farm would have such a negative effect?
- Request for elaboration on comments that the playschool and primary school might benefit from funding.
- Request for elaboration on the 600 extra letters of support which had been submitted.
- Would like to see photos from the main arterial routes in the vicinity of the planning application site.
- Why was there no photographic evidence to back up the Planner's arguments?
- Under the Regional Strategy Policy the wider socio economic benefits should be material to an application.
- Community representatives seemed to have bought into the proposal – no evidence was being produced to oppose this.
- Concern expressed about the affect this proposal would have on the Clonduff/Hilltown community. Some Members had received emails and phone calls from people who were concerned about the Club supporting this proposal.
- Need to clarify the level of support in the community.
- Given the seriousness of the issue there should be an opportunity for all Members to have a site visit to see exactly where each potential turbine would be sited and their impact on the surrounding area. Information on the design and type of the turbines should be made available to Members in advance of a site meeting and also clarification from the Council's Environmental Health Department as to how they could comment on potential noise levels without knowing the type of the turbines to be erected.

Mr McKay and representatives from the Groups responded to the queries as follows:

ABO Wind

- ABO Wind were committed to the Community Fund and had a legal agreement in place with the Club. There was £3.25m in the Community Fund pot and there would be a fund beyond this for Groups who could not tap into the funding to Clonduff GAC.
- ABO Wind had consulted with relevant Tourism bodies, including Mourne Heritage Trust and the Council's Tourism Officer. Their comments were that the proposed site was not a tourism centred location in terms of the higher Mournes.
- Other Council areas with wind farms had brown tourism signs and they are seen as a tourist attraction.
- ABO Wind did have a grid connection with NIE on the back of a feasibility study which was carried out. There was capacity in the area but an offer would not be made until planning permission was secured. The grid connection would either be overhead or underground cables – there would be an agreement with NIE that will dictate how the electricity was sent to the substation.
- Each turbine was 125m to tip height but the footprint of infrastructure was quite small – 3 hectares of infrastructure on site.
- There were no longer any subsidies for renewable energy – this project would be funded by direct investment.
- The playgroup and the primary school were outside the funding agreement with Clonduff GAC. There had also been a number of calls and letters to their office in support of the proposal and these letters would be uploaded to the planning file.

Clonduff GAC

- Clonduff GAC confirmed that an offer had been made by ABO in October 2016 which had been accepted by the Executive Committee of the Club. The offer was £1.6m grant towards the development of facilities at Clonduff Park. The representatives of the Club were here tonight to explain their development proposals and that they were a potential beneficiary should planning permission be granted. The Club had never said if they supported or objected to the application.

Mourne AONB Against Wind Farms

- Wind farms were dividing communities – there seemed to be a greater emphasis placed on those who supported the wind farm and were 12 km away from it, than those who were against, living within 3km. The sacrifice was too much for too many for too little for too long. This could be seen in West Tyrone.
- People were coming from all over the world to visit this area and there was a responsibility on everyone to pass on the area in a better condition to future generations.

- The Chairperson then adjourned the meeting for 10 minutes to give Members an opportunity to talk amongst their Parties to consider how the Council could move forward on their consultation response.

SC/18/2017: WAY FORWARD

The proposal was put to a vote and voting was as follows:-

The proposal was declared carried.

It was further agreed that if a Councillor wanted clarification on any issues prior to the site visit that they email details to Officers.

There being no further business, the meeting concluded at 7.40 pm.

Signed:

Chairperson

Chief Executive

Gruggandoo – Revised 33MW Wind Farm Proposal

June 2017



Attendees



- Thomas Bell – Clyde Shanks (agent)
- Tamasin Fraser – ABO Wind (applicant)

Structure



- Council Sept 2015 Concerns Recap
- Since Then?
- Revised Project Headlines
- Rebuttal
- Closing Comments

Council Concerns – Sept 15



- Vote in Sept 15 was informed by several presentations
- 11 members considered that the scale of 12 turbines would potentially impact:
 - Landscape – AoNB, SCA & thereafter, Tourism
 - Ecology – Red Kite
 - Community Benefit – lack of focus

Since Then?



- ABO – Resolution and Concession
- Refocussed Community Consultation
- DfI Notice of Opinion (Premature...)

