

Chloe Duddy

From: Leslie Thompson <Leslie@supermix.co.uk>
Sent: 25 January 2020 17:54
To: Local Development Plan
Subject: LDP Representation
Attachments: LDP Representation.pdf

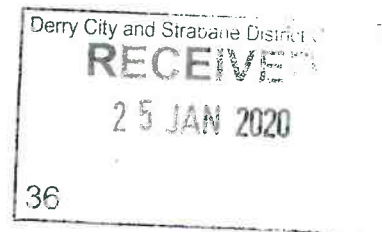
Dear LDP Team,

Please find attached our representations on the Local Development Plan.

Yours Sincerely,

Leslie Thompson

SUPERMIX LTD
+4428 81661391





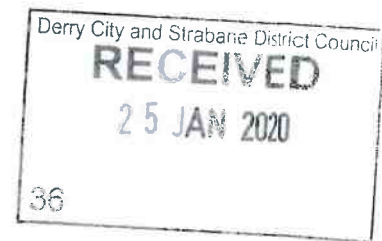
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Suppliers of Supermixed Concrete,
Blocks, Precast Concrete, Sand & Gravel

Planning LDP Team
98 Strand Road
Derry BT48 7NN

Representation Submission



Background

Supermix Ltd are making representation on the Local development Plan regarding lands in the townland of Backtown Strabane. The lands are located between the Strabane Bypass, the residential area Castlemurray and the Orchard Road Industrial Estate, on the West side of Strabane town. The lands are on both sides of the Strahans Road. In total there is 21.28Ha of which 13.05Ha are situated to the North of Strahans Road and 8.23Ha to the South of Strahans Road. See map attached.

From the 1986 – 2001 Strabane Area Plan these lands are just outside the boundary of the limit of development. Please see the map attached. The Local Development Plan when adopted will replace the Strabane Area plan 2001. Supermix Ltd make representation to include these lands within the development limit as set out in the LDP.

Recommendations of land for Residential Use

The Local Development Plan strategy for urban housing is to deliver the housing needs for the District by providing high quality mixed housing developments. Under Section 6.45 of the LDP Spatial Plan for Strabane Town in figure 11 details the two main housing locations on the North East side of the town. In our opinion the availability of suitable development land is restricted in these areas. We do note and welcome the statement in 6.46, "Depending on the amount of urban capacity land identified at the LPP stage, there maybe a requirement to include a limited amount of additional land for housing especially on the western side of the town". The lands at Backtown are located on the West of Strabane town. Supermix Ltd reiterate the benefit to include the lands at Backtown inside the boundary limit of development.

These lands at Backtown are ideally located to support the housing needs for both private and social as detailed in the LDP. The lands are bordering the existing established housing developments of Castlemurray, Castlegrange and Castletown. The new Holly Cross School and Riversdale Leisure Center is only a short distance, and the proposed new Irish Language School will be built on Strahans Road, which the site was part of the same lands. The new long awaited A5 dual carriageway will pass at the back of these lands giving future residents easy and fast commuting to Derry, Donegal and Dublin and to the West.

Recommendations of land for industrial Use

The 8.2Ha of land on the South side of Strahans Road are suitable for industrial use land. The land borders with the Orchard Road Industrial Estate which are headquarters to some of Strabane largest



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companies such as Frylite, Fabplus and Allstate. Within these lands of Backtown is the renewable energy company ALG Biogas, concrete manufacturing plant and the new Strabane District Council waste transfer Depot. As these lands are located adjacent to the new A5 dual carriageway new and existing businesses will gain from the benefits which will come along with this new infrastructure

The Regional Development Strategy outlines the potentials and benefits Strabane has with cross-border relationship with Lifford which is an administrative center for Donegal. These benefits will be further strengthened with the new A5 creating an economic corridor from Dublin to Derry and Donegal Strabane has the potential to benefit from its industrial resource providing employment and economic opportunities.

