

DERRY CITY AND STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



EVIDENCE BASE EVB 8

RETAILING (Updated May 2017)

This Document is one in a series, which builds up to form the 'evidence base' that informs the preparation of the Local Development Plan (LDP).

It comprises initial Workshop Paper(s) on this Planning topic that were presented to Council Members during 2016 / 2017, which have been subject to Member discussion and input, before further discussion at the Planning Committee (LDP) and in turn feeding into the LDP Preferred Options Paper (POP) and then the Plan Strategy (PS) and eventually the Local Policies Plan (LPP) which together form the LDP.

The afore-mentioned evidence base will be continually updated, to additionally include the latest information, input from public engagement, statutory consultees, stakeholder groups, Sustainability Appraisal and from other Departments within the Council, including Community Planning.

The Evidence Base is published as a 'supporting document' in accordance with Article 10(a) and 15(a) of the Planning (LDP) Regulations (NI) 2015



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Paper 3: Retailing

Purpose of Workshop: To review Derry City and Strabane District's Retail Capacity, to identify existing retail provision and need up to 2032 and to consider appropriate strategic designations and policy options.

Content: This paper provides information on:
(i) An overview of relevant Planning Policy and other Strategies;
(ii) A review of existing retail and office provision;
(iii) A consideration of whether there is need for additional retail floorspace up to 2032.

Conclusion: That councillors note the contents of this paper in relation to our Retailing provision; and use the Workshop to raise any relevant strategic planning issues in relation to the role of the LDP in terms of planning and retailing/offices.

1.0 Introduction to Paper

- 1.1 This paper provides information on retail capacity within the District, in terms of existing provision and any need for further retail developments either in the city/town centres, district or local centres or edge-of-town. The paper will also consider the need for retail-related services and offices, as well as LDP policies for managing them. The baseline information will assist Members and Officials in considering how to strategically meet the retailing needs of the District. This will enable Members to:
- Have an understanding of the retailing situation in the District, in terms of existing provision, commitments and any future requirements;
 - Consider future options for retail and office development in line with current regional policy; and
 - Begin to formulate strategic planning policies in terms of retail and office development.
- 1.2 Consideration will also be given to any additional relevant retailing/ regeneration work and information available from previous reports and strategies including the One Plan, Derry-Londonderry Retail Study, Ebrington Development Framework and Strabane Town Centre Masterplan.
- 1.3 This paper covers retailing and services, including central and smaller offices. The information presented in this paper will be essential in providing the evidence base for the Preferred Options Paper. It will assist the Council in developing an informed and innovative approach to Retailing within Derry City and Strabane District. In reviewing all available information, this will enable us to identify any additional retail studies needed.

Background and Challenges

- 1.4 In a recent article, published in July 2016, 'The Planner' Magazine quotes experts who assert that planning across the UK is failing to keep pace with retail change. The article states that the planning system is too inflexible and too slow to respond to changes in retail, with the result that many high streets face an uncertain future. A habit of "fighting yesterday's battles", a failure to update use classes to match new approaches to retail, and slow responses by trading to the impact of digital shopping trends has left many city and town centres, including Derry and Strabane, facing the prospect of long-term commercial decline. Some of the challenges facing Derry City and Strabane District are discussed in the following sections.

Internet shopping

- 1.5 The Planner reports that online sales made up some 15% of UK retail sales in 2015. The impact of this is seen in shop closures as many firms are put out of business by digital rivals or adjust their balance of on and offline outlets to reflect a modern, multi-channel approach to retailing. The question is whether this is something that the LDP can address.

Loss of major retailers

- 1.6 In July 2015, a major fire destroyed the Poundstretcher store on Bishop Street in Derry where around 15 people worked. Despite aspirations to rebuild or relocate, the building remains vacant. This is a large gap site in the city centre and Historic City Conservation Area, close to a recently opened boutique hotel.
- 1.7 In March 2016, Austins in Derry's Diamond went into liquidation with the loss of 53 jobs. It is acknowledged that traditional department stores have had difficulty in surviving modern retailing trends. This is not unique to Austins or to Derry. In recent years Strabane has also seen the closure of Linton & Robinson. Commentators point to the need for greater action from politicians and policy makers to protect and nurture our city centres, as the hub of our retailing sector, and an economic and social centre for our society. A thriving centre creates a vibrancy and footfall which in turn attracts more businesses. Action is essential to ensure that city centres survive and thrive, despite modern retailing challenges such as the internet and out of town shopping centres. It is important to make city centres more attractive to retailers. Austins also occupied a landmark building, at the heart of the Conservation Area and remains a very prominent reminder to all within the city centre of our challenging retail climate. Heaton's in Strabane is also closing, however there will be no job losses as Sports Direct will take over the entire store and it is due to re-open after refurbishment in September 2016.

Out of Town Centres

- 1.8 It is acknowledged that there is still a demand for out of town shopping by developers, as the multiples are keen to occupy large spaces, with the possibility of lower rates and rents, as well as ease of parking. While out of town developments are attractive to both developers and retailers, it is important to be mindful that these developments may cause a threat to city and town centres, and impact on the surrounding amenity.

Retailers in Industrial Estates

- 1.9 There has been a trend towards retailers locating in industrial estates. In Derry this is particularly evident in industrial estates such as Pennyburn and Springtown. It has also been noted in Strabane. These businesses may be paying lower rates, which makes industrial estates attractive, however this may be at the expense of affecting and eroding city and town centres. This raises questions regarding whether rents and rates should be lowered to encourage retail businesses back to town/city centres? Similarly this poses the question is our planning policy relevant to our retailing reality?
- 1.10 *The impact of Brexit/Euro rate*
At this early stage, the impact of Brexit remains unclear. It has already had a significant effect on exchange rates and it is possible that more cross border shoppers are travelling to NI, as they are currently receiving a more favourable rate. It is currently unclear as to what extent Brexit will have an impact on retailers, for example will large multiples pour their efforts into EU

stores, such as those in Letterkenny, as opposed to non-EU stores in Derry or Strabane? What impact will that have on retailing within the District? The long term impact remains to be seen. Individual stores, as well as shopping centre owners may put expansion or refurbishment on hold.

2.0 Legislation and Regional Policy Context

- 2.1 Relevant Legislation is provided by The Planning Act (Northern Ireland) 2011 and The Planning (Local Development Plan) Regulations (Northern Ireland) 2015.
- 2.2 ***The Planning Act (Northern Ireland) 2011:*** Under Part 2, Paragraph 21 Council must make an annual report to the Department. The annual report must contain such information as is prescribed as to the extent to which the objectives set out in the LDP are being achieved. This may include retail information.
- 2.3 ***The Planning (Local Development Plan) Regulations (Northern Ireland) 2015:*** Under Part 6, 'Annual Monitoring Report and review of a Local Development Plan', Paragraph 25, Council must prepare an Annual Monitoring Report for submission to the DfI. The annual monitoring report must specify housing and economic development land supply, as well as such other issues as appear to the council to be relevant to the implementation of the LDP. Depending on resources and work pressures, this may also include information on retailing. Under Part 6, Paragraph 26, Council must carry out a review of its LDP every 5 years.
- 2.4 The Regional Policy Context is provided by the Regional Development Strategy (RDS) 2035, the Strategic Planning Policy Statement (SPPS) and regional Planning Policy Statements (PPSs).
- 2.5 ***Regional Development Strategy 2035 (RDS):*** The RDS sets out the spatial strategy of the Executive and places a statutory duty on the LDP to 'take account' of it. As part of its Spatial Framework, the RDS emphasises the significant role which Derry has to play as the Principal City of an expanding North West region and the importance of Strabane town as a Main Hub. The North West is defined as the Council Districts of Derry and Strabane, extending into Donegal. Derry is a key cross border and international gateway providing access to the North West Region and has the capacity and potential for strong retail and office growth. Strabane is strategically located, close to the Donegal border and will benefit from the improvement of the A5 Corridor. The specific section of the RDS relating to the North West has Spatial Framework Guidance relating to the economic development of the region:
- 2.6 ***SFG6: Develop a strong North West:*** Derry is well suited to provide a regional level of service to much of western Northern Ireland and a substantial part of Co Donegal. It also states that given its peripheral location, transport, energy and telecommunication connections are important to the economic and social fabric of the region.
- 2.7 ***SFG7: Strengthen the role of Londonderry as the principal city for the North West:*** Regeneration of the city should continue and Derry should be the North West's focus for administration, shopping, commerce, specialised services,

cultural amenities and tourism. The One Plan has identified a number of key regeneration sites including Ebrington and Fort George – adding 17ha of development land.

2.8 *SFG8: Manage the movement of people and goods within the North West:* Efficient transport infrastructure is important in promoting a successful economy. A number of points are highlighted:

- Enhance transport linkages across the region, to and from air and sea ports and the distribution of traffic from and between transport corridors.
- Manage travel demand within the North West.
- Improve the public transport service.
- Integrate Land Use and Transportation.
- Manage the efficient movement of freight.
- Provide better accessibility to the central area of the city.

2.9 **Strategic Planning Policy Statement 2015 (SPPS):** The SPPS is the main policy and guidance. It aims to support and sustain vibrant town centres across Northern Ireland, through the promotion of established town centres as the appropriate first choice location of retailing and other complementary functions, consistent with the RDS. A town centres first approach for the location of future retailing and other main town centre uses should be secured. A sequential approach should be adopted in Local Development Plans (LDPs) and when decision-taking. Robust and up-to-date evidence in relation to need and capacity should be used to make informed decisions on applications and LDPs. A range of diverse uses should be protected and enhanced in the town centre such as leisure, cultural and community facilities, housing and business. High quality design should be promoted in town centres and accessibility should be maintained and improved to and within the town centre.

2.10 Planning authorities must adopt a town centre first approach for retail and main town centre uses. In preparing LDPs councils must undertake an assessment of the need or capacity for retail and other main town centre uses across the plan area. Councils must also prepare town centre health checks and regularly review these (preferably at least once every five years). As part of this evidence base LDPs should include a strategy for town centres and retailing, and contain appropriate policies and proposals that must promote town centres first for retail and other main town centre uses.

2.11 In relation to retail impact, the SPPS states that “all policies and proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment, and meet the requirements of policy elsewhere in the SPPS”. The SPPS clarifies that applicants should undertake a “full assessment of retail impact as well as need”, and that decisions must be informed by “robust and up to date evidence”. The SPPS specifies that factors to be addressed in a retail impact and assessment of need include:

- the impact of the proposal on trade and turnover for both convenience and comparison goods traders, and the impact on town centre turnover overall for all centres within the catchment of the proposal;
- the impact of the proposal on existing committed and planned public and private sector investment and investor confidence in the town centre(s);
- the impact of the proposals on the delivery of the planned / allocated sites and LDP strategy;
- the impact on the vitality and viability of existing centres including consideration of the local context. This should take into account existing retail mix and the diversity of other facilities and activities;
- cumulative impact taking account of committed and planned development, including plan commitments within the town centre and wider area; and
- a review of local economic impacts.

2.12 ***Planning Policy Statement 5 (PPS5) Retailing and Town Centres:***

Published in June 1996, PPS 5 set out DOE's Planning Policy for Retailing and Town Centres. PPS 5 has been superseded by the publication of the SPPS in 2015. In it the Department recognises the value and importance of established shopping areas in town, district and local centres, and is therefore committed to protecting their vitality and viability. Under this policy, town centres will be the preferred location for major comparison shopping and mixed retail development proposals. Consideration will be given to the development plan. Out of centre comparison or mixed retailing will only be permitted when an applicant has demonstrated that all potential town centre sites have been thoroughly assessed and that the development satisfies a list of criteria including assessment of the effect on existing centres.

2.13 ***Derry Area Plan (DAP) 2011:*** Section 8 relates specifically to commerce and states that Derry is the principal retailing centre for the City Council Area and for the neighbouring areas of Limavady and Strabane and for parts of Donegal with the provision of major facilities such as Foyle side and Richmond centres. Retailing outside the central area is concentrated in District Centres at Lisnagelvin, Northside, Springtown and Rath Mor. *Policy COM 1 Role of the Commercial Core* advises that the Department will seek to strengthen and consolidate the Commercial Core of the City as the principal focus for shopping in the district. Outside the commercial core retailing is provided in a hierarchy comprising the District Centres, Local Centres and corner shops in descending order of scale.

