

22nd October 2021

Ms. Denise Dickson
Head of Planning
Causeway Coast & Glens BC.
Cloonavin,
66 Portstewart Road,
Coleraine, BT52 1EY



Dear Madam,

RE: PLANNING APPLICATION – RETROSPECTIVE APPLICATION FOR EXISTING WORKSHOP / STORE & OFFICE FOR INDUSTRIAL USE PERTAIN TO THE RESEARCH, DEVELOPMENT AND TESTING OF OVERLAND SLURRY DISTRIBUTORS, RHI BOILER & FLUE AT 79B FINVOY ROAD, BALLYMONEY.

PLANNING REF: LA01/201/1402/F.

We refer to the above planning application and further the response of Council by email dated 18th October 2021.

Planning Committee Schedule.

By email dated 15th October 2020, we wrote to the Planning Department advising them at this planning application was subject to a pending Enforcement Appeal (EN) and requested that the application be removed from the committee schedule until the determination of the appeal by the Planning Appeals Commission. See email attached as **Appendix LKP1**.

Section 45 (1) of the Planning Act (NI) 2011 requires Councils in dealing with applications, must have regard to the local development plan, so far as material to the application, and to any other material considerations. The evidence and arguments to be presented in the EN appeal, and the PAC's decision on that appeal, are material considerations that need to be fully explored in the determination of this planning application.

We have reviewed the Planning Committee Report and note with disbelief that the current 'Enforcement Appeal' and the grounds for appeal have not been given any due '*weight*' or '*consideration*' in the assessment of this planning application by the Case Officer. This prejudices the Applicant as the information is fundamentally important in enabling Council Members to make a fair and balanced decision on the planning application.

The actions of Causeway Coast & Glen's Borough Council's by refusing to withdraw this planning application from the Planning Committee Schedule until the pending Enforcement Notice Appeal (**EN Appeal**) is determined is '*Wednesbury*' unreasonable and unlawful considering this current application forms the deemed planning application for the ongoing EN Appeal (**PAC Ref: 2020/E0012 & Council Ref: EN/2020/0106**).

Immunity of Site.

The evidence and arguments to be presented in the EN appeal, and the PAC's decision on that appeal, are fundamentally important to the determination of this planning application. The EN was appealed under Ground (d) - Immunity from enforcement with the critical date for immunity being established as the **27th of April 2015**. Whether or not Buildings 1 and 2 are immune from enforcement is an absolutely fundamental material consideration in the determination of the current planning application, and must therefore as a matter of law be taken into account by the Planning Committee in that determination.

We attach **MAP LKP 1** – Construction Timeline of Site highlighting dates of construction for each of the different buildings to allow members to understand the different elements of this planning application.

Our Statement of Case (SOC) to the Planning Appeals Commission (PAC) is attached as **Appendix LKP2**. Paragraphs 2.1 – 2.12 provides evidence to demonstrate the site's immunity from enforcement action.

Paragraph 5.6 of the Councils SOC on immunity accept that Buildings 1 & 2 were in situ prior to the enforcement date of **April 2015**. **Extract of SOC provided below:**

- 5.6 **While Council acknowledge that element 1 of the shed was in situ on 15 April 2012 (Appendix 2 refers), and element 2 of the shed in situ on 17 May 2013 (Appendix 3 refers), element 3 of the shed was not in situ on 10 June 2015 (Appendix 11 refers). As the shed is considered by Council to be one entity, given the large single area of floor space involved, the shed was therefore not substantially complete on 10 June 2015. To this end an immunity date of 10 June 2020 is established in regard to the shed and the associated industrial/manufacturing enterprise, which has expanded incrementally and materially with the phased increase of the operational development on the site.**

Notably, Council Officers accept that the large area of industrial hard standing (*Para 2.3 Council SOC*) is immune from enforcement and that Buildings 1 & 2 have been in situ since April 2012 & May 2013.

We contend that Buildings 1 and 2, and the original hard standing, are immune from enforcement as these areas have been constructed and in operation for more than the requisite 5-year period for enforcement.

Incorrectly and without any supporting legal basis Council Officers assume and are trying to persuade the Planning Appeals Commission that the construction of Building 3 (completed in August 2015) has extended the immunity period of Building 1 & 2 to August 2020 as they now consider Buildings 1,2 & 3 to be one single large building extended incrementally.

Advice provided by William Orbinson QC:

The Applicant has consulted Senior Counsel, William Orbinson QC for legal advice on the actions of Council on immunity. Mr Orbinson confirms that planning case law does not support Council assumptions and that Buildings 1 & 2 are immune from enforcement action.

Mr Orbinson refers to planning case law in support of this application, namely:

- *Sage v Secretary of State for the Environment, Transport and Regions* [2003] UKHL 22, [2003] 2 All ER 689, [2003] 1 WLR 983.
- *R (Ardagh Glass Ltd) v Chester City Council* [2009] EWHC 745 (Admin)

The key case is the House of Lords decision in *Sage v Secretary of State for the Environment, Transport and Regions* [2003] UKHL 22, [2003] 2 All ER 689, [2003] 1 WLR 983. The approach taken by the House of Lords in *Sage* was that “**regard should be had to the totality of the operations which the person originally contemplated and intended to carry out**” and that “... **if it is shown that he has stopped short of what he contemplated and intended when he began the development, the building as it stands can properly be treated as an uncompleted building against which the [5]-year period has not yet begun to run**”. So, in the case of an unauthorised dwelling house, what the person originally contemplated was the entirety of the dwelling house, so that if he stops short of that then the building would be an uncompleted building against which the immunity period had not yet begun to run.

In *R (Ardagh Glass Ltd) v Chester City Council* [2009] EWHC 745 (Admin), at paras 47-56 Judge Mole QC drew a distinction from a case where the development in question was a single dwelling house, as in *Sage v Secretary of State for the Environment, Transport and Regions* [2003] UKHL 22, [2003] 2 All ER 689, [2003] 1 WLR 983, where the totality of the operations which the developer originally contemplated and intended to carry out had to be considered in deciding on immunity. The unauthorised development in *Ardagh Glass* was a glass works, made up of several distinct but physically and functionally connected elements. In those circumstances it was not necessary for all of the operations comprising the works to have been substantially completed before the period started to run.

Following the *Ardagh Glass* approach, Buildings 1 and 2 were distinct from Building 3, so that the immunity period runs separately for them.

This analysis is supported by Harwood, ‘Planning Enforcement’, 3rd edition:

“3.08 There may be circumstances in which the enforcement period for operations on a site may expire at different times. For example, a scheme or planning permission may comprise a number of separate buildings. If the first is built without complying with the approved drawings then enforcement against it would have to take place within [5] years of the building’s substantial completion, rather than from the finish of the last building. To what extent elements of an approved development will be substantially completed prior to the completion of the totality of the scheme will depend on the circumstances – R (Ardagh Glass Ltd) v Chester City Council [2009] EWHC 745 (Admin), at paras 47-56 per Judge Mole QC.”

3.09 Unless the project can be divided up then if some of the operations are carried out within the time limit, then all the works, including those carried out more than [5] years ago, can be enforced against – Robert Reginald Howes v SOSE [1984] JPL 439”.

Applying the *Sage* approach to this case, the question is what the Applicant intended when he commenced Building 1 (*original hardstanding and workshop*) and Building 2. As the intention in each case was to construct a freestanding building, rather than sections of an overall building eventually also including Building 3, then the time period for enforcement ran from when Building 1 and Building 2 were substantially completed, and not from substantial completion of Building 3.

We can confirm the following: -

- Building 1 – Commenced in September 2011 – Completed prior to May 2012; and
- *Building 2* - Under Construction May 2012 and Completed prior to May 2013.

Therefore, by the time the EN was served in April 2020 these two buildings (*Buildings 1 & 2*) were immune from enforcement action.

The Applicant confirms that each of the buildings was distinct from each other and only built to accommodate the successes of the company at that current time. He also confirms that Building 3 was constructed as a separate Research and Development Area physically and functionally separated from Buildings 1 and 2. Following the *Ardagh Glass* approach, Buildings 1 and 2 were distinct from Building 3, so that the immunity period runs separately for them.

Significantly, the advice provided by Mr Orbinson and the evidence submitted in our SOC to the EN appeal demonstrates that Building 1 & 2 are distinct buildings separate from Building 3: -

- *Building 1* and the concrete hard standing was constructed as a self-contained, *single entity*, project granted aided by Invest NI to the value of £50,000.00 under the strict condition that the building was to be completed by the end of March 2013. This building was commenced in September 2011 and fully completed by April 2012 as shown on the Google & Aerial Photographs, (*Para 2.9 – 2.10 LKP SOC*).
- The Google Image below dated May 2012 confirms that Building 1 was constructed and fully completed at this time. Note the corrugated tin sheeting on the western gable, rain-water goods and downpipes where Building 3 is now built confirm it was the intention of the Mr O’Kane to fully complete a ‘standalone’ distinct building. The earth bund was retained in situ to minimise any view of the building from the roadside for a period of 3 years.



- Building 2 was constructed in May 2012 onto the western gable of Building 1. Note from Google Image above that the construction of the building was ongoing when this image was captured. The Certified OS Aerial Photograph dated May 2013 in our SOC confirms Building 2 was complete at that time.
- Building 3 was constructed in August 2015, 3 years after the completion of Buildings 1 and 2. The time periods between the construction of Buildings 1, 2, & 3 demonstrate that Buildings 1 & 2 are distinct and separate from Building 3, particularly given that the biggest gap is that between Building 2 and Building 3 – more than 3 years.
- The Applicant advises that when he completed Buildings 1 & 2 he had no notion of constructing Building 3. This building was an “*afterthought*” built 3 years later for R & D purposes that contributed to the successes of the company in developing innovative agricultural equipment.
- Photographs below demonstrate that Building 1 prior the construction of Building 3 in August 2015 was fully completed with the gable rendered, corrugated tin on the upper element of the gable with rainwater goods all connected. Plainly, if it had been the intension of Mr O’Kane to construct Building 3 at this time he would not have gone to the expense of completing Building 1 to a high standard. See photographs below: -



Photograph 1 – July 2015 – Works about to commence the removal of the earth bund in preparation for the construction of Building 3. Note the completed nature of Building 1.



Photograph 2 – July 2015 Earth Bund removed. Note the finished Gable end of Building 1 prior to the construction of Building 3. The gable is completed in corrugated tin sheet with rough rendered walls indicating Building 1 was a distinct building and not part and parcel of an overall larger structure including Building 3.



Photograph 4 – August 2015 – Building 3 is under construction. Note, it is self-contained and constructed onto the gable of Building 1 as a single entity and separate building. It's also evident that the render on the gable and the corrugated tin at roof level of Building 1 had to be removed to facilitate the construction of Building 3.



Photograph 5 – Drone photograph taken August 2015 of Building 3 completed.

- The planning history is also supportive, in that it treats the original elements as standalone and distinct from any wider project – referred to as a “workshop”, rather than part of a greater whole – and the 2017 application refers to the “extension to existing workshop”. It is also noteworthy that Building 1 was inspected on completion by the Council’s Building Control officers.
- A useful comparison would be someone building a house without permission, completing it, achieving immunity from enforcement, and then, 3 years later, adding an unauthorised extension. Would anyone seriously suggest that adding the extension somehow robbed the house of immunity unless that had always been intended to be a part of the structure from the outset? That is essentially what Council Officers are urging upon Committee Members. They are back-editing from the current situation on the ground to treat Buildings 1 and 2 as having been part of a greater entity from inception, which they were not, rather than accepting them as immune and focussing, as they should, on the unauthorised and non-immune extension to those buildings by means of Building 3.

Response to comments in Planning Committee Report:

1. This is retrospective planning application for the retention of a development which has operated from this site now for nearly 10 years without any complaint or objection from any third party or statutory agency.
2. It is now an established industrial site with the immunity of Buildings 1, 2 and the large hardstanding area. The principle of development therefore has been accepted.
3. Building 3 & the minor increase in the site curtilage should be determined under Policy PED 3 of PPS 4 as an expansion of an Established Economic Development Use in the Countryside.
4. The sites compliance with Policies PED 3 and PED of PPS 4 are set out in our SOC
5. The Applicant is willing to remove the RHI Boiler and Flue, if necessary. I don’t think it is as it has no demonstrable harm on the environment or any third party.
6. The site has no impact on rural character or visual amenity of the area as the site is set back 115m from the public road behind existing roadside and field boundary vegetation. Views of the site from areas of public resort or assembly are difficult. You need to be searching in the landscape for the buildings.
7. Buildings have been designed to represent other nearby traditional farm buildings.
8. The site is located 110m from the nearest third-party property, again no complaints in 10 years.
9. Drainage Plan has been submitted last week to address Water Management Comments.

10. Slurry spreading is only for the testing of new equipment only. It is not a working farm and the level of spreading is so little we don't feel Air Dispersion Modelling (ADM) is necessary as the Applicant had prior agreement for the spreading of slurry. ADM can be provided if deemed necessary.
11. This is an indigenous local company fully supported in its growth since creation by Invest NI, Causeway Coast & Glens Council and Leader NI. It contributes significantly to the local economy through employment both directly and indirectly through the use of local suppliers and subcontractors all from the local area. All direct staff members all live within 12 miles of the application site.
12. The successes of the Company are being supported and grant funded by some departments of Council with the planning department enforcing against the site its operating from for 10 years.

In conclusion, the evidence demonstrates that Buildings 1 & 2 are distinct buildings from Building 3 which was constructed a considerable time later in 2015 as a self-contained Research & Development Area for the company, and that Buildings 1 & 2 are immune from enforcement. Therefore, we request that the Planning Committee approve this development as an extension to the established industrial use of the site.

I trust this helpful. Should you require any further details, please do not hesitate to contact me.

Please confirm that this submission will be provided to the members of the Planning Committee in good time for them to consider its contents before next week's meeting.

Yours faithfully,

On behalf of:

Lee Kennedy Planning

From: Lee Kennedy

Sent: 15 October 2021 13:25

To: Denise Dickson; Planning; ;

Shane Mathers

Cc: James O'Kane; William Orbinson

Subject: FW: LA01/2018/1402/F - Finvoy Road, Ballymoney.

FAO. Ms Denise Dickson,

We are dismayed to discover this retrospective planning application has been scheduled for Planning Committee on the 27th.

Council is well aware that there is a pending EN Appeal (**PAC Ref: 2020/E0012 & Council Ref: EN/2020/0106**) in progress with the PAC for this subject site and this planning application directly equates to the deemed application for the EN appeal.

We have consulted Senior Counsel, William Orbinson QC, who believes the proposed actions of Causeway Coast & Glens Council in determining this application before being in a position to consider and reflect the findings of the PAC are unlawful and 'Wednesbury' unreasonable, as the forthcoming PAC decision is a major material consideration in the determination of this planning application and the Council cannot rationally proceed to determine the application without knowing the PAC's decision. Mr Orbinson QC has asked us to draw to your attention specifically the point that there is clear authority in case law that the decisions of the PAC have precedent value and must be followed by local planning authorities, so that proceeding to determine the application without sight of the PAC decision is a subversion of the role of the PAC and of the precedent value in its decisions. Mr Orbinson QC further advises that to proceed to determine the application without sight of the PAC decision would constitute maladministration, and that if the Council chooses to proceed to determine as proposed our client should seek compensation from the Ombudsman in respect of the substantial costs incurred in appearing before the Council, including those relating to his own appearance.

We, therefore, request that this planning application is removed from the committee schedule until after the determination of the planning enforcement appeal by the PAC.

Please confirm by return that this application will now be removed from the forthcoming planning committee schedule.

Regards,

✍.

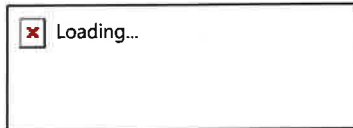
On Behalf of:



From: [William Orbinson](#)
Sent: 15 October 2021 13:15
To: [Lee Kennedy](#); [James O'Kane](#)
Subject: Re: LA01/2018/1402/F - Finvoy Road, Ballymoney.

Trust this is helpful.

Regards



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**Legal Associate of the Royal Town Planning Institute and holder of the
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Aerial Map of Timeline of Construction of EN Site



1 Original Workshop Constructed Sept. 2011

3 R&D / Parts Store Constructed August 2015

2 Outbuilding Constructed May 2012

4 Extra Yard Space/ Site Curtilage added between c. 2017-2018

ENFORCEMENT NOTICE APPEAL

STATEMENT OF CASE

APPEAL REFERENCE: 2020/E0012

Ref: Alleged unauthorised industrial use, alleged unauthorised shed comprising a manufacturing workshop, store and office for industrial use, alleged unauthorised hard standing forming the creation of a yard, alleged unauthorised external storage of materials ancillary to the industrial use, alleged unauthorised extension of curtilage & alleged unauthorised boiler, hot water tank & associated chimney flue at Lands at 79b Finvoy Road, Ballymoney

APPELLANT: MR. JAMES O'KANE



1.0 INTRODUCTION

- 1.1 On the 27th April 2020, Causeway Coast and Glens Borough Council served an Enforcement Notice (EN) on the Appellant (*Mr James O’Kane*) relating to alleged unauthorised industrial use, alleged unauthorised shed comprising a manufacturing workshop, store and office for industrial use, alleged unauthorised hard standing forming the creation of a yard, alleged unauthorised external storage of materials ancillary to the industrial use, alleged unauthorised extension of curtilage & alleged unauthorised boiler, hot water tank & associated chimney flue at Land at 79b Finvoy Road, Ballymoney **Appendix LKP 1 – Enforcement Notice;**
- 1.2 This appeal, against the enforcement notice, was submitted by this practice prior to the EN taking effect on the **7th October 2020.**
- 1.3 This EN was appealed under Grounds (a), (c), (d) & (f) by the Appellant.
- 1.4 This SOC is supported by the following documentation namely: -

- **Appendix LKP 1:** *Enforcement Notice;*
- **Appendix LKP 2:** *Planning Permission - Ref: D/2011/0097/F;*
- **Appendix LKP 3:** *Construction Timeline of Site;*
- **Appendix LKP 4:** *Certified Aerial Photograph from Land & Property Services*
- **Appendix LKP 5:** *Google Images;*
- **Appendix LKP 6:** *Invest NI Offer History;*
- **Appendix LKP 7:** *Tender Advertisement for Workshop;*
- **Appendix LKP 8:** *Agquip Ltd. Company Documentation;*
- **Appendix LKP 9:** *Deemed Application Drawings;*
- **Appendix LKP 10:** *Agquip Ltd. Business Plan 2019;*
- **Appendix LKP 11:** *Planning History;*
- **Appendix LKP 12:** *Farm Maps & Schedule;*
- **Appendix LKP 13:** *Environmental Health Consultation.*

2.0 GROUNDS FOR APPEAL:

- 2.1 This EN was appealed under Grounds (a), (c), (d) & (f). We propose to address these Grounds in the following order, Ground (d), (c), (f) and (a).
- 2.2 Under the Planning (*Use Classes*) Order (*Northern Ireland*) 2015, we deem this is an industrial site with the use falling under: -
- *Part B – Industrial & Business Uses - Class B2: Light Industrial.*

Ground (d): that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.

- 2.3 The Appellant confirms he is the director of Agquip Ltd, he established the business in July 2009 with the aid of Invest Northern Ireland (NI). He has operated from these premises since the original workshop (Building 1) and hardstanding was constructed in **September 2011.**
- 2.4 Planning permission was originally approved for a commercial workshop under a farm diversification business on the 22nd July 2011 under Planning Ref: D/2011/0097/F – **Appendix LKP 2.**

- 2.5 The main workshop building (Building 1) and hardstanding was not constructed in accordance with the planning permission. It was constructed in September 2011. I attach a timeline of site construction as **Appendix LKP 3**.
- 2.6 This aerial photograph indicates that the original hardstanding and workshop (**Building 1**) was constructed in September 2011. **Building 2** was constructed in May 2012 and **Building 3** – Research & Development / Parts Store - was constructed in August 2015 with increased site curtilage (**No. 4**) being added sometime between 2017 - 2018.
- 2.7 The critical immunity date for the EN is the 27th April 2015. Buildings 1 and 2, and the original hardstanding, are immune from enforcement as these areas have been constructed and in operation for more than the requisite 5-year period for enforcement.
- 2.8 To demonstrate immunity we attach a certified Aerial Photograph, obtained from Land & Property Services, which indicates the site and buildings on the **17th May 2013** as **Appendix LKP 4**. The Aerial Photograph indicates the yard (hardstanding) and Building 1 and 2 being in situ on this date.
- 2.9 We attach 5 no. Google Aerial Photographs (**Appendix LKP 5**) dated: -
- Oct. 2011: Building 1 under construction;
 - April 2012: Building 1 & hardstanding constructed;
 - May 2012: Building 1 built & Building 2 under construction;
 - July 2017: Buildings 1, 2 & 3 constructed with hardstanding;
 - Sept. 2020: Extension to curtilage.
- 2.10 Development of Building 1 and hardstanding was constructed in September 2011 under grant aid by Invest NI for new start-up businesses. Construction of the main workshop commenced in September 2011 and was completed in February 2012 as indicated on the Invest NI Offer History for Agquip Ltd – **Appendix LKP 6**.
- 2.11 Notification of tender for the construction of the workshop (Building 1) was advertised in the local press and were to be received by 5pm on the 2nd September 2011 attached as **Appendix LKP 7 – Tender for Workshop**.
- 2.12 Mr O’Kane has provided a range of documentation / invoices / receipts which highlight that Agquip Ltd has operated from this site for more than 5 years. further documentation is available on request but we determine these are acceptable - **Appendix LKP 8 – Company Documentation**.

Ground (c) that those matters (if they occurred) do not constitute a breach of planning control.

- 2.13 Appellant now not relying on this ground.

Ground (f): that the steps required by the notice to be taken, or the activities required to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or to remedy any inquiry to amenity caused by any such breach.

- 2.14 Appellant not relying on this ground.

3.0 **DEEMED PLANNING APPLICATION:**

Ground (a) – that planning permission ought to be granted in respect of any breach of planning control which may be constituted by the matters stated in the notice, or the condition or limitation concerned ought to be discharged.

3.1 We attach deemed application drawings for determination as **Appendix LKP 9**.

Agquip Ltd. Company Profile:

3.2 Agquip Ltd was established by the appellant in 2009 and has become a very successful, organically grown Northern Ireland company exporting products throughout Northern Ireland (NI), Republic of Ireland (ROI), Great Britain (GB), and Norway. The company is an agricultural engineering firm that specialises in the design and manufacture of slurry spreading systems which are sold directly to farmers or indirectly through a network of distributors.

