

**From:** Local Development Plan  
**Sent:** 03 February 2021 14:01  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Comments re LDP-PS-REP-56

**Follow Up Flag:** Follow up  
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LDP-PS-C-REP 6L

Please note in LDP mailbox the below;

**From:** [REDACTED]  
**Sent:** 01 February 2021 10:24  
**To:** [REDACTED] <derrystrabane.com>; Local Development Plan <ldp@derrystrabane.com>  
**Subject:** Comments re LDP-PS-REP-56

Hi,

Apologies for my late response. I thought the closing date was 29th Jan 2021. However I have now decided to send in some comments as I feel it is important. I understand if they cannot be considered.

I wish to make a few comments regarding LDP-PS-REP-56.

My main concern is that a request has been made to lower the level of protection for the 225 acres of land along the river at Boom Hall.

The project is described as regeneration. I feel this is misleading as it is on a greenfield site. The projected 400,000 visitors per year will have a huge impact on the site.

If the project is sustainable and environmentally friendly as it claims then it should be able to fit in with the highest level of environmental protections. The refurbishment of Boom Hall should not be dependent on the development of 225 acres of relatively unspoilt land.

The original Eden project was in an old quarry. This is a completely different type of site. It is already in pretty good condition. This is not a rehabilitation project.

A major concern is creeping development. Initially a riverside walk, then a car park is needed. Toilet facilities will no doubt be necessary. A small cafe/restaurant would then seem reasonable. A request for a glamping, camping or camping van site or a boutique hotel or holiday cottages would not be unexpected as part of such a development. If each part is done separately the damage is not so noticeable. Our city does need all these things, but I would argue not at this site. If the project struggles then the pressure increases for revenue generating activities to be allowed or jobs will be lost etc.

The project would be more suited to Fort George or Bay Road Park possibly incorporating some of the industrial area. Then I think it would be a brilliant project. The proposed location is not the best place for it and I do not think the LDP should be amended to facilitate such a development on a greenfield site.

The submission appeals for flexibility. I would argue the precautionary principle should be applied to any developments in such a sensitive location.

Sites like the Boom Hall land are becoming increasingly rare and valuable around our city. Three thousand houses are to be built on 250 acres at Buncrana Road. Hundreds are being built at Skeoge. The highest level of protection should be afforded to the remaining land.

If a proposal is truly sustainable then it should not have a problem with fitting in with the level of protection afforded to the site.

My comments would apply equally to any submission that requests a lowering of environmental protections to facilitate a development.

Apologies again for my late submission.

regards

