



Cloghan Point Oil Terminal

1979 - Initial Completion

2018 - Opportunity for Improvement & Investment

Introduction

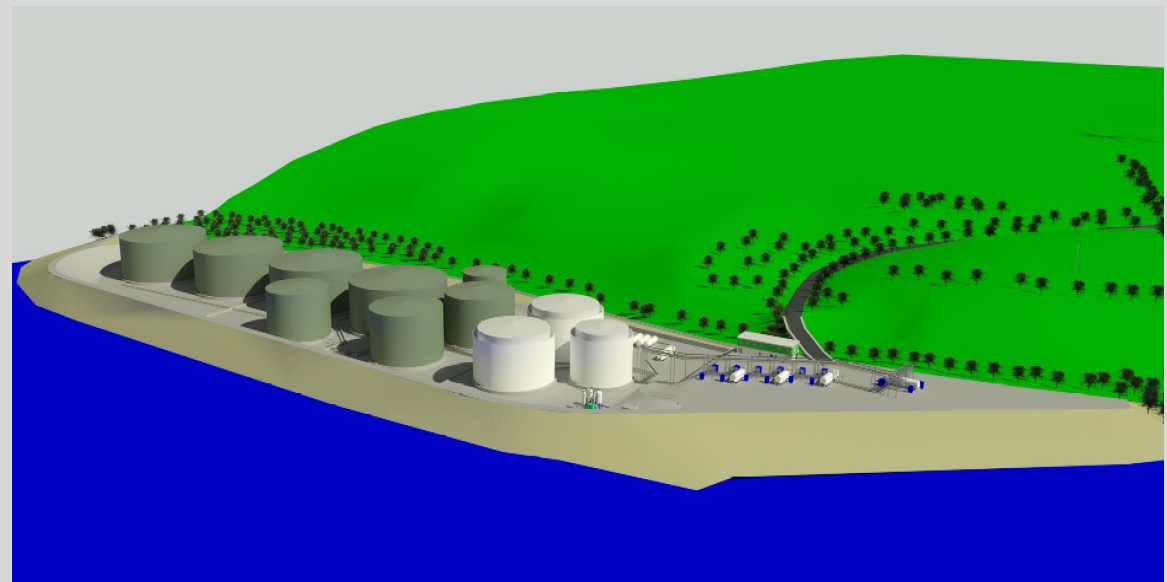
Cloghan Point Holdings Ltd are publicly consulting on plans to develop **Cloghan Point Oil Terminal**, located in Quay Lane, Whitehead.

The proposed **New Cloghan Point Oil Terminal** will see transformation of the site, from strategic storage facility to an import, storage and distribution facility. The range of oil products stored onsite will include Petrol, Dual Purpose Kerosene/Jet Fuel and Diesel/Gas Oil.

In accordance with Section 27 of the Planning Act (Northern Ireland) 2011, the company are undertaking an extensive programme of **Pre-Application Community Consultation (PACC)**, prior to the submission of any project planning application. This provides an opportunity to explain the project openly and consider any views or concerns at an early stage.



Existing Lower Site: Present Day



Proposed Lower Site Development

Cloghan Point - A Brief History

Cloghan Point Oil Terminal is strategically located on the shores of Belfast Lough, between Carrickfergus and Whitehead, due to the deep water jetty. Originally opened almost 40 years ago (1979) by Northern Ireland Electricity to supply Kilroot and Ballylumford power stations.

The facility was initially constructed as an import, storage and distribution facility for Heavy Fuel Oil and boasts a capacity of circa 126,000 tonnes.

Following the installation of a new HFO pipeline from Kilroot's coal jetty to Kilroot Power Station in November 2008, **Cloghan Point** effectively became redundant with regard to its original purpose.

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From November 2008 until May 2011, the terminal underwent a period of refurbishment as it was converted to a Diesel and Gas Oil **Strategic Storage Facility**. The product currently stored at the terminal is owned by the Republic of Ireland's **National Oil Reserves Agency (NORA)**.