3.3 The company has a unique selling point and is recognised as a key leader in the production of slurry spreading systems, with products being protected by European wide Intellectual Property rights.

3.4 Agquip Ltd growth has been part-funded by Invest NI. The company now employs 10 direct members of staff and a selection of subcontractors, with one local welding company averaging 30k a month for undertaking the heavy industrial manufacturing for Agquip Ltd. Raw materials and additional services are purchased from local suppliers and manufacturers. Turnover for year ending March 2019 was [redacted] on forecasted figures. Agquip Ltd is major direct and indirect employer on the North Coast and a major contributor to the local economy. Continued growth is forecast for both the ROI and UK markets. See Agquip Ltd - Business Plan 2019 attached as **Appendix LKP 10**.

Established Use:

3.5 This is now an established business in the countryside as demonstrated under Grounds of Appeal (d).

3.6 The industrial use has a site area of 0.48Ha with the farmlands extending to 35.18Ha.

3.7 Determination of this planning appeal must be considered as an expansion to an existing rural business under Policy PED 3 - Expansion of an Established Economic Development Use in the Countryside for Building 3 (Research & Development / Parts Store) and the extension of the site curtilage (No. 4) to accommodate the RHI boiler, water tank and flue as illustrated on **Appendix LKP 3 - Construction Timeline of Site**.

The Planning (Use Classes) Order (NI) 2015:

3.8 The use of this site is *Class B2: Light Industrial* with ancillary external open air B4 storage and distribution of products and materials.

Planning History:

3.9 A full planning history search has been carried out using EPIC and the results are included as **Appendix LKP 11**.

3.10 The principle of development in the countryside has been determined under **Planning Ref: D/2011/0097/F** as a farm diversification project for the erection of workshop in association with a business and light industrial use pertaining to the research, development and testing of overland slurry distributors.

3.11 Planning Policy Context:

3.12 The policy framework is set out in the following documents: -

- *Regional Development Strategy 2035 (RDS);*
- *Strategic Planning Policy Statement for Northern Ireland (SPPS);*
- *Northern Area Plan 2016 (NAP 2016);*
- *PPS 21 – Sustainable Development in the Countryside;*
- *PPS 4 - Planning & Economic Development.*

Regional Development Strategy 2035 (RDS)

3.13 The RDS provides an overarching framework strategy on how NI should grow and develop over the next 20 years.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

3.14 Para 4.30 of the SPPS is clear that... ***“all proposals for development in the countryside must be sited and designed to integrate sympathetically with their surrounding in the natural topography, and to meet other planning policy and environmental considerations, including the policy approach to cluster, consolidate and group new development with existing established buildings”.***

3.15 Paragraphs 4.23 to 4.30 addresses good design by developments and states that... ***“good design can change lives, communities and neighbourhoods for the better”.***

Northern Area Plan 2016 (NAP 2016)

3.16 The Northern Area Plan (NAP 2016) is the statutory plan for the determination of planning applications in the Causeway Coast & Glens Borough Council area. The NAP 2016 indicates that the appeal site is located in a rural area roughly 1 km south of Ballymoney.

PPS 21 – Sustainable Development in the Countryside

3.17 The site lies in the countryside outside of any settlement limited defined in the local area plan for the district where the policy context for rural development is set out in Planning Policy Statement 21 – Sustainable Development in the Countryside (PPS 21).

3.18 Policy CTY 1 of PPS 21 identifies a range of types of development which, in principle, are considered to be acceptable in the countryside and contribute to the aims of sustainable development. Policy CTY 1 goes on to state that planning permission for non-residential development for farm diversification will be considered under Policy CTY 11 and industry / business uses will be assessed under the policy provisions of PPS 4: Planning and Economic Development.

Policy CTY 11 – Farm Diversification.

- 3.19 The Appellant is indigenous to this area and comes from a well-respected farming family with a strong background in agricultural industry. The family farm abuts and is directly north of the appeal site. Firstly, Mr O' Kane confirms he is a farmer at heart and secondly, an engineer but the success of the industrial business has outgrown the farm.
- 3.20 Originally, the Appellant diversified into the industrial / Agri-market to supplement his farm income. However, the unprecedented successes of the industrial business through the Governments implementation of the Nitrates Directive & Ammonia Emissions Legislation from agricultural activity has overshadowed the farm business income.
- 3.21 The farm business is still active and established. It was extended in 2019 with the purchase of an additional 24-hectare adjacent farm, slurry tank and farm buildings as indicated on the farm maps.
- 3.22 The principle of Farm Diversification was originally approved under **Planning Ref: D/2011/0097/F** in 2011 while the Appellant's industrial and farming businesses have seen significant growth in this timeframe, Policy CTY 11 – Farm Diversification has remained unchanged.
- (a) Mr O'Kane has an active and established farm business under Farm Business ID Number
See Farm Map & Schedule attached as Appendix LKP 12.

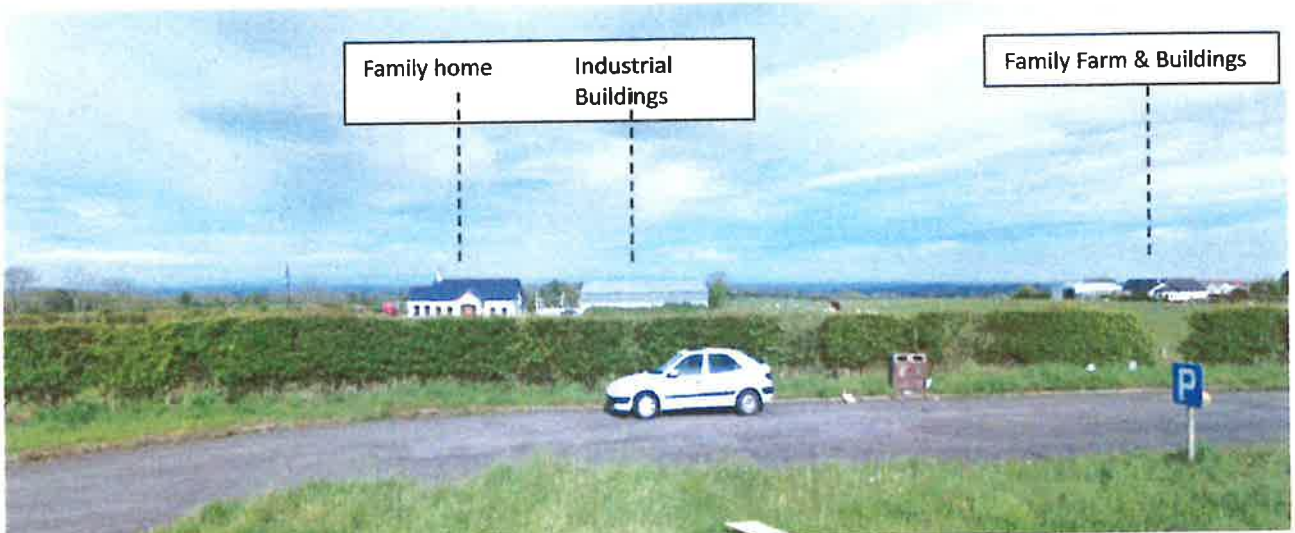
The farm business receives Single Farm Payments and is critical to the success of Agquip Ltd. The farm has now extended from 11 hectares to 35 hectares. Haylage is grown on the farm for the equestrian industry with the lands also necessary for R&D and the testing of equipment. Previously all testing had to be carried out in Toomebridge but this was very inefficient for the company.

The existing complex has no adverse impact on the character of this rural area. The site is set back 115m from the roadside at an oblique angle to view. The buildings have been designed to represent agricultural buildings which are common features in the local landscape, as can be seen from *Photograph 1*, below.

The principle of a shed / workshop on the appeal site was previously approved under both the 2010 and 2011 planning applications for commercial and domestic workshops. This gives an indication that the landscape had the capacity to absorb further development.

From *Photograph 1*, below, note that the existing roadside vegetation, position of the family home and the alignment of all buildings onsite prevents clear views of the site and scale of this development in terms of a visual assessment.

Travelling in either direction along Finvoy Road, a 60 /70 mph road, views are restricted to 'fleeting glimpses' through existing strong roadside and field boundary vegetation of the site. Views into the site are prevented by the family home and the gable elevation of the workshop which are setback 115m from Finvoy Road.



*Photograph 1: Google Streetscape Image – taken from a position 2m above road level.

If the majority of this site is deemed immune from enforcement under Ground (d), then any assessment of character should be taken on the increased site curtilage and Building 3 only. Taking the context of the existing development into account, these two elements have no impact on rural character.

- (b) The site is an established industrial site. There are no built heritage features of interest on or adjacent the site.
- (c) This is an established site for a light industrial use that has no impact on the residential amenity of any dwellings. This site has been operational since 2011 and the ongoing 2018 retention application has received no objections to date. The heavy industrial manufacturing is not carried out on site it is outsourced to larger fabrication companies in Ballymoney and Ballymena.

The nearest third-party property is 110m from the site. The Appellant is cautious of resident's amenity and with good management, separation distance and the fact that all manufacturing operations are carried out within the workshops, ensures no adverse impact upon residential amenity.

Mr O'Kane accepts the proposed planning conditions put forward by Environmental Health on the retention application – **attached as Appendix LKP 13** - but would request operation hours are extended to allow Saturday working from 8am to 2pm.

- 3.24 The integration of the building was previously accepted by Council in the 2011 application and vegetation has since matured, increasing the sites absorption into the host landscape.

PPS 4 – Planning & Economic Development.

- 3.25 This development is approvable as it meets the criteria of Policies PED 2: Economic Development in the Countryside, Policy PED 3: Expansion of an Established Economic Development Use in the Countryside, and Policy PED 9: General Criteria for Economic Development.

Policy PED 2 – Economic Development in the Countryside

- 3.23 Policy PED 2 permits the expansion of an established economic development use in the countryside in accordance with the policy criteria of PED 3 - Expansion of an Established Economic Development Use in the Countryside.
- 3.24 This development is now an established lawful use in the countryside and the deemed planning application should be assessed as an extension of these premises.

Policy PED 3 – Expansion of an Established Economic Development Use in the Countryside

- 3.25 Policy PED 3 is very clear in that it allows the expansion of an established economic development use in the countryside where the scale and nature of the proposal does not harm the rural character or appearance of the area and there is no major increase in the site area of the enterprise.

Scale, Nature & Impact on Rural Character:

- 3.26 The existing workshop (Buildings 1 & 2) and the original hardstanding areas now constitute an established use. Therefore, the extension of the curtilage (4) and Building 3 are for assessment only. **Appendix LKP 3 – Construction Timeline of Site.**
- 3.27 See Para 3.23, point (b) on character above.

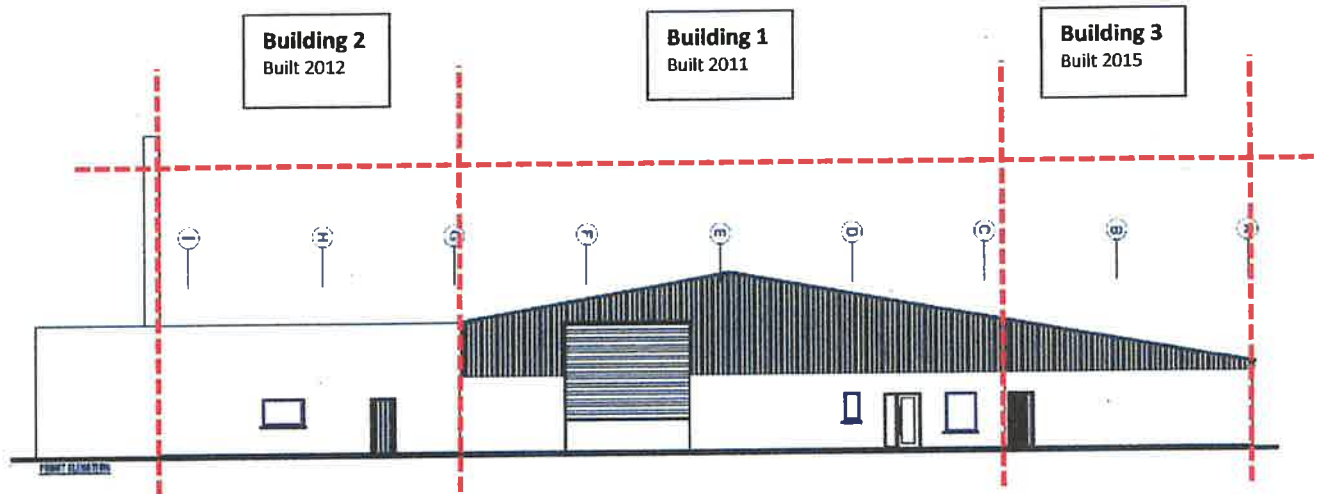
- 3.28 In addition, the established footprint of the site was 4276 sq. metres prior to any extension of the site curtilage. The increase in curtilage is 649.50 sq.ms and results in a 15% increase in the overall site footprint, a moderate expansion to accommodate the RHI boiler and wood storage area.

- 3.29 The increase in the site area has been done on the boundary furthest from the public road to ensure no increased impact on rural character from public view.



*Photograph 2 – View of Site Footprint.

- 3.30 The established workshop (Buildings 1 & 2) had a total floor area of **697.96 sq. metres**. The construction of the R&D (Building 3) in August 2015 increased the footprint by **163.2 sq. metres** providing a total floor area of **861.16 sq. metres**; a 23% increase in the footprint of the building, acceptable considering it has no impact on character or visual amenity.



*Figure 3 – Frontage elevation of Workshop.

- 3.31 Building 3 is a natural extension of the existing buildings as shown on the elevation above. It has tied into the existing eaves height, extending the length of the building by 9.6m and stepping in the gable elevation by 5.6m.
- 3.32 The extension of the building or the site curtilage has no impact on visual amenity nor rural Character from public view points. The Appellant has indicated if necessary, he's willing to remove the boiler, water tank and flue, but we don't feel this is appropriate.
- 3.33 The buildings are constructed to represent farm buildings in rural areas using traditional building materials with rough rendered concrete walls and Kingspan grey goosewing profiling on the walls. The buildings and there positioning in the landscape ensure it has no impact on visual amenity nor the rural character of this countryside area.

Existing Buildings:

- 3.34 All existing buildings within the site are fully utilised within the business.
- 3.35 Building 3 is attached to the main workshop and necessary for the ongoing R&D. The position of this building has been selected for ease of movement for vehicles entering, and manoeuvring around, the yard.
- 3.36 The proposed shed is in proportion to the existing buildings and integrates into the overall area without any impact on visual amenity nor rural character.

Policy PED 9 - General Criteria for Economic Development

- 3.37 All proposals for economic development use, in addition to the other policy provisions of this statement, will be required to meet all the following criteria: -
- (a) it is compatible with surrounding land uses;
- 3.38 The building & extension of curtilage is located within the heart of an established commercial yard in the countryside. It is surrounded on all boundaries by farmlands under the ownership of the Appellant or his family.
- (b) it does not harm the amenities of nearby residents;

3.39 See Para 3.23 (d).

(c) it does not adversely affect features of the natural or built heritage;

3.40 See Para 3.23 (c).

(d) it is not located in an area at flood risk and will not cause or exacerbate flooding;

3.41 The site is not located within a flood risk area nor does it exacerbate flooding elsewhere.

(e) it does not create a noise nuisance;

3.42 See Para 3.23 (d).

(f) it is capable of dealing satisfactorily with any emission or effluent;

3.43 The site and the shed do not give rise to any emission or effluent of any significant value. The ground water catchment tank is not roofed but is emptied as, and when necessary, by the Appellant.

(g) the existing road network can safely handle any extra vehicular traffic the proposal will generate, or suitable developer led improvements are proposed to overcome any road problems identified;

3.44 This is an existing use in operation for nearly 10 years. It accesses out onto a main arterial route and the local road network has demonstrated it can safely handle any traffic associated with this development. Local roads are of a reasonable standard and no improvements are required to handle the modest traffic associated with the scheme.

(h) adequate access arrangements, parking and manoeuvring areas are provided;

3.45 Access, parking and manoeuvring are provided within the site.

(i) a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport;

3.46 This is a rural site, and the size, scale and nature of the development would not generate a lot of walkers or cyclists to the site. The workforce all live locally with some arriving on foot, by bike or car sharing. The buildings and the site are compliant with building control standards in terms of access for those whose mobility is impaired.

(j) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;

3.47 This proposal has been designed to provide modern working facilities for the employees and prevent any form of outside working in a safe, dry, working environment with safe circulation space. The building has been built to a high standard and the site boundary vegetation has been maintained with additional landscaping proposed on the western site boundary of deciduous hedging / shrubs.

- (k) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;**

3.48 See Para 3.23 (a).

The site is already naturally well screened in the landscape and proposals are provided to plant out and landscape the rear / western site boundary. All existing vegetation will be retained at current height.

- (l) is designed to deter crime and promote personal safety; and**

3.49 The site is set back from the roadside between the appellants home who supervises any vehicles coming onto site with CCTV. The workshops have steel security doors and a large lockable roller shutter door to the frontage.

- (m) in the case of proposals in the countryside, there are satisfactory measures to assist Integration into the landscape.**

3.50 See point (k).

4.0 SUMMARY / CONCLUSION

4.1 Originally, this business commenced in the countryside as a farm diversification project granted aided by Invest NI.

4.2 Its success is due to its unique selling point that provides for the Northern Ireland economy and acts as both a direct and indirect employer in the area.

4.2 This business is now an established Class B2- Light Industrial Use in the Countryside.

4.2 Buildings 1 and 2, and the original hardstanding, have been constructed and in use for more than the requisite five years and immune from enforcement.

4.3 The EN is applicable to Building 3, extended curtilage and the RHI boiler, water tank and flue.

4.5. These elements are a minor expansion to an existing rural business.

4.6 The ongoing use on this site has no impact on residential amenity, visual amenity or rural character.

4.7 Planning permission should be permitted for these elements as an expansion to an established industrial business in the countryside under Policies PED 2, 3 and 9

4.8 For the reasons set out above, this appeal is permissible and I respectfully request that the Commissioner allows this appeal.

Lee Kennedy Planning.

17th December 2020.

APPENDIX LKP 1.



Mr James Anthony O'Kane
79b Finvoy Road
Ballymoney
BT53 7JG

Date 27 April 2020

Our Ref: (Please quote at all times)
LA01/2018/0128/CA &
EN/2020/0106

Please Contact: Sonya Crawford

Contact Number: 028 7034 7100

Dear Mr O'Kane

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Land at 79b Finvoy Road, Ballymoney, BT53 7JG

Issued By: Causeway Coast and Glens Borough Council

1. The Council hereby serves on you an Enforcement Notice relating to the above land of which you are an owner.
2. Unless an appeal is made to the Planning Appeals Commission, as described below, the Notice will take effect on the 7th October 2020 and you must then ensure that the required steps for which you may be held responsible are taken within the period specified in this Notice. Failure to comply with an Enforcement Notice which has come into effect within the time specified for compliance is an offence and a person found guilty of such an offence is liable on conviction to a fine.

3. If you wish to appeal against the Notice you should first read carefully the enclosed Explanatory Notes. You or your agent should complete an appeal form and send it, together with the planning appeals commission Appeal Fee, a copy of the Enforcement Notice and map to the planning appeals commission. Your appeal must be received by the Planning Appeals Commission before the date given in Paragraph 2 above as the date when the Notice takes effect.
4. You will note that if you appeal against this Enforcement Notice under Section 143(a) you will be deemed to have made an application for planning permission for the development to which this Notice relates. In these circumstances you will also be liable to pay the appropriate planning application fee which in this case would appear to be £3,927

Yours sincerely

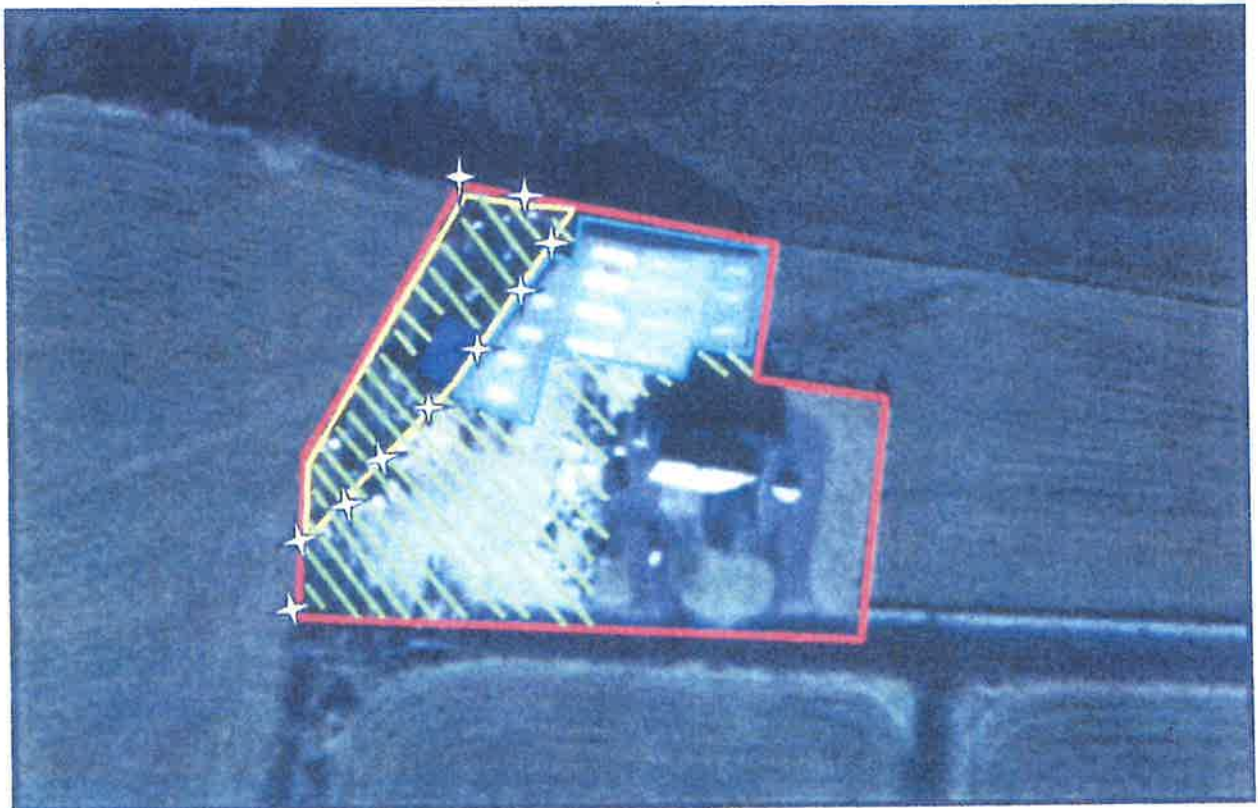
Authorised Officer

On behalf of:

Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

Site Location Plan:

Land at 79b Finvoy Road, Ballymoney, BT53 7JG



Google Earth Pro aerial image. Flyover date: 8 November 2019

Not to Scale

Causeway Coast and Glens Borough Council

Enforcement Reference: EN/2020/106

PLANNING ENFORCEMENT NOTICE

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING ACT (NORTHERN IRELAND) 2011

Issued By: Causeway Coast and Glens Borough Council

1. This Notice is served by the Council because it appears that there has been a breach of planning control, under section 131(1) (a) of the above Order, at the land described below. It considers that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **The Land to which this Notice relates**

Land at 79b Finvoy Road, Ballymoney, BT53 7JG shown edged in red in the approximate position on the attached site location plan.

