



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

Ref: EIR / 6437

26th June 2026

Email:

Dear

Environmental Information Regulations Request - New Sainsbury's Crescent Link

I refer to your email of 28th May 2026 whereby you have requested information. Your request is being considered under the Environmental Information Regulations 2004.

Request

Can you provide all communications from Sainsbury's management/ reps related to its plans for a new store at the Crescent Link site in Derry from 1 January 2025 to the latest date possible in 2026?

Response

The Council received and concluded a Pre-Application Notice (PAN) in December 2024 (LA11/2024/0935/PAN). Details can be found on the public Planning Portal at: <https://planningregister.planningssystemni.gov.uk/simple-search>

In May and June 2025, a preliminary pre-application meeting was held with senior Planning officers and a DfI Roads officer; I attach an email trail which details the attendees and includes the submitted information.

The current Planning application for Sainsburys at Crescent Link – LA11/2025/0761/F was submitted in October 2025. Again, details of all relevant communications can be found on the public Planning Portal at:

<https://planningregister.planningssystemni.gov.uk/simple-search>

(There are a few emails that are in the process of being redacted /uploaded, so this will be done today or may be the start of next week; apologies for this.)

Derry

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Derry
BT48 7NN

Strabane

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t @dcscouncil

I trust that this response provides the information that you have requested. 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

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

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

Yours sincerely

Proinsias McCaughey

Principal Planning Officer (LDP)



Sainsbury's Crescent Link Retail Park

Sainsbury's

Sainsbury's makes good food joyful, accessible and affordable for everyone, every day.

UK		NI	
600	4th	12	21
600 supermarkets	Argos is the fourth most visited retail website in the UK	Sainsbury's Superstores	Argos stores
800 +	148k	£892,448	2,395
Over 800 convenience stores	148,000 colleagues integral to Sainsbury's success	Business rates liability	Colleagues employed

Sainsbury's Strand Road

Part of the community in Derry~Londonderry since 2000

- A high performing store that has seen double digit growth over the last 3 years. The Argos is within the top 10 Argos stores in the UK; and the sushi bar is the busiest in NI.
- 260 colleagues working in this store.
- Demand for greater range of Habitat (home) and Tu (clothing) lines in Derry~Londonderry.
- FareShare food bank in store is the largest food donation station in Derry~Londonderry. Over 50% of all donations to FareShare in the city come from the Strand Road store.
- Additionally, the store works with local charities (including Action Mental Health, Damien House and Foyle Valley House) on a regular basis, playing an active role in the community in Derry~Londonderry, this was particularly emphasised during the Covid-19 pandemic.