2.14 *Policy COM 2 District Centres* states that their primary role is to provide locally accessible convenience goods without undermining the vitality and viability of the city's commercial core. *Policy COM3 Local Centres* sets out that local scale shopping providing convenience goods to meet local need within major residential areas will normally be acceptable at an appropriate scale which ensures the vitality and viability of the commercial core is not undermined. Under *Proposal COM 1 New Local Centres*, the Department defines 6 Local Centres at:

- Buncrana Road East,

- Buncrana Road West (2),
- Lower Galliagh Road,
- Ballyarnett, (*this has not been constructed)
- Crescent Link

Under Para 8.9 ‘Retail Warehouses, Leisure and Hotel’, the DAP states adjacent to the local centre at Crescent link, provision has been made for a development incorporating retail warehousing of no more than 12,000 sqm (gross), hotel and leisure unit. The Premier Inn opened at Crescent Link in November 2012.

- 2.15 In conjunction with Section 8, Section 15: Central Area sets out the development strategy for the heart of the city. Section 15 also specifies the policy requirement for Office development within the Central Area. *Proposal CA 4: Office Development* designates Clarendon Street as an Office Development Area within the Central Area. Dacre Terrace and Ebrington Terrace (Waterside) are also designated areas.
- 2.16 Office development will be accepted within the Commercial Core as will change of use proposal from housing to office within the defined areas. Furthermore *Policy CA 2 Location of New Build Office Development* sets out that new build offices will not normally be approved outside the Commercial Core to restrict dispersion of office jobs away from the Commercial Core. *Policy CA1 Office Development in Vacant Property* encourages the re-use of vacant of vacant property above street level within the Commercial Core for office and business purposes.
- 2.17 ***Strabane Area Plan 1986-2001:*** A general objective of the Plan for the town centre is to retain and consolidate the existing commercial core and to facilitate the provision of a wide range of facilities by encouraging new development and stimulating commercial activity. Abercorn Square is traditionally accepted as the focal point of the town centre from which the principal shopping streets radiate. Abercorn Square, Castle Street, Market Street, Main Street and the eastern end of Railway Street are the principal shopping areas while the remainder of Railway Street, Butcher Street, Castle Place and the central part of Main Street have a lesser, though developing, retail significance. These latter areas are typified by a mix of uses including retail, office, service, industrial and residential uses which serve to compliment the main shopping area.
- 2.18 The policies and proposals in relation to shopping and commerce are summarised as follows:
- New shopping development will be concentrated within the defined town centre to support the continued viability of the central shopping core, except in situations where small local shops are required to serve local need;
 - Large scale retail development will not be acceptable outside the defined town centre;

- The Department will encourage the redevelopment of vacant sites and the refurbishment of run down premises;
- All new development and refurbishment of existing premises shall be carried out to a high standards of design.

2.19 Offices are spread throughout the town centre and nowhere are they a predominant land use. Existing provision varies from upper floors of retail outlets to converted properties and to purpose built relatively modern buildings such as County Buildings in Barrack Street. The town centre will continue to be an important office location and most locations within it are likely to be acceptable for change of use, subject to shopping and housing policies. Ground floor conversions along principal shopping streets will be discouraged. Plan objectives for office and public buildings can be summarised as:

- New office development and office conversions will be acceptable in most town centre locations subject to shopping and housing policies.
- Office conversion will not normally be acceptable in housing policy areas.
- The Department will encourage the refurbishment of premises in Bowling Green for office use.
- New office development and conversions will be expected to meet high standards of design.

2.20 Land suitable for mixed business uses was identified to the east, west and north of Dock Street (1.1ha) and at the Western end of Railway Street (2.2 ha). Such uses include light industry, small starter units, storage, offices or some specific retail uses.

2.21 Whilst it is acknowledged that both plans adopted a ‘town centres first approach’, publication of the SPPS in 2015 appears to have strengthened this.

2.22 **The Community Plan**

Retailing falls under the Economic Pillar Thematic Working Group. Under Outcome 9: ‘We are more entrepreneurial, creative and business ready and have grown our economic base’, reference is made to Retailing. The Principal Action is to ‘develop a retail strategy for Derry City and Strabane’, with a sub action of ‘Establishing Retail Development partnership with relevant Internal and External Stakeholders to develop a detailed retail strategy and implement in accordance with the Local Development Planning Process’. This is in the short term and will be in conjunction with DCSDC, CCI, and the Chambers of Commerce, at a cost of around £30,000. This is the latest available information from the Community Plan Team and is currently in draft.

2.23 The new style of LDP provides a unique opportunity for the Council to genuinely shape the district for local communities and will enable them to adopt a joined up approach, incorporating linkages to other functions such as regeneration, local economic development and community planning. The

Local Government Act introduces a statutory link between the Community Plan (CP) and the LDP, in that the preparation of the LDP must take account of the CP. It is intended that the LDP will be the spatial reflection of the CP and that the two should work in tandem towards the same vision for the Council area and our communities and set the long term social, economic and environmental objectives for the Council area.

2.24 In line with the emerging Community Plan and in conjunction with the Council's Business and Culture Section, the Town & City Centre and Retailing sections of the LDP will form a City Centre Development Framework for Derry City and Strabane Town. The Strategy will set out key physical, economic, regeneration, heritage and tourism aspirations over the next 5-10 years.

2.25 **Draft Integrated Economic Development Strategy**

Council has led out on the development of an Integrated Economic Development Strategy in conjunction with Invest NI. The IEDS sets out the priority growth sectors for the DCSDC area, key enablers to realise this growth and the strategic priorities for the entire Council area. This strategy will be finalised in conjunction with the Strategic Community Planning process and will form the Economic Pillar of the Strategic Community Plan and the LDP will act as the spatial reflection of this. The Draft IEDS states that continued growth in global Retail spend is projected, but Retail has not been highlighted as a strategic economic priority for NI. Derry and Strabane does not have a unique offer, but the district represents a North-West regional retail centre, and the sector provides significant local employment. The sector should therefore be taken forward within the Sustain and Grow sector.

2.26 **Other Strategies/Masterplans**

The One Plan set a target to provide 1,100 additional retail jobs in Derry between 2010 and 2020, driven by a larger and richer economy. The report puts current retail jobs at 8,450 in 2010. A target of an additional 2,500 knowledge sector jobs and 500 administrative and governance jobs between 2010 and 2020 is set in the Plan. There is potential for central government jobs to be decentralised which could be a catalyst in attracting other office led professional services. Key sites such as the NWRSP or Ebrington provide ideal purpose built locations for these sectors.

2.27 **Ebrington Development Framework (EDF):** In January 2016, the DOE Minister, Mark H Durkan granted outline planning approval for the regeneration of the former Ministry of Defence (MoD) site at Ebrington in Derry. The proposal is for a range of uses including museum and heritage, creative industries, education, research and development and hotel and leisure. It is the largest single regeneration site in Derry.

2.28 The EDF seeks to achieve an integrated approach to the development of Ebrington and suggests that the site could provide a niche retail development opportunity with consideration given to markets (craft/specialist/artisan /organic/fashion) which would draw people into the city, particularly at

weekends. Local retail provision to support and enhance existing retail on Spencer Road/ Clooney Terrace could also be considered and this could include some convenience retail. Retail development should only be considered where it serves Ebrington’s immediate needs or if it enhances the city centre offering.

2.29 In relation to Office Development, Invest Northern Ireland have indicated the following key areas of demand for office space for potential FDI inward investors and their property requirements:

- Call Centres;
- IT/Technology;
- Business and Professional.

2.30 Their analysis has highlighted a demand in Derry for Grade A space in the range of c.5,000 – 7,000 square feet to meet demand from the IT/Technology and Business & Professional Services sector. Ebrington is ideally located to capitalise upon this shortfall in provision. It is the best site in the city for future Grade A office space, with excellent transport links, social / recreational amenities and footfall.

2.31 The EDF identifies a need to address the current shortfall in local retail provision in Spencer Road/Clooney Terrace as part of the development proposals for Ebrington.

Strabane Masterplan and Baseline report (September 2010)

2.32 In February 2009, the Department for Social Development (DSD), and Strabane District Council (SDC), with DoE Planning Service acting as a statutory partner, commissioned a Regeneration Masterplan for Strabane Town Centre. This non-statutory document provided the basis, and justification for decision making on the promotion, implementation and timing of urban regeneration initiatives in the town centre for the period up to 2020.

2.33 The first principle of the Masterplan is to *Enhance and Promote the Town Centre Core*. The core should be promoted as a destination focusing on the quality of place, together with a complementary commercial offer comprising local, independent retail, leisure and tourism. Appropriate uses within the Core might include:

- Small to medium sized retail;
- Cafes/restaurants;
- Some offices and business uses; and
- Education/learning facilities (possibly on the SCORE site).

2.34 Consideration should be given to extending the primary shopping frontage areas to other streets such as Dock Street and Canal Street. This may assist in the redevelopment of the SCORE site, encouraging a mixed use approach.

- 2.35 The possibility exists that the leisure use proposed for the SCORE site might not be deliverable, in which case a mixed use scenario, with a substantial element of retail, could be considered. Key elements of the retail led solution:
1. 4,000 - 6,000 sq. m supermarket.
 2. Multi-storey parking.
 3. New mixed-use development on the Smyth's Mill site.
 4. New leisure/arts focused building adjacent to the Alley Arts Centre.
- 2.36 Cross border trade has greatly benefitted Strabane's edge of town retail development but has not had the same impact on the town centre. The SCORE site offers an obvious opportunity to attract investment into the town centre.

3.0 Previous Retail Studies/Reports - Derry

- 3.1 ***Derry-Londonderry Retail Study (DOE, August 2012):*** The purpose of the study was to provide a comprehensive analysis of patterns in the City's retail catchment. It was compiled by the DOE and designed to inform the decision making process and provide a consistent and up to date analysis against which the final decision on nine largely out-of-town retail planning applications around Derry could be made by the Minister. Amongst the findings of the Retail Study are:
- Retailers in the Derry area benefit from cross border trade. Of the areas surveyed in north and east Donegal, 44% of respondents regularly carry out their main food shopping in the City.
 - Derry is the primary location for comparison retailing in the North West, with 88% of all respondents stating that this form of shopping is carried out in the city.
 - The vast majority of respondents to the surveys stated that comparison shopping is carried out at Crescent link, Lisnagelvin and the Central Area.
 - There appears to be an oversupply of retail warehousing floor space in the city, land use surveys carried out by the Department have shown several vacant retail warehouse units in various units throughout the city. Many approvals are part implemented or not at all.
 - The level of retail warehouse vacancy in and around the Strand Road area is a concern.
 - The results of the consumer survey have identified that most respondents carry out top up shopping in close proximity to where they reside.
 - A significant proportion of those surveyed in Strabane, who prefer to carry out their main food shop in the town, were resident in Derry.
 - Shopper preferences are fairly evenly split between major existing food stores throughout the City.
- 3.2 ***Central Area:*** At 400,000 sq ft, Foyleside Shopping Centre remains the region's premier town centre retail scheme and is anchored by Debenhams, Marks and Spencer, Dunnes Stores and Next. The Richmond Centre, is also located within the heart of the City Centre and is under the control of RBS (2012). It totals around 160,000 sq ft. Central retail activity is focused on Ferryquay and Newmarket Streets and Strand Road. Quayside Shopping Centre is also located on the Strand Road and is anchored by Tesco foodstore and Omniplex Cinema (9 screen) which has recently been refurbished.
- 3.3 ***Peripheral:*** B&M Bargains have recently increased their floor space in a nearby store in the Strand Road to 25,000 sq ft by taking space vacated by an adjoining occupier (JJB Sports) (zoned mixed use).
- 3.4 ***Out of town:*** Out of town activity is focused on the Crescent Link Retail Park, a 250,000 sq ft. bulky goods scheme located on the City's Ring Road. The scheme is home to a range of retailers including Boots, Argos, PC World, Homebase, Marks and Spencer and Tesco. In addition, there is a good food offering at the scheme from tenants including McDonalds, Subway and

Starbucks. Frankie & Benny's recently closed its 3,600 sq ft standalone unit at Crescent Link.

