



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

Expression of Interest for the lease of The Lakeland Canoe Centre and
Castle Island.

1920 TNR CHL 002

CLARIFICATION NOTICE

Date:

19/08/2019

Question 1

There are some poor quality plans at the back of the condition report, and the report mentions CAD plans. Are these CAD plans available?

Answer 1

No there are no CAD plans but we have uploaded a PDF document of the plans

Question 2

Will the tenant have use of the water for water activities, specifically the inner channel on the castle side. What is the process for usage of this water?

Answer 2

The Council has no right to close this area water.

The area of water in question is governed by Waterways Ireland, as it has the responsibility for maintaining the navigation channel.

Previously Waterways Ireland, on the request of the Council or from local clubs, have been happy to close this area of water for a few months of the year to accommodate water activities.

I would advise that anyone seeking approval to use this area of water should speak to Waterways Ireland.

The contact details telephone number for Waterways Ireland is 028 66 323004.

Question 3

Would it be possible to have a site visit. We can provide our own boat for transport to the Island if it is more convenient.

Yes - if they have their own boat no issue, just contact me and I will arrange a day that suits so as I can go over with a key. Use my mobile 07979530765.

Can you confirm where the existing sewers run to, is it a septic tank/treatment plant or mains

- there is a sewage pump on site which pumps the sewage to the Sligo road side of the site to link into the main sewer around the town.

Have you got a topographical survey of the island to ordnance datum so we can assess the amount of the site liable to flooding –

No there is no specific information that the council holds on the potential flooding of the site. Information can be obtained from the Rivers Agency see the webiste link below, or if you do not have access to a computer and would like a printed copy of the map for your area, you may contact the Rivers Agency by writing to or telephoning them via the details below.

<https://www.infrastructure-ni.gov.uk/node/459>

[What is Flood Maps \(NI\)? | Department for Infrastructure](#)

www.infrastructure-ni.gov.uk

Flood Maps (NI) is an interactive map-viewer that enables users to access the latest flood hazard information available from government.

DfI Rivers Headquarters

49 Tullywiggan Road,

Loughry,

Cookstown,

Co Tyrone

BT80 8SG.

Telephone: 028 8676 8342

Email: rivers.registry@infrastructure-ni.gov.uk

Question 4

Will lease terms shorter than 25 years be permitted?

We were thinking a term of 3-5 years would be more standard.

Answer 4

The lease term that will be acceptable to the Council will be a longer term lease 20 plus years.

A proposed lease of 3-5 years would not be acceptable at this time.

Question 5

We wish to draw your attention to a recent article in the Impartial Reporter and express concern at the impartiality of the process. An Article was published in the Impartial Reporter dated 8th August 2019, which favours one potential bidder who also appear to have had discussion with the council (based on the article). A letter of support was also published in the Impartial Reporter. We therefore feel this article seeks to gain support for their potential application, seeks to unfairly sway the competition in their favour, and detract others from

bidding. This act goes against public procurement and we feel it is a clear breach of the competition rules. As it is a live process and this act is such a clear breach we would request that this bidder or any director/shareholder/connection/company associated with be removed from the process.

Answer 5

We have sought Legal guidance with regard to this article and have been advised that as this is at Expression of Interest stage, there is no issue.

We can clarify that no Company/Person has sought or obtained any meeting with Fermanagh and Omagh District Council in relation to the Expression of Interest 1920 TNR CHL 002. Any clarifications sought during the process so far are published in Answers 1-5 within this document, this is the only additional information supplied.

Please see the assessment process within the Document, all submissions will be assessed as per the criteria within the Document in an open and fair process.

Therefore there is no issue to warrant the removal of an Economic operator from the process.

Issued 19 08 2019