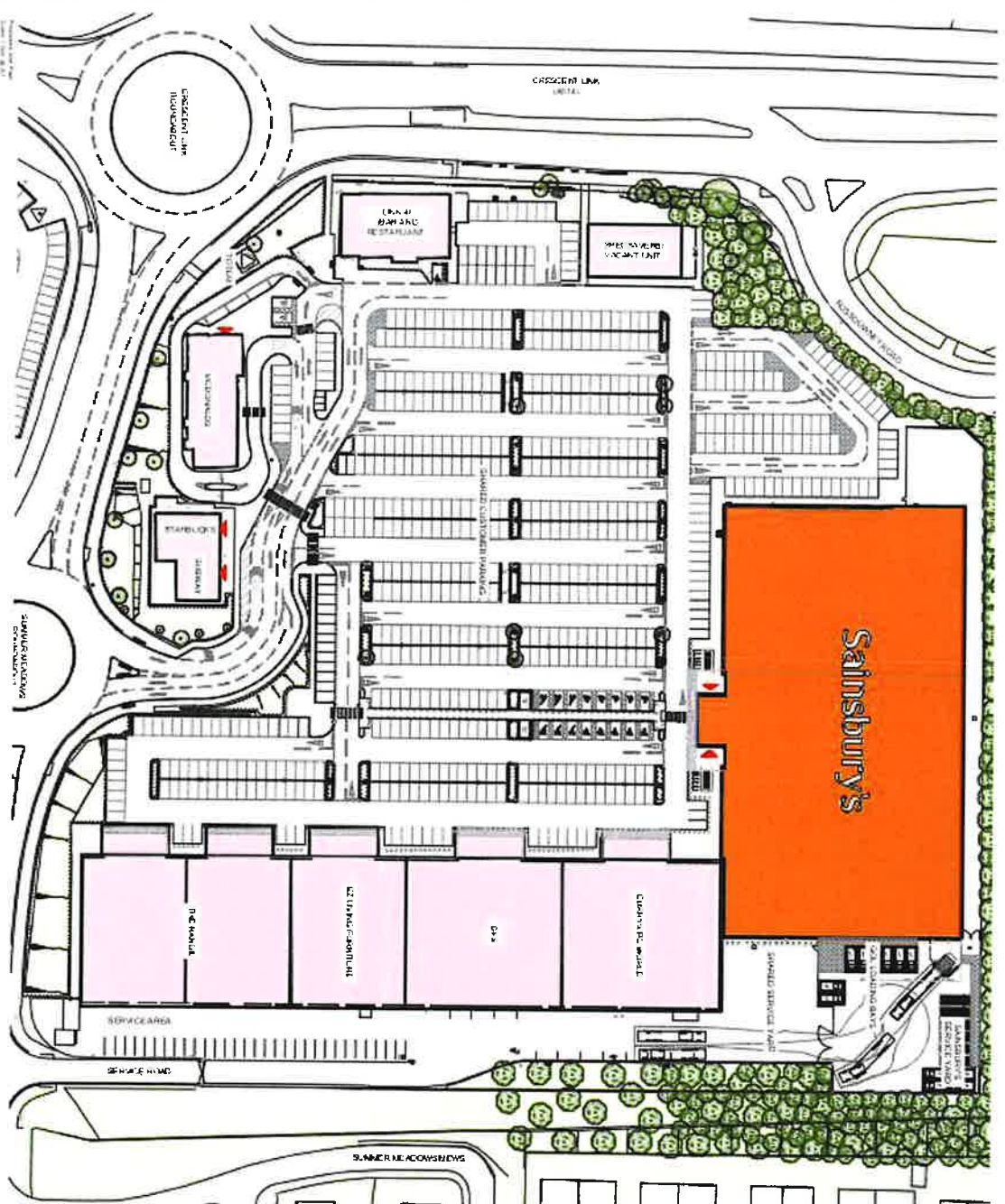
Crescent Link Retail Park

Providing additional choice across the city

- A second Sainsbury's store for Derry~Londonderry, bringing a store to this area for the first time.
- Representing an investment of c. £21 million in the Waterside area.
- The largest Homebase store in the portfolio now being converted to Sainsbury's stores.
- A 45,000 sq.ft store including primarily food goods with ancillary non-food range including homeware and clothing.
- c. 200 new jobs when the store is operational.
- Change of use application to be submitted to allow food goods plus for external changes to unit and car park.