- 3.5 Asda, having secured planning consent for a foodstore use on the current Homebase unit, have confirmed that they are not now proceeding with their proposed deal although they remain active and wish to secure a stand-alone unit in the city of around 70,000 sq ft. It is felt that the most likely option is at North West One on land adjacent to the Premier Inn Hotel.
- 3.6 Also in the Waterside area, Tesco has secured planning permission for a new foodstore at their existing Lisnagelvin Shopping Centre although again, the redevelopment proposals are currently on hold. TK Maxx and Matalan are also located nearby within Lisnagelvin Retail Park alongside Next in a 62,000 sq ft scheme, which has planning consent for full Class 1 use.
- 3.7 The city centre is home to a broad mix of multi-national operators and local comparison retailing as well as numerous foodstores and small scale convenience shopping. Derry is estimated to have a net convenience floorspace of 37,655sqm and a net comparison floorspace of 84,750sqm, inclusive of floorspace inside and outside the commercial core.

District Centres

- 3.8 Derry has 4 District Centres, the primary role of which is the provision of locally accessible convenience goods.

Lisnagelvin District Centre (Existing convenience floorspace 3520sqm, existing comparison floorspace 2,877sqm)

- 3.9 Lisnagelvin is the largest district centre in Derry and is the only district centre located in the Waterside. It is comprised of a main shopping centre and a smaller parade of shops. The centre is well placed to serve a considerable catchment area to the east of Derry's Central Area. The primary function of the District Centre is convenience retailing; however the presence of comparison retailers, such as Primark, adds to the draw of the centre.

Northside District Centre (Existing convenience floorspace 1650sqm, existing comparison floorspace 1,020sqm)

- 3.10 Northside is located north of Derry's Central Area and is accessible from the Glengallagh Road. Northside provides a community function in addition to the primary retail offer. The anchor unit is occupied by Supervalu, however the centre also contains a pharmacy, butchers, discount store, hair salon, beauty salon, opticians, café and a post office. The location of Northside in relation to community facilities and other local services ensures that the centre has a high level of support from the local community.

Rath Mor District Centre (Existing convenience floorspace 1,780sqm, existing comparison floorspace 80sqm)

- 3.11 Rath Mor is located to the west of Derry's Central Area and is accessible from Eastway and Bligh's Lane. The anchor unit within the District Centre is

occupied by Costcutter, which provides both main food and top up shopping functions alongside other retailers and services such as a post office, pharmacy, Pennywise Variety Store, florist, tanning salon and hair salon. Rath Mor also contains business and community enterprise units. Owing to its location, mix of uses, and overall retail offer, Rath Mor benefits from a high level of support from the local community.

Springtown District Centre (Existing convenience floorspce 1826sqm, existing comparison floorspace 700sqm)

- 3.12 Springtown is located north west of Derry's Central Area and is accessible from Aileach Road. The anchor unit is occupied by Dunnes Stores, however there is also a Winemark off-licence within the District Centre. The District Centre is located in close proximity to a number of local services and community facilities including a credit union, schools and a church. This ensures a high level of support from within the local community. Whilst Dunnes Stores functions primarily as a main food shopping destination, it is the distinct retail format of this operator which enhances the draw to the centre by offering a wide range of convenience, clothing and household goods. Springtown District Centre also benefits from trade within the adjacent industrial estate, and nearby centres of employment and education.

Local Centres

- 3.13 *Crescent Link* Retail Park is a retail warehouse development in the south east of the city with a large representation of multi-national retailers such as Homebase, Currys, PC World, Next and Toys R Us. The Retail Park is also home to a number of small scale convenience operators. Boots provides for local pharmaceutical needs, whilst the Marks & Spencer Simply Food provides a high end convenience goods function. The M&S and the adjacent Tesco Express also provide a top-up shopping function for local residents and caters for people working in the locality. It is questionable whether this retail park is a local centre, due to the level of retail provision. Perhaps it is fulfilling a District Centre role.
- 3.14 *Buncrana Road* is a busy arterial route serving the northern suburbs of the city. The road is home to a mix of retailing, including Dunelm Mill at the Branch Road and Templemore Road junction, whilst there are numerous smaller scale convenience operators including a butchers and Branch Centra, and a Nisa Convenience Store, Pharmacy, Butchers and Off-licence at Whitehouse.
- 3.15 *Culmore* is located to the north east of Derry and consists of a Centra, off-licence and a pharmacy that combined, offer a top up shopping facility for local residents. Since publication of this report additional shops have opened at Culmore.
- 3.16 *Newbuildings* is located to the south-west of Derry and consists of a number of local shops including a Supervalu, Pharmacy, Off-licence and home bakery.

- 3.17 *Strathfoyle* is located to the north east of Derry and houses a Spar, Post Office and pharmacy that together provide a top up shopping function for local residents.
- 3.18 *Claudy* is located to the south east of Derry. The village performs a top up shopping role for the surrounding population. Village shops include Centra, Day Today, Spar, Lloyd's Pharmacy, O'Kane Meats, and an off licence.
- 3.19 *Eglinton* is located to the north east of Derry. The retail offer is limited to that provide by Supervalu, Spar, Lloyd's Pharmacy and Eglinton Variety Stores. Whilst the shops in Eglinton would be considered as providing a top-up shopping role, it is acknowledged that the Supervalu is also a main food shopping destination for a small proportion of the local population.
- 3.20 *Strabane* is a cross border town located approximately 14 miles south west of Derry. Main food operators in the town include Asda, Supervalu, Iceland and Lidl. The town also benefits from a number of multi-nationals including DV8 and Shoe Zone and a mix of independent retailers. Retail parks on the edge of the town are occupied by retailers such as Argos, New Look, Menarys and Peacocks.
- 3.21 ***DSD Derry/Londonderry Demand Analysis (December 2014)***: This was commissioned by the Department for Social Development and published by Colliers in December 2014. The key findings of the report were:
- Derry City is ranked the third best retail location in Northern Ireland behind Belfast and Ballymena respectively. This ranking needs to improve if the city is going to market itself and deliver as the principal city of the North West;
 - The city centre has a standard retail offer with very few high quality or 'destination' retailers;
 - There is currently no major new retail space being delivered in the study area;
 - Foyle side is the primary shopping centre in the city, with Richmond Centre being the city's 'second' shopping centre. Occupancy rates in both centres are satisfactory with some long term vacant units. Occupation rates in general in the city are low so the demand for a new development is not there;
 - A Briefing document, produced in July 2014, which dealt with retail capacity, stated that existing convenience facilities are trading strongly and above expected levels (by 44% or £88 million). In particular, Tesco Lisnagelvin is trading very well. This is reflective of the limited offer within this part of the city;
 - The results of the capacity analysis indicate that there is scope to grow the level of convenience and comparison retailing within the city, through additional floorspace. Consideration needs to be given as to whether this analysis is realistic and accurate.
- 3.22 *The DSD Demand Analysis* recommends that a new leisure facility is required to sit alongside and complement the existing retail offering. It is suggested that this will have a positive impact on the draw into the city centre for both users and retailers and will help to encourage the evening economy. It also

suggests that an increased residential population within the city would boost the evening economy alongside additional office workers and students. It states that there is a need for additional Grade A business space in the city, in particular the city centre, to promote growth and attract new occupiers to the city.

3.23 Conclusion/Opportunities

- Retailers are becoming more discriminating in their choice of store locations, therefore a well-developed leisure offer must be created, alongside the existing core retail offer, if investment is to be attracted to the city.
- The retail market remains in recovery and is evolving as “bricks and clicks” impact on the sector and the extent of its need for physical space.
- This will lead to some secondary / tertiary retail areas being re-developed for alternative uses (residential / offices/education) all of which can help in the regeneration of the City Centre.
- A resident population will assist in developing an evening economy alongside additional office workers and students spending money in shops and bars / restaurants.
- Derry has an established offer that can be enhanced but opportunities must be presented to developers, investors and retailers clearly with a “can do” attitude, with opportunity sites for specific types of development clearly identified.

3.24 ***DSD Demand Analysis City Centre Retail Health Check (May 2014):*** A retail health check was undertaken as part of the DSD Demand Analysis. The Experian GOAD Centre Report (Commissioned April 2013) shows that the City Centre comprises approximately 88,849 sq. metres of gross retail floorspace within 404 units. This is an increase of almost 4,112 sq. metres from the figures reported in a previous 2010 Turley Associates Health Check review. Since the publication of the 2013 report there has been no significant development of additional retail floorspace within the city centre.

3.25 The results of the 2013 Centre Report are compared below to the information detailed in the 2010 Turley Associate assessment. Table 2.2 details the change which has occurred from when the Centre Report was published in April 2013.

Table 2.1: Diversity of Use in Derry - Londonderry City Centre by Floorspace

Category	Floorspace in 2010 (sq. metres)	Floorspace in 2013 (sq. metres)	% Change from 2010 - 2013
Convenience	7,813	7,841	+0.35
Comparison	49,053	44,426	-9.4
Miscellaneous	1,310	1,635	+24.8
Service	13,908	19,688	+41.5
Vacant	12,653	15,264	+20.6
Total	84,737	88,849	+4.85

Table 2.2: Diversity of Use in Derry - Londonderry City Centre by Number of Units

Category	No. of Units in 2013	No. of Units 2014	Change from 2013 - 2014
Convenience	26	25	-1
Comparison	165	172	+7
Miscellaneous	5	5	0
Service	130	129	-1
Vacant	78	77	-1
Total	404	408	+4

3.26 These tables illustrate the following:

- In the 2013-2014 period there has been a slight increase in the number of comparison retailing units. The city still retains a strong and vibrant comparison retailing market, and is largely meeting the UK benchmark for this form of retailing of 41% of a centre's floorspace. Currently, 42% of the city's floorspace is devoted to comparison retailing, slightly above the benchmark.
- There has been a slight decrease in the level of convenience retailing within the City Centre from 2013. As a result the City Centre does not meet the UK

benchmark for convenience retailing – UK figure stands at 8.72% compared to the City Centre at 6.1%.

- There has been a decrease in vacancy levels within the City Centre from 78 units in 2013 to 77 units in April 2014. The UK benchmark for vacant units stands at 12.53% compared to 19% within the City Centre. While this figure may seem high, when it is considered in the context of the Northern Ireland average of 18% it's clear that the level of vacancies within the Centre is only slightly higher than the regional average.

3.27 The city's strong retail performance is complemented by a diverse range of other activities and is an important regional tourist destination branded as 'The Walled City'. This generates significant additional footfall, and with the city hosting the City of Culture in 2013, the profile of the city has been elevated. The enhanced tourist brand encourages a greater number of trips to the city from across Northern Ireland, as well as locally within the city.

Vacancy Rates

3.28 Tables 2.1 and 2.2 provide an indication of the vacancy rate within the City Centre. The figures point to an overall decrease since the 2013 survey. However when the vacancy rate (19%) is considered in the context of the Northern Ireland vacancy level (18%) it can be seen that vacancy rates remain slightly higher than the NI average.

3.29 Although vacancy rates within the city centre are slightly higher than the Northern Ireland average; it is worth reflecting on the points arising from the assessment thus far together with observations which help to explain the current vacancy rate:

- The City Centre is a strong retail and leisure destination which has a significant draw attracting shoppers and day trip visitors from across Northern Ireland, particularly in light of the City of Culture 2013 status.
- Vacancies within the City Centre may be due to national operators going into administration rather than being reflective of a localised problem affecting investment within the City Centre.

3.30 ***A Retail Written Submission (January 2016)***, prepared for a recent Retail Appeal on behalf of Derry City and Strabane District Council, notes:

- Recent figures published by the Northern Ireland Retail Consortium and Springboard confirm the number of shoppers on the region's high streets dropped by 8% in November 2015 compared to the same time the previous year. This makes Northern Ireland the worst performing region in the UK, and explains the lower levels of vitality found throughout Derry.
- Vacancy data for Derry set out in a recent major retail study of city and town centres in Northern Ireland showed that the number of vacant retail units in the city is 10% above the Northern Ireland average and one-third above the UK average. In terms of vacant retail floorspace, Derry performs even worse with voids 18% above the regional average and a staggering 40% above the UK average. All of this is indicative of low levels of retailer viability in Derry.