Both the Diesel and Gas Oil products may be imported and exported via the **deep-water jetty**, which can facilitate vessels up to 120,000 tonnes.

The inclusion of a **road-loading gantry** enables the product to be transported by road.

The **Strategic Storage Facility** has been operating in its current capacity **since 2011**.



Aerial View Existing Lower Site: Present Day

Cloghan Point - A New Future

The ownership of **Cloghan Point Oil Terminal** was transferred to the LCC Group in **March 2017**.

Established in 1980, the LCC Group is an **independent, local, family-owned company** which provides a range of services spanning various energy sectors. Most notably, the company constructed and currently operates an 84,000 tonne oil terminal in Maydown, Co Londonderry. Constructed in 2005, the L/Derry terminal is an Upper Tier COMAH site with a throughput of 600,000 tonnes per year. The **terminal was constructed to the highest standards**, and similar to Cloghan Point, is a sea-fed facility from a jetty in Lough Foyle. The Group's very high standards continue today, which is also demonstrated by the ongoing operation and maintenance of its L/Derry terminal.

The Group plans to invest in **excess of £20m to enhance the Cloghan Point** facility, transforming the existing site into a fully functional storage and distribution terminal, which will be able to accommodate 120,000 tonne tankers. The capacity to dock vessels of this size will dramatically improve supply logistics and increase efficiencies which should then **lead to a reduction in costs**, which can ultimately be passed on to the end-user.



LCC Company Directors, Michael Loughran and Daniel Loughran, 2018



Cloghan Point deep water jetty can facilitate up to 120,000 tonne vessels

Proposed Development

The proposed plans comprise redevelopment of the existing oil terminal, from a strategic storage facility to an import, storage and distribution facility.

With the addition of seven smaller tanks, the facility's storage capacity will increase to circa 199,900 tonnes. The new smaller tanks will be of similar height to the existing four tanks, minimising overall impact on the skyline.

Stored products will include, Petrol, Dual Purpose Kerosene/Jet Fuel and Diesel/Gas Oil . The new upper site, located 430m from the existing site, will include a site welfare building and vehicle park.