What will it look like?
Sainsbury's 1st Modern
Format Store in NI

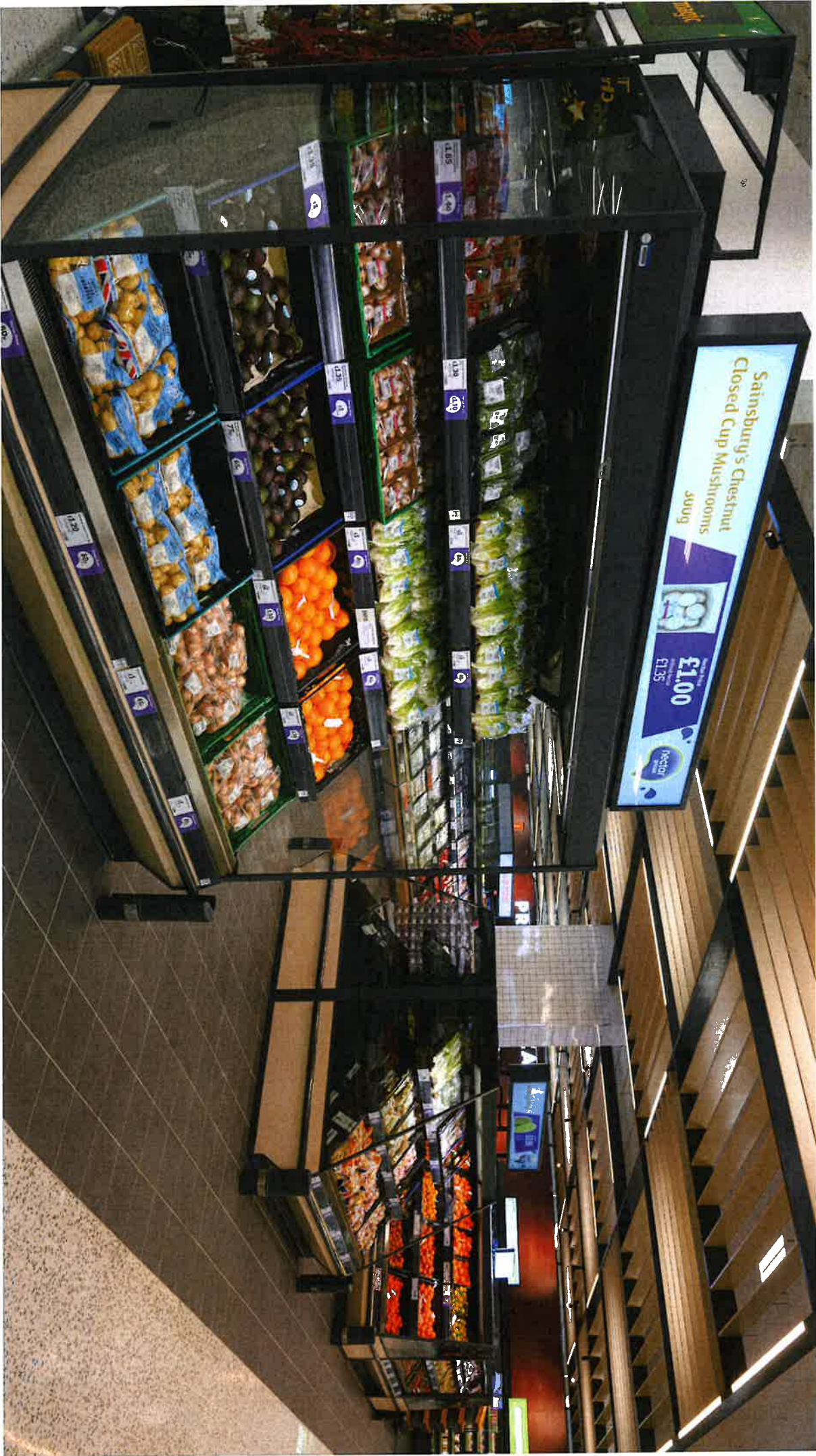
- Reconfigured access/egress from Summer Meadow Roundabout to create additional lane.
- Improvement to access for southern car park.
- Removal of garden centre canopy replaced by car parking resulting in overall increase of 33 spaces.
- Existing mezzanine re-used for warehousing.
- Laying out of GOL and Argos van spaces.
- New plant.