- The G.L. Hearn study confirms that the Northern Ireland retail market is generally in poor shape and concludes that *“there is clearly room for improvement in the vitality and viability of the town centres and a policy stance which seeks to protect and enhance town centre performance and diversity will contribute to uplifting existing vitality and viability”*. Since the study was published two years ago, figures released by Springboard indicate that retail vacancy rates in Northern Ireland have risen still further to more than 16%.
 - There are fundamental practical implications arising from the actual low levels of vitality and viability in Derry as evidenced by the under-trading that characterises the city’s retail sector (i.e. sales densities are well below benchmark levels). First, the fact that there is insufficient consumer retail expenditure to support the City’s current retail offer means there is already a huge existing over-supply of retail trading floorspace in Derry. Crucially, this is the case even without adding in additional retail floorspace that will come about through the re-occupation of current vacant units, the occupation of retail developments under-construction, retail commitments and local plan allocations.
 - The vast over-supply of retail floorspace in the Derry area (i.e. there is too much provision relative to the amount of expenditure being generated by consumers) means there is currently a negative quantitative need for additional retail floorspace and the existing retail development pipeline will make matters worse. The closure of the large B&Q store is a good example of how retail floorspace supply in Derry is having to re-align itself with consumer demand (expenditure).
 - Retailers in Derry are not trading at benchmark levels or anywhere near benchmark, since there is not enough spending power to go round.
- 3.31 **DOE Industrial Monitor 2013:** The Department carried out a monitor of the industrial estates in the city in July 2013. It found that there was significant existing small scale retail and office development within the industrial estates. “Other uses” includes a significant proportion of both Class A1: Retail, and Sui Generis uses.

Table 1: Land Uses on All Developed Land

Derry City (Existing & Proposed): Breakdown of Land Uses on All Developed Sites (Net)		
Land Use	Area Hectares	Percentage % of Overall Total
B1: Offices	3.281	4.4%
B2: Light Industry	8.599	11.5%
B3: General Industry	16.614	22.2%
B4: Storage & Distribution	14.499	19.4%
Mixed Business		
Total Business Uses	42.993	57.5%
Other Uses	20.569	27.5%

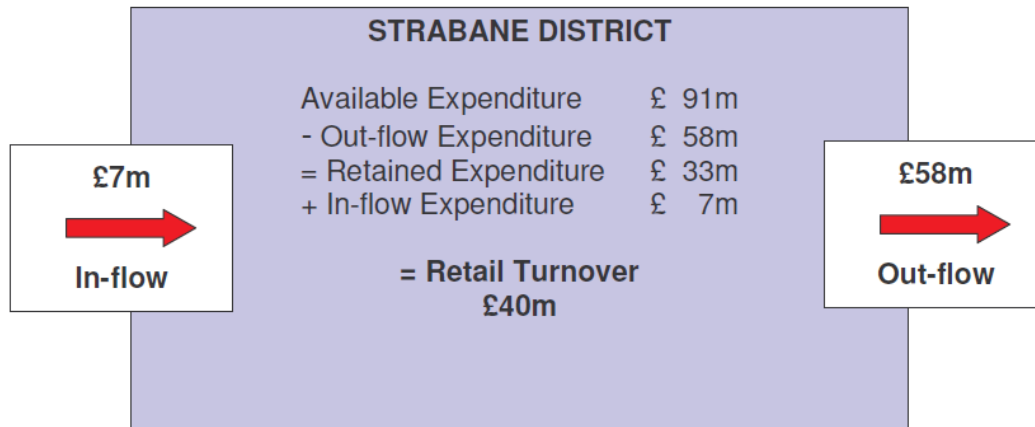
Vacant Buildings/Sites	11.158	14.9%
Land Lost to Other Uses		
Total Non- Business Uses	31.727	42.4%
Overall Total	74.720	99.9%

- 3.32 As these figures show, within the City, on both Zoned and Existing Sites, nearly 60% of all Developed Land accommodates Business uses, with 25.7% accommodating Other Uses, such as A1 Retail, and 4.4% accommodating office use. With regard to the Existing Industrial Sites, it was identified that:
- All have at least one form of business activity within them;
 - Other Uses are strongly represented within Springtown (30.5%), Pennyburn (25.1%), Bay Road (46.4%) and Altnagelvin (25.2%, Glendermott Valley Park (37.9%), Lenamore (43.1%); and
 - Approximately 13 ha of the Existing Sites remain available for development.

4.0 Previous Studies/Reports - Strabane

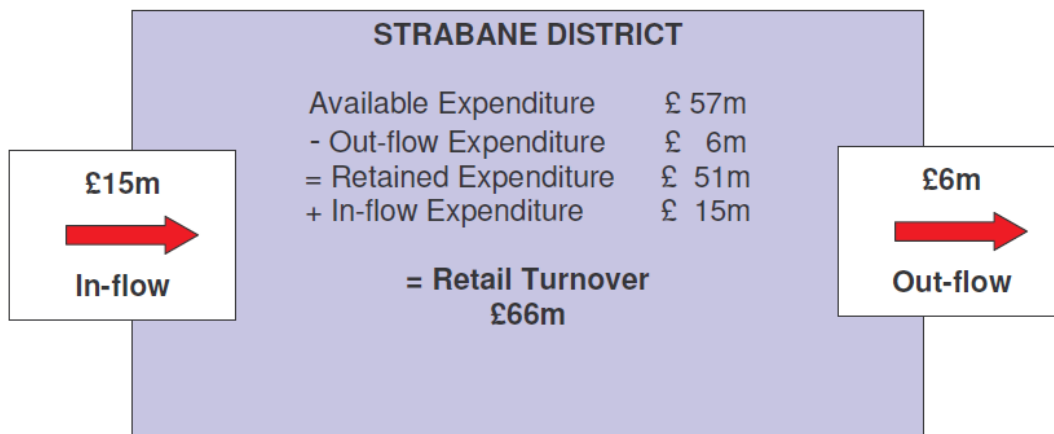
- 4.1 **Colliers CRE Retail Study for the West Tyrone Area Plan 2019 (2007):** this study was commissioned by DOE and published in August 2007. The main purpose of the study was to undertake an assessment of the potential need for additional shopping floorspace over the Plan period to 2019 within the West Tyrone area, which comprised the districts of Omagh and Strabane. Following a judicial challenge to DNAP, work on the West Tyrone Area Plan was postponed. This Plan was never progressed or finalised. This remains the most up-to-date study of Strabane retailing.
- 4.2 Strabane is the main town in north Tyrone (population 13,456, Census 2001) and acts as a main centre for retailing for its residents and rural surroundings. During the 1970's and 1980's the town suffered from a decline in traditional industry and separation from much of its rural surroundings by border closures. This led to high unemployment, low incomes and lack of investment, resulting in a spiral of decline for the town centre. Strabane's retail economy has also been negatively impacted by the retail expansion of surrounding towns, such as Derry, Omagh and Letterkenny.
- 4.3 The generally poor performance of Strabane town centre is borne out by the results of a 2006/2007 health check prepared by DOE. The report concludes that the retail offer is *"over-reliant on independent retailers"*, whilst in terms of viability there is a *"low confidence amongst investors which is reflected in the lack of large multiple outlets"*. The town centre environment is also unattractive with *"high levels of derelict and vacant properties"*. Rental values are among the *"lowest in the region"*. There is also an issue with shutters coming down at 5pm and the lack of evening economy.
- 4.4 At the time of the study, the regeneration of Strabane was championed by Strabane 2000, a partnership bringing together local government, central government and private business/commerce. The partnership aimed to reinvigorate Strabane town centre by encouraging a range of new initiatives and promoting a sense of civic identity. Significant improvements were made through environmental and shop front improvement schemes and major new developments such as the library. The emphasis was on infrastructure led regeneration to renew investor confidence, the promotion of Railway Street as a main 'spine' for the town centre and the exploitation of opportunity sites for redevelopment. Currently there is a Strabane BID project, which will be discussed in a later section.
- 4.5 Some of the main findings from the study are summarised in the following sections.

**STRABANE DISTRICT:
RETAIL TRADING CHARACTERISTICS: COMPARISON GOODS, 2007**



4.6 The diagram above summarises the trading characteristics of the Strabane District retail economy for comparison goods. At the time of the study in 2006/2007, the district was attracting an in-flow of £7 million, but leaking expenditure of £58 million. Thus the district was a net exporter of £51 million of comparison spend annually. The figures also indicate that the district was retaining only 36% of available comparison goods expenditure and its retail floorspace stock had an estimated comparison turnover of £40 million.

**STRABANE DISTRICT:
RETAIL TRADING CHARACTERISTICS: CONVENIENCE GOODS, 2007**

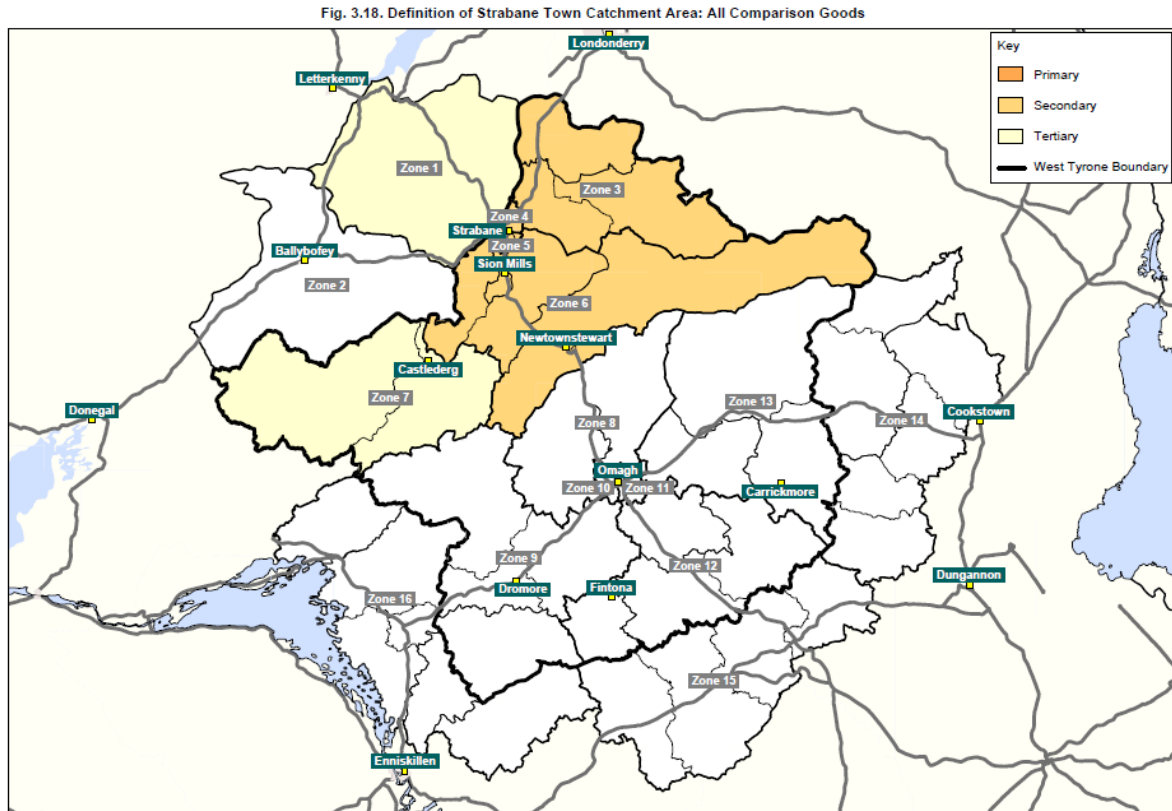


4.7 The convenience goods retail economy of Strabane District is summarised above. In flow expenditure was estimated at £15 million, whilst £6 million leaked out. Thus, unlike for comparison goods shopping, Strabane District was a net importer of £9 million of spend in relation to convenience goods.

The figures also show that the district was retaining 89% of available convenience goods expenditure, more than double that for comparison goods. The convenience retail turnover estimate for Strabane District was £66 million.