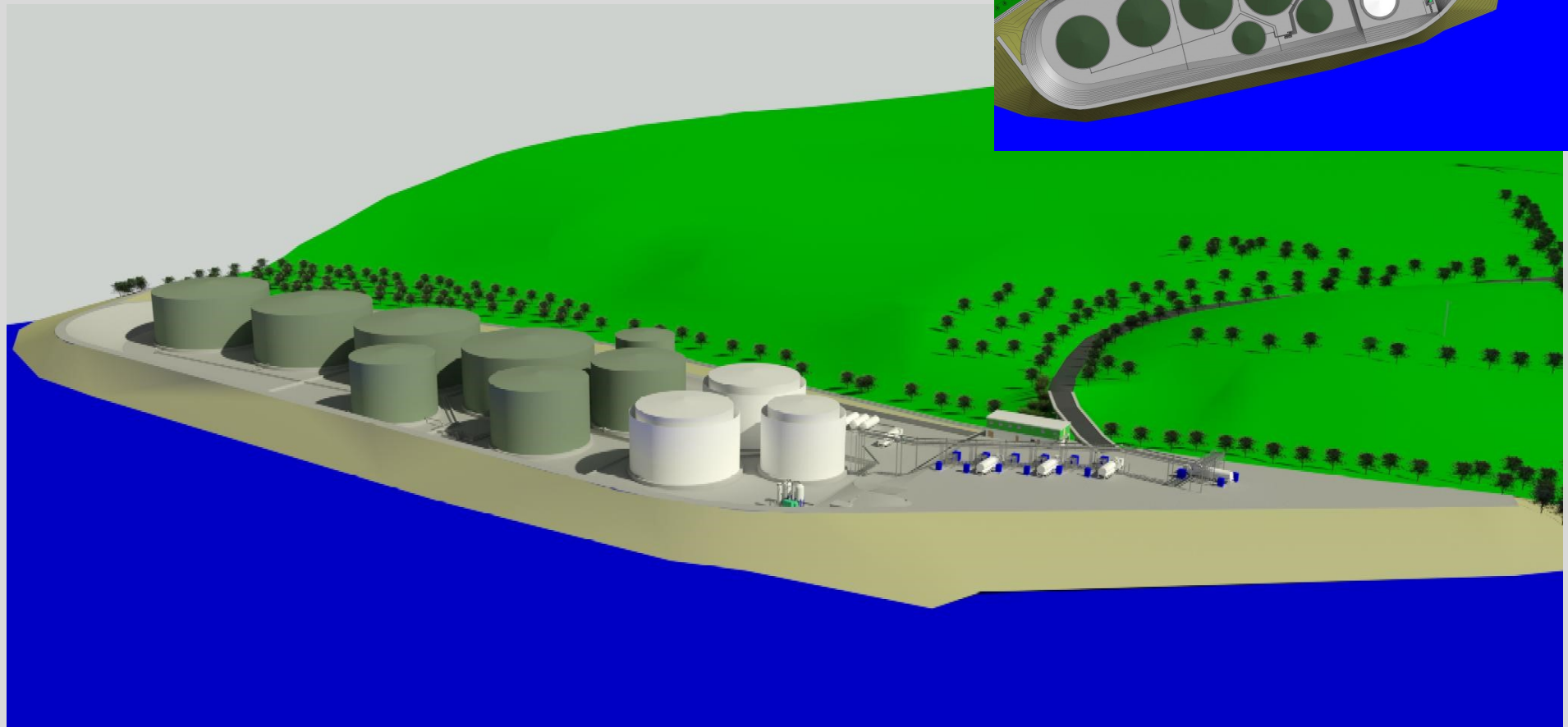
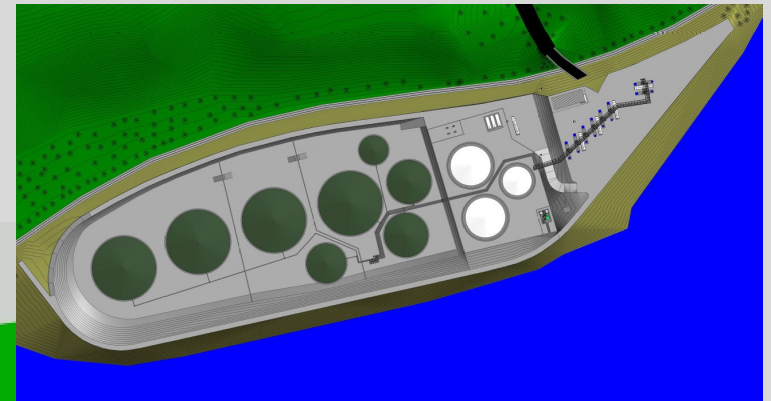
It should be noted that many of the proposals are improvements to those currently onsite. Since initial construction and subsequent refurbishment, environmental and safety benchmarks have increased. The proposals for the development not only meet these current requirements, but exceed them in many areas.

The proposed development of Cloghan Point is widely welcomed by all relevant competent authorities and consultees, including Mid East Antrim Borough Council, Translink, Health & Safety Executive (NI), Northern Ireland Fire & Rescue Service and Northern Ireland Environmental Agency (COMAH)