3. **The Matters which appear to constitute the Breach of Planning Control**

- Unauthorised industrial use on lands, as shown outlined in red, in the approximate position, on the attached site location plan.
- Unauthorised shed comprising a manufacturing workshop, store and office for industrial use, as shown outlined in blue, in the approximate position, on the attached site location plan.
- Unauthorised hard standing forming the creation of a yard, as shown hatched in green, in the approximate position, on the attached site location plan.
- Unauthorised external storage of materials ancillary to the industrial use, on the area shown hatched in green, in the approximate position, on the attached site location plan.
- Unauthorised extension of curtilage, as shown outlined in yellow, in the approximate position, on the attached site location plan.
- Unauthorised boiler, hot water tank and associated chimney flue as shown shaded purple, in the approximate position, on the attached site location plan.

The above on lands shown edged in red in the approximate position on the attached site location plan, without the grant of planning permission required.

4. **What you are required to do**

- (a) Permanently cease the unauthorised industrial use within the site edged in red on the attached site location plan.
- (b) Permanently remove the unauthorised shed comprising a manufacturing workshop, store and office for industrial use, as shown outlined in blue, in the approximate position, on the attached site location plan.
- (c) Permanently remove the unauthorised hard standing forming the creation of a yard, as shown hatched in green, in the approximate position, on the attached site location plan.
- (d) Permanently cease the unauthorised storage by removing all the materials ancillary to the industrial use from the area shown hatched in green, in the approximate position, on the attached site location plan.

- (e) Permanently reinstate the land by levelling and sowing out in grass and reinstating the original boundary hedge line as shown in white shaded markers, in the approximate position, on the attached site location plan.
- (f) Permanently remove the unauthorised boiler, hot water tank and associated chimney flue as shown shaded purple, in the approximate position, on the attached site location plan.
- (g) Permanently remove any rubble associated with complying with (b)-(f) above.
- (h) Permanently reinstate the land comprising the unauthorised industrial use by levelling and sowing out in grass.
- (i) Comply with (a) - (h) above within 365 days from the date on which this Notice takes effect.

5. **This Notice takes effect on 7th October 2020 unless an appeal is made against it beforehand.**

Signed:

Authorised Officer

Dated:

28/04/20

On behalf of:

Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

APPENDIX LKP 2.



APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **D/2011/0097/F**

Date of Application: **8th April 2011**

Site of Proposed Development: **79B Finvoy Road
Ballymoney
BT53 7JG**

Description of Proposal: **Workshop in association with a farm diversification business and light industrial use pertaining to the research, development and testing of overland slurry distributors.**

Applicant: **James O'Kane**
Address: **c/o Agent**

Agent: **Elevate Planning**
Address: **52 York Street
Belfast
BT15 1AS**

Drawing Ref: **01, 02A & 03**

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: **Time Limit.**

Application No. **D/2011/0097/F**

CO





2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plan No 02A which was received by the Department on 14-JUNE-2011, prior to the commencement of any works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

4. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. Any access ramps or steps associated with the development shall be provided within the curtilage of the site.

Reason: To prevent encroachment into the public road in the interests of road safety and the convenience of road users.

6. Adequate incurtilage parking and manoeuvring space shall be provided and permanently retained thereafter.

Reason: In the interests of road safety.

7. The existing hedgerow along the boundaries of the site as identified in drawing No 02A which was received by the Department on 14-JUN-2011 shall be permanently retained at a height not less than 3 metres..

Reason: To ensure the development integrates into the countryside.





8. All planting comprised in the approved details of drawing No 02A which was received by the Department on 14-JUN-2011 shall be carried out during the first planting season following the commencement of the development and any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

9. The building hereby permitted shall be used only for the use as described and for no other purpose within the Planning (Use Classes) Order (Northern Ireland) 2004.

Reason: To prohibit a change to an unacceptable use.

10. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawings Nos 01 and 03 which were received by the Department on 08-APR-2011 and No 02A which was received by the Department on 14-JUN-2011.

Reason: To ensure a satisfactory form of development.

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Department or other statutory authority.
4. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for which separate permissions and arrangements are required.
5. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.





6. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Trillick House, 49 Queen Street, Ballymoney. A deposit will be required.
7. All construction plant and materials shall be stored within the curtilage of the site.
8. It is the responsibility of the developer to ensure that:
 - surface water does not flow from the site onto the public road.
 - the existing roadside drainage is accommodated and no water flows from the public road onto the site.
 - surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

Dated: 22nd July 2011

Authorised Officer 



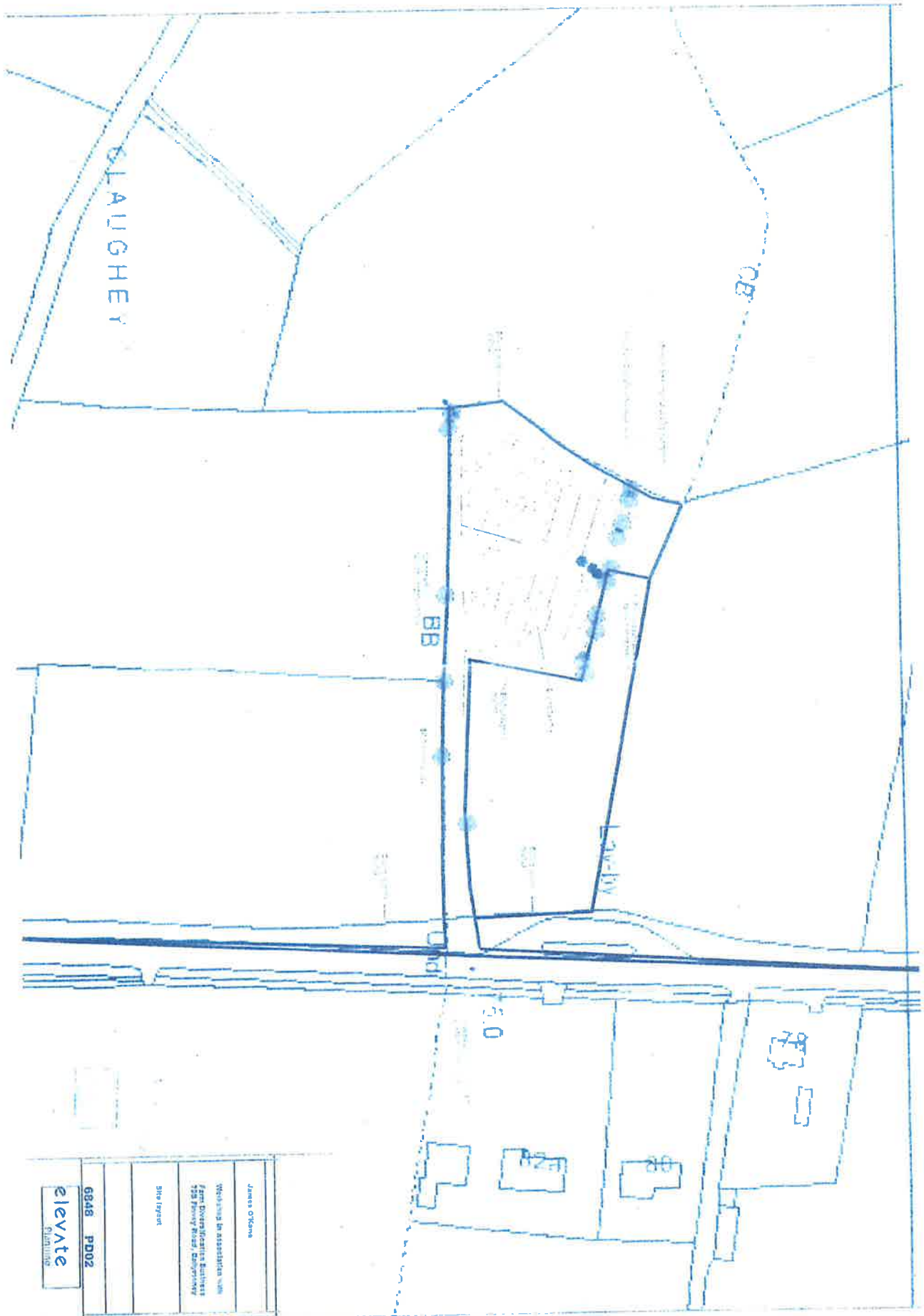
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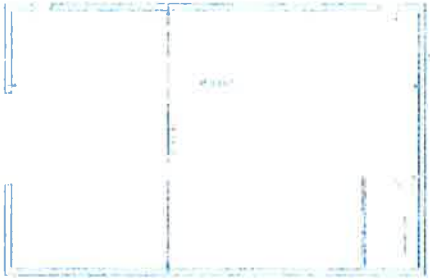


Area Planning Office
RECEIVED

09-83-10011



James Orkwa	
Working in association with Farm Design Institute Architects 425 Perry Road, Burlington	
Site layout	
6848	FD02
elevate Planning	



Floor Plan



Front Elevation

Side Elevation

Processed through
Vallier, Sand, cement, rough and fine
Rock, Black Blue composite of 400
Duct, Steel roller shutter and 1/2 inch thick
rainwater/Galvalux Grey upvc



Side Elevation

Rear Elevation

James O'Keane

Workshop in association with
Farm Diversification Business
75B Frongoch Road, Abington

Photos and Drawings



APPENDIX LKP 3.

Aerial Map of Timeline of Construction of EN Site



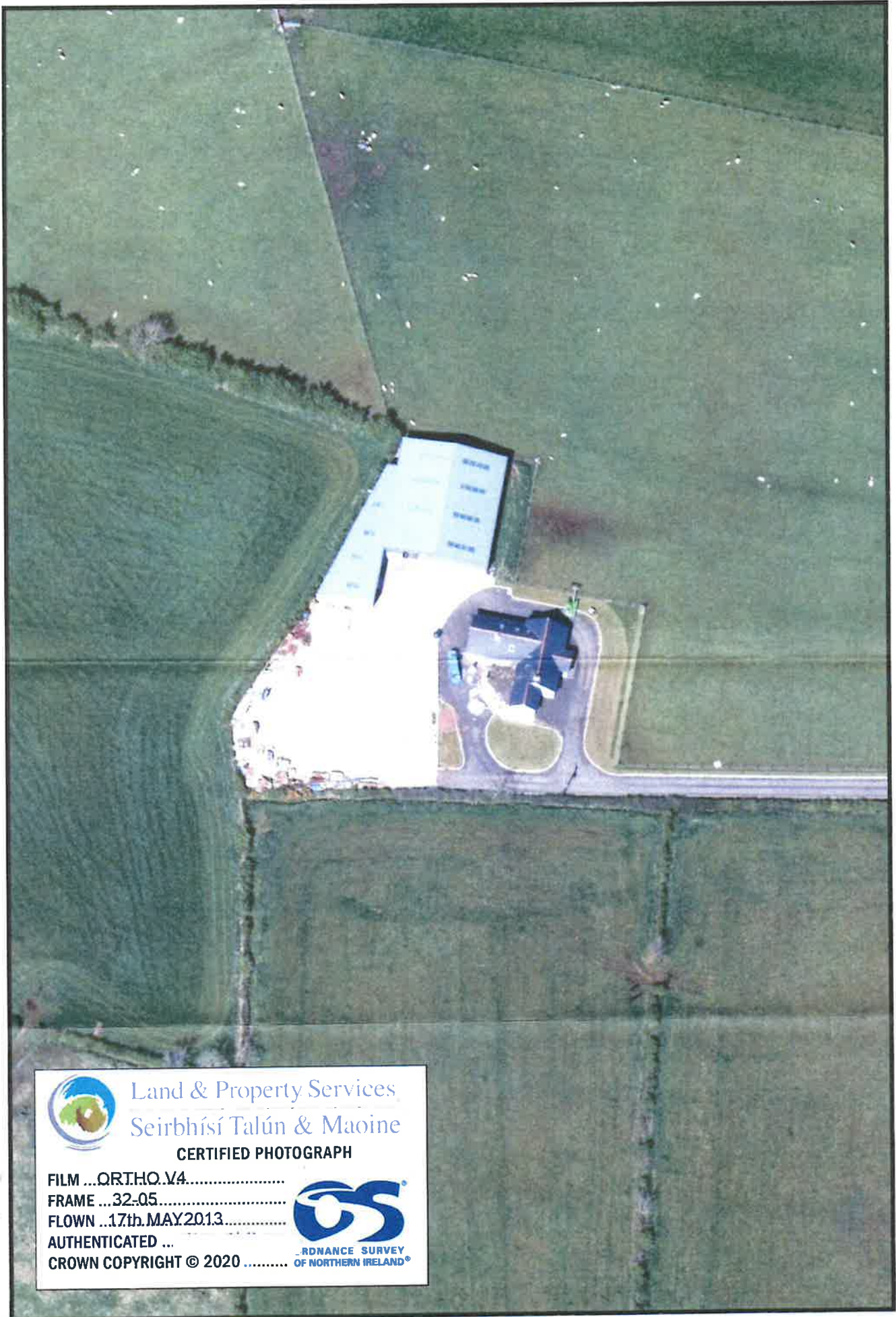
1 Original Workshop Constructed Sept. 2011

2 Outbuilding Constructed May 2012

3 R&D / Parts Store Constructed August 2015

4 Extra Yard Space/ Site Curtilage added between c. 2017-2018

APPENDIX LKP 4.



Land & Property Services
Seirbhísí Talún & Maoine

CERTIFIED PHOTOGRAPH

FILM ...QRTHO.V4.....

FRAME ...32-05.....

FLOWN ...17th.MAY2013.....

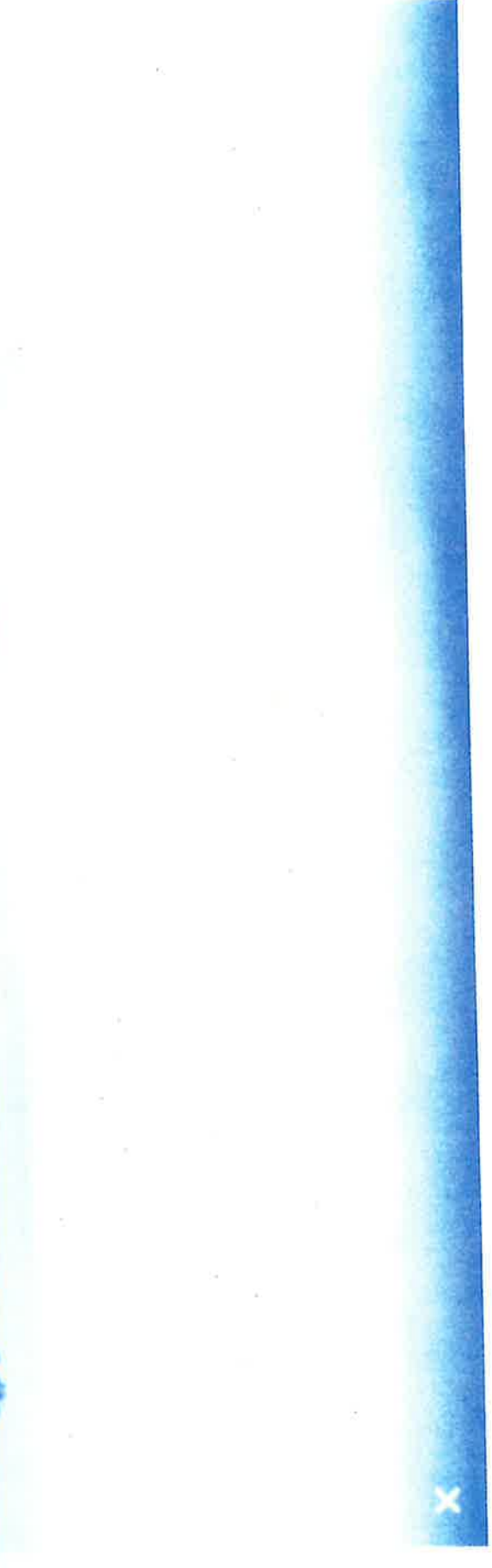
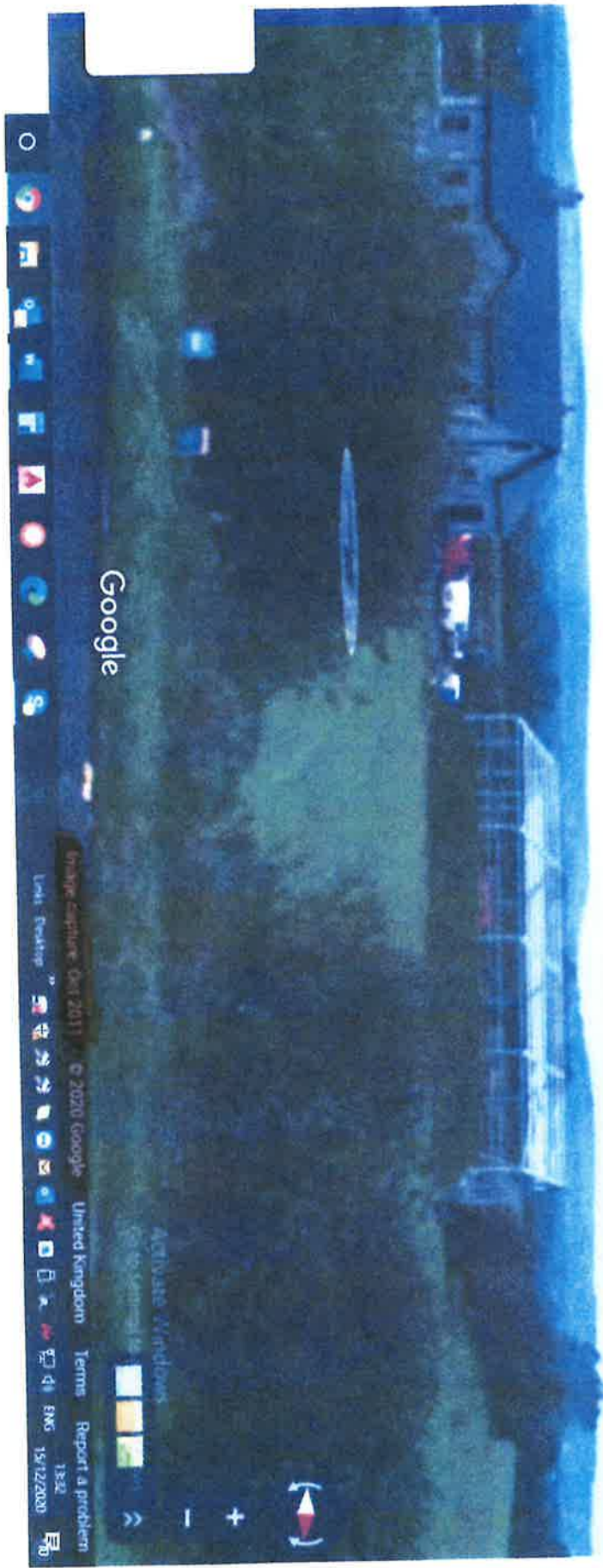
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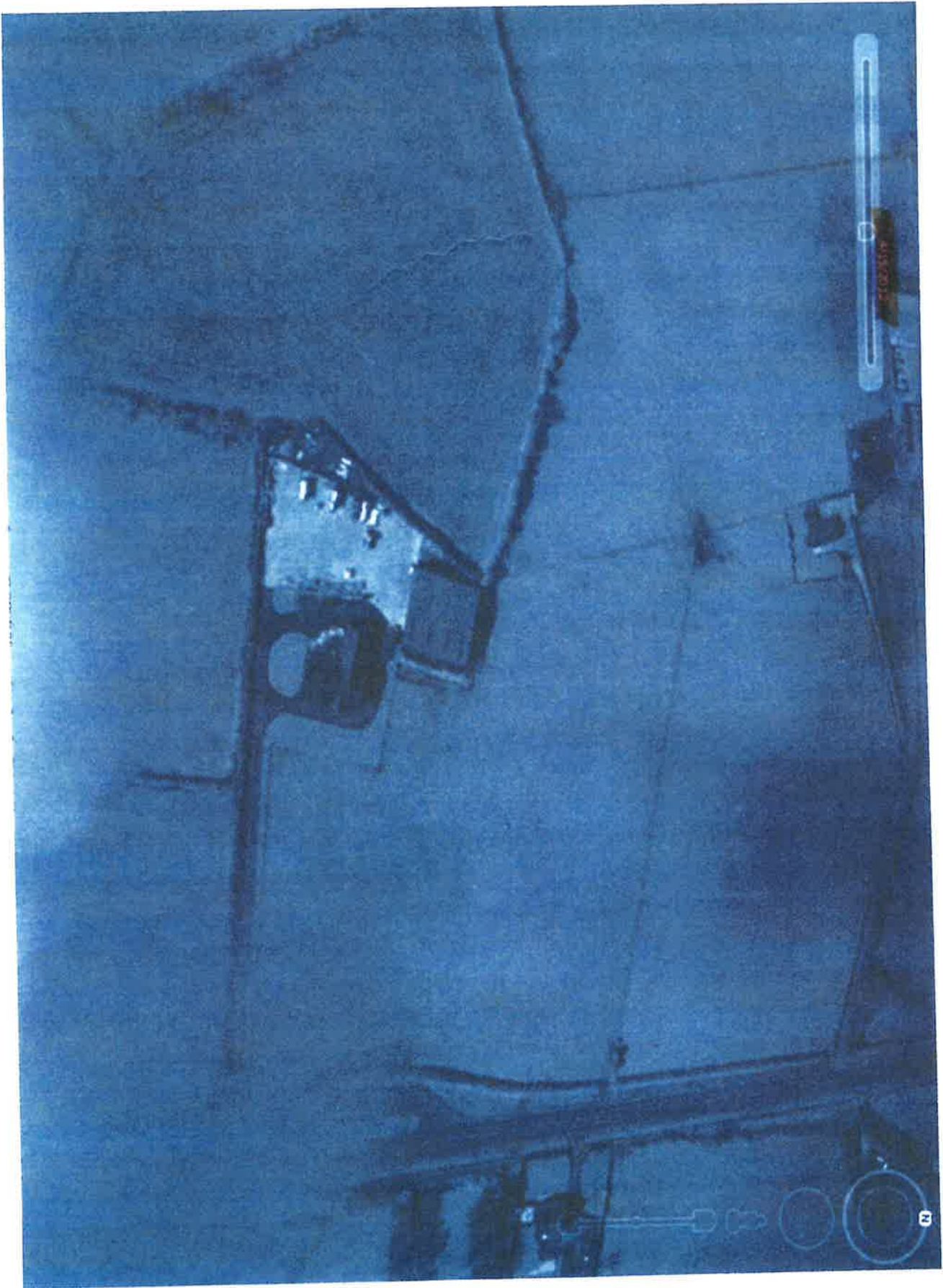
CROWN COPYRIGHT © 2020



ORDNANCE SURVEY
OF NORTHERN IRELAND®

APPENDIX LKP 5.