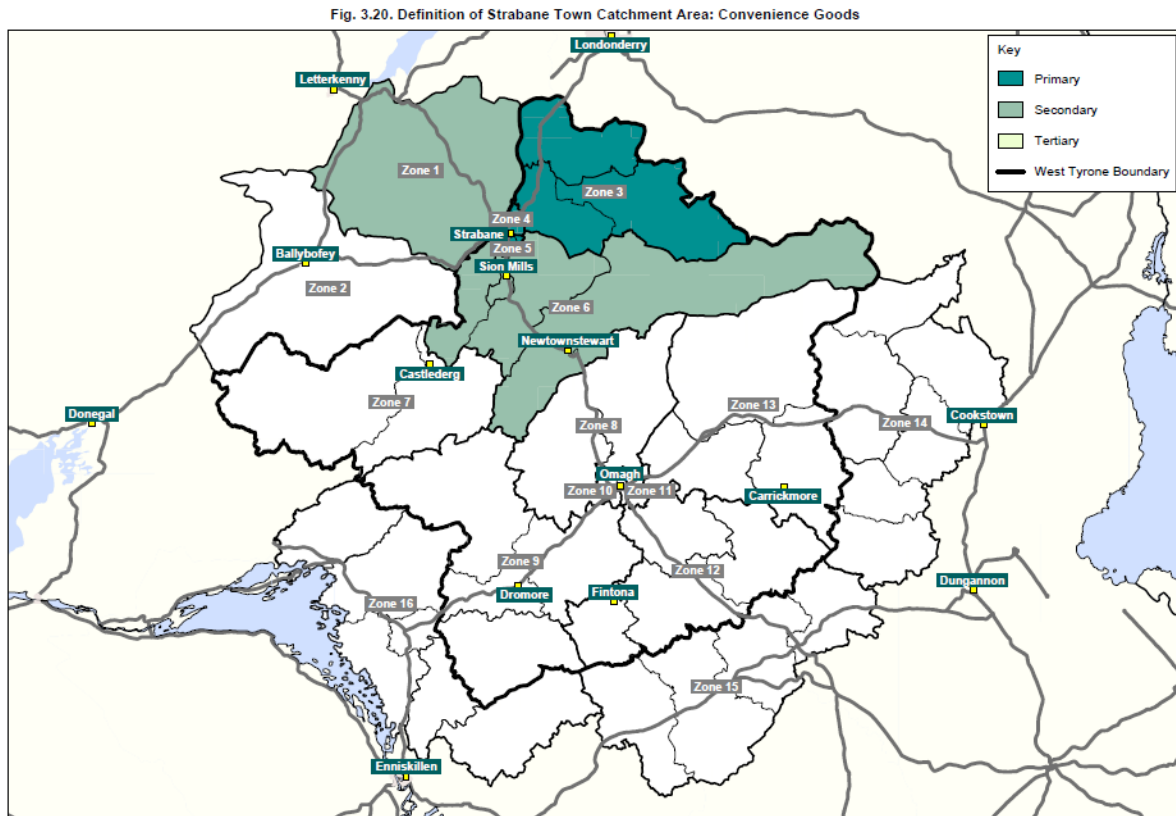
- 4.8 Combining the two goods categories indicates that Strabane District was generating an annual turnover of £106 million, of which 62% was in convenience goods with the balance of 38% in comparison goods. Overall, 57% of total retail expenditure generated within the district was retained, whilst 43% leaked out to other centres. The analysis confirmed that Omagh District with a retail expenditure retention rate of 93% was performing much more strongly than Strabane District.
- 4.9 The expenditure inflow/outflow position of Strabane District for comparison goods reflected its proximity to County Donegal, as 88% of an in-flow spend (£5.9 million) originated from the Republic of Ireland, whilst none came from neighbouring Omagh District. The balance (12%, £0.8 million) in flowed from the rest of Northern Ireland.
- 4.10 In relation to the outflow of comparison goods spend, one-third (£19.2 million) leaked to Omagh District, whilst 63% (£35.9 million) flowed to the rest of Northern Ireland (mainly Derry). The balance of 4% flowed to the Republic (£2.2 million) (primarily Letterkenny).
- 4.11 The pattern of in and out flow expenditure for Strabane District for convenience goods was that virtually all the in-flow spend originated from the Republic (91%, £14.0 million) with the remaining 9% coming from Omagh District (£1.4 million). There was no in-flow expenditure from the rest of Northern Ireland.
- 4.12 Out-flow expenditure was split equally between Omagh District (50%, £3.2 million) and the rest of Northern Ireland, with no monies flowing over the border into the Republic.
- 4.13 The relative retail performance of Omagh and Strabane Districts within the West Tyrone retail economy was analysed further in relation to comparison goods and convenience goods respectively. The analysis confirmed that whilst Omagh District had slightly the larger population and pool of available spend, its superior performance over Strabane District manifested itself clearly in terms of the supply of comparison goods floorspace and particularly comparison goods turnover. In relation to convenience goods the position was marginally reversed; Strabane District's retail offer generated a turnover which exceeded its contribution in terms of floorspace, available expenditure and population.
- 4.14 **Comparison Goods**
Strabane Town is a smaller retail centre than Omagh and this was reflected in its more concentrated catchment area for comparison goods shopping (Figure 3.18 below). The town was not sufficiently strong to generate a primary

catchment even within its own urban area (zones 4 and 5), because Derry captured too much of available expenditure for Strabane to dominate its own immediate area. Its secondary catchment extended to four zones (zones 3 to 6 inclusive), all within Strabane District. Strabane Town’s tertiary catchment comprised zones 1 and 7; zone 1 being across the border in the Republic.



4.15 Convenience Goods

Strabane Town’s catchment area for convenience goods is shown in Figure 3.20. The town was strong enough to generate a primary catchment in zones 3 to 5 and a secondary catchment covering zones 1 and 6, the former being across the border in the Republic. The town’s retail offer was therefore stronger for convenience goods than for comparison goods.



- 4.16 *Approach to estimating the quantitative need for additional retail floorspace*
 This section describes the approach to estimating the quantitative need for additional retail floorspace within West Tyrone and its main centres. The quantitative assessment was carried out separately for convenience goods and comparison goods and was undertaken in respect of two scenarios.
- 4.17 Scenario 1 estimated the amount of over/under-trading at centres in the base year (2007) by comparing actual (survey-based turnovers) against benchmark turnovers and took any expenditure “surplus” or “shortfall” into account in determining the available headroom expenditure at the forecast years of 2011 and 2019. It was considered a realistic approach, since it reflected the variability in the retail performance of centres across West Tyrone.
- 4.18 Scenario 2 excluded making any adjustment for estimated over/under trading at the base year (2007) and therefore assumed all centres were trading at a retail equilibrium level. Thus the estimated available headroom expenditures at the forecast years were derived solely from the growth in available expenditure. Both Scenarios 1 and 2 assumed that the market shares of centres (as estimated at the base year of 2007) would remain constant through to the end date of 2019.
- 4.19 Assessing quantitative need under both scenarios (assuming constant market shares) provided Planning officials with likely minimum and maximum

requirements for additional comparison goods floorspace through to 2019. All monetary figures were given in constant 2005 prices.

4.20 Context to Retail Need

The figures in this report provided a good indication of the broad quantum of need to 2019 under two scenarios; first, taking existing over/under-trading into account and second, assuming the retail economy was trading at equilibrium. Under both scenarios a constant market shares approach was adopted, although the potential for increasing the trade penetration of key centres was also assessed, together with the effect this would have on the need for additional retail floorspace.

4.21 Existing retail commitments and proposals have a major impact on the need for additional retail floorspace, since they soak-up expenditure resulting in less available spend to support further retail provision. This study identified existing retail commitments and proposals in West Tyrone and quantified the quantum of floorspace and turnover that was in the retail development pipeline in 2007. This is summarised in Tables 6.1 and 6.2.

4.22 In terms of floorspace (Table 6.1), West Tyrone had a stock of 98,637 sq m net, whilst commitments (4,714 sq m net) and proposals (12,986 sq m net) add to 17,700 sq m net. Thus the full retail development pipeline (if built) would represent an 18% addition to the current stock. For comparison goods, the pipeline equates to 13% of existing total stock, whilst for convenience goods the corresponding figure is 25%.

TABLE 6.1 West Tyrone: Retail Floorspace Stock (April 2007)
vs Retail Development Pipeline

Category of Goods	Floorspace Stock (April 2007) (Sq M Net)	Retail Commitments as at April 2007 (Sq M Net)	Retail Proposals as at April 2007 (Sq M Net)	Total Pipeline as at April 2007 (Sq M Net)
<u>Omagh District</u>				
Convenience Goods	21,126	-	893	893
Comparison Goods	37,521	279	6,366	6,645
Sub-Total	58,647	279	7,259	7,538
<u>Strabane District</u>				
Convenience Goods	15,970	3,252	1,830	5,082
Comparison Goods	24,020	1,183	3,897	5,080
Sub-total	39,990	4,435	5,727	10,162
West Tyrone Total	98,637	4,714	12,986	17,700

Source: The Planning Service/Colliers CRE

TABLE 6.2 West Tyrone: Retail Turnover (April 2007) vs Turnover of Retail Development Pipeline at 2019

Category of Goods	Turnover of Existing Floorspace in 2007 (£M)	Estimated Turnover of Commitments in 2019 (£M)	Estimated Turnover of Proposals in 2019 (£M)	Estimated Total Turnover of Pipeline in 2019 (£M)
Omagh District				
Convenience Goods	75.6	-	7.7	7.7
Comparison Goods	149.5	1.4	33.0	34.4
Sub-Total	225.1	1.4	40.7	42.1
Strabane District				
Convenience Goods	65.9	28.0	15.7	43.7
Comparison Goods	40.4	5.2	20.3	25.5
Sub-total	106.3	33.2	36.0	69.2
West Tyrone Total	331.4	34.6	76.7	111.3

Source: The Planning Service/Colliers CRE

- 4.23 Table 6.2 summarises the retail development pipeline in terms of estimated turnover at the end date of 2019. These turnovers are compared to the present estimated turnover of the retail floorspace in West Tyrone, which is some £331 million. The retail turnover estimate for the full retail development pipeline is £111 million at the forecast year of 2019. Of this total, 46% is accounted for by convenience goods floorspace and the balance (54%) by comparison goods. Around 31% of the 2019 turnover estimate is taken-up by retail commitments, whilst 69% is accounted for by retail proposals.
- 4.24 Almost two-thirds of turnover in the development pipeline in Strabane District was for convenience goods shopping, of which 64% was a commitment. Thus the “market” identified Strabane Town as requiring more food retailing.
- 4.25 **Comparison Goods Floorspace Need**
In relation to Strabane Town, the study did not forecast any need for material amounts of additional comparison goods floorspace, over and above commitments and proposals, under either Scenarios 1 or 2. It actually forecast a major over-supply should all commitments and proposals be implemented. Therefore, for further retail provision to be viable at Strabane there would be a requirement to claw back expenditure that leaked out to competing centres within and outside West Tyrone.
- 4.26 £58 million of comparison goods expenditure leaked out from Strabane District, and two thirds of this out-flow was to centres outside of West Tyrone (mainly Derry). Assuming that 50% of this out-flow could be retained then c. £29 million of spend could potentially be available to support additional comparison goods shopping in Strabane Town. In broad terms this would be sufficient to support the existing commitments and proposals in the town (under Scenario 1) or could even justify an additional 2,600 sq m net (4,000 sq m gross) of comparison goods shopping under Scenario 2. Given the current pattern of shopping activity, there is the potential to increase Strabane

Town’s market share without materially impacting on other centres in West Tyrone.

4.27 Convenience Goods Floorspace Need

In relation to Strabane Town, and assuming constant market shares, the study forecast a sizeable over-supply of convenience goods floorspace at 2019 under both Scenarios 1 and 2. Whilst adding in proposals increased the over-supply to in excess of 4,000 sq m net (6,700 sq m gross). There was little scope to increase the retention rate with the immediate area, but new provision could potentially be supported by attracting more spend from further afield, particularly from over the border in County Donegal.

4.28 Final Conclusions of Study

This strategic study sought to provide a broad indication of the scale of need over the Plan period (to 2019) for additional comparison goods and convenience goods floorspace within West Tyrone and its main centres. The results are summarised in Table 6.7.

Table 6.7 Floorspace Need at 2019: Results Summary (Including Commitments Only)

Area	Comparison Goods		Convenience Goods	
	Scenario 1	Scenario 2	Scenario 1	Scenario 2
Omagh Town (and District)	Healthy Need	Healthy Need	Over-supply	Marginal Need
Strabane Town (and District)	Over-supply	Modest Need	Over-supply	Over-supply

4.29 The need assessment was based on many technical assumptions and forecasts that are liable to change over time. Accordingly, this kind of study should ideally be updated from time to time to ensure that the need estimates continue to be robust.