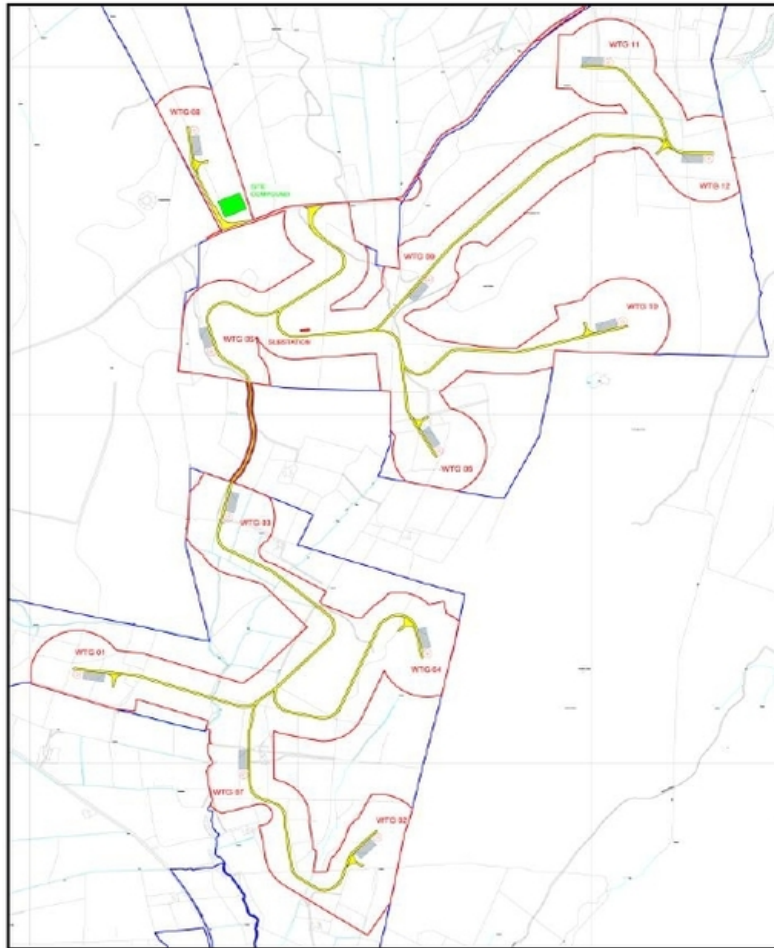
Revised Project Headlines



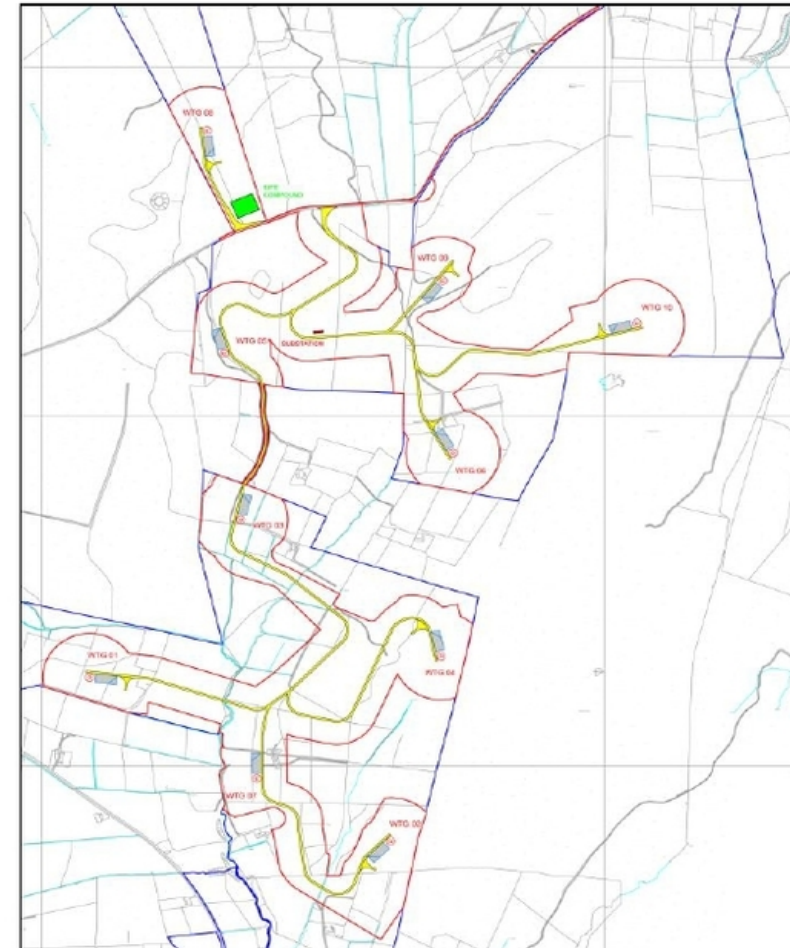
- Concession – less turbines proposed

Revised Project Headlines

2015



2017



Revised Project Headlines



- Further engagement with all key consultees late 2016 Inc.
 - DfI & NIEA (Countryside) – landscape
 - NIEA (Env Division) – ecology
 - NMDDC (Env Health) – noise (shadow flicker for 12 turbine scheme – no objection)
- Re-focussed re-engagement with community groups Inc. Clonduff GAC

Landscape

- Three points:
 1. Objectivity
 2. Revised scheme / comprehensively assessed – <30% impact
 3. Peripheral from High Mournes – foothills

Landscape

1. Regional Significance – AoNB and SCA – exception
2. DfI deemed the proposal to be RS i.e. Art 31 / S26
3. The test is not yes or no but within SCAs, permission will only be granted where proposals:

‘...of such national or regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment...’

4. Tourism – New Assessment, Mourne Heritage/NITB & Council Tourism Officer

- Rostrevor Rd (Trainor's Bridge)

2015



- Rostrevor Rd (Trainor's Bridge)

2017



- Clonduff GAC (Across Pitches)

2015



- Clonduff GAC (Across Pitches)

2017



- Leitrim Rd (Looking West)

2015



- Leitrim Rd (Looking West)

2017



- Mourne Way (Looking West – Rocky Mountain)