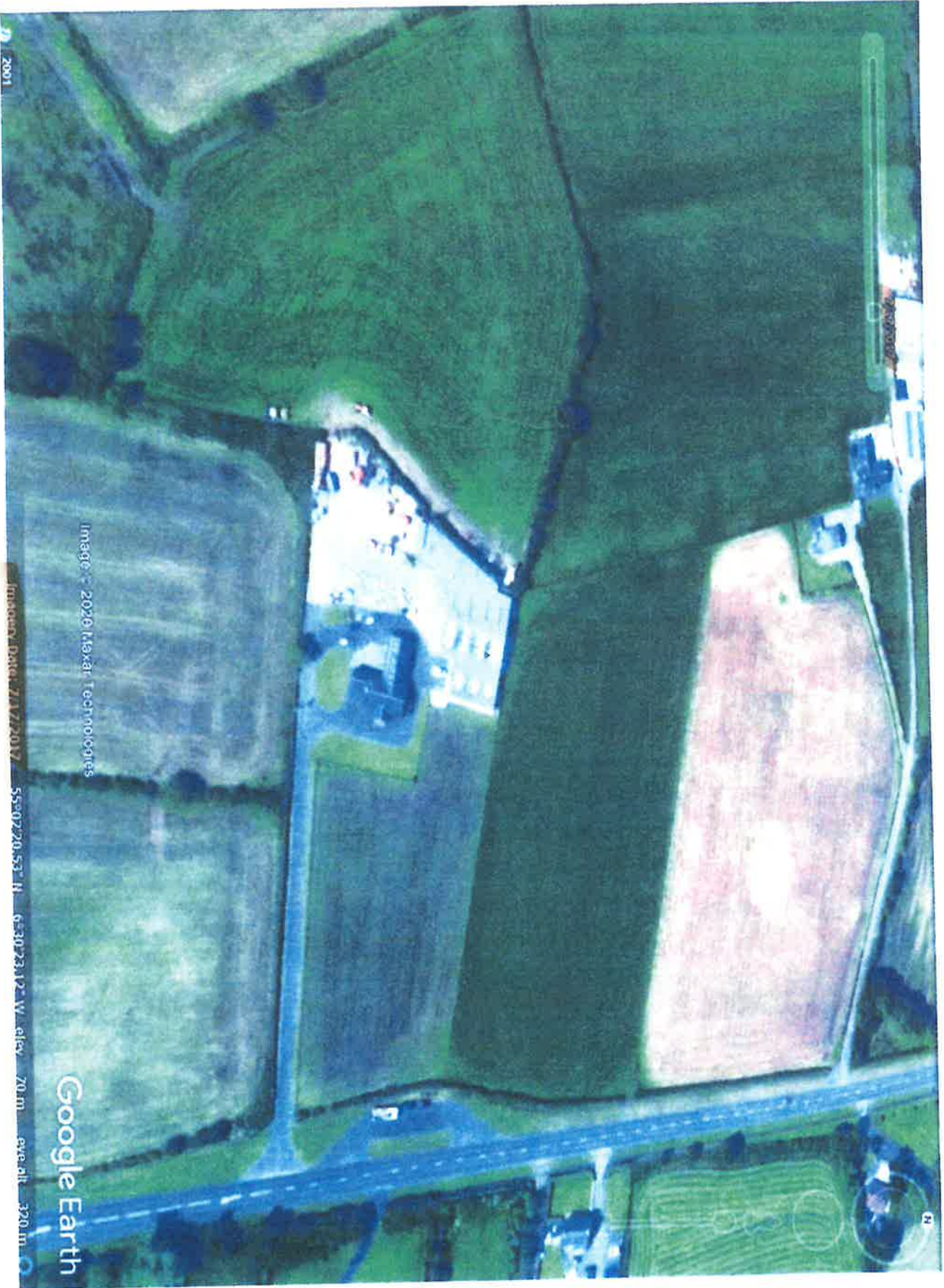


Google

Image capture: May 2012 © 2020 Google United Kingdom Terms



Links Desktop » [Taskbar icons: Task View, Start, Search, File Explorer, Edge, Mail, Photos, Settings, Task View, Network, Volume, System Tray] EN



© 2001

Image © 2020 Maxar Technologies

Imagery Date: 2/17/2017 55°02'20.52" N 6°30'23.12" W elev: 20m eye-alt: 320m

Google Earth



Image © 2020 Maxar Technologies

Properties Date: 01/10/2020 55.072235° N 6.301329° W elev: 74 m eye alt: 320 m

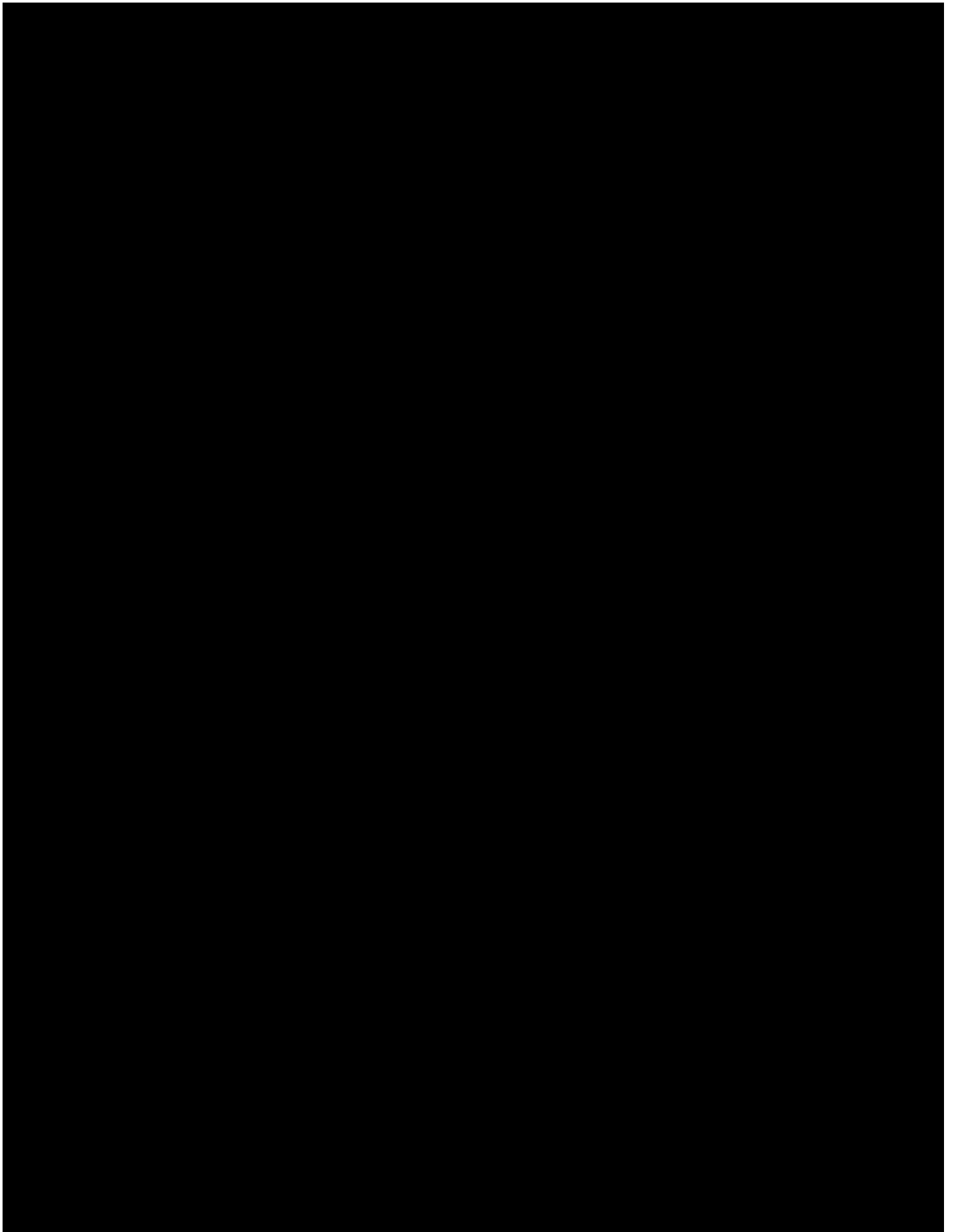
Google Earth

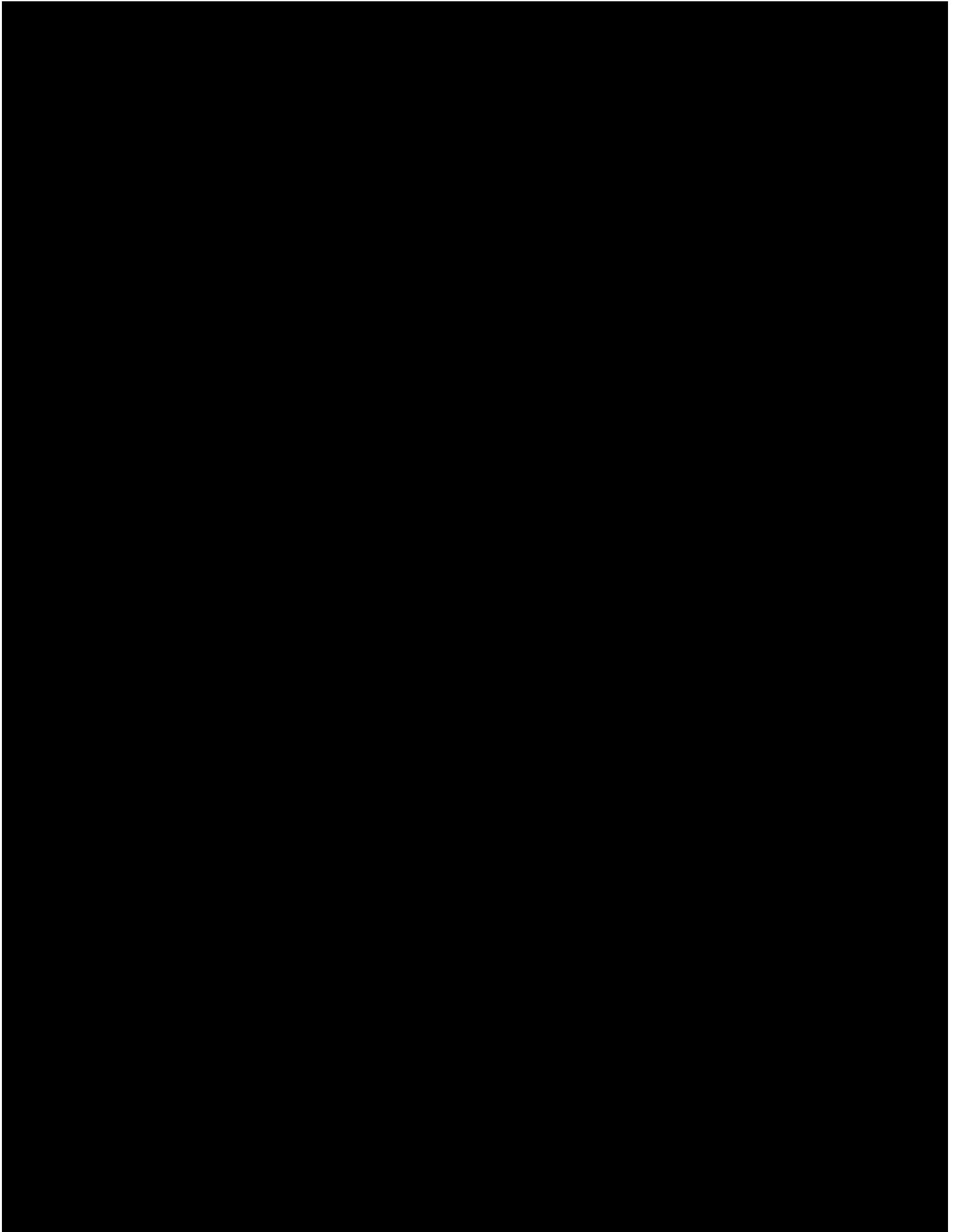
APPENDIX LKP 6.

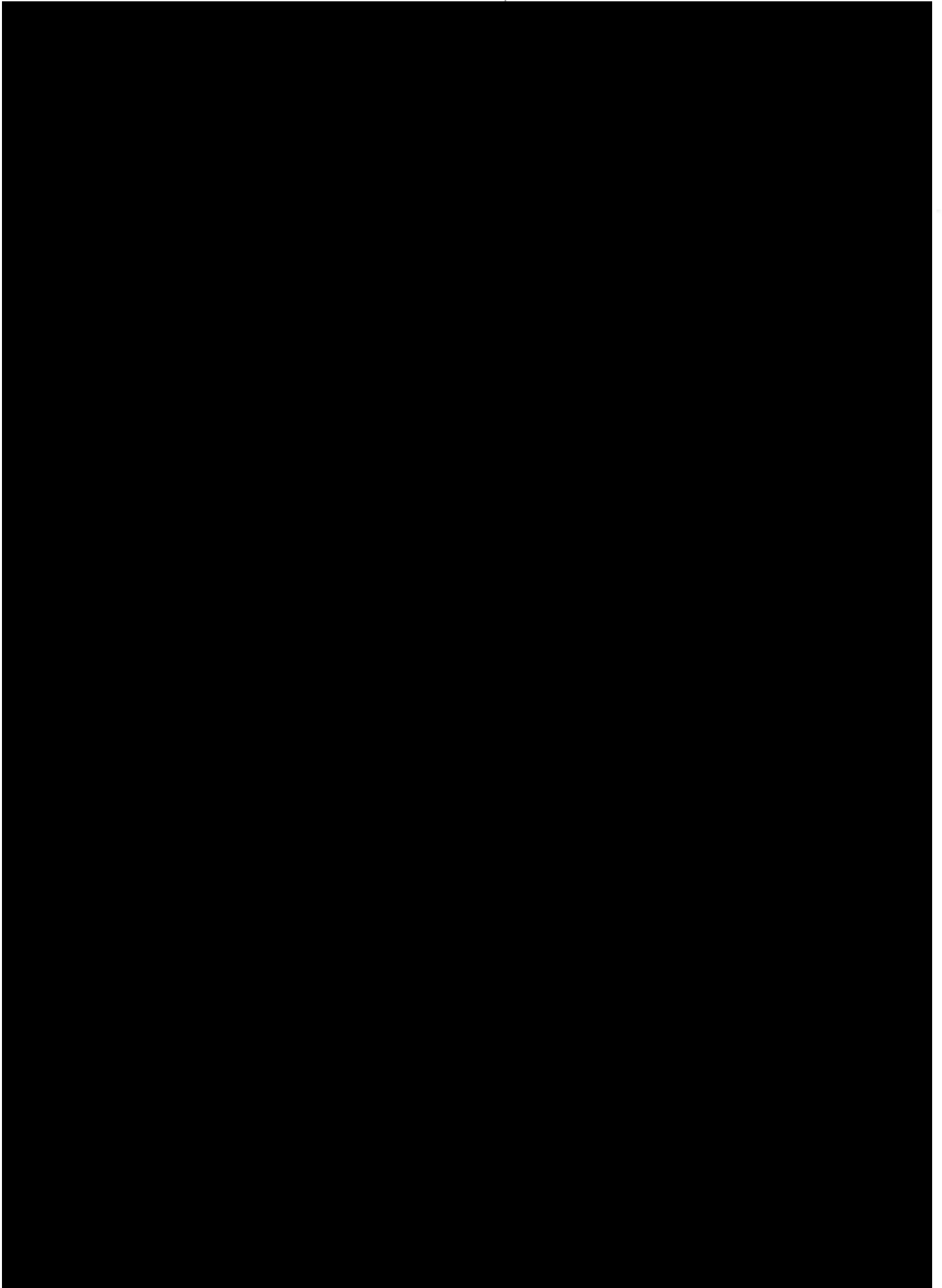
Offer History
Report produced on 20 Jun 2019

Financial Interventions

Case No	Business Name	Unit Location	Case ID	Case Type	Project Title	Date Case Closed	EC Funding	EC Approved	Offer Issued	Offer Accepted	Grant Type	Project Comm. Date	Total Assistance	Start Date of Project	End Date of Project	Grant Case No
Grant For																
[REDACTED]																







APPENDIX LKP 7.

NOTICE TO CONTRACTORS

Agquip, Finvoy Rd, Ballymoney.

Applications to tender are invited from competent contractors to undertake the construction of a specialist workshop for the engineering and fabrication of agricultural equipment.

Applications seeking specification and drawings quoting reference number Ag/08/11, to arrive not later than 12 noon on Friday 26th August 2011, should be submitted to the office at the address below or by email. Return of completed tenders must be received by 5pm on the 2nd September 2011.

Agquip
79B Finvoy Rd
Ballymoney
Co. Antrim
BT53 7JG

APPENDIX LKP 8.



LEEKENNEDYPLANNING

CHARTERED TOWN PLANNING & REAL ESTATE CONSULTANTS

EVIDENCE OF BUSINESS INVOICES

Date	Invoice	Import/Export	Total
2008			
2/7/2008	Invoice Receipt	Industrial Rubber Products, India	EPDM Rubber Boot Large x 305 pcs
2009			
2/12/2009	Order Invoice	Vogelsang	Parts X 9 pcs
2010			
20/1/2010	Proforma Invoice	BYPY Hydraulics & Transmissions	Sequence Valve x 2 pcs
1/3/2010	Invoice Reminder	Vogelsang	Balance Outstanding
2011			
9/6/2011	Invoice Receipt	Vogelsang	1 pc
24/6/2011	Invoice Reminder	Vogelsang	Balance Outstanding
23/8/2011	Invoice Receipt	Emo Energy	GAS OIL
23/8/2011	Invoice Receipt	SACH	Spring x 304 pcs
9/9/2011	Invoice Reminder	Hawthorn Logistics	Balance Outstanding
30/9/2011	Invoice Receipt	Assist IT Services, Antrim	Software Update
26/10/2011	Invoice Receipt	SACH	Flat springs x 235 pcs
4/11/2011	Invoice Receipt	Emo Energy	GAS OIL
1/12/2011	Invoice Receipt	Assist IT Services, Antrim	Web Design Services
2012			
6/1/2012	Invoice for Professional Works	F R KELLY European Patent and Trademark Attorneys	Examination Fee
7/2/2012	Invoice Receipt	RAMKO Hydraulic Cylinders	3/8 Check Valves x 2 pcs
9/2/2012	Invoice Receipt	RAMKO Hydraulic Cylinders	1pc
17/2/2012	Order Receipt	GEKA	
20/3/2012	Invoice Receipt	Vogelsang	1pc
2013			
6/11/2013	Invoice Receipt	HEYN Engineering NI Ltd.	Hoist
6/12/2013	Sales Invoice	McHugh Components, Tallaght, Dublin	Welds, Joints & Valves x 114 pcs
2014			
10/1/2014	Proforma Invoice	T-T PUMPS Ltd.	Swing Check Valve x 20 pcs
1/12/2014	Invoice Receipt	Hutchinson Engineering	Parts x 20 pcs
2015			
10/2/2015	Proforma Invoice	Park Electrical Services	
30/9/2015	Invoice Receipt	Hutchinson Engineering	Parts
2016			
29/1/2016	Invoice for Professional Works	F R Kelly European Patent and Trademark Attorneys	Preparation of Examination Report and Professional Services



2 Templetown Park, Maydown, L'Derry.
BT47 6TZ

leekennedyplanning.co.uk
info@leekennedyplanning.co.uk



RTPI
Chartered Town Planner



LEEKENNEDY PLANNING

CHARTERED TOWN PLANNERS & DEVELOPMENT CONSULTANTS

EVIDENCE OF BUSINESS INVOICES

31/8/2016	Invoice Receipt	Solve Engineering	Design Development Services	
31/10/2016	Invoice Receipt	A.N.S. Precision Engineering	Manufacture various parts for Macerator Project	
2017				
8/11/2017	Delivery Invoice	Liam Connolly Road freight	Delivery Charge	
2018				
16/1/2018	Proforma Invoice	Feuer-Vogel, Germany	Bindings & Adapters	
26/10/2018	Invoice Receipt	Gamble Bros, Finvoy, Ballymoney	9m Dribble Bar	
2019				
8/1/2019	Invoice Receipt	BMC Equipment & Tools Ltd.	Blades x 10 pcs	
13/11/2019	Purchase Order Receipt	REDROCK Machinery Ltd.	7.2m Dribble Bar System	



2 Templetown Park, Maydown, L'Derry.
BT47 6TZ

leekennedyplanning.co.uk
info@leekennedyplanning.co.uk



RTPI
Chartered Town Planner

INVOICE

Exporter INDUSTRIAL RUBBER PRODUCTS 107-D, KALEESWARA MILL ROAD, COIMBATORE 641009 INDIA		Invoice No. & Date 001 / 02.07.08		
		Buyer's Order No. & Date 073 dated 01.07.08		
Consignee M/S AGQUIP 79B Finvoy Road Ballymoney Co.Antrim BT53 7jg Northern Ireland phone number 00442827669942		Buyer (If other than Consignee) SAME		
		Country of Origin of Goods	INDIA	
		Country of final Destination	Northern Ireland	
Pre-Carriage by By Road	Place of Receipt by Pre-Carrier COIMBATORE	Terms of Delivery and Payment C&F DUBLIN AIRFREIGHT PAYMENT AGAINST SHIPMENT		
Vessel / Flight No BY AIR	Port of Loading COIMBATORE			
Port of Discharge DUBLIN	Final Destination DUBLIN			
Marks & Nos. Container Nos	No. & Kind of Pkgs- Description of Goods	Quantity	RATE US \$/C&F	Amount US \$C&F
IRPC 1 TO 6	EPDM RUBBER BOOT-LARGE	005	500	1500.00
Total				
Amount Chargeable (In words)				
USD		ILY Total		
Declaration: We declare that this Invoice shows the actual price of the goods Described and that all particulars are true and correct.				Signature & Date