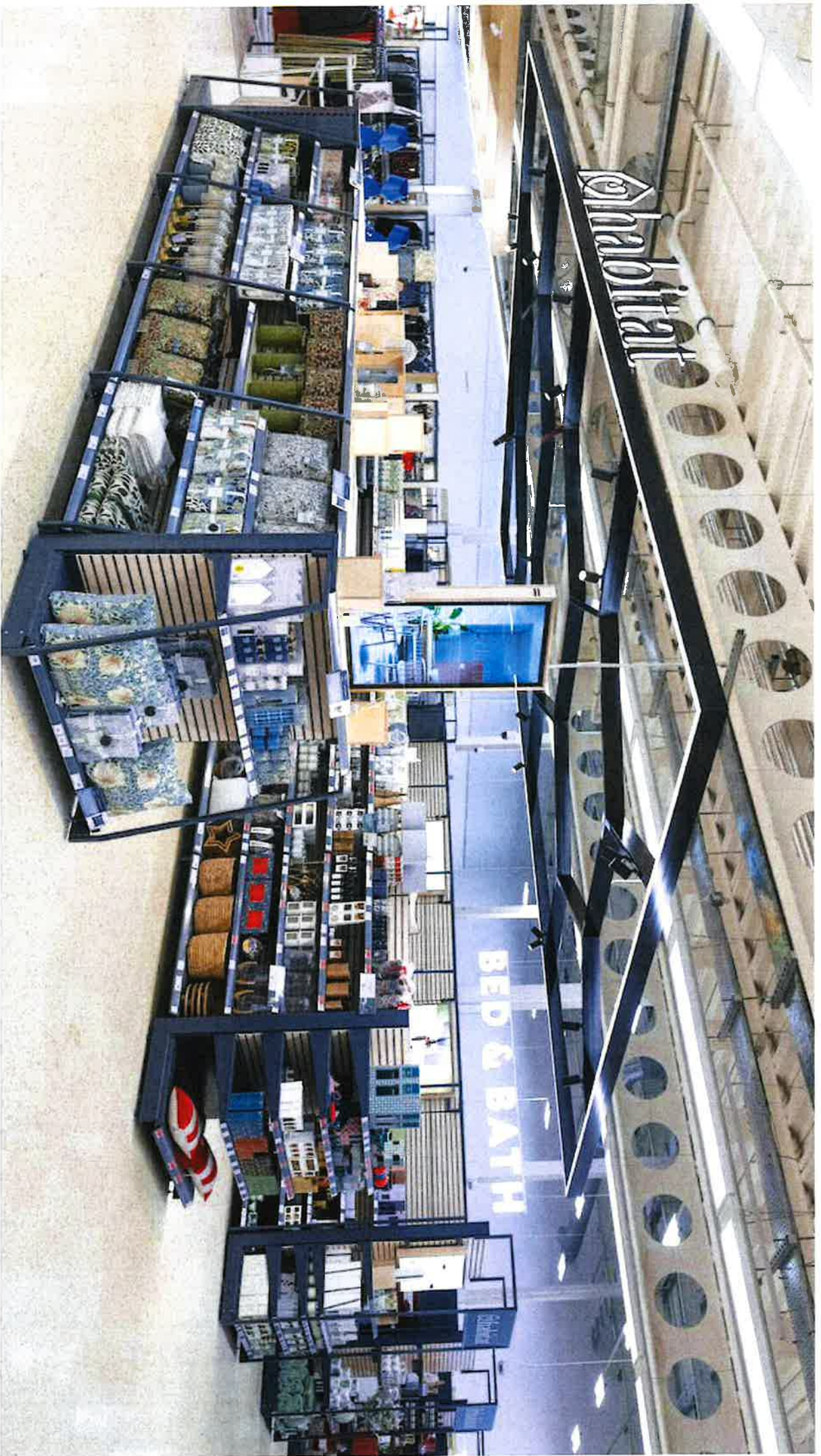


Sainsbury's









HEALTH & BEAUTY

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Key Planning Issues

Retail Policy

Retail Need, Sequential Test and Impact Test

- Net floorspace reduced given removing garden centre and canopy.
- Need for additional foodstore to serve both existing and future residents in the east of Derry/Londonderry given the significant overtrading of existing stores. This includes the Sainsbury's on Strand Road which is overtrading and draws trade from the east of the City and Tesco. Significant housing growth add to the total available retail expenditure in the area.
- Sequential assessment not identified any sites within or on the edge of the City Centre or any other nearby centres to accommodate the proposal.
- Nearby centres healthy and the majority of the existing stores are overtrading, and therefore, the proposed Sainsbury's will not result in a significant adverse impact on the vitality or viability of existing centres.

Economic Benefits

Job Creation and additional GVA

- Re-use of vacant retail unit for economic use.
- New employment.
- £7.3m additional GVA.
- Increase in local spending and non-domestic rates.

Economic impacts generated by Proposed Development

200 on-site employment roles

Total employment opportunities in a range of roles such as management, stocking, logistics and customer services and shop-floor positions.

130 FTE on-site jobs

A mix of full-time and part-time roles, equating to approximately 100 FTE on-site jobs.

145 FTE net additional jobs

Total employment, after accounting for current employment at Homebase and additional factors, of which 100 FTE jobs could be taken up by people living in Derry City and Strabane.