2015



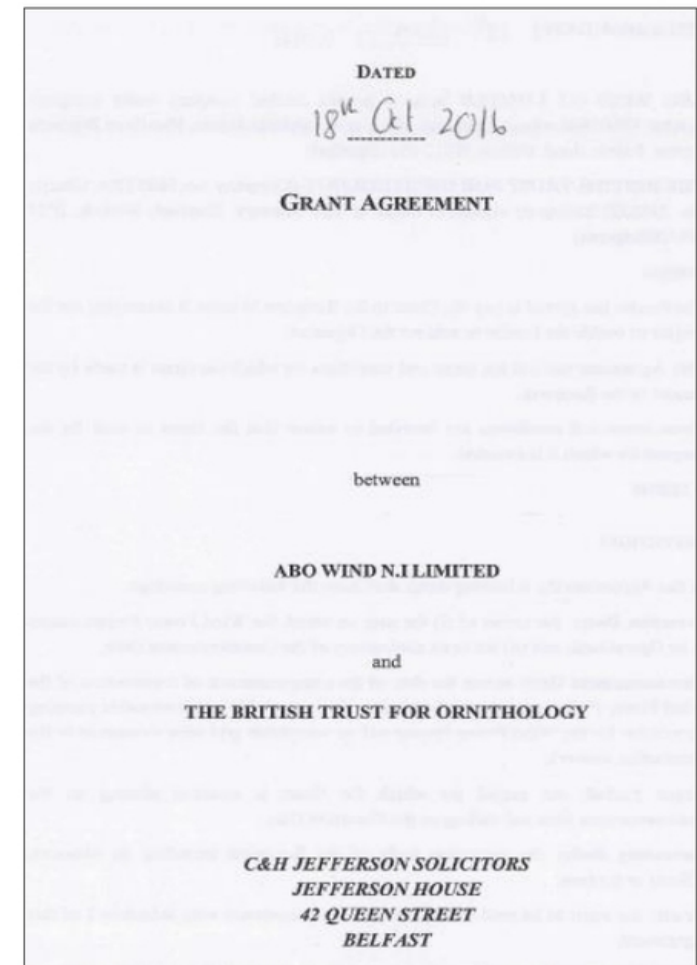
- Mourne Way (Looking West – Rocky Mountain)

2017



Natural Heritage

- Two points
 1. Priority Habitat (Compensatory Area)
 2. Trust for Ornithology – Red Kite Officer Role



Noise (& shadow flicker)

- Env Health – Response dated 26 May 2017

Environmental Health have no objections in principle provided that the following conditions are attached to any approval granted:

1. *The level of noise emissions from the wind farm (including the application of any tonal penalty when calculated in accordance with the procedures described in Pages 104 - 109 of ETSU-R-97) shall not exceed the values set out in the attached Table 1 below. Noise limits for dwellings which lawfully exist or have planning permission for construction at the date of this consent but are not listed in the tables attached shall be those of the physically closest location listed in the tables, unless otherwise agreed by the Department.*

Reason: To control the noise levels from the development at noise sensitive locations.

www.newrymournedown.org

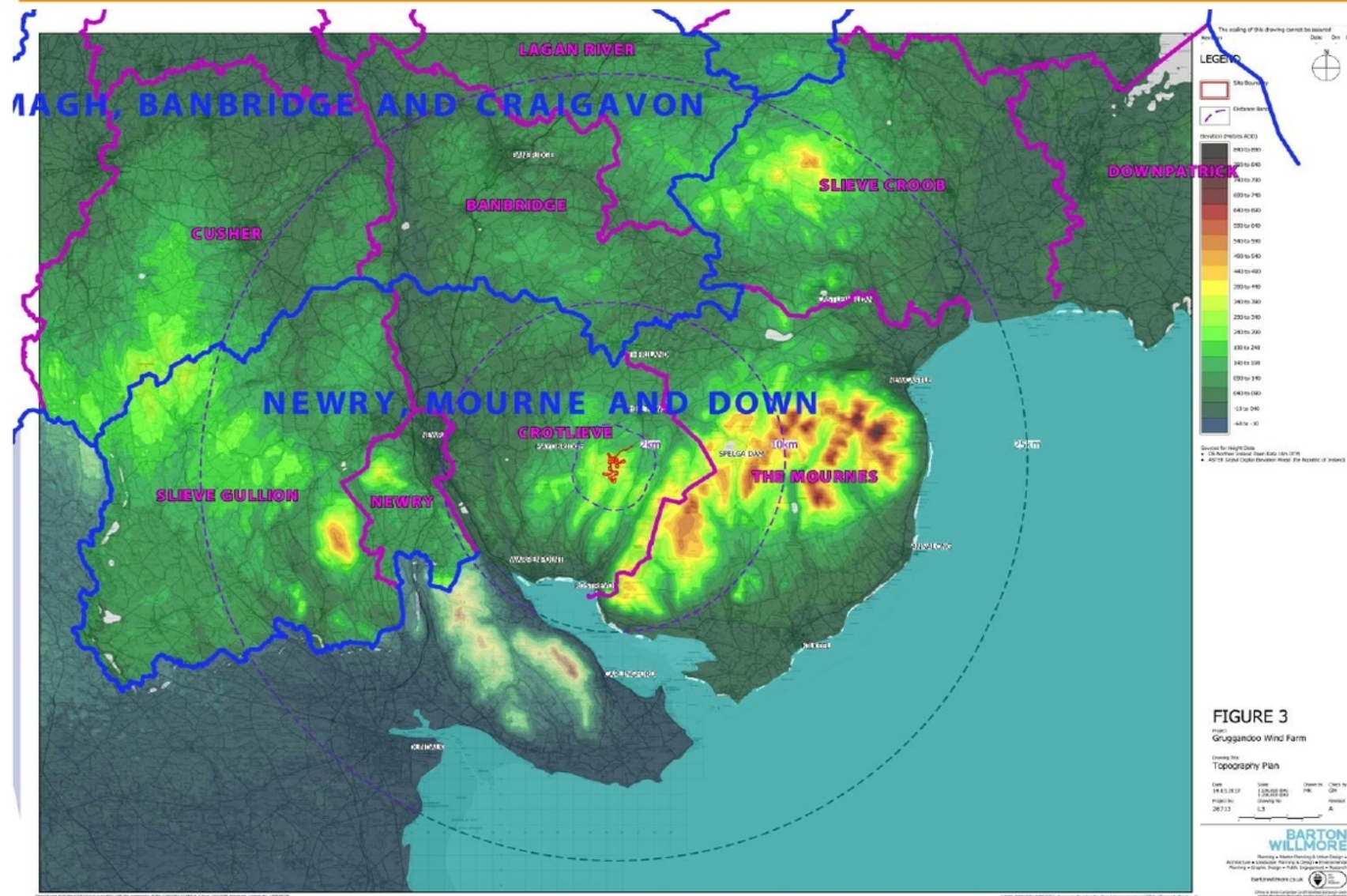


Community Benefit



1. Hilltown Mart – financial contribution
2. Clonduff GAC – financial contribution
3. Conduff Playgroup – financial contribution
4. Business Rates £13.46M lifespan
5. Electricity Discount Scheme for those living within 1.5km of the site
6. Power 37% of all homes in NMD with renewable energy