89 Broomhill Road
 Tallaght Industrial Estate
 Tallaght
 Dublin 24

Telephone: (01) 413 7000 (Reception)
 (01) 413 7060 (Sales)
 Telefax : (01) 414 5370 (Sales)
 (01) 414 5379 (Accounts)
 V.A.T. Reg. No. IE 9Y54348Q

Sales - Invoice

Bill-to **010104**
 Agquip Ltd
 79B Finvoy Road
 Ballymoney
 Co Antrim
 BT53 7JG
 Northern Ireland

Page 1
 Date Printed 09/12/13
 Invoice No. SI0364855
 Invoice Date 06/12/13
 Our Reference : SIP0372367

Your Reference JAMES
 VAT Registration GB972313523

Qty	Part No.	Description	Unit Price	Unit of Measure	Disc. %	Amount
Shipment No. SHP0497197:						
Our Ref. : SO01406893		Date : 06/12/13	Your Ref. : JAMES		Despatch Per : Express Parcels	
10	LA93AR12	LED 1 CHAMBER AMBER/RED 12V Commodity Code : 85122000				
10	20014BP	SWIVEL JOINT 4" Commodity Code : 84141025				
30	BA3024B	BAUER FEMALE WELD ON 4" Commodity Code : 84329000			30%	
30	BA3034B	BAUER MALE WELD ON 4" Commodity Code : 84329000			30%	
16	BA3044B	BAUER MALE LEVER RING 4" BLACK Commodity Code : 84329000			30%	
5	BSV38	3/8" 6/2 SOLENOID VALVE 12V Commodity Code : 84812010				
Shipment No. SHP0497243:						
Our Ref. : SO01406894		Date : 06/12/13	Your Ref. : JAMES		Despatch Per : Express Parcels	
10	4000072RAM	GATE VALVE 4" c/w SPRING RAM Commodity Code : 84329000				

.Continued



89 Broomhill Road
 Tallaght Industrial Estate
 Tallaght
 Dublin 24

Telephone: (01) 413 7000 (Reception)
 (01) 413 7060 (Sales)
 Telefax : (01) 414 5370 (Sales)
 (01) 414 5379 (Accounts)
 V.A.T. Reg. No. IE 9Y54348Q

Bill-to 010104
 Agquip Ltd
 79B Finvoy Road
 Ballymoney
 Co Antrim
 BT53 7JG
 Northern Ireland

Sales - Invoice

Page 2
 Date Printed 09/12/13
 Invoice No. SI0364855
 Invoice Date 06/12/13
 Our Reference : SIP0372367

Your Reference JAMES
 VAT Registration GB972313523

Qty	Part No.	Description	Unit of Measure	Disc. %	Amount
.Continued					
<hr/>					
Our Ref. : SO01406908		Shipment No. SHP0497181:			
		Date : 06/12/13	Your Ref. : JAMES	Despatch Per : Express Parcels	
2	TL150679	LINKAGE TRIANGLE CAT 2	Each		
		Commodity Code : 87089997			
1	1117	CARRIAGE	Unit		
		Commodity Code : 84339000			
Total EUR					

Important :
Reservation of Title
 Passing of title to the goods invoiced
 is subject to the provisions of
 our standard terms and conditions

Due Date 19/02/14
 Pmt. Discount Date 20/01/14
 Payment Discount % 1%



Vogelsang GmbH Essen - Holthöge 10-14 - 49632 Essen (Oldb.)

Agquip Ltd
79b Finvoy Road
GB Ballymoney, Co. Antrim BT53 7

Hugo Vogelsang
Maschinenbau GmbH
Holthöge 10-14
DE-49632 Essen (Oldb.)
Tel.: +49 5434 830
Fax: +49 5434 8310

Niederlassung Ost
Gewerbegebiet
Rothenschirnbach Nr. 8
D-06295 Lutherstadt Eisleben
Tel.: +49 34776 20581
Fax: +49 34776 20582

www.vogelsang-gmbh.com

e-mail: info@vogelsang-gmbh.com

Delivery address:

Agquip Ltd
79b Finvoy Road
GB Ballymoney, Co. Antrim BT53 7

Order Confirmation
12039194

Your order no. :
Your order of : 02.12.2009
Customer No. : 305118
Attention : Mr. James O'Kane
Date : 02.12.2009
Delivery date : 11.01.2010
Inside sales : Eugen Benke
Tel. :
Fax :
e-Mail :
Representative : Ansgar Jansen

Pos.	Part / Label	Quantity	Unit	Discount	Total
1.0	DPK0373 ExaCut-L 30 DN50 ExaCut with ventilation	4 pcs			EUR
	Inlet connection : Hose socket DN125 Form of cutting ring : Cutting ring, large holes (standard) Flow rate : Rotor, large flow rate, new wear parts Drive : Hydraulic motor OMS 250 M Ø32 mm Adjuster : 100%, standard for 2 eccentric adjuster Filling connections : DN125, usable length 16mm, adjustable Flange (Agquip) Name plate language : EN				
	Delivery date : 11.01.2010				
2.0	DPK0373 ExaCut-L 30 DN50 ExaCut with ventilation	3 pcs			

Bank Details: Bank Code: Account No.: S.W.I.F.T./BIC: IBAN:

Managing Directors:
Hugo Vogelsang, Harald Vogelsang
Commercial Register: Oldenburg HRB 150092
..... Regist. No.: DE 811901573
Tax No.: 56/270/36709

**Order Confirmation
12039194**

Page: 2



Pos.	Part / Label	Quantity	Unit	Discount	Total
------	--------------	----------	------	----------	-------

Inlet connection : Hose socket DN125
 Form of cutting ring : Cutting ring, large holes (standard)
 Flow rate : Rotor, large flow rate, new wear parts
 Drive : Hydraulic motor OMS 250 M Ø32 mm
 Adjuster : 100%, standard for 2 eccentric adjuster
 Filling connections : DN125, usable length 16mm, adjustable
 Flange (Agquip)
 Name plate language : EN

Delivery date : 05.02.2010

3.0 DPK0306 2 pcs

ExaCut-L 24 DN50
 ExaCut with ventilation

Inlet connection : Hose socket DN125
 Form of cutting ring : Cutting ring, large holes (standard)
 Flow rate : Rotor, large flow rate, new wear parts
 Drive : Hydraulic motor OMS 250 M Ø32 mm
 Adjuster : 75%, standard for 4 eccentric adjuster
 Name plate language : EN

Delivery date : 05.02.2010

Subtotal	
Discount	-20.00%
Subtotal	

Bank Details: Bank Code: Account No.: S.W.I.F.T./BIC: IBAN:

Managing Directors:
 Hugo Vogelsang, Harald Vogelsang
Commercial Register: Oldenburg HRB 150092
VAT Regist. No.: DE 811901573
Tax No.: 56/270/38709

Order Confirmation
12039194

Page: 3



Pos.	Part / Label	Quantity	Unit	Discount	Total
------	--------------	----------	------	----------	-------

Total Amount:

Terms of payment: net 14 days
Type of transport: carrier, Dachser
Terms of delivery: ex works
Incoterm: EXW
Delivery advice: Intra-Community Trade

Storage costs for return shipments:

- * For goods returned in agreement with Vogelsang, we will deduct 30% from the credit note amount as a restocking fee since June 1, 2002.
- * We will not credit the proceeds if you have not returned the spare parts to Vogelsang in the original packaging!
- * Please include the Vogelsang Order No. in all return shipments.

**During the holiday season we will shut down our factory
between December 21, 2009 and January 01, 2010.**
**For urgent spare parts deliveries during this period please contact our staff at (+49) 5434 83 0
or info@vogelsang-gmbh.com.**

Bank Details: Bank Code: Account No.: S.W.I.F.T./BIC: IBAN:

Managing Directors:
Hugo Vogelsang, Harald Vogelsang
Commercial Register: Oldenburg HRB 150092
VAT Regist. No.: DE 811901573
Tax No.: 56/270/36709



Hugo Vogelsang Maschinenbau GmbH · Holthöge 10-14 · 49632 Essen/Oldb.

Agquip Ltd
79b Finvoy Road

GB BT53 7 Ballymoney

ENGINEERED TO WORK

Delivery Address

Agquip Ltd
79b Finvoy Road
GB BT53 7 Ballymoney

Orderer

Agquip Ltd
79b Finvoy Road
GB BT53 7 Ballymoney

Invoice 16072788

Date	09.06.2011
Your VAT-ID	GB972313523
Customer No.	305118
Customer Order	6 hoses DN40
Order No.	12069146
Delivery time	
Inside sales	Jan Marc Alberding
Sales Engineer	Zammit, Chris
Mob N.Ireland	
Mob Rep of Ireland	
Email	

Pos.	Part / Label	Quantity	Unit	Discount	Total
1.0	ANZAHLUNGEN Advanced payment Payment in advance	1	pcs		

Hugo Vogelsang Maschinenbau GmbH
Holthöge 10-14 · 49632 Essen/Oldb. · Germany
Tel.: +49 5434 83-0 · Fax: +49 5434 83-10

Managing Directors: Hugo Vogelsang, Harald Vogelsang
Commercial Register: Oldenburg HRB 150092
VAT Regl. No: DE 811801573 · Tax No.: 56/270/36709

vogelsang.info · info@vogelsang-gmbh.com

Invoice 16072788

Page: 2

Pos.	Part / Label	Quantity	Unit	Discount	Total
<hr/>					
<hr/>					
Total Amount:					
<hr/>					

Terms of payment: : net 30 days

Type of transport: : pick up
Terms of delivery: : ex works
Incoterm : EXW
Delivery advice: : Intra-Community Trade
VAT exempt according to §4 UStG [VAT Act] in connection with §6 UStG.
Note: VAT reversed

Hugo Vogelsang Maschinenbau GmbH · Holthöge 10-14 · 49632 Essen/Oldb.

Agquip Ltd
79b Finvoy Road

GB BT53 7JG Ballymoney

Delivery Address

Agquip Ltd
79b Finvoy Road
GB BT53 7JG Ballymoney

Orderer

Agquip Ltd
79b Finvoy Road
GB BT53 7JG Ballymoney

Invoice		16090070
Date	20.03.2012	
Your VAT-ID	GB972313523	
Customer No.	305118	
Customer Order	AGO1412	
Order No.	12081574	
Delivery time		
inside sales	Jan Marc Alberding	
Sales Engineer	Zammit, Chris	
Mob N.Ireland		
Mob Rep of Ireland		
Email		

Pos.	Part / Label	Quantity	Unit	Discount	Total
1.0	ANZAHLUNGEN Advanced payment Payment in advance	1	pcs		

Hugo Vogelsang Maschinenbau GmbH
Holthöge 10-14 · 49632 Essen/Oldb. · Germany
Tel.: +49 5434 83-0 · Fax: +49 5434 83-10

Managing Directors: Hugo Vogelsang, Harald Vogelsang
Commercial Register: Oldenburg HRB 150092
VAT Regist. No: DE 811901573 · Tax No.: 56/270/36709

vogelsang.info · info@vogelsang-gmbh.com

Invoice

16090070

Page: 2

Pos.	Part / Label	Quantity	Unit	Discount	Total
Total Amount:					

Terms of payment: : Payment in advance

Type of transport: : pick up
Terms of delivery: : ex works
Incoterm : EXW
Delivery advice: : Intra-Community Trade
VAT exempt according to §4 UStG [VAT Act] in connection with §6 UStG.
Note: VAT reversed



Ramko Hydraulics Ltd.
63 Gortgonis Road
Coalisland
Tyrone
BT71 4QG

VAT Reg No: 948 9047 72

Agquip Ltd.
79b Finvoy Road
Ballymoney
Co. Antrim
BT537JG

Credit Note 7

09/02/2012

AGQ001

Quantity	Details	Unit Price	Net Amount	VAT Rate	VAT
1.00	Carriage Charged on invoice 1665		.00	20.00	

Total Net Amount

Carriage Net

Total VAT Amount

Invoice Total



Ramko Hydraulics Ltd.
63 Gortgonis Road
Coalisland
Tyrone
BT71 4QG

VAT Reg No: 948 9047 72

Agquip ltd.
79b Finvoy Road
Ballymoney
Co. Antrim
BT537JG

Invoice **1679**

07/02/2012

AGQ001

Quantity	Details	Unit Price	Net Amount	VAT Rate	VAT
2.00	3/8 Check Valves		0	20.00	

Total Net Amount

Carriage Net

Total VAT Amount

Invoice Total

PARK ELECTRICAL SERVICES

84 DARGAN ROAD
BELFAST HARBOUR IND ESTATE
BELFAST
BT3 9JU
Great Britain
VAT Number GB

CASH SALES
Great Britain

Pro Forma Invoice

This is not a VAT invoice

All Amounts in 1
Your VAT Number GB 672 2196 32
Terms 0 days from document date

Proforma No. 0000232659

Proforma Date 10/02/2015

Customer Ref JAMES OKANE

Customer Acc CASH

Line	Item Code	Description	Quantity	Unit	Unit Price	Disc%	Total
1	DN100NBR6000DCME8203	DN100NBR6000DCME8203TC132AA1 + 7ME69201AA301AA0	4				

Deliver To
AGQUIP LTD

TOTAL NET

TOTAL VAT

TOTAL GROSS

INVOICE

Invoice no. AI-855

VAT Reg. No. 706 7726 21



James O'Kane
AGquip Ltd.
 79B Finvoy Road
 Ballymoney
 Co. Antrim
 N. Ireland
BT53 7JG

T 028 295 711 11

M

E info@assist.ie

W www.assist.ie

Date of Issue: **Friday 30th Sept 2011**

Your P/O Ref: Verbal

IT Services for Sept 2011	Total
<p>Wipe main computer & Re-install Windows</p> <p>Remove hard drive and secure all data Apply all drivers & Deliver and install</p> <p>Setup 30 day trial of automated raw file backup system - Goodsync Setup 30 Day trial of software to take an image of entire system To Safeguard against hard drive failure</p> <p>Total Hours</p>	
<p>Net Cost V.A.T @ 20%</p>	
<p>Total (stg)</p>	

INVOICE

Invoice no. AI-863

VAT Reg. No. 706 7726 21



James O'Kane
AGquip Ltd.
79B Finvoy Road
Ballymoney
Co. Antrim
N. Ireland
BT53 7JG

T 028 295 711 11

M

E info@assist.ie

W www.assist.ie

Date of Issue: **Thursday 1st Dec 2011**

Your P/O Ref: Verbal

IT Services for Sept 2011	Total
<p>Web Design Services</p> <p>Setup www.agquip.com structure of the website to concept stage ready for content ! Text , Pictures & Product information . Content Managed Website, Self managed via a control panel</p> <p>Price quoted £ once when website goes live .</p> <p>1 years hosting with unlimited databases and email accounts to match netsolutions , current domain name holder</p>	
<p>Net Cost V.A.T @ 20%</p>	
<p>Total (stg)</p>	

Feuer-Vogel GmbH & Co. KG - Postf. 1946 - 67329 Speyer

Agquip Ltd.
79B Finvoy Road

GB-BT53 7JGN Ballymoney (Nordirland)
Großbritannien

Proforma invoice PR18-00018

Date 16.01.2018

Original

Customer-No.: 13432
VAT-No.: GB972313523
without German VAT

Item No.	Quantity	Description	Unit (€)	Total (€)
		Order dd. 10-01-18		
16-102300-10	100	LA - Segmented binding 101,5 mm, hose 3 mm		
15-115102-10	70	LA - Delivery coupling 100-101,5 for segmented binding		
21-115400-10	25	LA - Adapter female 100-4"		
71-133066-50	25	ST - Key A-B-C DIN 14 822		
21-148400-10	40	LA - Adapter female 125-4"		
21-115400-10	25	LA - Adapter female 100-4"		
PORTO	1	Freight, packing and handling charges		

Please arrange payment in advance:

Bank: Volksbank Kur- und Rheinpfalz eG, Speyer
Beneficiary: Feuer-Vogel GmbH & Co. KG
Account No:
Swift Code:

Payment in advance

Total

Feuer-Vogel GmbH & Co. KG · HRA 51753
Pers haft. Ges: Vogel Geschäftsführ. GmbH · HRB 52943
Geschäftsf: Bernhard Vogel, Dipl. Wirt.-Ing. Michael Vogel
Sitz: Speyer · Amtsgericht: Ludwigshafen
USt-IdNr.: DE 219144222 · Steuer-Nr.: 41/204/0155/1

Boschstraße 1, D-67346 Speyer
Tel. +49 (0) 62 32 - 69 99 0 - 0
Fax +49 (0) 62 32 - 69 99 0 - 60
Internet: www.feuer-vogel.com
eMail.: info@feuer-vogel.com

Bankverbindung:
Volksbank Kur- und Rheinpfalz eG, Speyer



Vogelsang GmbH Essen - Holthöge 10-14 - 49632 Essen (Oldb.)

Agquip Ltd
79b Finvoy Road

GB Ballymoney, Co. Antrim BT53 7

Hugo Vogelsang
Maschinenbau GmbH
Holthöge 10-14
DE-49632 Essen (Oldb.)
Tel.: +49 5434 830
Fax: +49 5434 8310

Niederlassung Ost
Gewerbegebiet
Rothenhirnbach Nr. 8
D-06295 Lutherstadt Elsleben
Tel.: +49 34776 20581
Fax: +49 34776 20582

www.vogelsang-gmbh.com

mailto:info@vogelsang-gmbh.com

Reminder

Date : 01.03.2010
Customer No. : 305118

Attention : Silvia Gerdes
Tel. : +49 5434 83 192
Fax : +49 5434 83 10
e-Mail :

Dear Sirs,

examination of our records shows that the above mentioned invoice has not been yet paid. We assume that it has slipped your attention and would be grateful if you could settle the account as soon as possible. Please call us if have any queries.

Payments made aft: 25.02.2010 have not been taken into account.

Ref. No.	Doc. Date	Level	Net Maturity	in Days	Amount	Interest	Amount
16044962	10.02.2010	1	24.02.2010	5		JR	
16044963	10.02.2010	1	24.02.2010	5		0.00 EUR	

Total Amount	Total Amount Remaining	Reminder Charges	Default Interest	Grand Total
6,301.70 EUR		0.00 EUR	0.00 EUR	

If your payment has crossed this reminder please disregard it.

Yours sincerely,

Hugo Vogelsang
Maschinenbau GmbH

Managing Directors: Hugo Vogelsang, Harald Vogelsang
Bank Details: OLB
Commercial Register

VOGELSANG



Hugo Vogelsang Maschinenbau GmbH · Holthöge 10-14 · 49632 Essen/Oldb.

Agquip Ltd
79b Finvoy Road
GB BT53 7 Ballymoney

ENGINEERED TO WORK

Reminder

Date	: 24.06.2011	Attention	: Daria Bergmann
Customer No.:	305118	Tel.	:
		Fax	:
		Email	: om

Dear Sirs,

examination of our records shows that the above mentioned invoice has not been yet paid: We assume that it has slipped your attention and would be grateful if you could settle the account as soon as possible. Please call us if have any queries.

Payments made after 22.06.2011 have not been taken into account.

Ref. No.	Doc. Date	Level	Net Maturity	in Days	Amount	Interest	Amount
16070809	05.05.2011	1	17.06.2011	7		0.00 GBP	

Total Amount	Total Amount Remaining	Reminder Charges	Default Interest	Grand Total
10,457.60 GBP		0.00 GBP	0.00 GBP	

If your payment has crossed this reminder please disregard it.

Yours sincerely,

Hugo Vogelsang
Maschinenbau GmbH

LIAM CONNOLLY (ROADFREIGHT)

310 Gola Rd
Lisnaskea
Co. Fermanagh
BT92 0FE

Tel: 028 6772 2998
Fax: 028 6772 2290
Web: www.liamconnolly.co.uk

Invoice

VAT Reg No: GB 798 4947 42

AGQUIP LTD
79B FINVOY ROAD
BALLYMONEY
CO. ANTRIM
BT53 7JG
NI

Account No. AGQ500

Invoice No. 355733

Invoice Date 08/11/2017

Date	Job #	Collection Address	Delivery Address	Reference	Items/Description	Net
07/11/2017	681416	AGQUIP LTD BALLYMONEY, CO. ANTRIM	RES TRACTORS HARBY, LEICESTERSHIRE		1 X PALLET	

	<small>Standard Bank Details</small>	Fuel Surcharge of 5%:									
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 33%;">NET</th> <th style="width: 33%;">RATE</th> <th style="width: 33%;">VAT</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> </tbody> </table>	NET	RATE	VAT				<small>All goods carried under RHA Conditions of Carriage 2009. All goods stored under RHA Conditions of Storage 2009. Copies available on request.</small>	<table border="1" style="width: 100%;"> <tr> <td>Total Net Amount:</td> </tr> <tr> <td>Total VAT Amount:</td> </tr> <tr> <td>Invoice Total:</td> </tr> </table>	Total Net Amount:	Total VAT Amount:	Invoice Total:
NET	RATE	VAT									
Total Net Amount:											
Total VAT Amount:											
Invoice Total:											

Please make all cheques payable to: Liam Connolly (Roadfreight Ltd).

THANK YOU FOR YOUR BUSINESS!

NI 36515

GAMBLE BROS

22 DRUMIFFE ROAD FINVOY BALLYMONEY, CO ANTRIM BT53 7LE

Tele:

Email: info@gamblebros.co.uk

Office 028-2766-2379 Monday, Tuesday & Friday 8.30 am ~ 3 pm

*AGQUIP LTD
79 b FINVOY ROAD
BALLYMONEY
CO ANTRIM
BT53 7JG

Invoice

Inv No: 7143

Inv Date: 26/10/2018

9 METER DRIBBLE BAR : NORWAY

QTY:	Details	Unit Price	Net Amount	VAT
1.00	9 MTR DRIBBLE BAR : NORWAY : BUILD MACHINE	AS AGREE		

Payment accepted via Internet Banking / Bacs.
Account details:

Please send remittance to: info@gamblebros.co.uk
All Goods remain the property of Gamble Bros until paid for in full.

