Outlook

Subject: Objection to HOU 13 Revision - Over-concentration of HMOs near Schools / Playgrounds - Derry BT47 / BT48

From Jake McCredie [redacted]>
Date Wed 30/09/2026 19:57
To Local Development Plan <ldp@derrystrabane.com>

To the LDP Team,
Derry City and Strabane District Council,

I am writing to object under the current consultation for the LDP 2032 Plan Strategy Revision - Policy HOU 13 - HMO Management Areas, which closes 30th September 2026.

1. I support a stronger HOU 13
I support the principle of HOU 13 to protect established residential areas from over-concentration of HMOs. The current 10% threshold outside management areas and 30% inside is too high for family streets in Derry. In areas close to primary schools, nurseries and playgrounds the threshold should be lower, and there should be a presumption against new HMOs within 200m of a school or play park.

2. Over-concentration in BT47 and BT48
I have identified over 80 live / granted HMO applications in BT47 and BT48, including:

[redacted] Lower Violet Street BT47 2AR, [redacted] Ben Varden Ave BT47 2AS, [redacted] Primrose St BT47 2AW, [redacted] Chapel Rd BT47 2BA/BB/BE, [redacted] Alexander Tce BT47 2EU, [redacted] Harberton Park BT47 [redacted] Grovemount Ct BT47 5JP, [redacted] Dungiven Rd BT47 6BW, [redacted] Simpsons Brae BT47 6DL, [redacted] Bonds Hill BT47 6DW, [redacted] York St BT47 6DX, [redacted] Argyle St BT47 7JH, and over 60 properties in BT48 0DH to BT48 9LP including Chamberlain St, Miller St, Bellevue Ave, Great James St, Clarendon St, Northland Rd/Ave, Edenmore St, Creggan Rd, Laburnum Tce, Elmwood Tce, Beechwood Ave and [redacted] Butcher St Strabane BT82 8BJ.

Many of these are within 100-200m of:
• Chapel Road Primary School and Community Playgroup BT47 2BD • Good Shepherd Primary & Nursery, Dungiven Road • Model Primary, Northland Road • Fountain Primary BT48 6QX, Longtower Primary, Ebrington Primary • Rosemount Primary, Holy Child Primary, and local playgrounds at St Columb's Park, Irish St Park, Creggan
This clustering changes the character of family streets, increases transient population, noise, parking stress, bins, and raises safeguarding concerns for children walking to school.

3. Request
• Retain and strengthen HOU 13 with HMO Management Areas covering Waterside and Cityside/Bogside/Rosemount/Creggan. • Reduce threshold to below 10% in residential areas within 200m of schools / playgrounds. • Require planning to publish an up-to-date public register showing % of HMOs per street vs the threshold. • Refuse further HMOs where threshold is exceeded.
Please confirm receipt of this submission.

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Date: 30 September 2026

Sent from Outlook for Android