£7.3m net additional GVA

Including £4.6m GVA in Derry City and Strabane, per annum.

£108,500 local spending

Employees spending on retail goods and services, per annum.

£4k-£130k Non-Domestic Rates

net uplift, which 50% retained by Derry City and Strabane District Council, per annum.

Leading@ Sainsburys

Supporting staff in Food Retail to progress their careers into leadership roles.

Temporary construction impacts

Temporary employment

The construction phase would provide employment opportunities for those working in the construction industry and its supply chains, estimated to last for six months.

£15.2m net additional GVA

Could be generated by construction activity and support economic growth in Northern Ireland.

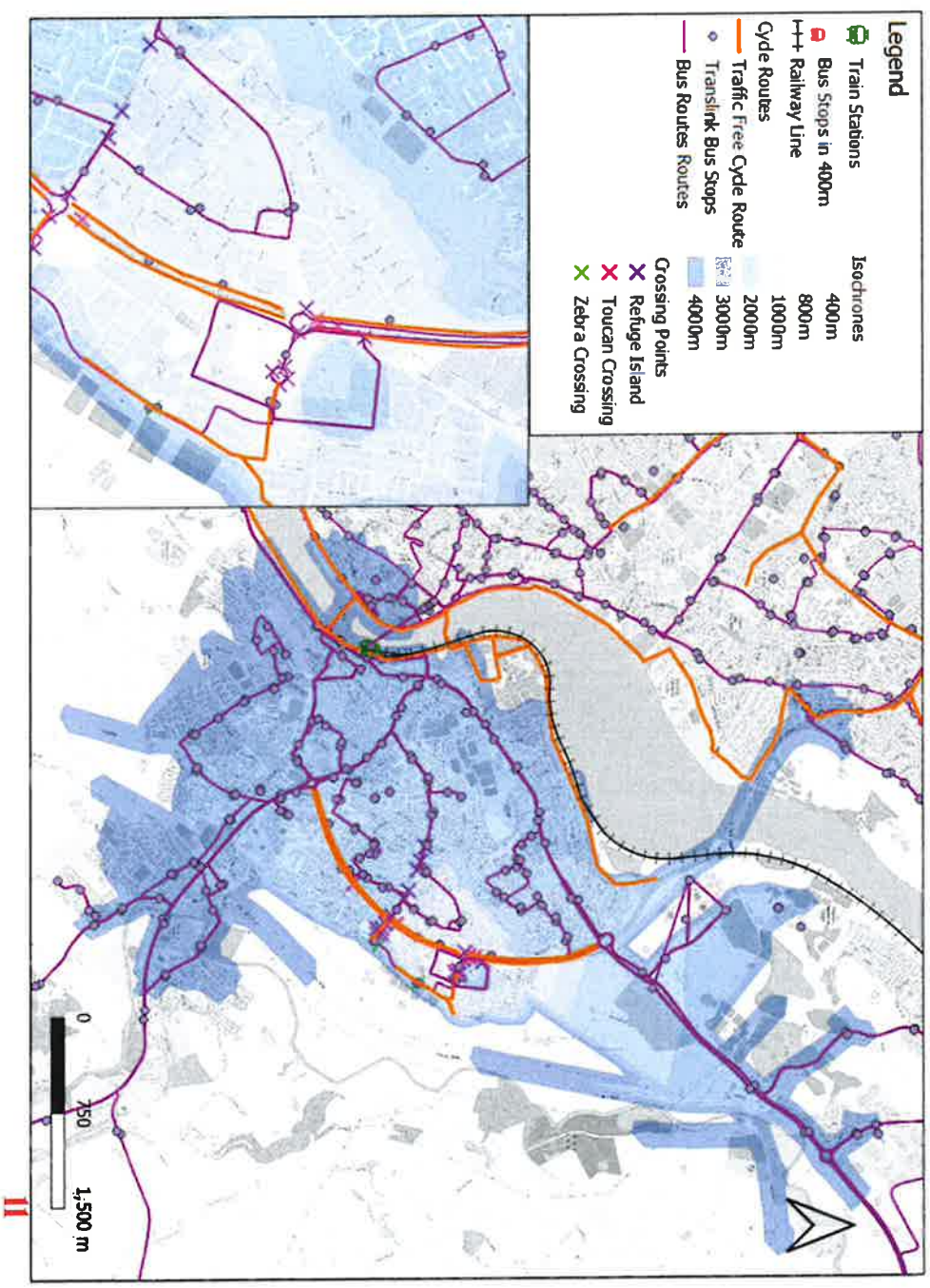
Traffic & Transport

Transport Policy

- Reusing sites
- Using existing infrastructure
- Sites with existing sustainable links and accessibility