4.30 Need estimates were produced under two scenarios, but both assume existing market shares continue into the future. Increasing the market share of any individual centre will require a decrease in the market share of other(s). Thus planning for new retail development that must be underpinned by a rising market share is likely to have negative consequences elsewhere. The Council will need to factor this in when planning for the future of retailing in Strabane.

- 4.31 The assessment assumes all existing floorspace will continue to trade viably even when additional new floorspace is built. In practice, this may be considered unlikely, as older, less well configured and poorly located floorspace falls out of retail use. This will 'free-up' turnover that could go towards helping support the new provision in the retail development pipeline. The extent to which existing floorspace is allowed to fall out of productive retail use is a decision for Planning officials.
- 4.32 ***Strabane Town Centre Regeneration Masterplan & Baseline Report (May 2009)***: the baseline report is a background document to the Strabane Town Centre Masterplan and summarises the key issues affecting the town centre. The report also considers market conditions with respect to the retail, office, leisure and residential markets, drawing on the market knowledge and insights of Colliers CRE.
- 4.33 Strabane's retail provision is dominated by Strabane Shopping Park, Pavilion Retail Park, the town centre core and the 65,000 sq.ft. ASDA Supermarket. Edge of town locations, such as Strabane Shopping Park, were fully let at the time of the report in 2009, satisfying strong demand from retailers for modern well configured retail units. However the report recommends that it may be prudent to look at how large box retail from 2,500 sq ft to 10,000 sq ft can be accommodated closer to the main shopping core.
- 4.34 ***Retail core***: The main retailing core of the town centre is focussed around Main Street, Castle Street and Castle Place. Main Street contains the highest concentration of retailers including a large 'Super Valu' store and a Boots. Environmental improvements have been undertaken along Main Street with new paving and street furniture. Some attempt has been made to pedestrianise Castle Street although vehicular traffic is still able to access Main Street via Abercorn Square. The quality of the overall retail environment is variable. Other than the improvements to Upper Main Street, the general retailing experience is poor with a number of vacant and empty retail units particularly on Castle Street, Castle Place and Railway Street.
- 4.35 ***Edge of Town***: An ASDA store was built on the edge of the town centre, adjacent to the A5 and Railway Street, and opened on 9th July 2007. On the opposite side is a small retail park, including Argos and various other retailers.
- 4.36 The report concludes that recent developments in Strabane and changes to the exchange rate have gone some way towards stemming the retail outflow from Strabane to other competing centres (2009). Most new retail has been clustered around ASDA, as opposed to in the town centre core, as sites on Branch Road and Railway Street are accessible to cars, and can provide convenient car parking; and planning consent for retail uses was considered favourable and likely due to the town centre planning designation and large units were possible. Strabane Town Centre's inability to provide these meant that the core missed out on this investment. Now that the town has, to some degree, stemmed the outflow of retail spend, Strabane town centre core can

build on the recent developments and the masterplan should try and integrate the Branch Road retail environment with the town centre core. It suggests this can be done in a number of ways:

- Sites such as the SCORE site and vacant land on Main Street could be utilised to develop adequately sized units attractive to national multiples. There should also be improvements to the physical environment;
- Improving connections, in particular, the connections down Railway Street from the edge of town centre shopping to Abercorn Square and Main Street - through environmental improvements such as widening footpaths and additional directional signage throughout the town centre;
- Bringing the retail on Branch Road/Railway Street closer to the town centre - this could involve provision of new units on Railway Street, perhaps on the Pat Kirk Motors site; (A McDonald's Restaurant and Drive Thru, at the junction of Railway Street and Park Road, has recently been granted approval in August 2016.)
- Traffic congestion was identified as a problem in the town centre, particularly on Main Street. The report advocates shared surfaces (pedestrian priority) as a potential solution.
- There is potential to create an office market within Strabane town centre, as there is no clearly defined office sector, and any provision tends to be either owner occupied or rental space in small office buildings or above retail or commercial space. The local office market in Strabane is dominated by local business. The town centre office users, as in most provincial towns, tend to be local professional firms such as accountants and solicitors. Attracting offices into the town in the future would add a degree of vibrancy to the centre.

4.38 **DOE Industrial Monitor 2014:** DOE carried out a monitor of the industrial estates in Strabane in July 2014. It was found that, as in Derry, there was significant existing small scale retail and office development within the industrial estates. To some extent, the same applies in Strabane, where some retail services and offices occupy units at Orchard Road.

4.39 **The Strabane Business Improvement District (Strabane BID)** is a project set up by and for business in Strabane Town to improve trading and footfall in the Town now and in the future. It is for all businesses within a defined central area to participate in and benefit from, and enables independent action for tangible improvement projects selected by those traders. BIDs are governed by primary legislation, The Business Improvement Districts Act (Northern Ireland) 2013, and are only set up after consultation with the businesses affected and the publication of a detailed Business Plan.

BID Boundary Map



5.0 Current Retail and Office Land Availability in Derry and Strabane

- 5.1 Derry: Foyleside (c.37,160 sqm gross floorspace), trading over 4 levels, is the primary shopping centre in the city, with Richmond Centre (c.14,850 sqm net) being the City's 'second' shopping centre. *The DSD Demand Analysis* considers that occupancy rates in both centres are satisfactory, with some long term vacant units. At August 2016, there are 5 vacant units in Foyleside, 2 of which are in the food court. It is understood that a Swarovski (jewellery) store is due to open in October. It is understood that there is 1 vacant unit in Richmond Centre. There are 2 vacant units in Quayside and H Sweeny Chemist is in the process of moving from Strand Road into the shopping centre. It should be noted that occupancy/vacancy rates are not the full picture. It should be borne in mind that retailers may have taken out short-term leases and could therefore pull out at any time.
- 5.2 At 2014, the vacancy rate within Derry City Centre was (19%). In the context of the Northern Ireland vacancy level (18%), vacancy rates in Derry remain slightly higher than the NI average. As noted previously, vacancies within the city centre may be due to national operators going into administration, rather than being reflective of a localised problem. At 2016, CCI indicated that out of 975 units surveyed around the city centre and in the Waterside, 150 were vacant. This represented a vacancy rate of 15%. This is the lowest level since 2013, with vacancy peaking at 19% in September 2014. Furthermore the figures indicated that 21% of ground floor units in the Diamond were occupied by charity shops. This is a point for consideration.
- 5.3 Strabane: There is limited information available on Strabane vacancy rates. In a 2014 Belfast Telegraph article, it was reported that Strabane Town Centre had a vacancy rate of 30%. This was further backed up by a 2014 statement from Strabane Chamber of Commerce, FSB and NIIRTA, which stated that Strabane Town Centre has a shop vacancy rate of nearly 1 in 5, among the highest in Northern Ireland. These figures were quoted regarding the Three Rivers Project, which was granted outline approval in July 2014 and included a proposed retail foodstore. A Town Centre database was produced by the Department for Communities in June 2016. The database indicated that in April 2014, the Strabane Town Centre vacancy rate was 22.6%, this decreased to 22% in April 2015 and increased again to 22.6% in April 2016.
- 5.4 Derry Offices
The DSD Demand Analysis notes that there is a shortage of the right type of office accommodation (size and specifications) in Derry. The City has attracted some Foreign Direct Investment (FDI) projects, but lags behind Belfast. It is considered that there will be limited speculative office developments in the short to medium term, due to lack of demand and finance and reluctance of occupiers to offer lease terms in excess of 5 years. Public sector intervention could be a solution to overcome the lack in supply of suitable Grade A office accommodation to attract FDI occupiers. The EDF states that there is a strong trend within cities for non-manufacturing companies to locate close to the centre (so that their staff can access the full

range of public transport, and social and retail amenities with ease). Invest NI has advised that demand known to them bears this out in the IT/Tech sectors, and in BPO(Business Process Outsourcing)/Financial Services/legal back office, and that such demand applies to Derry.

5.5 Strabane Offices

As noted previously, there is no clearly defined office sector within Strabane Town Centre and town centre office users tend to be local professional firms such as accountants, insurance and solicitors, servicing local needs. This is not unique to the town and reflects the dominance of Belfast and to a lesser degree, Derry. Therefore there are no available figures on the quantum of office provision with Strabane. Perhaps this is something which could be investigated in any future study. It is envisaged that the master planning exercise can identify suitable sites in which to accommodate long term central or local government office requirements should they arise.

Existing Commitments and Notable Recent Approvals

5.6 A Retail Map and schedule relating to Derry City were prepared for a planning appeal in February 2014. The map and schedule are included (Appendix 2) and the schedule has been updated to reflect any decisions issued since February 2014. Since 2013, there have been 6 approvals which constitute a further 14,738 sqm of convenience retail floorspace.

5.7 In terms of notable recent approvals, Outline Approval (A/2008/0677/O) was granted in May 2012 at the former Eurocentre West in Pennyburn for the construction of retail warehousing, associated car parking and general site works. This has now commenced. In October 2014, planning permission was granted for seven non-food retail units at Faustina Retail Park, Buncrana Road (A/2013/0542/F). The recently vacated B&Q store at Faustina Retail Park, will be re-occupied by The Range and this new store is due to open on 30th June 2017. A new Home Bargains outlet was approved in April 2016 and opened in March 2017. There is a current application on the Arntz Belting site at Pennyburn, including a Superstore (totalling 5,574 gross sqm) (Appendix 3). In the Commercial Core there is a current planning application to increase the retail floorspace of the former Austins Store by approximately 1,188sqm, through the mixture of both an extension to the building and internal changes to the uses on some of the floors.

5.8 **Strabane**

In Strabane, A 'McDonald's' Restaurant and Drive Thru has recently been granted planning permission at the junction of Railway Street and Park Road. It is understood that Asda may be exploring the possibility of a petrol filling station at their Strabane store.

6.0 Future Retailing Approaches in the Local Development Plan

6.1 Modern retailing faces many challenges, such as the rise of internet shopping and the uncertainty over Brexit. New and focussed relevant planning policy and greater innovation and flexibility from the planning system may be required. As part of the LDP process, Council will undertake town centre health checks, which will inform the retail strategy. The aim is to achieve and sustain vibrant town centres.

6.2 There are various approaches which can be used when considering retail development within both Derry and Strabane, for example:

- **Concentration** - would it be appropriate to tighten the retail boundary so that retail is concentrated within a smaller, denser area with good transport links?
- Is a **dispersed** retail offering across both Derry and Strabane more appropriate? This would allow more space for businesses to expand and large car parks for customers.
- Would a **balanced approach** i.e. a mix of retail development both in the city/town centre and in out of town locations be beneficial for the growth of the retail offer in Derry and Strabane?
- A **sustainable approach** to retail is essential so that the overall retail offer in both settlements can thrive and co-exist, without detriment to either the city/town centre or each other.

6.3 *Next steps*

Given the age of previous studies and figures, and the changing and dynamic scale and nature of retailing, Council Planning officials need to commission an up-to-date Retail Capacity Study. The purpose of a Retail Capacity Study is to undertake an assessment of the potential need (or capacity) for additional retail floorspace over the period to 2032 within the Derry City and Strabane District. In addition, we also need up-to-date information in terms of floorspace figures, planning permissions / 'pipeline developments' and current applications, as well as general retail-related surveys of our centres. To inform decision making, we need to be confident of:

- the quantum and capacity;
- potential scope for edge of town and out of town retailing;
- potential scope for convenience and comparison retailing.

It will be necessary to formulate designations and policies to promote and protect city and town centres and any district or local centres and to define acceptable uses therein. Further consideration will also have to be given to offices and other retail-related services.

6.4 Member input is invited and Members may want to consider:

- As part of the LDP process, a Retail Study will be undertaken. What specific issues should this focus on?
- Is the quantum of retail provision enough? Are previous figures based on more generous population projections?
 - A 2016 Retail submission prepared on behalf of Derry City and Strabane District Council for a retail appeal concludes that the vast over-supply of retail floorspace in the Derry area means there is currently a negative quantitative need for additional retail floorspace and the existing retail development pipeline will exacerbate matters. The closure of the large B&Q store is a good example of how retail floorspace supply in Derry is having to re-align itself with consumer demand (expenditure).
 - *The DSD Demand Analysis* suggests that there is scope to grow the level of convenience and comparison retailing within the city. Consideration needs to be given as to whether this assessment is realistic and accurate.
 - The retail study for the West Tyrone Area Plan 2019 (whilst slightly out of date and in need of updating) suggests oversupply in Strabane District and Strabane Town.
 - Is more retail provision needed?
 - How much more?
- The retail strategy must have a 'city/town centre-first' approach as per the SPPS.
- Should we control and concentrate retail provision?
- Retailing in the industrial units: should Council enforce against retailing in the industrial estates? What can Council do to encourage such retailers back into city/town centres?
- The impact of retail on Conservation Areas (CA) and Listed Buildings (LB) and vice versa. Careful consideration should be given to any new proposals including change of use and signage applications of LBs and within the CAs. New uses are essential to the up keep of these properties but refits should be carried out sympathetically.
- Internet Shopping and its impact on retailing and town centres:
 - How do we encourage more people into the town centres?
 - E.g. locating drop off points at central areas? This will encourage people into the centre of town, therefore they will have the convenience of internet shopping with the added advantage of possibility to spend time and money in town.