Total Net Amount

Total VAT Amount

Total Invoice

1

BMC

Equipment & Tools Ltd

Unit 4A Summerhill Ent Centre, Summerhill, Co. Meath
Tel: 046 955 8121 Fax: 046 955 8122 Vat no: 8230805W
Email: mcarleton@bmcequip.com www.bmcequip.com

Invoice

Pag 1

Ag Quip Ltd
79b Finvoy Road
Ballymoney
Co. Antrim.
BT53 7JG

VAT Reg No: 972313523

Invoice No: 156025

Invoice Date: 08/01/2019

Order No:

Acc No: ZA056

Quantity Details

10.00 Blades 3110 x 1 x 4/6
1.00 Post & Carriage North

Unit Price	Disc	Amount	Net Amount	VAT %	VAT
		0.00		0	0.00
		0.00		0	0.00

Total

Total Net

Carriage Net

Total Tax

Invoice


Email info@emooil.com
www.emooil.com

Belfast
111 Airport Road West
Belfast
BT3 9ED

Tel 028 9045 4555
Fax 028 9045 0243

Newcastle
Dundrum Road
Newcastle
BT33 0LN
Tel 028 4372 3334
Tel 028 9756 2666
Fax 028 4372 6757

Coleraine
Hillmans Fancy
Ballycastle Road
BT52 2DX
Tel 028 7034 4941
Tel 028 2564 5824
Fax 028 7032 0850


Emo
energy everywhere

Delivery Address

AGQUIP LIMITED
79B Finvoy Road
Ballymoney
County Antrim

AGQUIP LIMITED
79B Finvoy Road
Ballymoney
County Antrim

BT53 7JG

BT53 7JG

INVOICE

Account	1033033	Invoice No.	1540157	Invoice Date	23/08/2011
Product	Quantity	Unit	Value	VAT	Total
GAS OIL	1300	0.6380			
Order No.	Total				/
PAYMENT DUE BY 18/09/11					

Registered Office: 40-48 Airport Road West, Belfast Harbour Estate, Belfast BT3 9ED. VAT Reg No: GB 864 4203 30
A Division of DCC Energy Limited. Company Reg No: 10293 (DCC Energy Ltd)



Authorised Distributor of Castrol

REMITTANCE SLIP

Please return remittance slip with your payment to: FREEPOST BEL1747 Belfast BT3 9BR

Invoice Name & Address

AGQUIP LIMITED
79B Finvoy Road
Ballymoney
County Antrim

BT53 7JG

Account No.

Invoice No.

1540157


Emo
energy everywhere

Email info@emooil.com
www.emooil.com

Belfast

111 Airport Road West
Belfast
BT3 9ED

Tel 028 9045 4555
Fax 028 9045 0243

Newcastle

Dundrum Road
Newcastle
BT33 0LN

Tel 028 4372 3334
Tel 028 9756 2666
Fax 028 4372 6757

Coleraine

Hillmans Fancy
Ballycastle Road
BT52 2DX

Tel 028 7034 4941
Tel 028 2564 5824
Fax 028 7032 0850



Delivery Address

AGQUIP LIMITED
79B Finvoy Road
Ballymoney
County Antrim

BT53 7JG

AGQUIP LIMITED
79B Finvoy Road
Ballymoney
County Antrim

BT53 7JG

INVOICE

Account	1033033	Invoice No.	1560786	Invoice Date	04/11/2011	
Product		Quantity	Unit	Value	VAT	Total
GAS OIL		1000	0.6975			
Order No.		Total				
PAYMENT DUE BY 18/12/11						

Registered Office: 40-48 Airport Road West, Belfast Harbour Estate, Belfast BT3 9ED. VAT Reg No: GB 864 4203 30
A Division of DCC Energy Limited. Company Reg No: 10293 (DCC Energy Ltd)



Authorised Distributor of Castrol

REMITTANCE SLIP

Please return remittance slip with your payment to: FREEPOST BEL1747 Belfast BT3 9BR

Invoice Name & Address

AGQUIP LIMITED
79B Finvoy Road
Ballymoney
County Antrim

BT53 7JG

Account No.

Invoice No.





SACH s.r.o.
Průmyslová 1852
258 01 Vlašim
CZ

IČO : 27105857
VAT CZ27105857
Reg : MS Praha, oddíl C, vl. 96643

Bank

271058575500, RAIFFEISEN Bank a.s. Praha, SWIFT: RZBCCZPP
IBAN: CZ025500000000027105857

AGQUIP LTD

79B Finvoy Road
BT53 7JG Ballymoney

VAT GB972313523

Invoice	Date	Date of expiry	Order	Delivery doc.
119306	23.08.2011	22.09.2011		LE119306,

Nr.	Piece	Product	Price	Total
1	304,000.pc.	Flat spring 030001		
2	1,000	Dispatch payment 1 paleta, hmotnost 500 kg.		

Total price

The exporter of the products covered by this document declares that, except where otherwise clearly indicated, these products are of CZ preferential origin.

Jedná se o daňový doklad zasláný v elektronické podobě. Dle zákona 235/2004 Sb. o dani z přidané hodnoty, §26, jde o elektronický daňový doklad s právně naprosto přípustnou formou.



SACH s.r.o.
Průmyslová 1852
258 01 Vlašim
CZ

IČO : 27105857
VAT CZ27105857
Reg. : MS Praha, oddíl C, vl. 96643

Bank 27105857/5500, RAIFFEISEN Bank a.s.Praha, SWIFT: RZBCCZPP
IBAN:CZ025500000000027105857

AGQUIP LTD

79B Finvoy Road
BT53 7JG Ballymoney

VAT GB972313523

Invoice	Date	Date of expiry	Order	Delivery doc.
119408	26.10.2011	25.11.2011		LE119408,
Nr.	Piece	Product	Price	Total
1	235,000 pc.	Flat spring 030001		
2	1,000	Dispatch payment 1 paleta, hmotnost 450 kg.		

Total price

The exporter of the products covered by this document declares that, except where otherwise clearly indicated, these products are of CZ preferential origin.

A.N.S. PRECISION ENGINEERING

Unit 11 Doltone Business Park ~ 25 Ballymena Road ~ Ballymoney ~ BT53 7EX
Phone 028276 69080 ~ Fax 028276 68898 ~ e-mail ans.engineering@btinternet.com
web: www.ansengineering.com
Vat Reg. No: 736 1657 23

Invoice No. 4193

Invoice to:

Date: 31/10/2016

Agquip Ltd.
79B Finvoy Road
Ballymoney
BT53 7JG

Purchase Order No. verbal

<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Net Amount</u>
1	Manufacture various parts for Macerator Project		
		NET TOTAL	
		VAT AT 20%	
		TOTAL	

Payment terms are 30 days net from end of month

Order 15336

ALEXANDER MILLS

43 Main Street, Benburb, Co. Tyrone BT71 7JY

Tel: 028 3754 8971 Fax: 028 3754 8691

www.alexander-mills.co.uk E-mail: sales@alexander-mills.co.uk

Farm Machinery • Spares • Fertilisers • Hardware

James O'Kane Date 30/9/2011
Agquip - Finway Rd, Ballymaney

1 no Agquip. 7.5 m Trailing

Shoe Supplies + Fitted to

Jostui 10000 Ltr Tanker -

Delivery EARLY 2012 - Del.
by us to your yard - Fitting
AND Delivery to customer by
yourself. (GORDAN SMYTH - STRABANE)

TOTAL COST. £ VAT

W. bill.

S.O. No 23606

Please quote order number on all delivery notes and invoices

James O'Kane
79B Finvoy Road
Ballymoney
County Antrim
BT53 7JG

932681

Your Ref: BIL No. 6276
Our Ref: P95876GB01/AW/SW/hac

By E-Mail & Post
jamesok1@btinternet.com

6 January 2012

Dear James

United Kingdom Patent Application No. 1100015.5
"Nozzle for Dispensing Slurry and a slurry spreading apparatus"
James O'Kane

Further to my letter of 4 October 2011, I confirm that we must pay the examination fee and file the request for substantive examination by **28 March, 2012** by the latest if this application is to proceed further. The cost of carrying out such action will be approximately

Please confirm that you wish to proceed further with this Patent application and that you are therefore happy for me to proceed with payment of the examination fee in due course. Failure to pay the fee by the above-mentioned deadline will result in the loss of the Patent application.

As always, please do not hesitate to contact me should you have any questions. Kind regards and Happy New Year.

Yours sincerely

Stephen Waller

s.waller@frkelly.com
+44 (0)28 9023 6000

PHILIP COYLE
LINDSAY J CASEY
BRENDA O'REGAN
SHANE SMYTH
ASSUMPTA DUFFY
MAURA O'CONNELL
GAVAN FERGUSON
DAVID BROPHY
CONOR BOYCE
ALAN WALLACE
MARY BLEAHERNE

BRIAN O'NEILL
TARA JENNINGS
BRONWYN O'HAGAN
NIAMH HALL
MADELEINE KELLY
HAZEL TUNNEY
SUMI NADARAJAH
CAROL GORMLEY
DONAL M KELLY
STEPHEN WALLER
NICOLE GERDON
ANNA HALLY

CONSULTANTS:
GERALD KINSELLA
PETER F KELLY
NEIL MCVEIGH
JOHN P RICHARDS

OFFICES: DUBLIN & BELFAST

FRKelly 4 Mount Charles, Belfast BT7 1NZ, Northern Ireland. Tel: +44 28 9023 6000 Fax: +44 28 9023 5454 belfast@frkelly.com www.frkelly.com



Agquip Limited
 79B Finvoy Road
 Ballymoney
 County Antrim
 BT53 7JG
 Northern Ireland

Your Ref : BIL No. 6276
Our Ref : P95876GB01AW/SW
A/C No. : BA10113
VAT No. :
Invoice No. : 10128876
Date : 29 January 2016

INVOICE

GBP

Re :	United Kingdom Patent Application No. 1100015.5 "Nozzle for Dispensing Slurry and a slurry spreading apparatus" James O'Kane	
To:	Our services in receiving and reviewing a further examination report, preparing and filing a response and reporting to you, inclusive of all disbursements and expenses.	
	V.A.T. @ 20.00 %	
	Total GBP	£

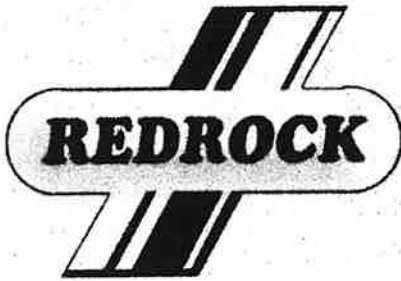
CREDIT TERMS: 30 Days from Invoice Date
 Please quote our Invoice Number on all payments

BANKERS **B**

United Kingdom

S:

FRKelly, 4 Mount Charles, Belfast BT7 1NZ, United Kingdom. Tel: +44 28 9023 6000 Fax: +44 28 9023 5454
 VAT: 617 5613 39 reverse-charge-system accounts@frkelly.com www.frkelly.com



REDROCK MACHINERY Ltd.
77 REDROCK ROAD
COLLONE, ARMAGH
N.IRELAND, BT60 2BL

Purchase Order
125561

Tel: 0044 (0) 2837 552390
Fax: 0044 (0) 2837 552399
Email: info@redrockmachinery.com
Web: www.redrockmachinery.com
Vat No: GB 987 2881 53

Page 1 of 1

13-November-2019

AGQUIP
79B FINVOY ROAD
BALLYMONEY
CO ANTRIM
NORTHERN IRELAND

Deliver to:
REDROCK MACHINERY LTD
77 REDROCK ROAD
COLLONE
ARMAGH

Currency: Stg

Item	Stock No	Description	Unit	Qty	Unit Price	Value	Due Date
1		7.2M DRIBBLE BAR SYSTEM REF: AGRI MACHINERY (RS38521) TO FIT 3000G TANKER READY ASAP	Ea	1			26-Nov-2019

Special Instructions

Please confirm price and delivery for all Purchase Orders

Stg

Registered Office: 77 Redrock Road, Collone, Armagh, BT60 2BL.
Registered in Northern Ireland: NI 602382

Total Net Order Value

PROFORMA INVOICE

****THIS IS NOT A VAT INVOICE****

DELIVER TO

AGQUIP LTD
79B FINVOY ROAD
BALLYMONEY
CO. ANTRIM
N. IRELAND
BT53 7JG

INVOICE TO

AGQUIP LTD
79B FINVOY ROAD
BALLYMONEY
CO. ANTRIM
N. IRELAND
BT53 7JG



BYPY Hydraulics & Transmissions Ltd

No.8 Lingen Road
Ludlow Business Park
Ludlow
Shropshire
SY8 1XD

Tel No: 01584 873012

Fax No: 01584 876647

E-mail: sales@bypy.co.uk

Web: www.bypy.co.uk

ACCOUNT	REP	YOUR ORDER NO.	DEL. DATE	DELIVERY REF	INVOICE DATE	INVOICE NO.	PAGE
AGQ001	AW1	VERBAL JAMES		182251	20/ 1/10	182251	1 of 1

ITM	STOCK CODE	DESCRIPTION	QTY	PRICE	UNIT	DISC. %	VALUE	VC
1	VS3502B1	SEQUENCE VALVE 3/8"BSP 35LPM 40-210BAR	2			0.00		

Payment Terms - Payment before goods are despatched Sold subject to Terms and Conditions available on website or upon request.

VC	GOODS	VAT RATE	VAT AMOUNT
1			

TOTAL GOODS	CARRIAGE	TOTAL VAT	INVOICE TOTAL



Regd in England & Wales GB 6110656 VAT No GB 918 4856 85 Regd Address 8 Lingen Rd, Ludlow Business Park, Ludlow, Shrops SY8 1XD



T-T PUMPS
T-T Enviro
T-T Projects

T-T Controls
T-T Service
 e-mail: response@ttpumps.com
 website: www.ttpumps.com

Proforma Invoice No: PRO0007208
Proforma Invoice Date: 10/01/2014
Your Ref: JAMES
Account No: MSC08519
Despatch Method: TNT EXPRESS
Project No: B31458

DELIVERY TO:
 AS INVOICE

T-T PUMPS Ltd., Onneley Works, Newcastle Road
 Woore, Cheshire, CW3 9RU, England

PROFORMA TO:
 AGQUIP LTD
 79B FINVOY ROAD
 BALLYMONEY
 CO. ANTRIM
 NORTHERN IRELAND
 BT53 7JG

**** This is not a tax invoice ****

PROFORMA INVOICE

PRODUCT CODE	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	DISC. %	LINE VALUE	VAT
VI130-25	25MM SWING CHECK VALVE	EACH	20				1
	CARRIAGE CHARGE		1.00				1
FULL PAYMENT REQUIRED PRIOR TO DELIVERY							
							DISC. %
							Total Goods
							Total VAT
							Total Due

VAT Analysis
 Code Goods Rate VAT
 1

RIVERLEA

Serving Wales' Farmers

Purchase Order: 099932

Date: 23-12-14

www.riverlea.co.uk

Supplied from:

Agquip Ltd.
Ref James O'Kane.

Deliver to:

Crymych.
by 15 March PLEASE
Ref Spring Show

1 x 7.5m Trailing Shoe
w/ Vogelsang
w/ fittings etc.

to fit Hi-Spec 3,500 gall Tanker
(Tandem Axle)

which is on 710/50 x 26.5 Tyres

to suit outlet on L/H Side of Tanker
(as viewed from Rear)

Ordered by:

Name: Paul Rogers

Depot: (address below)

Signature:

E-mail: @riverlea.co.uk

Riverlea Ltd.

Crymych
SA41 3QX
Tel.: (01239) 831733
Fax: (01239) 831668

Riverlea Ltd.

Llandow
CF71 7PF
Tel.: (01446) 775602
Fax: (01446) 773476

Riverlea Ltd.

Whitland
SA34 0QQ
Tel.: (01994) 240644
Fax: (01994) 240747



HEYN ENGINEERING (NI) LTD
 1 Corry Place
 Belfast Harbour Estate
 Belfast
 Northern Ireland
 VAT Number GB 252 4933 60

Issued To

AGQ001
 AGQUIP LTD
 79B FINVOY ROAD
 BALLYMONEY
 CO ANTRIM
 BT53 7JG

VAT No GB

Invoice

All Amounts in : Pound Sterling
 For Order : 0000017204
 Date : 06/11/2013
 Invoice Number : 0000017121
 Your Reference :
 Terms : 30 days From end of month

Item Code	Description	Quantity	Unit	VAT Code	Net
	JOB NUMBER: 35333 CONTACT: JAMES O'KANE TO SUPPLY: LD JOBER HOIST 240V HOIST SWL 1000 KG ALL AS PER QUOTE.	1		1	

VAT Analysis

Code %	Net	VAT
1 20.00 Standard Rate		

NET	
VAT	
GROSS	

Our standard Terms & Conditions of trade are available on request or at www.heyne.co.uk
 The above goods remain the property of Heyn Engineering until payment is made in full

Registered Company Name and Number:- Heyn Engineering(NI) Ltd. NI038423

Please make all payments by BACS to the relevant account.



Hutchinson Engineering

ENGINEERED FOR INDUSTRY

SJC HUTCHINSON ENGINEERING LTD

58a Drumagamer Road, Kilrea, Coleraine, Co Londonderry, BT51 5TE
 T: +44(0)28 2954 0302 F: +44(0)28 2954 0766
 E: info@hutchinson-engineering.co.uk
 W: www.hutchinson-engineering.co.uk

AGQUIP
 79B FINVOY ROAD
 BALLYMONEY
 CO ANTRIM

 BT537JG

Invoice No. 0000146158
 Invoice Date 01/12/2014
 Account Ref. AGQU01
 Customer Order No. James OKane
 Sales Order No. 0000095070

Quantity	Product Description	Del No	Unit Price	Net Amount	V.A.T.
10	100237-001	0000096426			.56
10	100238-001	0000096426			.74

Total Net 1
 Total Tax
 Invoice Total

Hutchinson Engineering Terms and Conditions apply.
All goods remain the property of Hutchinson Engineering until paid in full.
Queries must be notified within 5 days of receiving Invoice.

VAT Reg. No. 253-2843-65 NI Reg No. NI 15853

All Amounts in Pound Sterling

Make Payable to: SJC HUTCHINSONS ENGINEERING Bank Account no:

The title to the goods shall not pass to you until payment has been made of the full contract price and in the case of no payment, we shall be entitled to repossess or trace the goods or proceeds of sale in your hands or in the hands of liquidators or receivers



- design
- project management
- consultancy

INVOICE

OUR DETAILS:	CUSTOMER DETAILS:
Samuel Paul T/A Solve Engineering 136 Ballywatermoy Rd Glarryford Ballymena BT 449EU	Mr James O'Kane Agquip Ltd 79B Finvoy Road Ballymoney Co. Antrim BT53 7JG
VAT Reg No: 980 0714 27	

INVOICE NO
SP07306

INVOICE DATE/TAX PT
31/08/2016

YOUR ORDER NO.
verbal

Line no	Description	Quantity	Line Val
1	Provision of design development services including prototype construction drawings	1	

NET TOTAL	_____
VAT (20.0%)	_____
TOTAL	_____

Cheques should be made payable to **Solve Engineering**
 Payment terms: 30 days from date of invoice

TEL/FAX: 02825 882058 MOBILE: EMAIL:



Hutchinson Engineering

ENGINEERED FOR INDUSTRY

SJC HUTCHINSON ENGINEERING LTD

58a Drumagarnier Road, Kilrea, Coleraine, Co.Londonderry, BT51 5TE

T: +44(0)28 2954 0302 F: +44(0)28 2954 0766

E: info@hutchinson-engineering.co.uk

W: www.huchinson-engineering.co.uk

AGQUIP
79B FINVOY ROAD
BALLYMONEY
CO ANTRIM
BT537JG

A/c ref:	AGQU01
Date	30/09/2015
Page	0

All Amounts shown in Pound Sterling

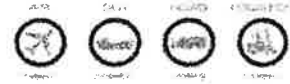
Date	Reference	Debit	Credit	Balance
11/09/2015	SI 0000162350			

Current	30	60	90	120 +	
	0.00	0.00	0.00	0.00	Due



Unit 1 North West Business Park
Ballycoolin
Dublin 15
Ireland

Telephone: +353 1 899 1101
Fax: +353 1 899 1925
Email: info@hawthornlogistics.ie
VAT Number: IE9574811V



Customer Statement

Agquip Ltd
79B Finvoy Road
Ballymoney
Co Antrim
BT53 7JG

Date: 09/09/2011
Account: Agqui/Ltd

Date	Description	Our Reference	Your Reference	Debit	Credit	Outstanding
<u>Euro</u>						<u>Eur</u>
24/08/11	Invoice	J1014343/2				
					Total Eur	

All transactions are subject to the Company's Standard Trading Conditions (copies available on request from www.hawthornlogistics.ie)



Auftragsbestätigung

AGQUIP JAMES O'KANE
79B FINVOY ROAD
BALLYMONEY, CO. ANTRIM
GB-BT53 7JG NORTHERN IRELAND

Belegnummer: **705627**
Belegdatum: **03.01.2012**
Kunden-Nr.: **22580**
Seite-Nr.: **1**
Unser Zeichen: **1079**
Vertreter: **0**

YOUR ORDER FROM 30-12-2011
MR. O'KANE BY EMAIL

Lieferdatum: **17.02.2012 11:40:40**
Lieferwoche: **07-2012**

Menge	Artikel	Artikelbezeichnung und Hinweis	Ihre Artikel-Nr.	E-Preis	PE	Rabatt	Betrag€
20	R1130/95	WARNTAFEL DIN 11030, FOLIE UND LEUCHTEN EINSEITIGZ.FESTMONTAGE					
1	PV	PORTO UND VERPACKUNG					

Ihre Zahlungsbedingung:
10 Tage 3% Skonto, 30 Tage netto

Netto-Warenwert €
Mwst 0,00% €
Gesamtbetrag €

Versand an: AGQUIP JAMES O'KANE · 79B FINVOY ROAD
GB · BT53 7JG · NORTHERN IRELAND · BALLYMONEY, CO. ANTRIM

Versandart: DAF GERMANY ·

Wir verweisen auf unsere Liefer- und Zahlungsbedingungen sowie Gerichtsstandsvereinbarungen in unserem Hauptkatalog auf den Seiten 26 und 27
(Auflage 1/01.11.2003)

GEKA GmbH Geschäftsführer: Sylvia Feyl, Uwe Feyl Schloßstrasse 97 73054 Eisingen T +49 (0) 7161 99903-0 F +49 (0) 7161 99903-99 info@geka-gmbh.com www.geka-gmbh.com

613
VGP
610

APPENDIX LKP 9.