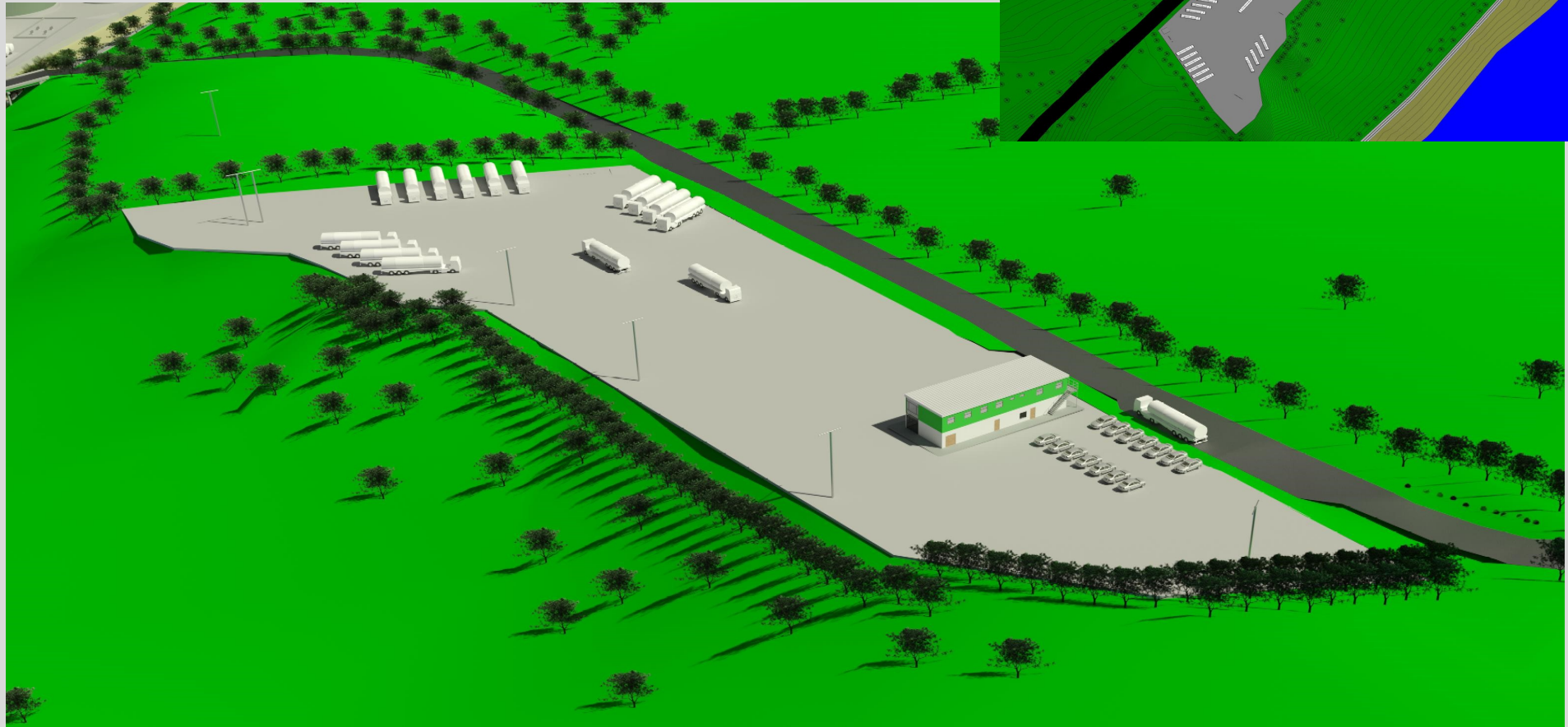
Proposed Upper & Lower Site Development

Lower Site



Proposed Lower Site Development

Upper Site



Proposed Upper Site Development

Economic Benefits

The current owners of Cloghan Point are continuously engaged in methods of **reducing fuel costs to the end-user**, businesses and general households alike. For example, the LCC Group own and operate the 'Go' chain of 24-hour retail fuel stations - investment in technology to facilitate the unattended fuel forecourts has enabled the company to reduce operating costs and **pass savings onto customers**.