6.5 The research findings contained in this paper together with Members views and advice from the relevant parties/consultees have informed the following options which have been taken forward and subjected to Sustainability Appraisal (SA) (which incorporates the Strategic Environmental Assessment (SEA)) as part of the Preferred Options Paper (POP) process.

Retailing Capacity	Existing amount of provision is adequate, generally across Derry and Strabane and retail types	To allow growth of retail supply generally	Monitor retail capacity and plan for sustainable, phased growth
---------------------------	------------------------------------------------------------------------------------------------	--------------------------------------------	-----------------------------------------------------------------

6.6 Further feedback will be required to enable the LDP to be fully informed of future proposals which can subsequently be subjected to the Sustainability Appraisal (SA) which incorporates the Strategic Environmental Assessment (SEA).

Appendix 1:

Tables from *Derry-Londonderry Retail Study (DOE, August 2012):*

Table 1: Average Annual Convenience Expenditure per Head (excluding Special Forms of Trading).	
Year	Expenditure Per Head in 2009 Prices
2012	£1,887.44
2015	£1,903.94

Table 2: Average Annual Comparison Expenditure per Head (excluding Special Forms of Trading).	
Year	Expenditure Per Head in 2009 Prices
2012	£1,700.00
2015	£1,870.38

Table 3: Existing Convenience Floorspace in Catchment Areas.	
Store/Centre Name	Estimated Net Retail Floorspace (sqm)
Derry-Londonderry Central Area	
M&S, Foyleside Shopping Centre	750
Iceland, Foyleside Shopping Centre	650
Other Foyleside Shopping Centre	1,280

Tesco, Quayside Shopping Centre	2,094
Spencer Road	750
Sainsburys Strand Road	2,600
Longs Supervalu, Strand Road	700
Supervalu, Waterloo Place	1,198
Derry-Londonderry Central Area – Other	4,320
Lisnagelvin District Centre	
Tesco	3,170
Long's Supervalu	1,000
Other	250
Northside District Centre	
Supervalu	1,300
Other	350
Rath Mor District Centre	
Costcutter	1,700
Other	80
Springtown District Centre	
Dunnes Stores	1,716
Other	110
Crescent Link	
M&S Simply Food	600
Tesco Express	290
Other	690
Derry-Londonderry Other (Outside Central Area)	
Local Shops, Ardmore Road	315
Local Shops, Beechwood Avenue	325
Local Shops, Bishop Street	240
Lidl, Buncrana Road	1,170
Local Shops, Whitehouse, Buncrana Road	525
Local Shops, Branch, Buncrana Road	420
Local Shops, Central Drive	345
Local Shops, Creggan Road	1,145
Local Shops, Culmore Road	280
Local Shops, Culmore Village	200
Eurospar, Dungiven Road	650
Local Shops, Glenshane Road	668
Longs Supervalu/Off-Licence, Greenhaw Road	1,110
Local Shops, Northland Road	280
Local Shops, Park Ave/Rosemount Ave	350
Local Shops, Racecourse Road	580
Local Shops, Temple Road	595
Local shops, Trench Road	504
Other Local Shops throughout Derry/Londonderry	2,355
Artigarvan	
Spar Berryhill Road	235
Claudy	
Local Shops	860
Dungiven	
Supervalu, Garvagh Road	760
Other Local Shops	850
Donemana/Dunnamanagh	
Local Shops Berryhill Road	535
Eglinton	
Longs Supervalu	700
Other Local Shops	340
New Buildings	
Longs Supervalu	295
Other Local Shops	360

Table 4: Existing Convenience Floorspace within Local Shops in Catchment Areas.	
Store/Centre Name	Estimated Net Retail Floorspace (sqm)
Derry-Londonderry Central Area	
Abercorn Pharmacy, Abercorn Rd	80
Melaugh Newsagents, Bishop St	30
Drinx Off Sales, Bishop St	50
Carlisle Stores, Carlisle Rd	40
Eleanor's Home Bakery, Carlisle Rd	25
Spar, Chapel Rd	80
Clooney Meats, Clooney Terr	90
Clooney Stores, Clooney Terr	140
Winemark, Clooney Terr	180
Lloyd's Pharmacy, Clooney Terr	90
Bus Stop Stores (Newsagent), Foyle St	50
Semi-Chem, Foyleside Shopping Centre	300
The Kiosk, Foyleside Shopping Centre	20
Newsagents, John St	20
Drinx Off Licence, John St	70
Sweet Shop, Quayside Shopping Centre	25
City Home Bakery, Sackville St	50
Drinx Off Licence, Sackville St	70
The Baker's Oven, Shipquay St	40
Day Today, Spencer Rd	115
Murphy's Chemist, Spencer Rd	145
Asian Spices, Spencer Rd	30
Eleanor's Home Bakery, Spencer Rd	40
Pharmacy, Spencer Rd	40
Food Shop, Spencer Rd	50
Polish Shop, Spencer Rd	50
Spar (inc post office), Spencer Rd	280
The Cellar Off Licence, Strand Rd	200
Lloyd's Pharmacy, Strand Rd	110
H E Sweeney Chemist, Strand Rd	40
Gordons Chemist, Strand Rd	350
Breslins Newsagents, Strand Rd	20
Newsagents, Strand Rd	25
Confectionary Store, Strand Rd	160
Centra & PFS, Strand Rd	230
MacCafferty's Pharmacy, Strand Rd	80
Sante Health Food Shop, Union Hall Pl	50
Bakery, Waterloo Pl	50
Gordons Chemist, Waterloo Pl	300
Candy Corner Waterloo St	15
Grocery Store, Whitaker St	60
Bradley's Pharmacy, William St	80
W Gallaghers Butchers, William St	40
Country Harvest (Fruit & Veg), William St	45
PJ's Newsagents, William St	30
Doherty's Home Bakery William St	45
Frozen Food Shop, William St	60
Hegarty's Butchers, William St	60
Lisnagelvin District Centre	
Butchers	50
Lloyd's Pharmacy	100
Semi-Chem	100
Northside District Centre	
Winemark	200
Pharmacy	150

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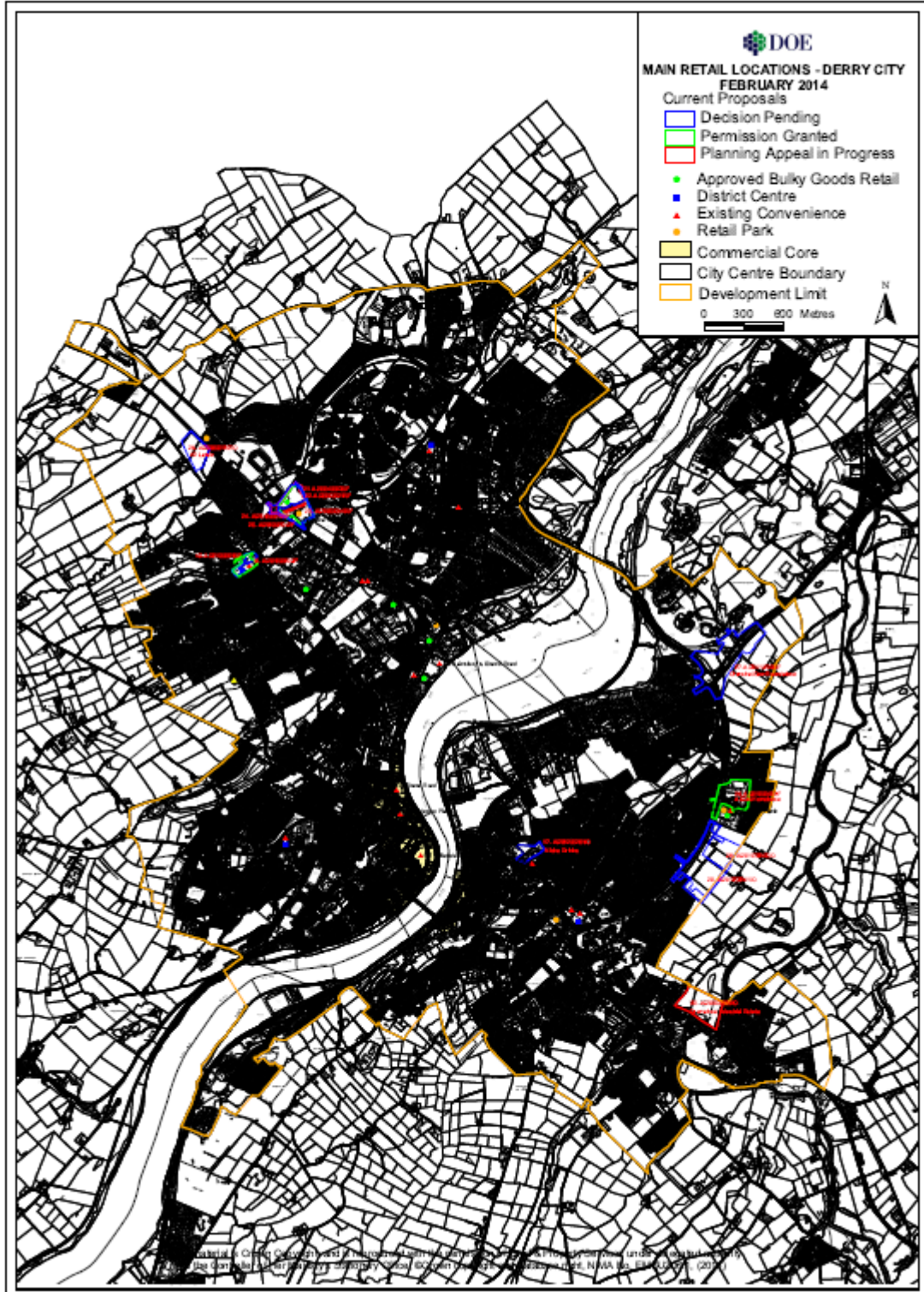
Rath Mor District Centre		
	Costcutter	1,700
	Medicare Pharmacy	80
Springtown District Centre		
	Winemark	110
Derry-Londonderry Other (Outside Central Area)		
	Vivo, Ardmore Rd	250
	Milltown Meats (Butchers), Ardmore Rd	65
	Spar, Aughlish Ct	140
	Crescent Off Licence, Beechwood Ave	40
	Sweets & Treats, Beechwood Ave	30
	McKeever's News, Beechwood Ave	60
	Crusty Bap (Bakery), Beechwood Ave	45
	Costcutter, Beechwood Ave	150
	The Corner Shop, Bishop St	60
	Jim's Butchers, Bishop St	40
	Mace (Henry Grant & Son), Bishop St	140
	VIVO, Bracken Pk	90
	McGinley's Spar (PFS), Buncrana Rd	80
	Centra, Branch, Buncrana Rd	350
	Butchers, Branch, Buncrana Rd	70
	Nisa, Whitehouse, Buncrana Rd	350
	Chill Off Licence, Whitehouse, Buncrana Rd	50
	Pharmacy, Whitehouse, Buncrana Rd	125
	Sean's Butchers, Central Dr	50
	McKeever's (Your Store), Central Dr	60
	VG, Central Dr	115
	Off Licence, Central Dr	40
	Medicare Pharmacy, Central Dr	80
	Doherty's Bakery, Corporation St	40
	Mace (PFS) Creggan Rd	165
	Eurospar, Creggan Rd	700
	Chill Off Licence, Creggan Rd	150
	Medicare Pharmacy, Creggan Rd	130
	Day Today (Creggan St. Stores), Creggan St	105
	Craig's Costcutter, Crescent Link	195
	Boots, Crescent Link Retail Park	690
	Paul's Butchers, Culmore Rd	100
	Belmont Health Pharm, Culmore Rd	70
	Chill Off Licence, Culmore Rd	110
	McCrudden's Centra, Culmore Rd, Culmore	145
	Bradley's Pharmacy, Culmore Rd, Culmore	55
	Eurospar, Dungiven Rd	650
	Kelly's Spar, Fairview Rd	535
	Mace (Myras), Garden City	140
	Spar (PFS), Glenshane Rd	200
	Medicare Pharmacy, Glenshane Rd	128
	Winemark, Glenshane Rd	80
	Eleanor's Home Bakery, Glenshane Rd	50
	Costcutter, Glenshane Rd	210
	Bogside Stores, Meenan Sq	60
	Butchers, Meenan Sq	75
	Your Store, Milltown View	100
	Spar, Nelson Dr	140
	Bradley's Pharmacy, Northland Rd	120
	Butchers, Northland Rd	30
	Your Store-Convenience Store, Northland Rd	120
	Off Licence, Northland Rd	100
	Convenience Store (Fruit & Veg, etc), Park Ave	40
	Spar (Gill's Newsagent), Park Ave	160
	Phoenix Off Sales, Park Ave	80
	Vivo, Racecourse Rd	55

