
Subject: FW: Late submission to the Area Plan

From: JOSEPH Elliott [REDACTED]
Sent: 02 February 2022 21:16
To: Proinsias McCaughey
Cc: John Kelpie
Subject: Late submission to the Area Plan

Dear Sir / Madam,

It has come to my attention that a late submission has been brought forward to the Area Plan from the City of Derry Golf Club owners to have the area known as the Deer Park field, adjacent to Prehen House, to be rezoned for housing. This is close to my own property of [REDACTED] and I would like to raise objection to this submission.

1. A late submission is unfair as it does not give time or opportunity for others to voice their views or objections and should therefore not be accepted.
2. I understood the land, when sold to the Golf Club by [REDACTED], had a written covenant that the land would be used for passive recreational purposes. This submission would change the designation of the land which I object to. I believe I and other residents living next to the field would be impacted by any change to the property and we should be contacted in the interests of fairness and transparency before any consideration of change is made.
3. The site is contained between the Golf club, Prehen House and Prehen estate. Has there been any thought to how such a site would be accessed?
4. The streets in Prehen are narrow with limited parking already which leads to a narrow area to drive through and any new development would generate more traffic through these tight spaces or involve the destruction of many mature trees and animal habitats.
5. The site I believe backs onto my own property and I would be adversely affected by the potential for housing to overshadow and cause loss of light.
6. I would suffer a loss of privacy where the area is rezoned and development proceeds.
7. There are several large trees throughout the site and directly behind my property that would be destroyed by any development. This is at a time when we are seeking to reduce our carbon footprint and plant more trees.
8. The area is also home to a range of wildlife including the red squirrel and also to flowers and wild plants which encourage pollinators into the area which is beneficial for plants, support other wildlife and more widely pollinate crops. Again this is at a time when pollinators are in decline proposed rezoning will put their habitat at risk.

I hope you will read this letter and the points I have raised and act with due regard to the issues identified about this late submission.

Yours sincerely,

Joseph Elliott
Prehen Resident

Sent from [Mail](#) for Windows