Community Benefit



Community Benefit



1. ABO acknowledge concerns – listened to feedback
2. Framed against benefits, the concession and local support
3. Stats as of 21 June 2017:

91% advocacy (659 supporting vs 72 objecting)*

**this accounts for individual private representations i.e. does not include the organisations benefiting from the project*

Rebuttal

Key Issues

Banbridge Newry & Mourne Area Plan 2015

The application site is located within the Mourne Area of Outstanding Natural Beauty and within the Mourne Special Countryside Area (SCA). This is a sensitive upland landscape of exceptionally high scenic value. Policy COU1 recognises that there are exceptional landscapes such as the High Mourne where the quality of the landscape and the unique amenity value is such that development should only be allowed in exceptional circumstances. The policy advises that within SCAs, planning permission will only be granted to development proposals which are of such national or regional importance as to outweigh any potential detrimental impact on the unique qualities of the upland environment.

The proposal is not considered to be of such regional or national importance; and is considered to have failed this policy test.

Rebuttal

The Strategic Planning Policy Statement for Northern Ireland (SPPS) – Planning for Sustainable Development

The SPPS recognises the contribution of renewable energy towards sustainable development and economic growth. It seeks to facilitate the siting of renewable energy facilities without compromising other environmental assets of acknowledged importance. It indicates that the wider environmental, economic and social benefits of such proposals are material considerations to be given appropriate weight in determining planning applications.

The potential benefits are acknowledged; not least the investment in the local and NI wide economies, the funding of local community groups and organisations, the contributions to achieving renewable energy generating targets and the reduction in greenhouse gas emissions.

However, it is considered that such benefits should not be given determining weight when set against the unacceptable adverse impacts arising from a proposal to develop a windfarm of this scale in such a sensitive landscape.

Rebuttal

Planning Policy Statement 2 (PPS2) Natural Heritage

The proposal is considered to be contrary to Policy NH6 Areas of Outstanding Natural Beauty (AONB) whereby the siting, size and scale are not sympathetic to the special character of AONB.

Planning Policy Statement 16 (PPS16) Tourism

It is considered that the proposal is contrary to Policy TSM8 Safeguarding of Tourism Assets. The Mourne represent a significant tourism asset to the District. A proposal of this scale has the potential to impact on the distinctive characteristics of the Mourne, thereby undermining the ability of the District to attract tourism.

It is considered that this proposal, by reason of the number, scale, size and siting of turbines would have an unacceptable adverse impact on visual amenity and landscape character across a number of landscape character areas, as defined by the NIEA Landscape Character Assessment.

Closing Comments

- Concession
- Refreshed Environmental Info – no harm to 1, ecology, 2, residents (noise / shadow flicker)
- Landscape – impact but not significant – other significant material considerations...

BALANCED AGAINST

1. Overwhelming local support for the scheme
2. Community Benefits – focussed at the local population
3. Significant benefits for Council, no other operational wind farm: opportunity