	Mace, Racecourse Rd	75
	Winemark, Racecourse Rd	65
	The Crescent, Racecourse Rd	55
	Bakery - The Crescent, Racecourse Rd	10
	O'Kane's Liquor - The Crescent, Racecourse Rd	40
	Medicare Pharmacy, Racecourse Rd	145
	Racecourse Stores (Newsagent), Racecourse Rd	95
	Chill Off Licence, Racecourse Rd	40
	Clear Pharmacy, Rosemount Ave	70
	Day Today, Rosstown Rd	190
	Day Today, Sevenoaks	125
	NISA, Sperrin Dr	200
	Day Today, Strabane Old Rd	105
	Day Today, Strule Gdns	170
	Alliance Pharmacy, Temple Rd	160
	Kelly's Spar, Temple Rd	435
	Centra, Trench Rd	344
	Lloyd's Pharmacy, Trench Rd	80
	Paul's Butchers, Trench Rd	80
Claudy		
	Lloyd's Pharmacy, Church St	125
	Gormley's Day Today, Church St	110
	Costcutter (PFS), Foreglen Rd	130
	Spar, Main St	115
	Gormley's Centra, Main St	215
	O'Kane Meats, Main St	85
	Dan's Bar - Off Licence, Main St	80
Donemana/Dunnamanagh		
	Lloyd's Pharmacy, Berryhill Rd	65
	Off Licence, Berryhill Rd	80
	Conway Meats (Butchers), Berryhill Rd	100
	Mace, Berryhill Rd	290
Dungiven		
	John T's Off Sales, Ballyquin Rd	80
	Roe Pharmacy, Main St	105
	Ban Joe's Off Sales, Main St	45
	Mace, Main St	50
	McCloskey's Newsagent, Main St	100
	Marcella's Fruit, Veg and Flowers, Main St	75
	Super Shop Newsagent & Post Office, Main St	110
	McKay Family Butcher, Main St	95
	McDaid Chemist (Numark Pharmacy), Main St	190
Eglinton		
	Lloyd's Pharmacy, Main St	155
	Spar, Main St	185
New Buildings		
	Lloyd's Pharmacy, Duncastle Rd	110
	Long's Wineseller, Duncastle Rd	90
	Crescent Home Bakery & Post Office, Duncastle Rd	80
	Villa's Inn Off Licence, Victoria Rd	80

(Note: The Department has observed a number of mobile shops in operation within the catchment. These have been excluded from the study owing to their transient nature and thus inability to identify their exact catchment.)

Table 5: Existing Comparison Floorspace within in Catchment Areas.	
Store/Centre Name	Estimated Net Retail Floorspace (sqm)
Derry-Londonderry Central Area	
Tesco, Quayside Shopping Centre	800
Sainsburys, Strand Rd	465
Smyths Toys, Strand Rd	980
JJB Sports, Strand Rd	610
B&M Bargains, Strand Rd	620
Harry Corry, Strand Rd	565
Central Area Remainder	43,705
Northside District Centre	
£1 Shop	750
Card Shop	100
Nic-Nac Shop	120
Picture Framing Shop	50
Springtown District Centre	
Dunnes Stores	700
Lisnagelvin District Centre	
Tesco	1,527
Primark	1,000
Barratts	260
Stall (Clothes)	10
Card Shop	80
Lisnagelvin Retail Park	
Next	1,000
Matalan	2,080
TK Maxx	1,100
Rath Mor District Centre	
Little Petals (Florist)	80
Derry-Londonderry Other (Outside Central Area)	
Next at Home, Crescent Lk	1,040
Argos Extra, Crescent Lk	690
Halfords, Crescent Lk	670
Maplin Electronics, Crescent Lk	650
Pets at Home, Crescent Lk	650
DW Sports, Crescent Lk	1,465
Toys R Us, Crescent Lk	1,345
Mothercare, Crescent Lk	890
Dreams, Crescent Lk	1,070
Carpet Right, Crescent Lk	690
Harveys, Crescent Lk	670
World of Furniture, Crescent Lk	845
PC World, Crescent Lk	950
Currys, Crescent Lk	1,055
Homebase, Crescent Lk	5,440
In House Furniture, Buncrana Rd	460
B&Q, Off Buncrana Rd	6,473
Dunelm Mill, Off Buncrana Rd	1,500
Tile Market	725
Jollyes Petfood Superstore, Buncrana Rd	450
Sliderobes, Culmore Rd	245
Bloomin Marvellous, Northland Rd	20
Oriando Blooms (Florist), Park Ave	40
Beechwood Flowers, Beechwood Ave	40
Florist, Whitehouse, Buncrana Rd	75
Other Outside Central Area	420
Eglinton	
Eglinton Variety Stores, Main St	55

Appendix 2: Main Retail Locations in Derry City at February 2014



Appendix 2: SCHEDULE FOR MAIN RETAIL LOCATIONS IN DERRY CITY MAP FEBRUARY 2014

Site no	Location	Planning Reference	Estimated Net retail floor space (sqm) *SEE NOTES	Current Status – Updated 25th August 2016
Existing Established Convenience Stores				
1	Supervalu, Northside District Centre Other	Existing store	1300 350	
2	Longs Supervalu, Greenhaw Road	Existing store	1110	
3	Lidl, Bunrana Road	Existing store	1245	
4	Iceland, Bunrana Road	Existing store	800	
5	Dunnes Stores, Springtown District Centre Other	Existing store	1716 110	*See also No's 18 & 19 below
6	Sainsbury's, Strand Road	Existing store	5741	
7	Longs Supervalu, Strand Road	Existing store	700	
8	Tesco, Quayside Shopping Centre	Existing store	2094	
9	Supervalu, Waterloo Place	Existing store	1198	

10	Costcutter, Rath Mor District centre	Existing store	1700	
	Other		80	
11	Eurospar, Dungiven Road	Existing store	650	
12	Tesco, Lisnagelvin District Centre	Existing store	3170	
	Other		250	
13	Longs Supervalu, Blackburn Crescent	Existing store	1000	
14	Eurospar, Hatfield, Creggan Road	Existing store	650	
15	M&S, Foyleside Shopping Centre	Existing stores	750	
	Iceland, Foyleside Shopping Centre		650	
	Other		1280	
16	M&S Simply Food Crescent Link	Existing stores	600	
	Tesco Express Crescent Link		290	
	Other		690	
	Derry-Londonderry Central area – Other Convenience (floorspace less than 600sqm)	Existing stores	4320	

	Derry-Londonderry Other Convenience (Outside Central Area & floorspace less than 600sqm)	Existing stores	8427	
Approvals & Current Applications for main convenience Stores				
17	Rosstown Road (Niche Drinks)	A/2012/0261/O	3717	Permission Granted – 24/03/2014
18	Springtown District Centre	A/2010/0802/F	2558	Permission Granted – 01/10/2013
19	Lands at Northland Road and Aileach Road (Rafters)	A/2013/0513/F	Unit 1: 1301 Unit 2: 307	Permission Granted – 09/03/2015
20	Asda/Homebase, Crescent Link	A/2010/0493/F	3716	Permission Granted – 29/01/2013
21	Tesco, Bunrana Road (Faustina Retail Park)	A/2004/0976/F	5415	Appeal Dismissed 26/02/2014 Permission Refused 28/03/2014
22	Tesco, Bunrana Road (Faustina Retail Park)	A/2009/0212/F	2272 net & 2383 net retail Warehousing	FURTHER INFORMATION: Erection of food superstore, Home Shopping facility (Dot Com), ATM, CHP, non-food retail unit, car parking, servicing arrangements, landscaping, modification to access and associated developments Appeal Dismissed 26/02/2014

23	Faustina Retail Park, Bunrana Road	A/2005/0049/F	N/A	Modifications to the main customer access/egress and parking layout approved under consent Ref A/2001/1224/F – Permission Granted 28/07/2005
24	Faustina Retail Park, Bunrana Road	A/2013/0012/F	1671	Construction of 2no. Retail units and general site works – Permission Refused 03/07/14, Appeal Withdrawn 10/05/2016
25	Faustina Retail Park, Bunrana Road	A/2013/0542/F	6855	Modifications to layout and elevations of 7 non-food units and drive thru and associated parking layout approved under A/2001/1244/F as consistent with A/2005/0049 - Permission Granted 29/10/2014
26	Lands off Bunrana Road (H2 Lands)	A/2006/0180/O	1856	Decision Pending - Site for food store, associated storage offices and other ancillary facilities including service yard & car parking - Additional Environmental Information received. Application Withdrawn 03/04/2017
27	Gransha/Caw Roundabout	A/2011/0226/F	4680	Application Withdrawn 09/03/2016
28	Crescent Link (Sainsbury's)	A/2010/0240/O	8025	- (Re advertisement - Revised Proposal with amended drawings, P1 and Environmental Statement received.) Construction of a retail store (gross floorspace 7,700 sq metres) (Class A1).

				petrol-filling station, and associated highway, footpath, landscape and other works and improvements. Application Withdrawn 07/12/2016
29	Crescent Link	A/2010/0241/O	6298 (non-food)	– Re advertisement - Revised Proposal including amended drawings P1 form and ES Statement for Mixed use development including offices, live-work units, housing, retail, restaurants, cafes, cinema, gymnasium, creche, family entertainment and associated highway, footpath, landscape and other works and improvements. Permission Refused 06/01/2017
30	Drumahoe Industrial Estate	A/2009/0689/O	5421	Permission Refused on Appeal 11/09/2014

* For a full breakdown of existing convenience floorspace figures see tables 3 & 4 on pages 5-8 of Derry-Londonderry Retail Study (August 2012), For comparison Goods floorspace figures see table 5 page 10.

Appendix 3: Recent Notable Applications and Approvals – Derry City & Strabane Town

Location	Planning Reference	Estimated Net retail floor space (sqm) *SEE NOTES	Current Status – (25 th August 2016)
Arntz Belting Company Ltd site, Pennyburn Pass and former Eurocentre West site, Derry	A/2014/0629/F	4459 5574	Amended scheme for proposed mixed use regeneration of the Arntz Belting Co. Ltd and Eurocentre West site to provide; 4 no retail warehouses (totalling 4,459 gross sq m) Medical Building (totalling 6,901 gross sq m) with car parking in a semi-basement, Superstore (totalling 5,574 gross sqm) associated car parking, Restaurant, Self Service Filling Station, servicing and landscaping with access/egress via Pennyburn Pass and Pennyburn Industrial Estate Road – Decision Pending.
Retail Park (comprising former Budget DIY store, Harry Corry and former Xtra Vision) 183-185 Strand Road, Derry	LA11/2015/0124/F		Change of use of the former Budget DIY for the sale of convenience and comparison goods. Associated development works to Retail Park to include demolition of former Xtra Vision unit, alterations to elevation of former Budget DIY unit and Harry Corry unit, provision of garden centre, reconfiguration of car parking, landscaping, boundary treatment and associated site works – Permission Granted - 12/04/2016.
Land at junction of Railway Street and Park Road, Strabane	LA11/2015/0423/F		Erection of a freestand restaurant with associated drive thru, car parking, landscaping and associated works. Installation of 2no. COD with associated canopies and external play area. Permission Granted – 12/08/2016.