Conclusion

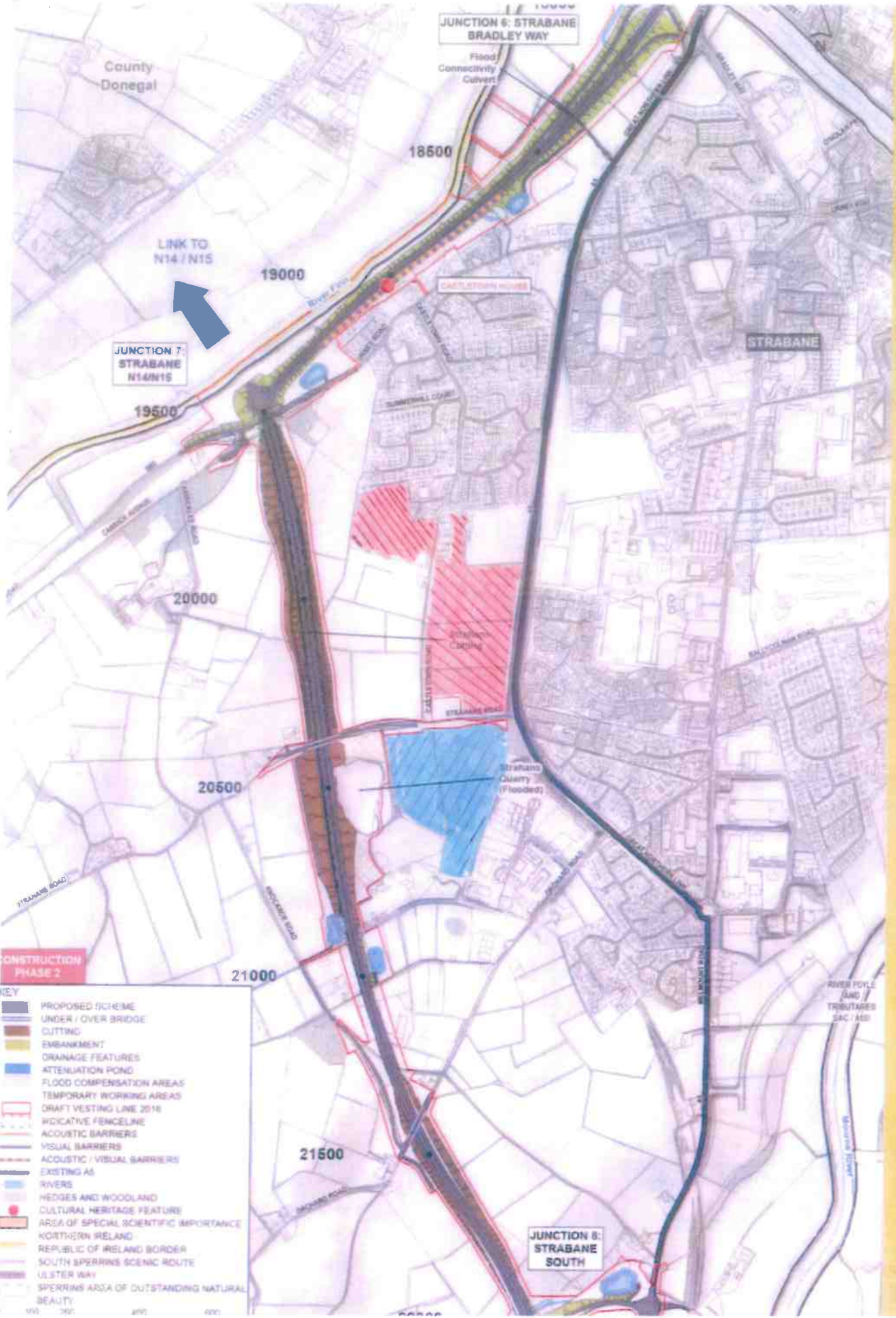
Including these lands within the development limit and having the lands zoned for Residential and Industrial use will support the overall strategy of the LDP, creating jobs and delivering sustainable development.

We believe that including the lands at Backtown Strabane within the development limits of Strabane will strengthen the soundness of the Local Development Plan at the same time adhering to the policies as set out in the Regional development Plan, Community plan and economic strategies. In doing so we will be closer to achieving a thriving, prosperous and sustainable Strabane town and district.