PRESENTATION TO NEWRY, MOURNE & DOWN DISTRICT COUNCIL

26 JUNE 2017



**Proposed New Facilities
Clonduff Park, Hilltown**

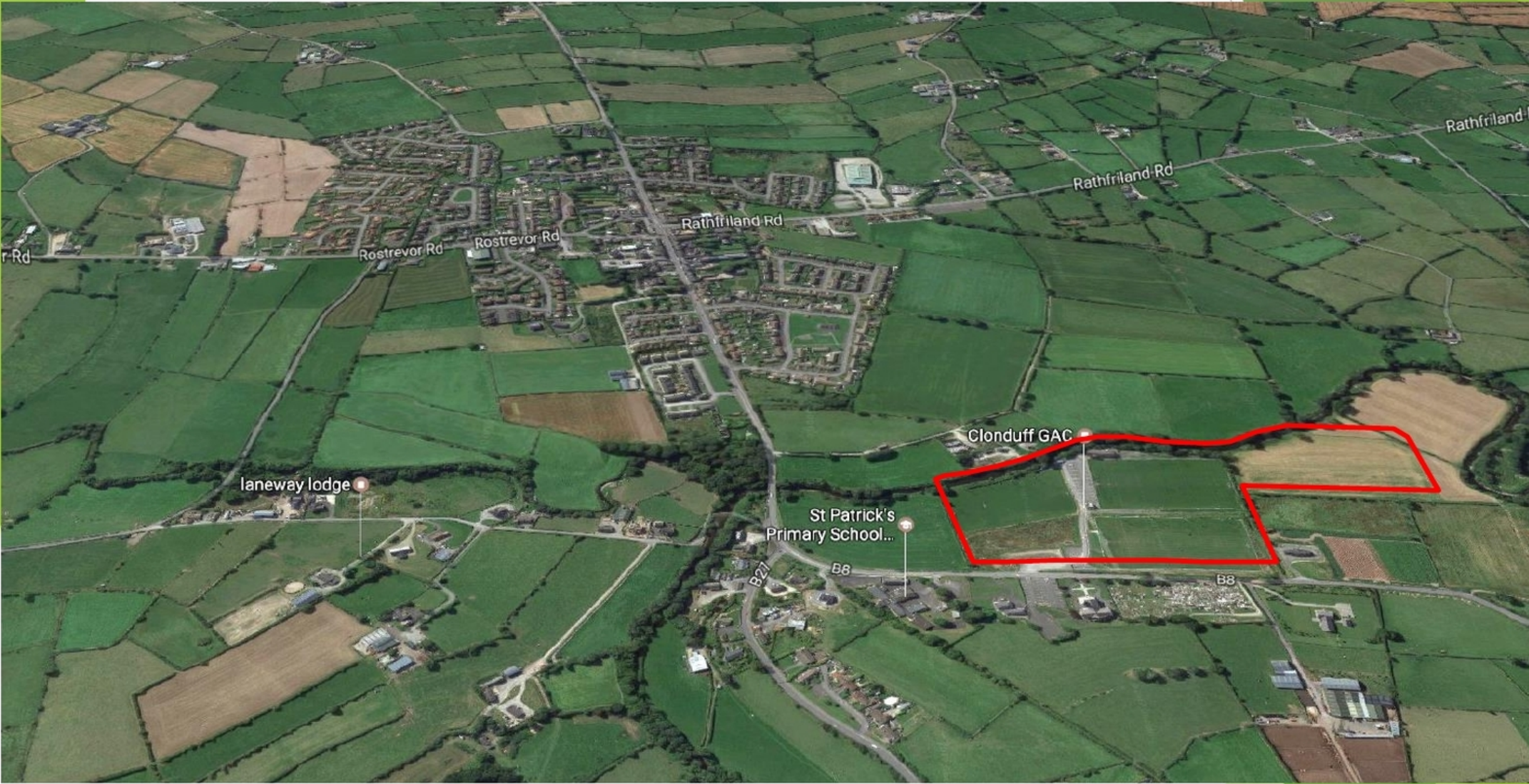
CLUB BACKGROUND

- ESTABLISHED IN 1887
- LARGEST RURAL CLUB IN DOWN
- LOCAL POPULATION c.2,800
- 999 MEMBERS
- 125 PLAYING MEMBERS
- 35 TEAMS - ALL AGES / ALL CODES



Proposed New Facilities
Clonduff Park, Hilltown

CLUB BACKGROUND LOCATION



Proposed New Facilities
Clonduff Park, Hilltown



DEVELOPMENT HISTORY 1968 – OPENING ON MAIN PITCH

39



Proposed New Facilities
Clonduff Park, Hilltown

DEVELOPMENT HISTORY

1998 – NEW REPLACEMENT CLUBHOUSE

40



Proposed New Facilities
Clonduff Park, Hilltown

DEVELOPMENT HISTORY

2008 – ACQUISITION OF ADDITIONAL LAND

2009 – 2010 NEW TRAINING PITCH

41



Proposed New Facilities
Clonduff Park, Hilltown

DEVELOPMENT HISTORY

2014 – ACQUISITION OF ADDITIONAL LANDS

42



Proposed New Facilities
Clonduff Park, Hilltown



INVESTMENT

**BETWEEN 2008 AND 2015 CLONDUFF GAA HAVE
COMPLETED AN INVESTMENT PROGRAM WORTH OVER
£1,000,000
THROUGH LAND ACQUISITION AND CAPITAL WORKS**



**Proposed New Facilities
Clonduff Park, Hilltown**

VISION

- **5 YEAR PLAN 2012 - 2017**
- **“TO BECOME THE BEST AT WHAT WE DO”**
- **“TO BE A ROLE MODEL AND EXAMPLE OF EXCELLENCE”**
- **CREATION OF STATE OF THE ART FACILITIES TO ENHANCE AND DEVELOP OUR PLAYING MEMBERS SKILLS AND DEVELOP CLUBS ACTIVITIES**
- **COMMUNITY ENGAGEMENT :TO IDENTIFY FACILITIES THAT WILL BE OF BENEFIT TO THE WIDER COMMUNITY AND ESTABLISH A “COMMUNITY HUB”**