Accessibility

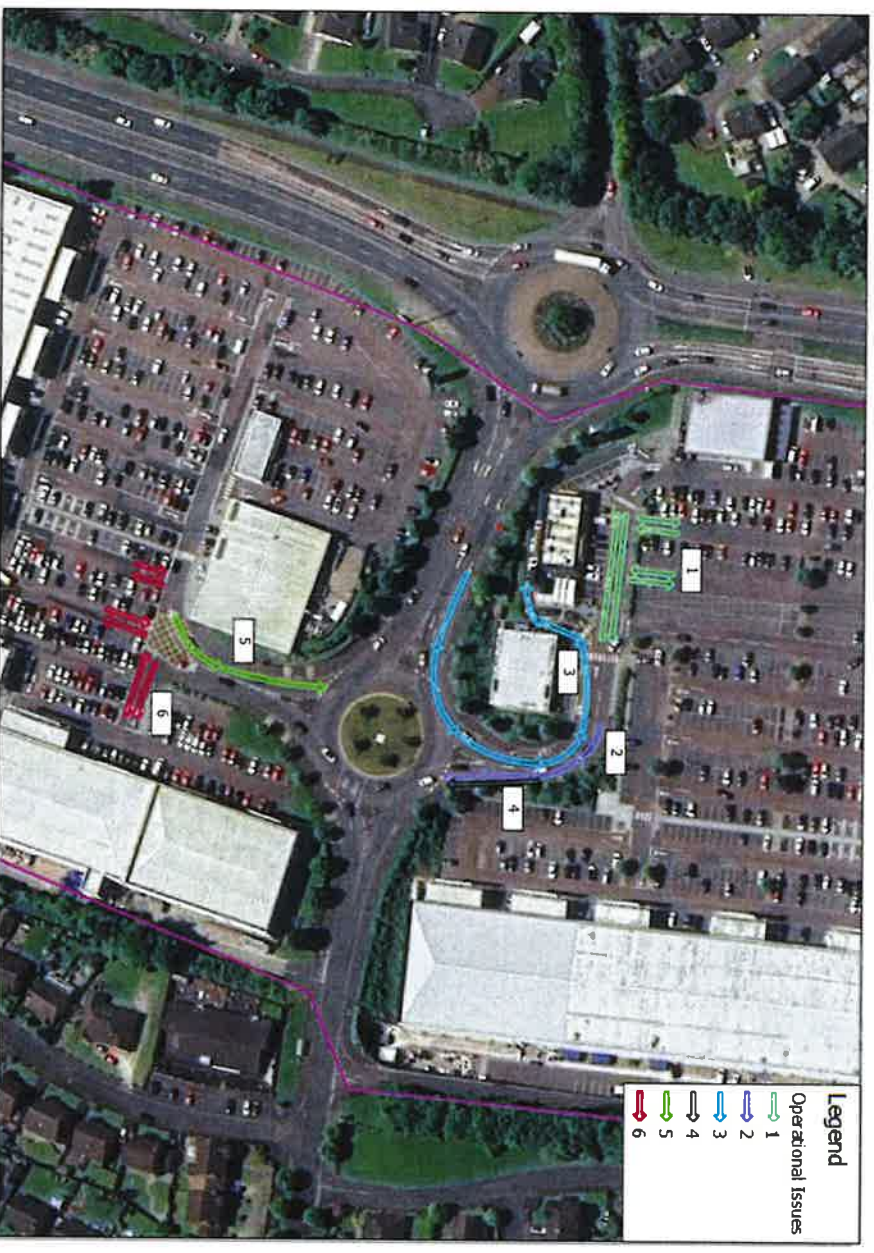
- Pedestrian crossing facilities on Crescent Link
- Footpath access into site on both sides of the retail park
- 2 no. Bus stops with frequent bus services located on link road between Summer Meadows and Crescent Link Roundabout



