



Derry City & Strabane  
District Council  
Comhairle  
Chathair Dhoire &  
Cheantar an tSratha Báin  
Derry Cittie & Stràbane  
Destrìck Cooncil

Ref: EIR / 5722

18<sup>th</sup> June 2025

Email:

Dear

### **Environmental Information Regulations Request - Environmental Information for Springtown Industrial Estate**

I refer to your EIR request above. The site map that was initially provided with the EIR request in relation to a location given as 8b Springtown Industrial Estate included two areas indicated as highlighted in yellow marking. On 20<sup>th</sup> May 2025 a request was made in email correspondence with the Environmental Health Service to also consider the end unit in proximity to one of the areas marked in yellow as part of the EIR request.

A visit to the area of the subject site was carried out by the Environmental Health Service on 21<sup>st</sup> May 2025. The two areas highlighted in yellow on the site map were found to be associated with existing car parking spaces in this particular area of Springtown Industrial Estate. A visit was also made to the end unit which is an existing operational commercial business selling electrical parts. This Service was informed of the address of the unit during the visit which was given as 20 – 22 Springtown Road, Springtown Industrial Estate, L'Derry BT48 0LY.

Contact was made by this Service with yourself on 22<sup>nd</sup> May 2025 to inform of the result of our visit and email correspondence was received on the same day to state that a higher quality site plan would be provided as well as detailed confirmation of the address of the site. A further site map was received on 29<sup>th</sup> May 2025, and it is this site map that is now considered with the EIR request. The request is in relation to the unit as outlined in green and as is now indicated with the following commentary - "*The unit is outlined in green as shown clearer on this plan*" and it would appear that this unit has an address as 20 – 22 Springtown Road, Springtown Industrial Estate, L'Derry BT48 0LY.

#### **Derry**

C/o Council Offices  
98 Strand Road  
Derry  
BT48 7NN

#### **Strabane**

C/o Council Offices  
47 Derry Road  
Strabane  
BT82 8DY

+44 (0) 2871 253 253  
info@derrystrabane.com  
[www.derrystrabane.com](http://www.derrystrabane.com)

f Derry City & Strabane District Council  
t @dcsdcouncil

The EIR request has requested information on the following:

**1. Do you hold any records relating to contamination issues or pollution incidents associated with the Site or within 100m?**

The Environmental Health Service holds no records of any contamination issues or pollution incidents associated with the site or within 100m of the site. You may wish to contact the Water Management Unit of the Northern Ireland Environment Agency to ascertain if they have any information on historic pollution in the vicinity of this site. Further information can be found on:

<https://www.daera-ni.gov.uk/topics/pollution/water-pollution>

The Northern Ireland Environment Agency (NIEA) Regulation Unit (RU) also holds a database of sites where, based on their historic land-use, there is potential for contamination to be present. Further information on this database can be found at:

<https://www.daera-ni.gov.uk/articles/planning-and-land-contamination>

**2. What information do you hold with respect to any past industrial uses at the Site and within 100m?**

The Environmental Health Service holds no records of any former industrial uses at the site or within 100m of the site.

Spatial NI Historic Industrial Land Use database includes a former chemical works including plastics, mastics, sealants, adhesives and roofing felt manufacturing works at No. 31 Springtown Road, circa. 152m west of the site. The site (or part of the site) upon which the former chemical works was situated appears to have been the subject of development from an existing factory building to 6 no. new units and associated car parking, for storage and distribution by virtue of planning permission granted by the Planning Authority of the Derry City and Strabane District Council under Planning Reference No. LA11/2015/0481/F. Access to contaminated land reports including a Phase 2 Site Investigation (GQRA) which was submitted with this application can be acquired from the NI Public Planning Portal website.

Spatial NI Historic Industrial Land Use database includes a former ceramics, cement and asphalt manufacturing works with a generic address at Springtown Industrial Estate which is circa. 188m southwest of the site. It would appear that

this site (or part of the site) is subject to a Part C Permit issued by Derry City and Strabane District Council as a bulk cement concrete batching plant. Confirmation on whether this site remains operational is currently being sought by the Council.

In relation to the site and the surrounding area you may wish to search the historical land use maps at:

<https://www.nidirect.gov.uk/services/search-proni-historical-maps-viewer>

Further information on planning applications related to the subject site or adjacent sites can be found online at:

<https://www.nidirect.gov.uk/services/planning-portal>

The Northern Ireland Environment Agency's (NIEA) Regulation Unit (RU) also holds a database of sites where, based on their historic land-use, there is potential for contamination to be present. Further information on this database can be found at:

<https://www.daera-ni.gov.uk/articles/planning-and-land-contamination>

Further guidance can be obtained directly from the Regulation Unit (RU) Land and Groundwater Team within the NIEA to determine records of contaminated land at the location or in the vicinity of the subject site.

**3. Do you hold any records of former or current landfilling at the Site or within 250m? If so, please provide details on fill material and dates of operation if known.**

The Environmental Health Service holds no records of any former or current landfilling at the site in question or within 250m of the site.

**4. Do you hold records of any environmental investigations at the Site? If so, please provide a copy of this.**

The Environmental Health Service holds no records of any environmental investigations at the site.

Further information on planning applications related to the subject site or adjacent sites can be found online at: <https://www.nidirect.gov.uk/services/planning-portal>

**5. Are you aware of any former or current environmental permits relating to the Site or within 100m?**

To our knowledge there are no former or current environmental permits relating to the site location or within 100m of the site. As was previously indicated, a bulk cement concrete batching plant situated circa. 188m to the southwest of the site is subject to a Part C Permit issued by Derry City and Strabane District Council. Confirmation on whether this site remains operational is currently being sought by the Council.

The Pollution Prevention and Control (Industrial Emissions) Regulations (NI) 2013 provides for the permitting of a variety of industrial activities that have the potential to cause pollution. Part A and B activities have the greatest pollution potential and the Industrial Pollution and Radiochemical Inspectorate (IPRI) unit in the Northern Ireland Environment Agency regulate them. You may wish to contact the Industrial Pollution and Radiochemical Inspectorate (IPRI) within the Northern Ireland Environment Agency with regard to IPPC permits within their jurisdiction.

Details of IPRI consents close to the site can be found on a link available on the DAERA website at:

<https://www.daera-ni.gov.uk/articles/public-register>

The Environmental Health Service trusts that this information meets the requirements of your request, however, should any further advice or information be required please do not hesitate to contact this Service.

If you are dissatisfied with our response, you have rights of review and appeal; these rights consist of two review processes.

Firstly, our internal review procedure is available by contacting:

John Kelpie  
Chief Executive  
Derry City and Strabane District Council  
98 Strand Road  
Derry BT48 7NN

Tel: 028 71253253 or email: [john.kelpie@derrystrabane.com](mailto:john.kelpie@derrystrabane.com)

Secondly, you can appeal directly by contacting the Information Commissioner at:

Information Commissioner

Wycliffe House

Water Lane

Wilmslow

CHESHIRE SK9 5AF

Tel: 0303 123 1113 (local rate) or email: [casework@ico.org.uk](mailto:casework@ico.org.uk)

I would however advise that the Information Commissioner has indicated that a review will not be undertaken unless the Council has first had an opportunity to re-consider its decision.

Yours sincerely

**Seamus Donaghy**  
**Head of Health & Community Wellbeing**