

GLOSSARY OF TERMS

ACCESSIBILITY AND TRAFFIC

Site within 2km of a major road. The traffic aspect of this criteria reflected locations which are particularly adversely affected by congestion or which would have required traversing Central Belfast.

ALLOCATED

Allocated in the Development Plan for employment purposes. Excluded where the allocation was clearly for a dedicated purpose, such as Site 4 at Carrickfergus which is reserved for the University of Ulster.

AVAILABILITY

Allocated sites were assumed to be available except in the following circumstances:

- a) Some identified sites are large areas requiring comprehensive development in accordance with a Masterplan or Development Brief. This would require either a private developer or organisations such as Invest NI to open up such sites, without which the identified site requirement of 5 hectares would not be readily achieved.
- b) Sites indicated as being for business park/light industrial purposes, etc (ie not available for general industrial purposes).

- c) Site precluded by estate management practices, including Invest NI sites where qualification as a client to access sites requires businesses to be in certain sectors only and that the business has or will have sales outside Northern Ireland > 25% of turnover or > £¹/₄m per year.
- d) There is a potential long lead time between site identification and grant of planning permission and subsequent contract negotiations before development is commenced. Consequently, sites initially identified may remain available. However, the potential future availability of identified sites could not be assessed and this consideration was not applied as an exclusionary criteria.

BIO-SECURITY

Scored on the basis of 1 being a site immediately proximate to poultry producers and 5 being those most remote, with no poultry producers within either a 3km or 10km radius. This could have been applied partly as a exclusionary criteria where sites are within 3km of a poultry producer and with numerous poultry producers within the 10km potential restriction distance. However, it was determined that as to not to do this within

the site assessment but to use the scoring system instead.

CONSTRUCTION

A minimum area of approximately 2.5 hectares either incorporated with the site or potentially available adjoining a site, or a partly within and partly adjoining.

COST

Where known, applied as an exclusionary criteria where cost would be prohibitive to the viability of the project.

GRID CONNECTION

It was generally assumed that a connection to the grid could be made, notably within or close to urban areas. Where a site was in a more remote location away from centres of population or development, it was assessed that connection to the grid would be lengthy, and therefore costly, and be in a area which would not require reinforcing of power supplies.

PROXIMITY OF POULTRY FEEDSTOCK

The main poultry producers are clustered around Ballymena and Dungannon. Sites were scored on the basis of 1 to 5, 1 being most remote from the two main areas and 5 where most proximate. No site could be scored at 5 as a site within a densely clustered area of one of the main locations would not be proximate to the other main cluster of poultry producers. The limited amount of potential poultry litter from any

one producer in a year, or number of producers, and the intermittent supply poultry litter was not considered to rank as highly as proximity to the largest single fuel source at Ulster Farm.

**PROXIMITY TO MBM FUEL
SOURCE**

Scored on the basis of 1 being furthest away and 5 being immediately proximate. In practice only the application site could score 5, being adjacent to the largest and substantial single source of fuel.

SCORING

The scoring system was used as a ranking under each criteria not as a weighting or for comparison across different criteria. Scoring was on the basis of 1 to 5, 1 being worst, and 5 being best.

WATER

Initially assess as potential access to a large body or supply of water for cooling purposes (4,000m³ to 6000m³ per hour) and return thereto.