Traffic & Transport

Existing Operational issues

- 1** - Multiple movements and vehicle conflict points upon entering Northside of retail park causes queuing
- 2** - Lack of pedestrian access
- 3** - McDonalds drive through causing queuing back onto summer meadows towards Crescent Link Roundabout.
- 4** - Queues develop in single lane during peak times
- 5** - Queues develop in single lane during peak times
- 6** - Multiple movements and vehicle conflict points upon entering Southside of retail park causes queuing



Traffic & Transport

Highway Proposals

- 1 – Additional car parking at adjacent Sainsburys
- 2 – Additional car park connection to ease movement out of car park
- 3 - Re-designed McDonalds Drive Thru and Parking Area
- 4 – Increased storage on the Summer Meadows approach Northside
- 5 – Additional lane on the Summer Meadows approach Southside
- 6 – One way system on aisles in southside to reduce conflict and ease flow of traffic

White lining on Summer Meadows Roundabout to include circulation lanes.

Servicing via existing separate yard.



Traffic & Transport

Baseline Data

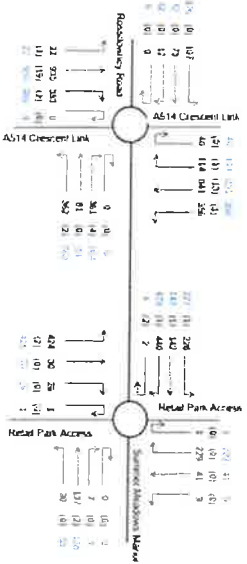
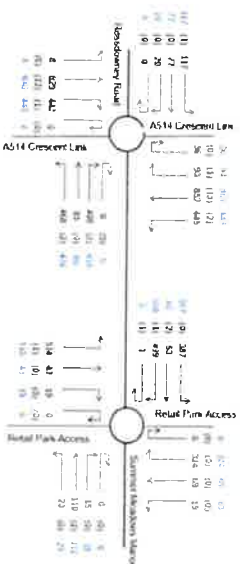
- Existing Use on the site as a bulky foodstore
- Sainsbury's have undertaken surveys in 2024 of similar stores from across the UK which includes the Strand Road Sainsburys to develop trip rates
- Shared, diverted and New trips are considered
- Traffic Surveys undertaken in Nov 2024
 - Weekday PM and Saturday Peak hours identified
 - Traffic levels similar to 2017 traffic flows

Trip Generation

- Weekday PM 'New' arrivals will increase by approx. **1 vehicle per minute.**
- Weekday PM 'New' departures will increase by approx. **1 vehicle every 2 minutes.**
- Saturday PM 'New' arrivals will increase by approx. **1.5 vehicles per minute.**
- Saturday PM 'New' departures will increase by approx. **1 vehicle per minute.**

Trics Use		Use/Unit	'New' Trip Generation					
			Weekday PM			Saturday PM		
			Arrivals	Departures	Totals	Arrivals	Departures	Totals
			Existing Northside					
Diy+ Garden Centre	Existing Homebase	-114	-150	-264	-114	-150	-264	
			Proposed Northside					
Food Retail	Proposed Sainsburys	+168	+175	+343	+209	+220	+429	
			Net Difference					
Net traffic		+54	+25	+79	+95	+70	+165	

Street / Location	Area / County	Date of Survey	GFA (sqm)
Sansbury's Castle Boulevard	Northampton	21st-23d November	8,168
Sansbury's Weedon Road	Northampton	21st-23d November	11,783
Sansbury's Parkway	Windsorfield	21st-23d November	6,928
Sansbury's Dunchurch Road	Rugby	28th-30th November	10,930
Sansbury's, Londonbury	Northen Ireland	5th-7th December	5,761
Sansbury's Ballymena	Northen Ireland	5th-7th December	5,917
Monsieur's Hill Road	Clonmel	28th-30th November	4,987
Tesco Leisure Way	Loughsifft	28th-30th November	7,277
Aedá Little Elbowow Street	Rugby	28th-30th November	6,162
Aeda O'Neill	Northen Ireland	5th-7th December	4,635
Mercers Pymouth	Pymouth	5th-7th December	5,917
Tesco Farham	Farham	5th-7th December	4,580
Tesco Durnlins	Durnlins	5th-7th December	6,000