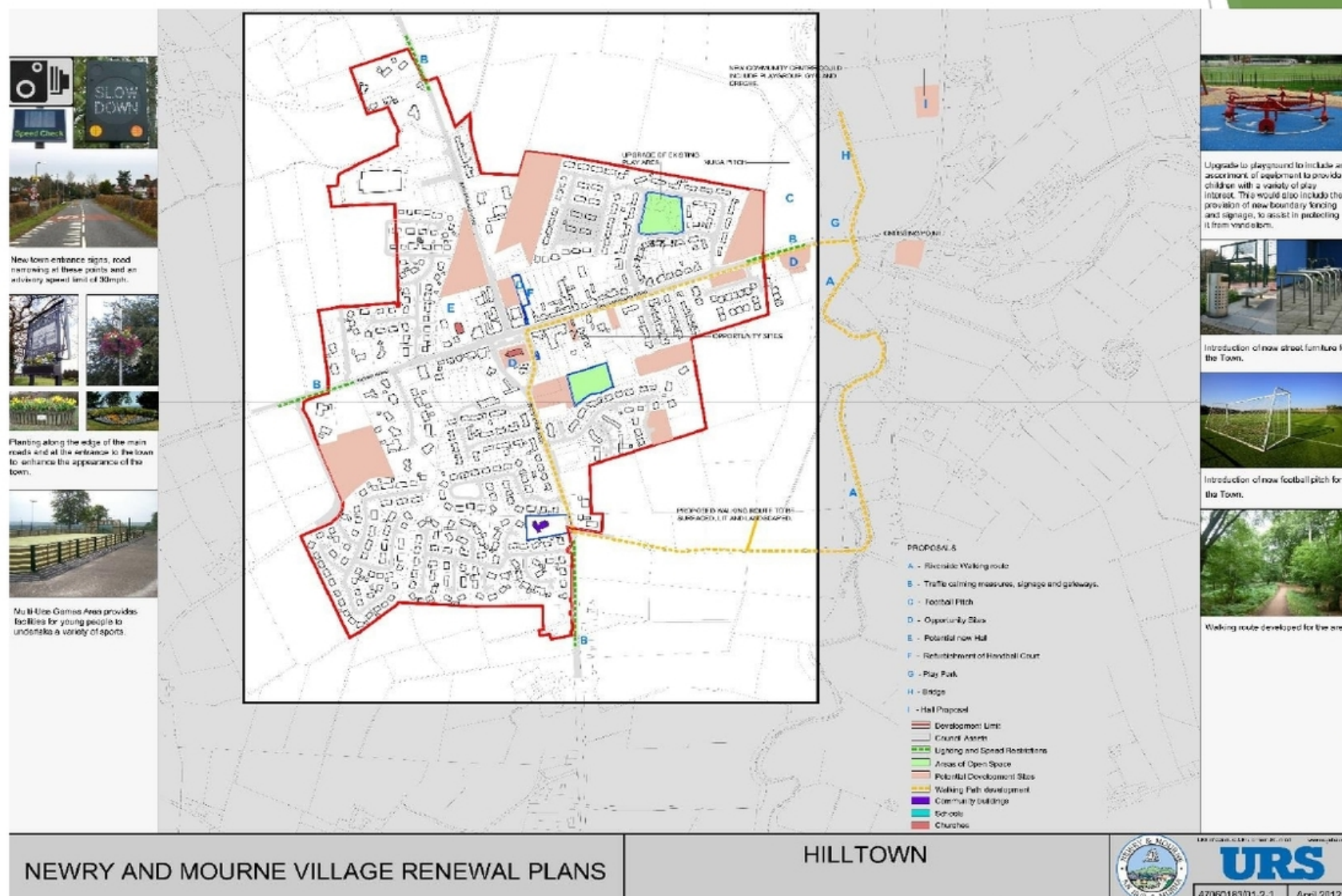


**Proposed New Facilities
Clonduff Park, Hilltown**



VISION IMPLEMENTATION

• 2012 - NEWRY & MOURNE COUNCILS VILLAGE STRATEGY



**Proposed New Facilities
Clonduff Park, Hilltown**



VISION IMPLEMENTATION

- **2014 - COMMUNITY SURVEY**
- **2015 - IDENTIFICATION OF BRIEF**
- **2016 - CONSULTATIONS WITH COMMUNITY GROUPS**
- **2016 - ESTABLISHMENT OF DESIGN BRIEF AND PREPARATION OF PLANNING STAGE DESIGNS**