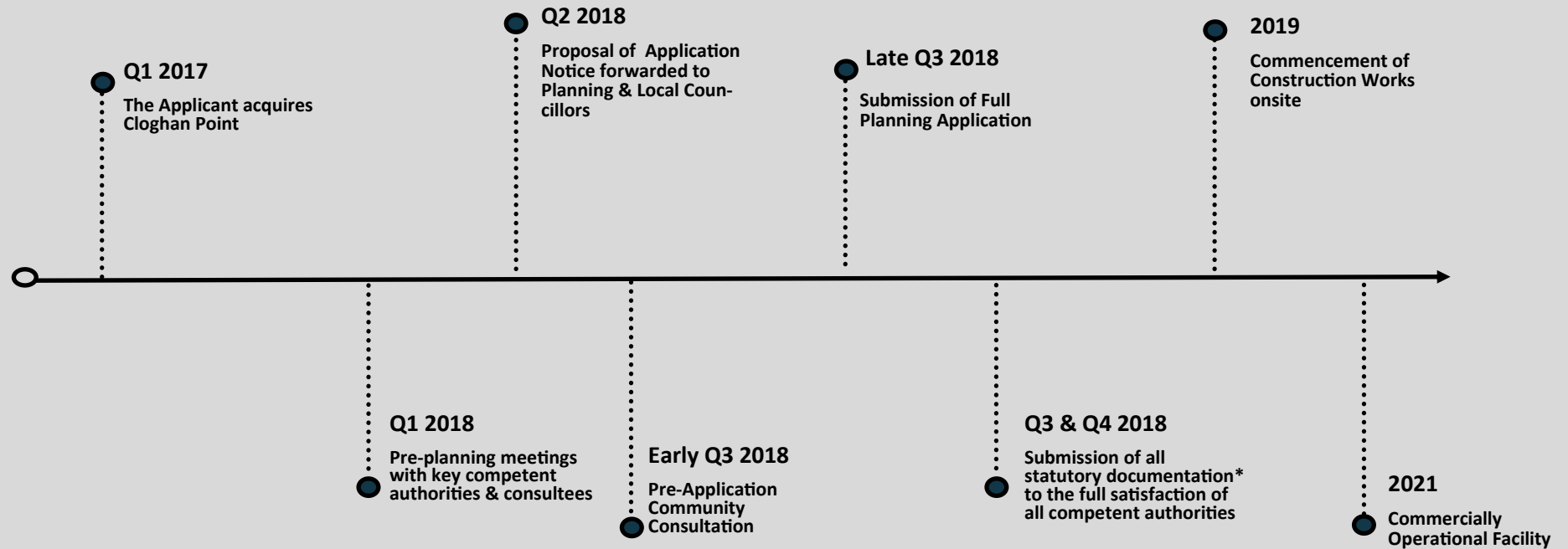
The company's plans in excess of **£20m will enhance the Cloghan Point facility** will make it the only commercial terminal in Ireland able to facilitate the docking of 120,000 tonne tankers. This will open up **opportunities to purchase oil in bulk** from around the world, including the US, Middle East and South America, generating **significant economies of scale**, which in turn may be passed on to local consumers.

The new Cloghan Point will also present **significant employment opportunities** within the local area. It is anticipated that the development will **create over 250 jobs** - 200+ construction jobs and 20 engineering jobs during the construction phase and 30 full-time positions when operational.



Potential Economic and Additional Benefits

Project Timeline



* Including but not limited to Hazardous Substances Consent Application, COMAH Safety Reports, Habitat Risk Assessment, IPPC Licence Application for VRU, Discharge Consent Application for surface-water drainage, Petroleum Licence Application.



Further information may be obtained using the contact details below. All requests for further information must be received by Friday 27th July 2018.

Comments and feedback from the public and key stakeholders is welcomed before Friday 10th August 2018 and will be taken into account by the Applicant before a planning application is submitted to the Department of the Environment (NI).

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