ACCESS WIDTH OF 6 METERS
 (MINIMUM 1.80m x 2.00m)
 CEMENT OR ASPHALT TO
 FACE 1.50m FOR THE FIRST 20 METERS
 WIDTH DOUBLE AGAIN TO THE ACCESS
 POINT WITH THE LINE OF THE DRIVEWAY
 & CURB ROADSIDE GULLY 400mm
 DEPTH WITH 10% SLOPE

KEY TO PLAN SYMBOLS

- Existing and proposed boundary
- Existing and proposed driveway
- Existing and proposed parking
- Existing and proposed landscaping
- Existing and proposed access
- Existing and proposed setback

EXISTING BUILDINGS

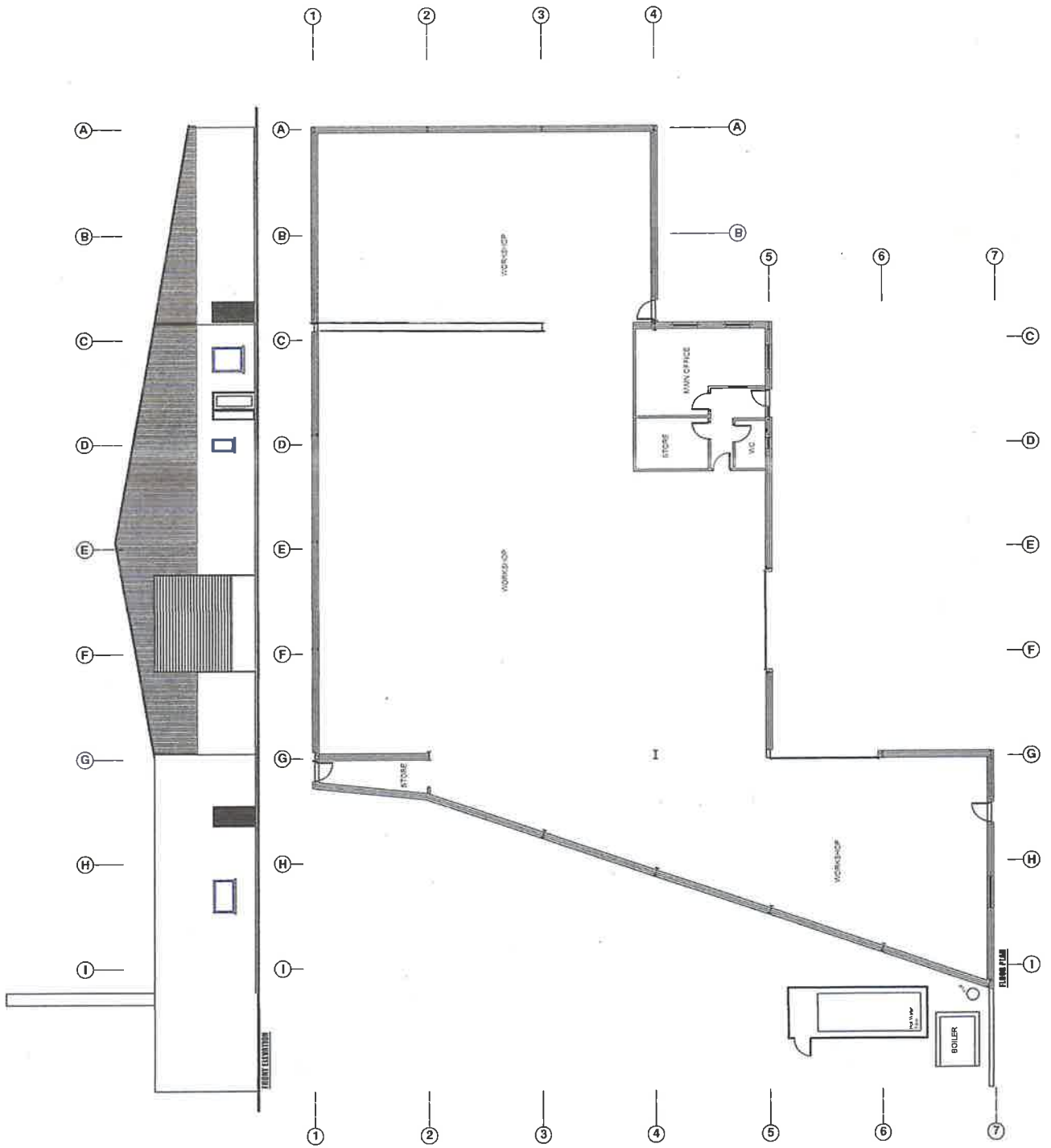
Code	Description	Area	Year	Notes
B1	Existing Building	150.00	2010	As Shown
B2	Existing Building	100.00	2010	As Shown
B3	Existing Building	50.00	2010	As Shown

PROPOSED BUILDINGS

Code	Description	Area	Year	Notes
P1	Proposed Building	200.00	2020	As Shown
P2	Proposed Building	150.00	2020	As Shown
P3	Proposed Building	100.00	2020	As Shown

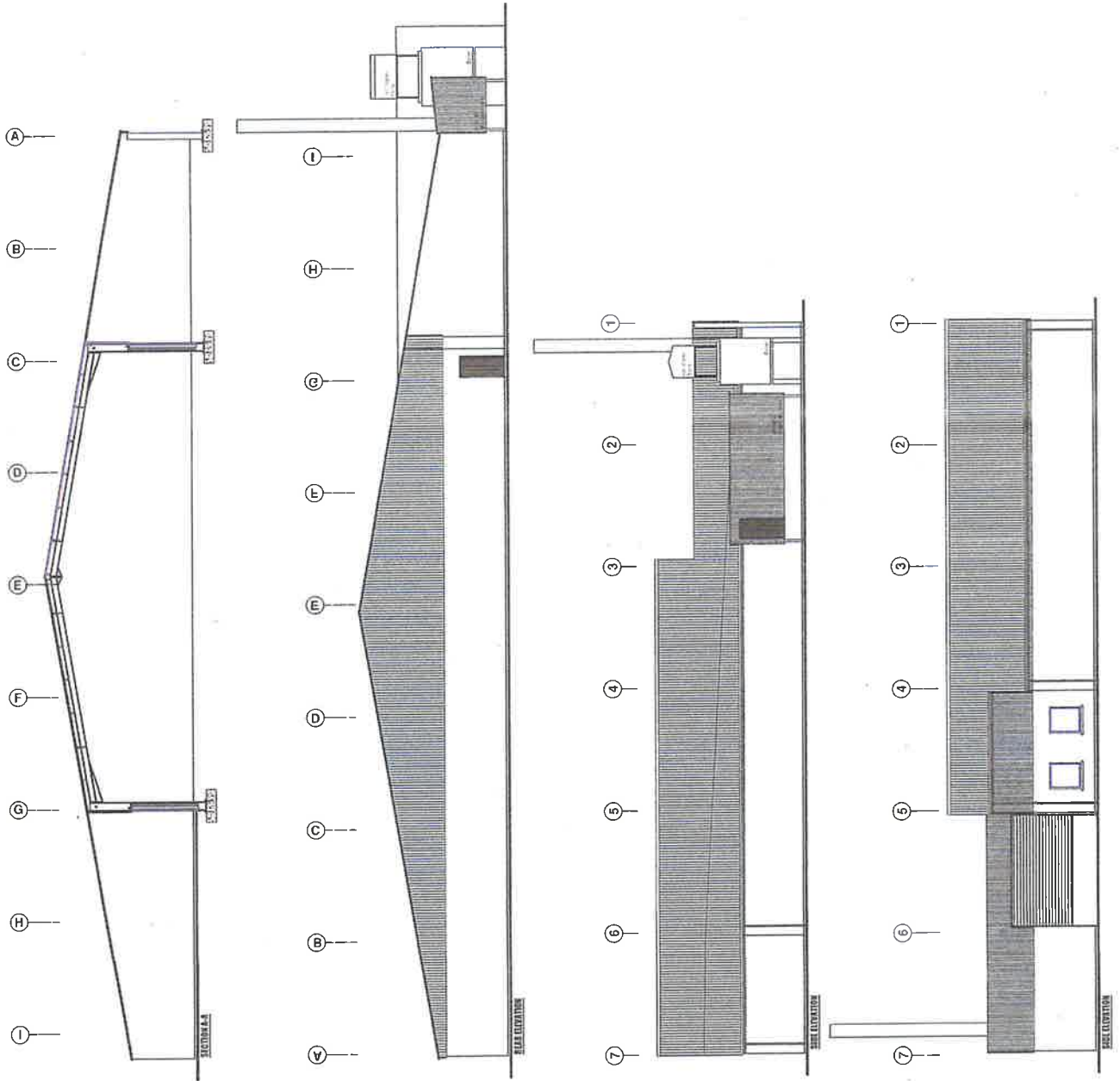
NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JOHANNESBURG BUILDING REGULATIONS.
 3. THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JOHANNESBURG ZONING REGULATIONS.
 4. THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JOHANNESBURG LANDSCAPING REGULATIONS.
 5. THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JOHANNESBURG ACCESS REGULATIONS.
 6. THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JOHANNESBURG SETBACK REGULATIONS.

Mr. J. Chuma			
Simpson Planning Institute		1-1000	
Proposed Site Plan		PSP-01	
		F	




Scale: 1/4" = 1'-0"
 Date: 18/06/18
 Project: EX-401
 Drawing: EX-401-A

	Project Name EX-401	Date 18/06/18	Drawing No. EX-401-A
	Project Location 123 Street, Melbourne, VIC	Client ABC Pty Ltd	Designer J. Smith
EXISTING STRUCTURE PLAN			



Ernest Pflieger
 1000 N. 1st Street
 Phoenix, Arizona 85004
 Telephone: 602-254-1111

 SIMPSON STRONG-TIE	No. of Copies 1-2000	Date 8/1/98	Scale A
	Project Name 60311423-1-1072-Right	Drawing No. E-102	Revision 1

APPENDIX LKP 10.



Agquip Ltd

Business Plan

Prepared By BD Consultancy

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SECTION 1: EXECUTIVE SUMMARY

Based outside Ballymoney, Agquip Ltd has been established since 2009. The company specialises in the design and manufacture of slurry spreading systems, namely dribble bars and trailing shoe injectors. All products are sold directly to agricultural contractors or indirectly through a network of distributors. With over 20+ year's experience in production, research, design and management roles, company owner and overall Managing Director, James O'Kane is well placed to lead this growing company on its upwards growth trajectory.

Agquip Ltd has experienced significant growth over the last few years and this has been largely attributable to the relentless efforts of James and his team. Having invested substantially in their products which are also protected by European wide Intellectual Property rights, the company is now a recognised key player in the slurry spreading systems.

Quality is very much at the forefront of the company's offering. Agquip Ltd prides itself on producing high quality products and providing a service which not only fulfils the customer's requirements but also exceeds their expectations, leading to customers returning again and recommending the company to other potential clients.

Currently the company is very well established in the Northern Ireland market and indeed has a number of customers in both ROI, GB and Norway. However, James believes that there is a greater opportunity for the company in both the ROI and in the relatively untapped GB region and intends to further build brand awareness and sales from ROI initially and then GB.

As a qualified design engineer, the Managing Director is also committed to ongoing research and development of new products. The company have plans to undertake a new research & development project on a new product - an innovative 24m dribble bar. The development of this advanced solution is a key reason for this project application.

Agquip Ltd currently employs 5 staff including, James O'Kane and four production staff. Over the next 12 months the owner has plans to employ a further 1 member of staff.

Displacement

The proposed project is viewed as fundamental to the future growth of Agquip Ltd. The project will enable the company to establish a niche within the market for dribblers and trailing shoes.

Given that Agquip Ltd will actually purchase its raw materials and additional services from local suppliers & manufacturers and then carry out its own value-added manufacturing activities, it is not envisaged that displacement will arise as a direct result of this project. As a result of the market research carried out by managing director, the project promoter has identified that the implementation of a Marketing Action Plan will enable Agquip to take advantage of new opportunities in export markets, primarily the ROI & GB marketplaces. The proposed project will therefore represent significant export potential for the Northern Ireland economy and will also lead to further job creations within the Ballymoney area.

Efficiency

The project is fundamental to the creation of 1 additional staff position by the end of year one. There are considerable labour and production efficiencies associated with the proposed new investment in equipment. Detailed financial ratios discussed at Section 6 of this Business Plan highlight the increases in turnover, value added and profit over the period of the financial projections.

Additionality

The Managing Director at Agquip has identified that a capital expenditure programme is to be undertaken in order to ensure that additional production efficiencies can be secured. As a result of the costs associated with the project, together with the proposed investment in staff and Research and Development on a new product, this business plan is submitted to RDP with a view to requesting financial assistance to support the investment in additional capital equipment, allowing further production capacity which is central to the expansion of the company.

Business Goals (excl. VAT)

	Year 1	Year 2	Year 3
Turnover	£		
Gross Profit	£		
Net Profit (before Drawings and NIC)			
Net Profit (after Drawings and NIC)			

The company's objectives for the next 12 months can be summarised as follows:

- To commence purchase of the CNC Plasma Cutter in October 2019 and the customised production assembly line equipment in November 2019
- To continue growing the Company's brand awareness in ROI, GB & Norway leading to a growth of sales of all products in these markets
- To commence prototype manufacture of the new 24m Dribble Bar in Apr / May / June 2020.
- To continue to invest heavily in, product design (R&D), material sourcing, equipment and staff to deliver a final product to the highest quality possible
- To attend the Agri Scot Show in Edinburgh
- To build on the company's already established presence in the North of Ireland
- To increase staff by employing 1 additional employee in October 2019 to operate the new CNC plasma cutter
- To increase distributors in ROI, GB & Norway

SECTION 2: BUSINESS AND PROPRIETOR DETAILS

2.1 Business Details

Business Name: Agquip Ltd
Business Address: 79B Finvoy Road, Ballymoney, BT53 7JG
Telephone:
Email: info@agquip.com
Web Address: <http://www.agquip.com>
Proposed Start Date: Already established business
Legal Status: Limited Company
Full Time/Part Time: 5 x full time
VAT Registered: Yes (972 313 523)
Company Number: NI 072 859
Bank:
Accountant:
Solicitor:

Business Idea

Agquip Ltd has enjoyed continued growth since its incorporation in 2009. Managing Director James O'Kane has worked relentlessly to grow the business to be a recognised leader in the manufacture of slurry dribble bars and trailing shoes throughout Northern Ireland. He has also carefully steered the company so that it has enjoyed relative success in the ROI, UK and even Norwegian markets. However, James has great ambitions for his company and wants to take the company into the next stage of its growth trajectory. The director is certain that the company can grow its presence in the ROI and GB markets as well as further penetrating new market spaces throughout Europe and beyond.

Furthermore, both as a qualified product design engineer, and being a forward-thinking individual, the Managing Director is also investing time and money into the design of a new 24 dribble bar and is committed to having the prototype go to manufacture by June 2020.

With this growth in mind, the company has recognised the urgent need for additional capacity. Consequently, the purpose of this application seeks assistance with the development of a new CNC Plasma Cutter (Oct-19) and customised production assembly line equipment (Nov-19) to improve efficiency.

2.2 Proprietor Details

Name: James O’Kane

Home Address: 79B Finvoy Road, Ballymoney, Co. Antrim, BT53 7JG

DOB:

Experience: With over 20 years’ experience in agricultural engineering sector, company owner James O’Kane has overall responsibility for Agquip Ltd, with his focus being on the business future strategy, together with being responsible for the general management of the business. James is fully committed to the success of the company and is determined to be a recognised leader both in ROI, GB & Europe. James is also driven by manufacturing high quality products and providing a first-class customer service. James’s passion for innovation and his determination to make Agquip Ltd a recognised name throughout GB, ROI and beyond through the development of quality products shines through in his work. He is a financially astute businessman which has been demonstrated by the fact that his company has grown consistently since it was launched in 2009 and has now become an established player in the Northern Ireland agricultural engineering sector.

SECTION 3: VISION AND BUSINESS IDEA

3.1 Business Goals

A number of clear, measurable business goals have been established for the business.

FINANCIAL GOALS

Business Goals (excl VAT)	Mar 2018 (£) Excl VAT	Mar 2019 (£) Excl VAT	Mar 2020 (£) Excl VAT
Turnover	£		
Gross Profit	£		
Net Profit (before Drawings & NIC)			4
Number of Customers	65	70	80
Unit Sales (Standard VAT Rate)			
NI - 12m Dribble Bar	52	51	51
NI - Trailing Shoes	34	33	34
NI - Replacement Parts (Reelers & Pumps)	48	48	49
NI - (New Product) 24m Dribble Bar	12	12	12
GB - 12m Dribble Bar	9	9	9
GB - Trailing Shoes	12	12	12
GB - Replacement Parts (Reelers & Pumps)	0	1	2
GB - (New Product) 24m Dribble Bar	0	0	0
Unit Sales (Zero Rated)			
ROI - 12m Dribble Bar	28	28	28
ROI - Trailing Shoes	18	17	17
ROI - Replacement Parts (Reelers & Pumps)	26	26	26
ROI - (New Product) 24m Dribble Bar	0	0	0
Europe - 12m Dribble Bar	5	5	5
Europe - Trailing Shoes	3	3	3
Europe - Replacement Parts (Reelers & Pumps)	5	5	5
Europe - (New Product) 24m Dribble Bar	0	0	0
Cash position at year-end			
Net worth at year-end			
Breakeven Sales			

Other goals:

- To commence purchase of the CNC Plasma Cutter in October 2019 and the customised production assembly line equipment in November 2019

- To **build on** the company's already established presence in the North of Ireland.
- To **employ** an additional CNC Plasma Cutter operative in Oct-19
- **Training** for all staff on equipment and production and quality routines.
- **Continuous monitoring** of company results to ensure all activities are in line with the **strategic plan**.
- Build on Company's reputation through continued investment in **Product Innovation** (R&D on new products) to grow the company's **export markets**.
- **Investment** in freelance sales person

3.2 Product / Service Details

Agquip Ltd specialises in the manufacture of innovative slurry distribution solutions to ensure that slurry gets straight to work at the root of silage crops for maximum yields.

The company's key products and services include:

- Dribble Bars
- Trailing Shoes
- Replacement parts (including reelers, tanker mounts & pumps)

Dribble Bars – Precision Distribution

The Agquip Dribble Bar uses innovative distribution boots to ensure that slurry goes directly onto the surface, reducing waste and greatly reducing contamination of the grass leaves. The Dribble Bar can be used in conjunction with a slurry tanker or an umbilical feed operation.

Discharge Pipe Features:

- Super elastic.
- Kink-proof.
- Excellent weathering resistance.
- Plastic reinforced along its entire length.
- Sprung steel support allows feeder to be deflected by obstacles.

- Injection moulded rubber distribution boot is flexible and long lasting.
- CAD designed profile gives optimum flow characteristics.



The Agquip Dribble Bar uses the bespoke Agquip Maxi Cut Macerator to distribute the slurry manure. The manure slurry enters the side inlet of the ExaCut and flows directly into the distributor housing. The rotor, driven by a hydraulic motor, distributes the slurry to the dribble hoses. The rotor is designed to rotate in both directions to prevent clogging and thus improves operating time.

Agquip Maxi Cut Macerator Features:

- Integrated foreign object separator
- Compact construction
- Excellent cutting
- Constant distribution
- Easy to maintain
- Automatic knife adjustment
- Cab control system to warn operator of blockages
- Self Sharpening macerator blades

Trailing Shoes – Slurry Straight to the Root

The Agquip Trailing Shoe delivers a controlled volume of slurry straight to the root of your silage crop without waste or environmental contamination. The Trailing Shoe can be used in conjunction with a tank or an 800-meter reeler for umbilical feed applications.

Discharge Pipe Features:

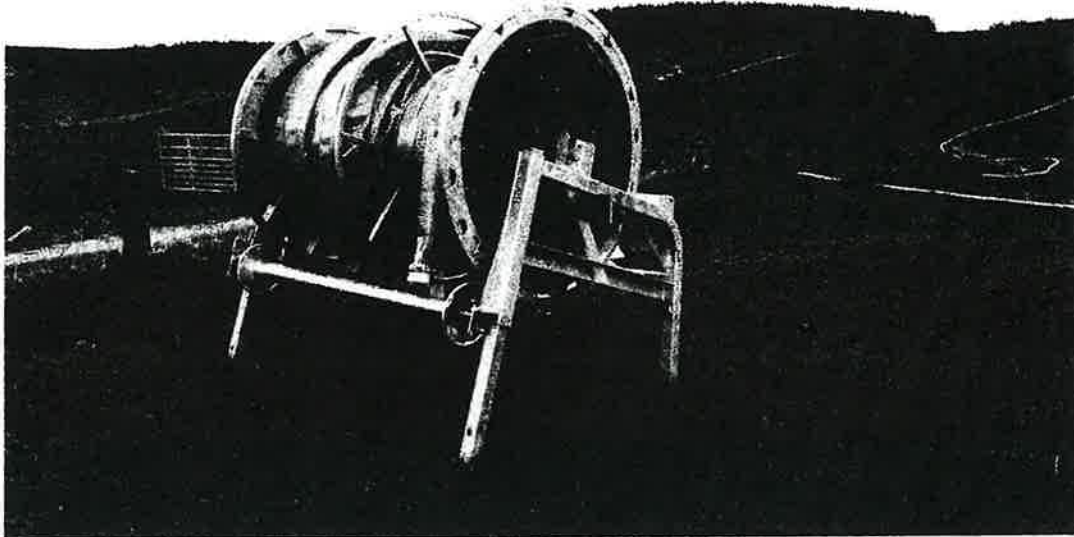
- Super elastic.
- Kink-proof.
- Expander point creates a channel just ahead of distribution boot which keeps grass leaves clean.
- Sprung steel support maintains correct pressure on expander point for correct groove depth
- Injection moulded rubber distribution boot is flexible and long lasting.
- CAD designed profile gives optimum flow characteristics.

For maximum yield, minimum waste and full compliance with EU legislation, Agquip has the right equipment for longer grass.



Replacement Parts

Agquip Ltd also offers a supply of replacement parts including pumps, reelers etc.