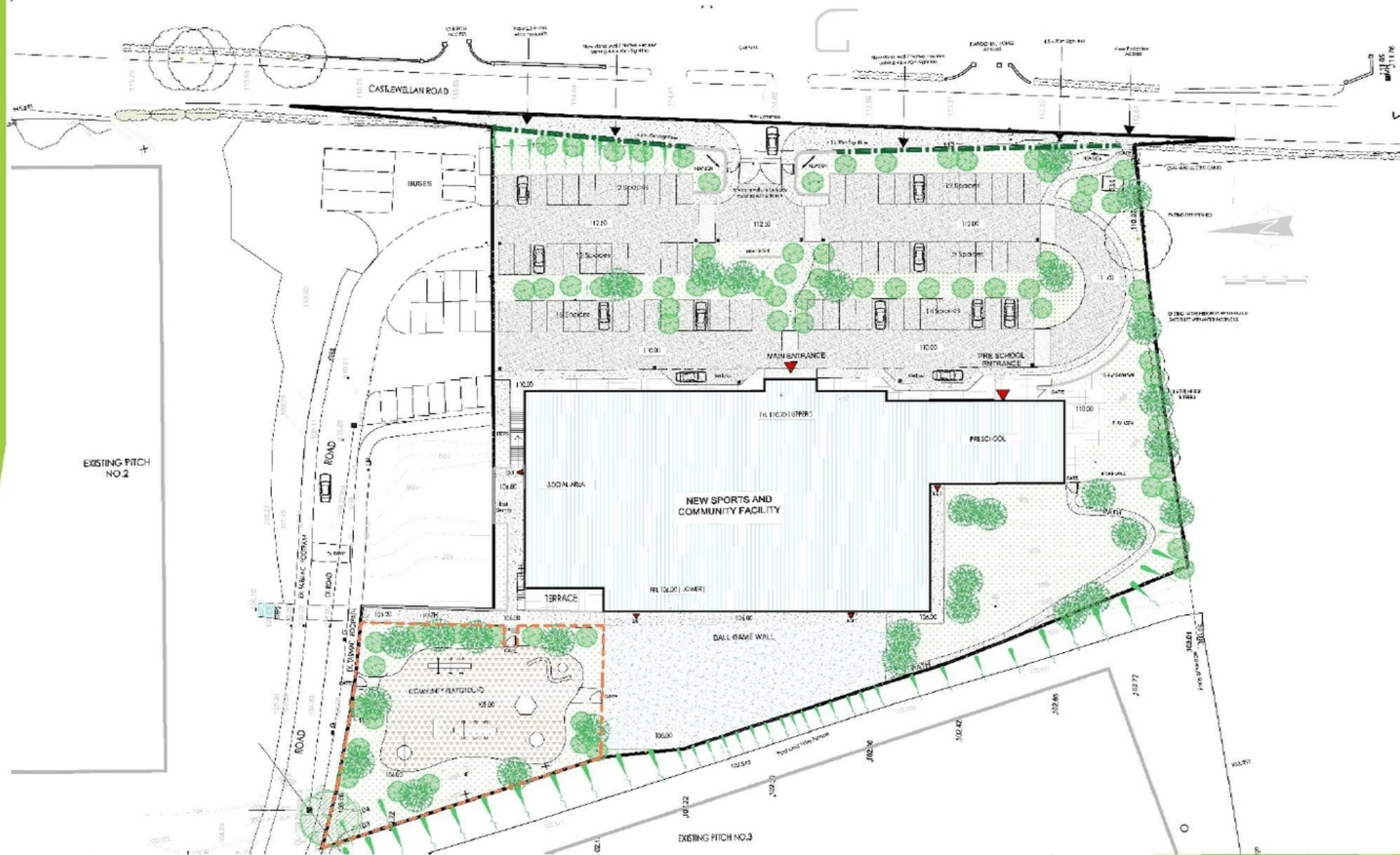


**Proposed New Facilities
Clonduff Park, Hilltown**



DESIGN PROPOSALS

47



Proposed New Facilities
Clonduff Park, Hilltown



48



DESIGN PROPOSALS

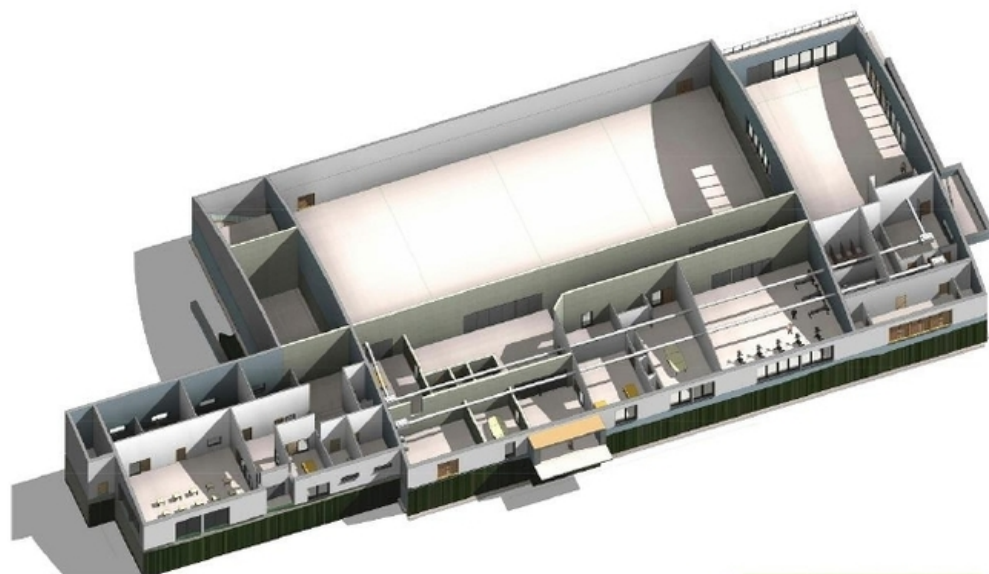
49



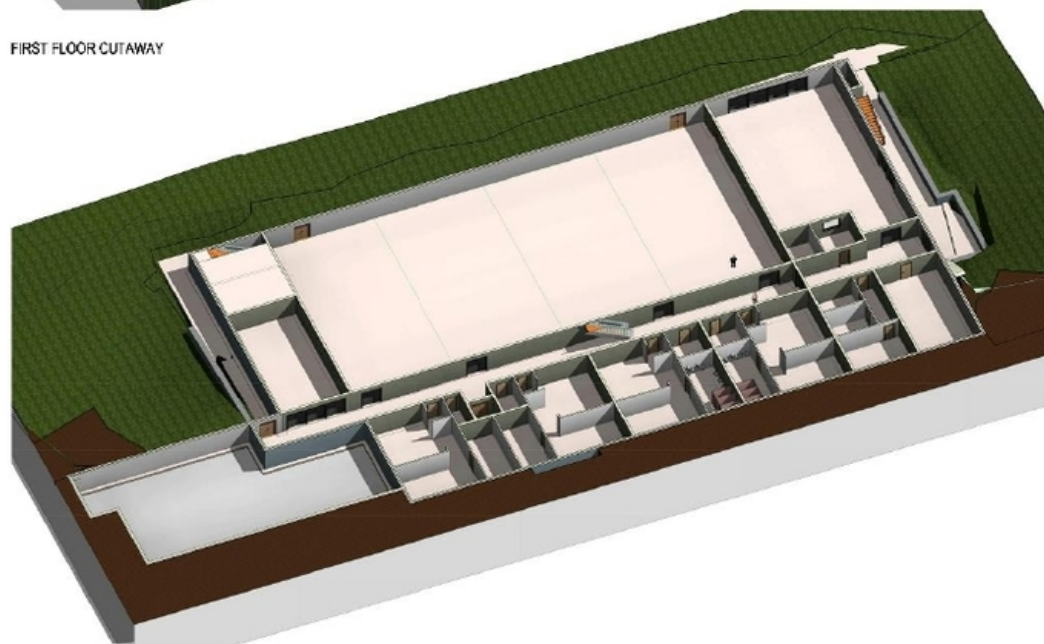
Proposed New Facilities
Clonduff Park, Hilltown