Traffic & Transport

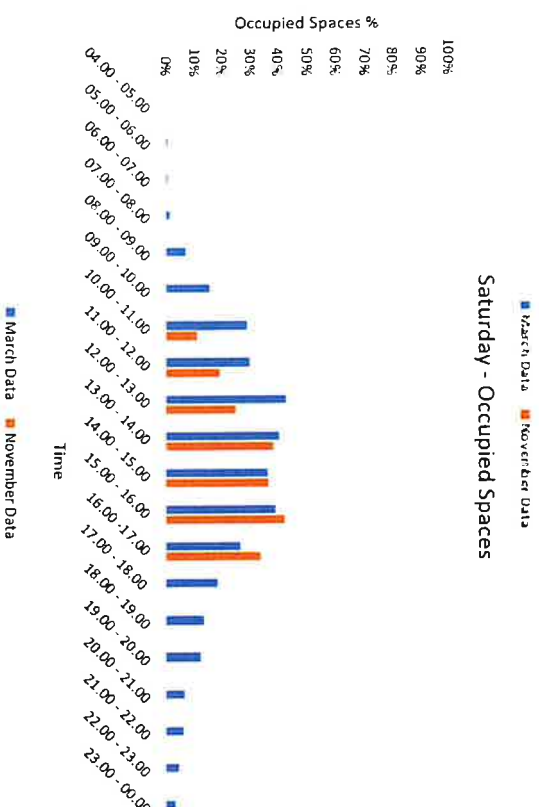
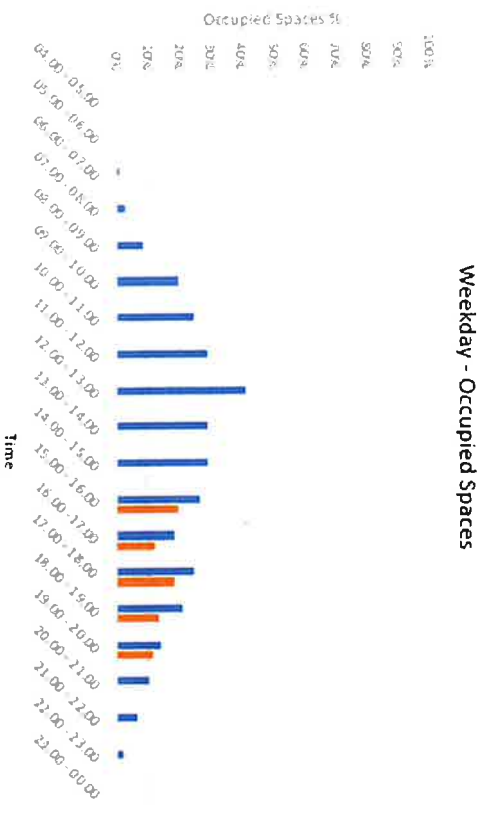
Existing Parking Levels

Car Parking Proposals:

- Proposed development provide an additional 33 car parking spaces in the Northside of the Retail Park.

Parking Surveys

- Parking surveys undertaken March 2024 and November 2024.
- On Northside Car park at the peak, approx. 43% of the car park is full during the week in March and the car park during the peak periods of the day in November is 20% full at 3pm.
- Data from both surveys indicate that the maximum capacity of the car park on a Saturday is approximately 43%.



Other Considerations

Residential Amenity

- Noise Assessment being prepared to assess plant and parking.

Drainage

- Drainage Assessment identified site is unaffected by tidal flooding and at low flood risk.

Trees

- Arboricultural Impact Assessment to be submitted and any loss of trees to be mitigated.

Air Quality

- Any air quality effects due to construction would be temporary and suitably minimized by applying standard and appropriate mitigation measures.

Consultation and Next Steps

Our plans for the new Sainsbury's