Product Development

Agquip's strategy is to continually improve, innovate and expand upon its existing product range in order to make the company's products more attractive to the farming community.

One project which is currently underway is the development of a 24m dribble bar. This project is expected to cost £100,000 and the design of the prototype is estimated to cost £20,000 which the company plans to outsource to Solve Engineering.

Agquip Ltd are hopeful that the design concept drawings will be supported by the Technical Design Fund at Invest NI for which the design element will be supported by 49%. The remainder of the project will be funded by the company's cashflow and the manufacture of the prototype is expected to be completed by June 2020.

The development of this innovative solution is a key reason for the need for additional capacity.

3.3 Key Selling Points

Agquip Ltd has highlighted the following Unique Selling Points (USP's) for its company and products:

1. Essentially, the company's products themselves are unique. The company has designed innovative slurry application systems which dispense farmyard slurry directly onto grassland without leaving a residue on surrounding leaves or plants. These new solutions offer farmers a more affordable and efficient alternative to traditional slurry spreading.
2. Agquip Ltd is already a well-known company in the Northern Ireland agricultural sector.
3. Owner James O'Kane has extensive experience (over 20 years) in product design and with a family background in agriculture has applied this knowledge and experience to the development of innovative solutions for this sector, namely with the manufacture slurry distributing solutions.
4. Agquip Ltd is fully committed to the production of quality products, using high quality materials and components from established suppliers. All manufactured products are subjected to rigorous quality control testing.
5. Agquip has already invested substantially in the Research and Development of its bespoke Agquip Maxi Cut Macerator product which has also been supported through Invest NI.
6. Such is the importance of quality to the company, Agquip has forged ahead to secure the Intellectual Property rights and patents on it's designs of trailing shoes and dribble bars. The company has secured design rights on it's products throughout the EU.
7. The company prides itself on its excellent customer service
8. The company has already established excellent working relationships with its existing customer and supplier base.

3.4 Future Plans

The future plans of Agquip include:

- To grow the company to achieve a turnover of €10 (excl vat) by the end of Year 3 (Mar-22).
- To create additional employment opportunity for 1 new production operative in October 2019 for the new CNC Plasma Cutter.
- To establish and grow brand awareness of the company and its products in the Republic of Ireland and GB markets through the implementation of a focused marketing plan.
- To grow sales within these export markets.
- To continue to secure new orders within Northern Ireland.
- To bring the new 24m dribble bar to market.

3.5 Export Potential

Agquip Ltd is confident that there is a great opportunity to grow its business in both the ROI GB & European markets such as Norway and is now becoming more proactive in their marketing activities with their distributors. The company has already secured orders from ROI with recognised client names such as Bryan Bros, Cork and Hi Spec Engineering, Co. Carlow. The company has also exported to clients in Scotland, England, Wales and Norway through both distributor networks and directly to agricultural contractors.

Much has been written about the dangers of slurry both on the farm and when it has been spread in the fields and the need to reduce these potential dangers. The Agquip solution reduces the amount of slurry emissions in the air by distributing the slurry directly at the root of the grass, rather than the traditional 'splash plate method'

In Germany, research has shown that application of slurry by Dribble bar leads to lower ammonia losses, better N use efficiency and higher crop yields than either splash plate or injection spreading. In Holland, slurry applications by dribble bar and trailing-shoe, have

resulted in 69%, 86% and 99% less ammonia emissions respectively than splash plate spreading.

With this in mind, Agquip Ltd believes that now is the right time to focus further on the ROI and GB market and beyond

James O’Kane, has already spoken to several existing and potential clients in ROI and GB who have all expressed interest in the company’s products and new 24m dribble bar. Furthermore, with the implementation of a well-structured marketing plan, James is confident that the company’s planned new 24m dribble bar will be highly attractive for new customers.

Additionally, with the current uncertainty with Brexit and the subsequent fall in value of sterling this could make the company a very attractive option for potential clients in the Republic of Ireland and throughout Europe.

- By the end of Year 3 export potential is expected to equate to over 80% of the company’s turnover.

In order to meet the planned growth targets, Agquip Ltd plans to continue penetrate the ROI GB & European markets through a structured and focused approach on marketing which will include database development of potential customers, engaging with these prospects via telephone, email and through attendance at key Trade Shows. The company will initially target both agricultural contractors and agricultural machinery distributors.

If necessary, the company will bring on additional help through the recruitment of a freelance sales and marketing professional to assist with growing sales in the Republic of Ireland, Great Britain and beyond.

4.0 MARKETING

4.1 Market Research

Agquip Ltd operates within the farming sector and as such the agricultural industry is the most relevant target market for the company. Furthermore, as all Agquip products have the capability of being attached onto any agricultural tanker, the Managing Director believes that there is also a great opportunity to sell directly to tanker manufacturers, so that they can add value to their products.

A summary of key findings from the secondary and primary research is included below.

SECONDARY RESEARCH

Ireland

In Ireland most slurry is land spread by the splash plate method. This method of application can result in up to 80% of the available Nitrogen (N) applied in the slurry being lost to the atmosphere in the form of ammonia. Not only does this result in a loss of this valuable nutrient but it also causes atmospheric pollution.

Following surface spreading, approximately 30% of the total ammonia loss takes place in the first hour and the 80% above within the first 12 hours. A basic concept to minimise such losses is to reduce the surface area of the spread slurry that is exposed to the air.

Grassland slurry spreading systems

Systems of slurry spreading that minimise the surface area of the spread slurry exposed to air and lower ammonia loss are widely used across Europe.

These alternatives mainly include:

- Dribble bar spreading
- Trailing-shoe application

Deep injection (150 mm; 6 inches) is limited by soil texture, soil moisture, stone content and slope. Therefore, in Ireland deep injection is only suitable for a relatively small area. Dribble bar spreading of slurry reduces the surface area of slurry exposed to the air. In addition, dribble bar spreading can achieve a more uniform spread pattern and less contamination of herbage by slurry solids.

Benefits of alternative slurry spreading systems

In Germany, research has shown that application of slurry by Dribble bar leads to lower ammonia losses, better Nitrogen use efficiency and higher crop yields than either splash plate or injection spreading. In Holland, slurry applications by dribble bar and trailing-shoe, have resulted in 69%, 86% and 99% less ammonia emissions respectively than splash plate spreading.

Recent research at the Agri-Food & Bio Sciences Institute at Hillsborough has compared slurry application by splash plate, trailing-shoe and dribble bar methods in May after the first silage harvest. Slurry was applied 9, 17 and 23 days following the first silage harvest. Average application rate was 50 m³/ha. Compared with the conventional splash plate method, the dribble bar and trailing-shoe methods increased grass yield by 19 and 21% respectively averaged over the three spreading periods. The increased yields obtained with the dribble bar and trailing-shoe methods were equivalent to applying inorganic fertiliser N at, on average, 79 kg/ha compared with 18 kg/ha when slurry was applied with the splash plate. In addition, the ability to apply slurry up to 23 days after silage harvest is a major advantage.

Window of opportunity for spreading

Research in England and at Hillsborough has shown that it is possible to spread slurry with a dribble bar or trailing shoe system much later after silage harvest than is feasible with a splash plate. The AFBI work indicated yield benefits from spreading up to 3 weeks after the first grass harvest.

Conclusions

Slurry is a valuable source of nutrients. Recent research at AFBI-Hillsborough highlights

important opportunities to recover more of the nutrients present in livestock slurry. Furthermore, new methods of application can increase the flexibility of slurry management by permitting a longer period of application after a silage harvest.

Although these new methods can be more costly, they provide important opportunities to minimize environmental pollution and improve availability of nutrients from slurry for plant uptake.

By providing smart solutions the agricultural machinery industry helps farmers to grow more food affordable and sustainably.

UK

The largest segment of the agricultural engineering market is in equipment primarily required for professional use by farmers in producing foods and to a growing extent by contractors carrying out such work on their behalf. This mainly covers machinery used in the field or in processing material once it has been harvested.

The market ranges from large, expensive machines like combine harvesters, tractors and balers, which can sell for six figure sums, to much smaller implements like mowers, rakes and loaders which are attached to tractors.

There are a little over 200,000 farm holdings in the UK, although many of these are relatively small. Around 75,000 of the holdings have a total size of 50 hectares or more. In 2015, out of the total of 200,000 farms, just under 50,000 grew cereals crops, 84,000 had cattle (including 21,000 with dairy cows), 77,000 had sheep and 11,500 had pigs. Over time, the trend has been for fewer, larger farms and this trend is expected to continue.

In addition, there has been an increase in the number of businesses owning multiple farm holdings, including some with large numbers of holdings. Therefore, the number of farming businesses will be smaller than these numbers indicate.

Influences

The state of the UK market for farm equipment is very closely linked to the fortunes of farming. It is often said that the two main external influences on this are those of the weather and politics. In both cases, both local and global factors have an impact on the UK market. Furthermore, in Northern Ireland, the reduction in available farm grant funding opportunities has caused a drop of 12% in the projected turnover for Agquip for Year 1 (Y/E Mar-20), which has also been incorporated in the company's projections.

Weather

UK prices for crops, and particularly cereals and oilseed rape, are heavily influenced by global market prices. These, in turn, are largely driven by weather and its effect on crop yields. Global weather patterns have been very variable over recent years. Until the 2012/13 season, grain supplies had been tight, with correspondingly elevated prices, but the last four harvests have seen more favourable weather conditions across the world.

This has allowed output to recover, with prices adjusting downward quite sharply. Stock levels are currently high and this will mean that, even if weather conditions are less favourable in 2017/18, prices may not recover that quickly. On the other hand, local weather also has an influence on crop prices. Less favourable conditions in the UK during last year's growing season led to reduced production of cereals and rapeseed. An even worse harvest in France also meant more demand for UK grains. Therefore, UK prices have fared better than global markets in 2016 and early 2017, even before the effect of currency

Politics

As for the impact of politics, the dominant issue for UK farmers recently has, of course, been Brexit. The most obvious impact so far has been the depreciation of the pound against other currencies, notably the euro and US dollar. This has the effect of increasing prices for UK farm produce, as it makes imports more expensive and exports more competitive. Added to this, the currency movement also increases the value of support payments to farmers under the EU's Common Agricultural Policy (CAP), as these are based on euros. Farm incomes are projected to much higher since the referendum, as a result.

The value of the pound also has an influence on the price of agricultural engineering equipment, given that much of it is imported. A weaker pound means that prices will be higher and a stronger currency has the opposite effect.

There are many issues around Brexit which will impact on farming. Among the most important are the trading relationships with the EU and with major non-EU countries (some of the most important are the USA, China, Brazil, Australia and New Zealand); the availability of migrant labour (farming being a major employer of migrants, both permanent and seasonal); future UK agricultural policy (which may differ in England, Scotland, Wales and Northern Ireland); and the approach to regulation. Until the Brexit vote, the CAP had been the key influence, with recent developments including the considerable emphasis on 'greening' measures to encourage environmental outcomes. This has led to some changes to farming practices and, thus, to the type of machinery required.

Economics

Farming does not always march to the same beat as the rest of the economy (people still need to eat, after all) but it does not stand isolated either. Whilst it suffered less in the economic crisis it will also experience the impact of reduction of public expenditures as governments seek to tackle financial deficits. One area where it does benefit is in its access to credit as the sector has a strong balance sheet which satisfies lenders.

Other influences

Beyond the fortunes of farming, there are naturally a number of other factors that impinge on the farm machinery market and are therefore issues that occupy the industry; these include:

- Wider legislative changes
- Meeting noise and emissions limits
- Environmental objectives
- International trade agreements
- Global commodity prices

APPENDIX LKP 11.



LEEKENNEDYPLANNING

CHARTERED TOWN PLANNERS & DEVELOPMENT CONSULTANTS

PLANNING REFERENCE	PROPOSAL	LOCATION	APPLICATION STATUS
D/2010/0040/F	Erection of new domestic workshop/garage and utility space.	79B Finvoy Road, Ballymoney	Permission Granted
D/2011/0097/F	Workshop in association with a farm diversification business and light industrial use pertaining to the research, development and testing of overland slurry distributors	79B Finvoy Road, Ballymoney, BT53 7JG	Permission Granted
LA01/2017/1174/F	Proposed extension to existing workshop to include workshop and stores (Rural Development Grant)	79b Finvoy Road, Ballymoney	Permission Refused
LA01/2018/1402/F	Retrospective Application for Existing Workshop/Store and Office for industrial use pertaining to the research, development and testing of overland slurry distributors	79b Finvoy Road, Ballymoney	Consultations Issued



2 Templetown Park, Maydown, L'Derry.
BT47 6TZ

leekennedyplanning.co.uk
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RTPI

Chartered Town Planner

APPENDIX LKP 12.

INFORMATION ON YOUR 2020 SCHEME MAP
Business Ref:



Date: 23/01/2020

A	B	C	D	E	F	G	H	I	J
Field Number	Total Field Area (Ha)	Land Type	Field Classification	Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type of Change Applied	Field Status	Is Heather Present?	Townland
1/031/039/11	2.612 LL	PG	PG	0.031	2.61	Not Reviewed	Verified		Claughney
1/031/039/13	3.140 LL	LL	PG	0.031	3.11	Boundary Change	Unverified		Claughney
1/031/039/17	5.162 LL	LL	PG	0.022	5.14	Unchanged	Unverified		Claughney
1/031/039/21	2.293 LL	LL	PG		2.29	Not Reviewed	Verified		Claughney
1/031/039/22	2.114 LL	LL	AR		2.11	Not Reviewed	Verified		Claughney
1/031/039/23	2.791 LL	LL	AR		2.79	Not Reviewed	Verified		Claughney
1/031/039/24	0.697 LL	LL	PG		0.68	Unchanged	Unverified		Claughney
1/031/039/25/A	1.397 LL	LL	PG	0.017	1.4	Not Reviewed	Verified		Claughney
1/031/039/25/B	0.513 LL	LL	PG		0.51	Unchanged	LPS/OSNI Verified		Claughney
1/031/039/26	1.819 LL	LL	PG	0.055	1.76	Unchanged	Ortho Verified		Claughney
1/031/039/28	1.684 LL	LL	PG		1.68	Unchanged	Verified		Claughney
1/031/039/29	3.513 LL	LL	PG	0.073	3.44	Unchanged	Verified		Claughney
1/031/039/31	1.415 LL	LL	PG		1.42	Unchanged	LPS/OSNI Verified		Claughney
1/031/039/32	1.155 LL	LL	PG		1.15	Not Reviewed	Verified		Claughney
1/031/039/33	1.954 LL	LL	PG		1.95	Unchanged	Ortho Verified		Claughney
1/031/039/34	2.654 LL	LL	PG		2.65	Not Reviewed	Verified		Claughney
1/031/650/2/B	0.468 LL	LL	PG		0.47	Boundary Change	Unverified		Ballynamoney
Total Area (Ha)	35.38				35.18				

NOTE: A percentage reduction only may be applied to ineligible vegetation, heather and rock

Printed: 23/01/2020

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APPENDIX LKP 13.



Application Reference:	LA01/2018/1402/F	Council Ref:	3825/18/LT
Date Consulted:	22/11/2018		
Location:	79b Finvoy Road Ballymoney		
Proposed Development:	Retrospective Application for Existing Workshop/Store and Office for industrial use pertaining to the research, development and testing of overland slurry distributors		
COMMENTS:			
<p>The Environmental Health Department (EHD) acknowledges receipt of this consultation for a retrospective application for an existing workshop/store and office for industrial use.</p>			
<p>A site visit was carried out on 21st January 2019 and in conjunction with the information submitted in support of the application, the EHD would make the following comments:</p>			
<p>It is understood this application (LA01/2018/1402/F) seeks to extend upon a previous permission granted under D/2011/0097 for a <i>workshop in association with a farm diversification business and light industrial use pertaining to the research, development and testing of overland slurry distributors</i>. A visit to the site shows the constructed workshop is in excess of the permitted workshop under D/2011/0097. Application LA01/2017/1174/F-<i>Proposed extension to existing workshop to include workshop and stores (Rural Development Grant)</i> (Refused) sought to extend the constructed workshop further, increasing the curtilage to facilitate this.</p>			
<p>It is noted that this application (LA01/2018/1402/F) proposes retention of the constructed workshop at the increased floor space and has forgone the extension</p>			

Note - Any consultation response provided by this Department is based on currently available information relevant at the time of application and is limited to the supporting documentation submitted by the applicant/agent. This Department accepts no responsibility for any inaccuracies contained within the application documentation or associated communications available.

detailed in Drawing No 5 of LA01/2017/1174. The current application still seeks to extend the curtilage of the site.

The applicant designs and assembles engineered components for slurry tankers with the current workshop having capacity for 3-4 tankers. The workshop is situated adjacent to a committed dwelling which has been provisionally numbered as 79C Finvoy Road, approximately 110m away.

Discussions with the agent indicate the Use Class sought is 'light industry' as was the case in application D/2011/0097. It is for the Planning Department to determine if activities undertaken at this application site fall under the definition of Class B2: Light Industry and the EHD's response is based upon the assumption that it does.

Should information be submitted to the Planning Department to the contrary, the EHD would request an opportunity be provided to forward an additional comment, if necessary. However on the basis of the information presented, the EHD would make the following comments:

NOISE

Noise associated with vehicular movements, loading/unloading of goods and/or fork lift trucks may impact on local amenity, although no complaints have been received to date and it appears the premises has been operational since 2011.

Correspondence with the agent indicates that the intended opening hours for the proposed business are 08:00 to 18:00 (Monday-Friday).

In order to protect amenity at nearby residential properties the following conditions are recommended where permission is to be granted:

1. All vehicles operating within the development site shall be fitted with white noise (full spectrum) reversing alarms or variable loudness reversing alarms whose noise level does not exceed the background noise level by greater than 5 dB(A)

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at the nearest noise sensitive dwelling as agreed with Planning Department and in consultation with Environmental Health.

Reason: To Protect Residential Amenity

2. All roller doors shall remain in the closed position except when used for access or egress.

Reason: To Protect Residential Amenity

3. The building/yard hereby permitted shall be limited to Class B2: Light Industry as defined by the Planning (Use Classes) Order (Northern Ireland) 2015.

Reason: To Protect Residential Amenity

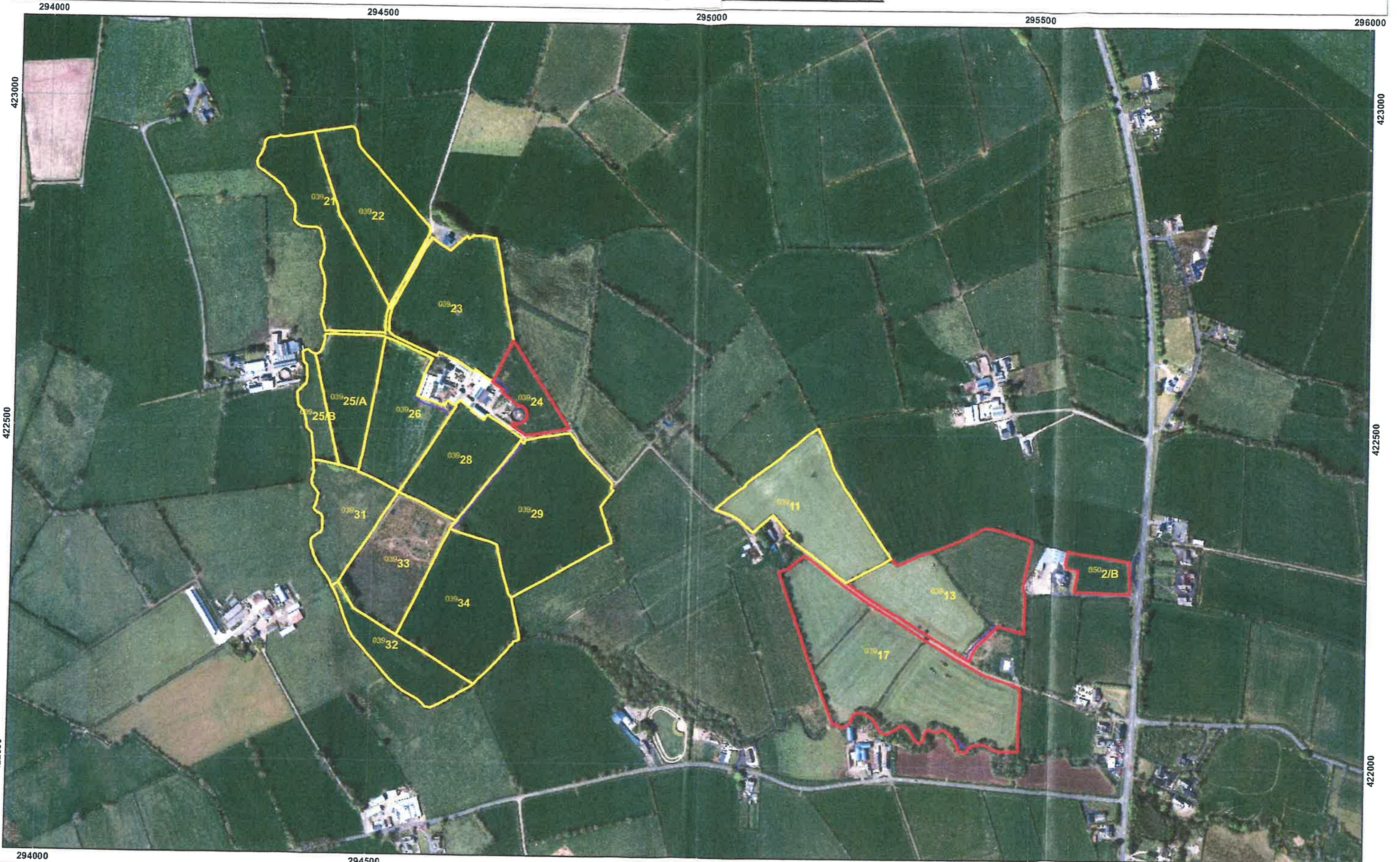
4. The premises shall not remain open for business prior to 08:00 hrs or after 18:00hrs (Monday-Friday).

Reason: To Protect Residential Amenity

Date: 22/01/19

Issued on behalf of the Head of Health and Built Environment

Note - Any consultation response provided by this Department is based on currently available information relevant at the time of application and is limited to the supporting documentation submitted by the applicant/agent. This Department accepts no responsibility for any inaccuracies contained within the application documentation or associated communications available.



	Field Boundaries	Field to be deleted Ineligible Features		Scale: 1:5,000	Printed: 23/01/2020 Photo Date(s): 14/05/2016	Page 2 of 2
	Verified Unverified, Unclear					