DESIGN PROPOSALS

50



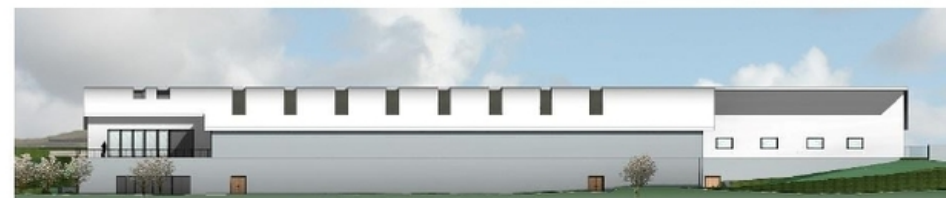
FIRST FLOOR CUTAWAY



GROUND FLOOR CUTAWAY



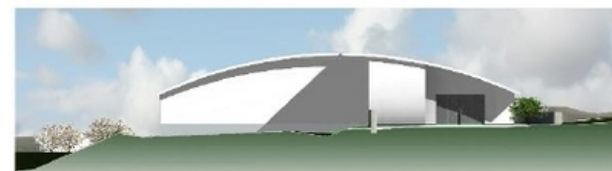
NORTH WEST FACING PERSPECTIVE



WEST FACING ELEVATION



EAST FACING ELEVATION



SOUTH FACING ELEVATION



NORTH FACING ELEVATION



Proposed New Facilities
Clonduff Park, Hilltown

DESIGN PROPOSALS PHASING

51



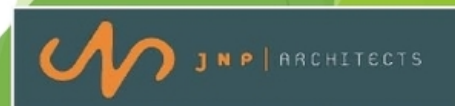
Proposed New Facilities
Clonduff Park, Hilltown

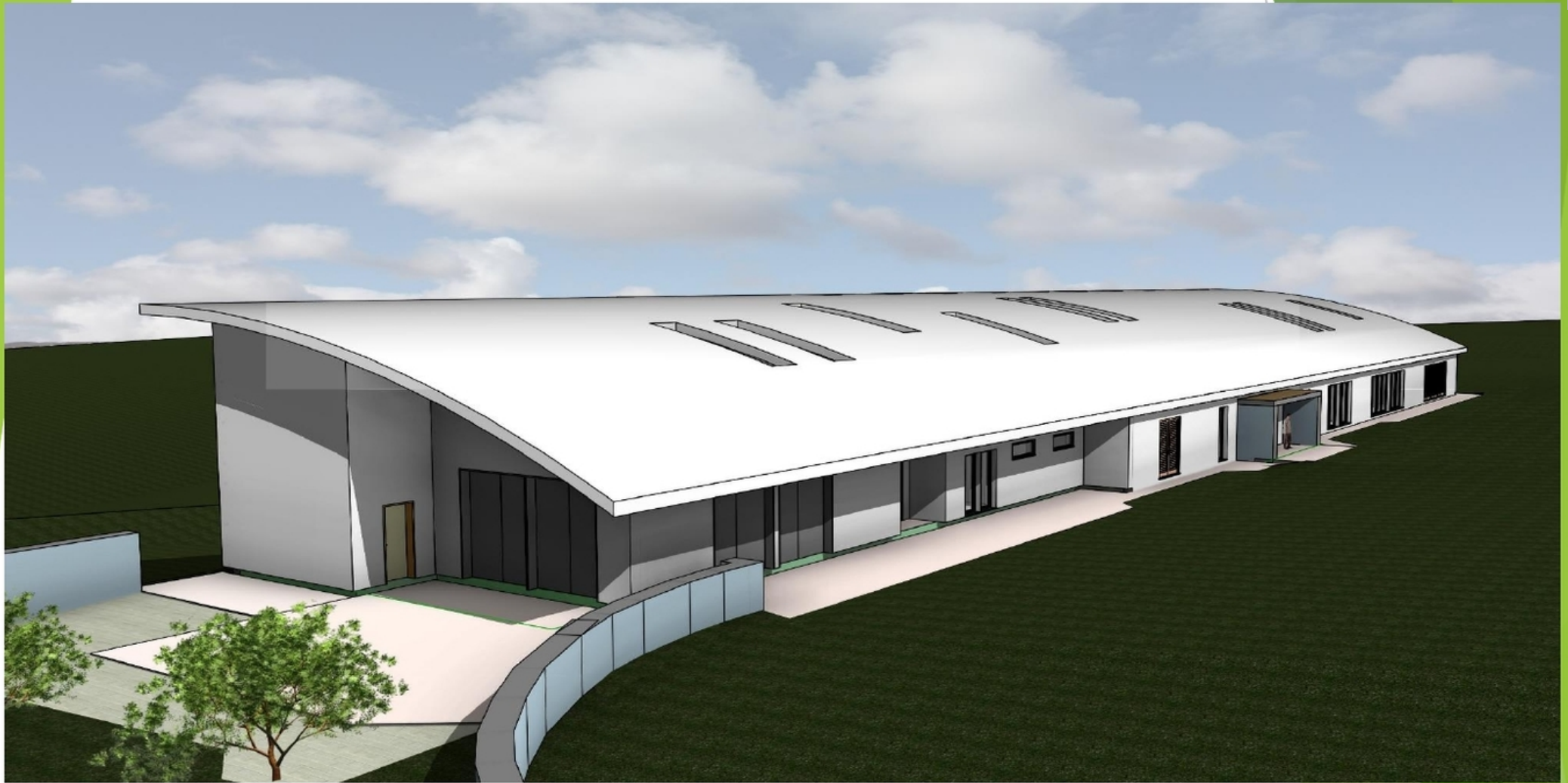


NORTH WEST PERSPECTIVE



**Proposed New Facilities
Clonduff Park, Hilltown**





SOUTH EAST PERSPECTIVE



**Proposed New Facilities
Clonduff Park, Hilltown**

