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21 December 2007

A McKay Esq  
Principal Planning Officer  
The Planning Service  
Special Studies - Environmental Unit  
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**BY EMAIL & POST**

Dear Mr McKay

**Rose Energy – Proposed Poultry Bedding and MBM Power Plant  
Site at Ulster Farm By-Products Ltd, Glenavy  
Pre-application consultation**

Following our recent meeting regarding the above proposal, I enclose for your attention, that of your colleagues in other Government services and for statutory consultees, as appropriate, details regarding the scope and extent of the work being conducted to support the forthcoming planning application accompanying Environmental Statement.

Since we met in your offices on Thursday, 6 December, 2007, considerable further work has been undertaken in liaison with the team of consultants assembled to undertake the necessary review work, and with Rose Energy Plc and its potential contractors for the supply and construction of the proposed power plant. We left with you a plan – drawing No. 26138-501 Rev B, Proposed Site Layout Option 3 – illustrating a particular layout on land a little to the south west of the Ulster Farm plant, and indicated that revisions to the proposed layout were likely. Further revisions have been undertaken and I attach for your attention a revised layout and plan for use at this pre-application consultation stage – you will note that the site extends closer to Ulster Farm By-Products and with a substantial swathe for mounding and landscaping along the south west boundary,. It is likely, however, that there will be further revisions in due course though the position of the site and its extent is unlikely to change to any degree.

May I bring to your attention at the outset that the attached plan includes cooling towers. The outcome of the considerable work undertaken since we met you a fortnight ago is that while air cooling a plant of this type and size is feasible it is at a very considerable financial penalty which would undermine the viability of the project even with the likely considerable Government financial support of the project. The proposal is, therefore, to adopt the evaporative cooling system which requires relatively modest amounts of water – possibly to be drawn either from the Lough or via the aquifer under this area – with appropriate discharge probably via a combined SuDS and temperature attenuation facility/pond (which is not shown on the attached plan), concerning which further discussions have already been held with Peter Close and Keith Bradley of EHS.

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The layout plan does not illustrate all the required features of the proposed plant (eg the high voltage switchyard is not shown) and two extraneous items have crept on to this plan which should not be there, one being the fire water pump house which appears in the middle of the circulatory road and the other being the 100m<sup>3</sup> Gasol tank which will need to be located within the site and not on adjoining land – this appears to be a CAD problem and the plan author is currently unavailable to rectify it. I expect there to be further refinements shortly but you will no doubt appreciate that with a scheme of this size and complexity the potential for any number of variables to effect changes to what were thought to be more settled plans is considerable, and particularly in the light of the cost and funding considerations and pressure to achieve a deliverable project as soon as possible notably for the benefit of the poultry industry.

Primarily based upon the EIA Scoping Checklist, the attached document provides a general resume of the matters to be included in the planning application/Environmental Statement for use in pre-application consultation of colleagues, of other Government departments and statutory consultees. I note that the list of consultees provided by your colleague, Sian, includes the Chief Executives of the Antrim and Lisburn Councils and you should be aware that the public announcement of the project, which is scheduled for Tuesday, 8 January, 2008, will include specific letters to politicians including local authority Members of those two Councils. I note, incidentally, that the consultation list contained within the recent draft PPS18, Renewable Energy, includes a more extensive list of consultees at A125, albeit that this specifically refers to wind energy schemes. However, I would have thought that it would be appropriate to add to the list the DETI, Council for Nature Conservation in the Countryside, the Health and Safety Inspectorate, Geological Survey, National Air Traffic Service, Northern Ireland Electricity and the RSPB. Clearly, some of these are not statutory consultees but are organisations which need to be included in early consultations and which, perhaps, are more appropriately done via yourself. For your information I will shortly forward a further list of consultees whom we are intending to notify and make contact with as soon as the public announcement is made in early January and, clearly, there may be some overlap.

I would welcome an early conversation with you and an indication of your timetable for dealing with this pre-application consultation. As you are aware, we have spoken on a number of occasions with various colleagues in other departments including IPRCI, the Water Service, and other sections of the EHS, with DARD, DETI and briefly with representatives of the Roads Service with whom we met in your offices in the company of Mr Noel Scott.

If there is any further information you would like to see at this stage then please do not hesitate to contact me.

Yours sincerely

**Graham Bolton**

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CC Rose Energy plc