Signed

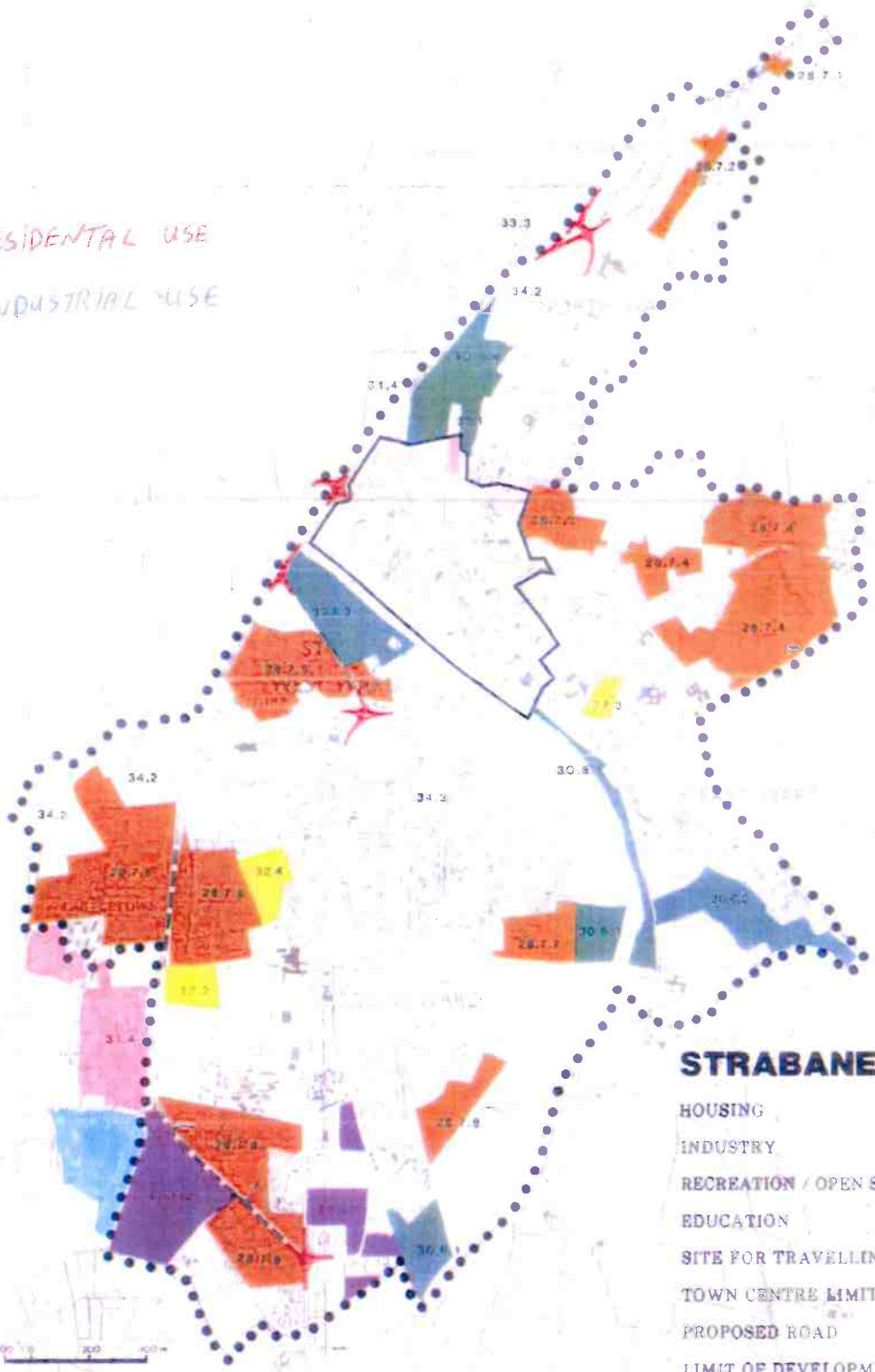
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On Behalf Supermix Ltd



AP 06: 11/11/10 2:51 PM

RESIDENTIAL USE
INDUSTRIAL USE



STRABANE

- HOUSING ■
- INDUSTRY ■
- RECREATION / OPEN SPACE ■
- EDUCATION ■
- SITE FOR TRAVELLING PEOPLE ■
- TOWN CENTRE LIMIT
- PROPOSED ROAD
- LIMIT OF DEVELOPMENT ●●●●

*Numbers refer to written statement paragraphs e.g. (28.7.8)