



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

## **Maghera High School Site Redevelopment – FAQs**

### **What is the full extent of the scheme under this project?**

The project involves the development land outlined in red to create a number of individual sites for future buildings, ranging in size from 4,000 sqft to 20,000 sqft. The project includes the construction of an access roadway/footpaths into the site from the main Tobermore Road and installation of site services such as drainage, power, BT to leave the future sites ready for development for each individual company.

### **What type of buildings/businesses are expected within the site?**

The future buildings will be for mixed business and enterprise uses. The project also would facilitate business start-ups in the smaller units.

### **How many buildings are envisaged for the site?**

A number of options have been developed but we expect there to be between 7 and 9 buildings depending on the preferred option.

### **What would a company need to do to develop a site with the new estate?**

Each company will need to obtain the normal statutory approvals i.e. Planning and Building Control, and complete the construction of the building themselves. This project does not include for the construction of any buildings. The sale/long lease of individual sites within the new estate will be subject to an application process conducted by MUDC.

### **How will drainage from the site work?**

Storm drainage will run to the Milltown Burn at the bottom of the site or connect into the existing storm lines. Attenuation of storm water within the site will potentially be required. Foul drainage will connect to the existing foul system on the Tobermore Road.

**How many car parking spaces are to be provided?**

The total number of spaces will depend on the design of each individual building but based on preliminary designs, we anticipate there to be 250 to 300 spaces overall.

**What is the extent of works required to the main road and site entrance?**

We are still in discussions with DfI Roads but at this stage we envisage that the works will include widening and lengthening of the existing right hand turning lane, installation of new kerb lines to mark the edge of the roadway adjacent to the site.

**How does the design accommodate the number of HGVs/lorries visiting the site each day?**

We are proposing to upgrade the existing right turning lane which involves increasing its width and length. This will allow vehicles entering the site to queue safely without blocking traffic travelling into Maghera Town centre.

**What linkages are to be created between the site and Maghera Town Centre?**

Footpath linkages along the Tobermore Road will be developed to facilitate pedestrians walking to and from the site. A new pedestrian crossing point will be developed to allow safe passage across the main road, which will allow people to walk safely either into the Town Centre or the existing park-and-ride facility.

**What impact will the development have on the existing floodplain?**

A number of options exist for the development of the site. MUDC have appointed specialist consultants to analyse and report on the best ways to mitigate the effects of flooding by development of this site. This work is currently underway and once the report is complete, the design for this scheme can be finalised.

**Does the development facilitate a new bus stop?**

No, the scheme will be supported by the existing bus stops currently in place in Maghera and the existing park-and-ride area.

**When will the works be undertaken?**

The Pre-Application Notice submission has been made in early June. The full planning application can be therefore submitted in September 2018. It is expected that the detailed design will be underway in tandem with the planning process, along with initial stage of procurement for the main contractor. At

this stage, we would anticipate the works could commence on site in early 2019, subject to statutory approvals being received.

**How long with the construction works take?**

It is expected to last around 6-8 months.

**How does the Education Authority site fit into the project and why has it been included in the PAN submission?**

The PAN has been submitted with the EA site included to help streamline the planning process. Because the EA site lies adjacent to the main site, it naturally has potential to enhance the overall offering of the development. Design options have been developed with and without the EA site, but for now, it has been included in the early planning process to keep options open.

**What Landscaping proposals are earmarked for the development?**

The intention is to retain as many of the mature trees as feasible and maintain the natural screening where possible. Of course trees will need to be removed because of the new roadway being formed and site levels in certain areas being reduced. Landscaping options are being considered with potentially each individual site having green areas of landscaping.