
From:
Sent: 27 October 2020 20:05
To:
Cc: Local Development Plan
Subject: Re: Lands at Woodside Road, Derry and Culmore Point Road, Derry
Attachments: Area Plan Submission.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello

Find attached submission by MKA Planning on my behalf for Woodside Road, Derry.

Can you double check regarding Culmore Point Road, as i spoke with _____ a few times and he confirmed to me that he had both submissions on file and that both letter of receipts of submissions were sent to MKA Planning.

Regards

Crumley Developments Ltd
The Office @ 6 Drummond Park
Culmore Road
Derry
BT48 8PH

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From:
Sent: 27 October 2020 13:45
To:
Cc: Local Development Plan <ldp@derrystrabane.com>
Subject: RE: Lands at Woodside Road, Derry and Culmore Point Road, Derry

Further to your 10 38 am email of yesterday 26th Oct 2020 in relation to the following:

1. Submitted by _____ c/o MKA PLANNING for approx 34 acres of lands at Woodside Road, Derry
2. Submitted by myself approx 13 acres of lands at Culmore Point Road, Derry

I can advise that we have searched our records and are unable to find any reference to the LDP draft Plan Strategy Reps to which the above lands refer. To assist, can you please provide any relevant correspondence/ assigned REP numbers which you were allocated as a result of the previous LDP Draft Plan Strategy statutory consultation period which ran from Dec 2019 to Jan 2020. Alternatively can you request MKA Planning to provide same.

Please note if these referenced lands have not been the subject of a previous Representation, you have until the 6th November 2020 to submit them within the current re-consultation period and I would invite you to make a submission during this period to ensure they are received into the statutory LDP process.

Kind Regards,

Planning Officer
Derry City and Strabane District Council
98 Strand Road,
Derry/Londonderry
BT48 7NN
Tel: (028)71 253 253 Extn



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

From:

Sent: 26 October 2020 10:38

To: Local Development Plan <ldp@derrystrabane.com>

Subject: Lands at Woodside Road, Derry and Culmore Point Road, Derry

Further to your notification of the re-consultation of the Draft Plan Strategy, I confirm that I have originally submitted 2 lots of land to be included in the LDP in the original Draft Plan Strategy. I require both of these representations to be carried forward.

The representations are as follows;

1. Submitted by _____ c/o MKA PLANNING for approx 34 acres of lands at Woodside Road, Derry
 2. Submitted by myself approx 13 acres of lands at Culmore Point Road, Derry
- Can you confirm that this notification by email is acceptable.

Regards

Crumley Developments Ltd
The Office @ 6 Drummond Park
Culmore Road

Derry
BT48 8PH
Telephone:

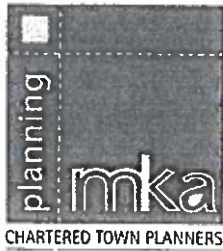
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MKA Planning is a Limited Company

12th December 2018

Head of Planning
Derry City and Strabane District Council
98 Strand Road
Derry
BT48 7NN

Dear Madam

RE: PROPOSED LANDS AT STRABANE OLD ROAD/ WOODSIDE ROAD, WATERSIDE, DERRY INCLUDED WITHIN THE NEW SETTLEMENT DEVELOPMENT LIMITS FOR DERRY CITY AND ZONED FOR HOUSING USE IN THE NEW DERRY CITY AND STRABANE DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN.

We refer to the above development proposal and enclose site location plan with the subject site outlined in red at **Appendix MKA1**.

The subject site comprises seven fields measuring 12.88ha in total as set out in Table MKA1 below.

Table MKA1 - Field Sizes of Subject Site.

| Field | Area (Ha) |
|--------------|--------------|
| 1 | 1.92 |
| 2 | 0.81 |
| 3 | 2.38 |
| 4 | 3.16 |
| 5 | 2.19 |
| 6 | 0.88 |
| 7 | 1.54 |
| Total | 12.88 |

This representation requests that the subject lands should be incorporated within the new development limits of Derry City and zoned for residential use in the emerging Local Development Plan (LDP) for the Derry City and Strabane Council area.

This representation is supported by the following maps attached at **Appendix MKA1**:-

- **Plan MKA1 - City Context Plan.**
- **Plan MKA2 – Local Context Plan.**
- **Plan MKA3 – Aerial Map.**
- **Plan MKA4 - DAP Zonings Map.**
- **Plan MKA5 - Site location plan.**

These context plans are referred to throughout the representation below.

NI 046486

Site Description.

The subject lands are located between Prehen and the south western edge of the city. The land falls from south to north from Woodside Road to Victoria Road. The subject lands have extensive roadside frontage onto both Victoria Road and Woodside Road. The lands to the east of the subject site were formerly also areas of high scenic value prior to their zoning as housing zonings H19/H20.

The western boundary of the subject site is defined by a heavily wooded glen and watercourse known locally as "The Bolies". This natural physical feature provides a natural, logical and defensible development limit to the City. The eastern boundary of the subject site adjoins the built up edge of the City and the existing housing development at Victoria Gate (Housing Zonings H19 and H20). These housing zonings have now been fully built out. The northern boundary of the site has frontage onto Victoria Road and physically and visually connects the City with Prehen. To the south the subject site has frontage along Woodside Road. The two fields on the upper side of Woodside Road have a strong southern boundary physically well defined by mature trees and hedgerows.

The subject lands are clearly now a natural extension of the south western urban edge of the City and if brought into the new settlement development limit will physically and visually join up the historic city and the suburb of Prehen.

The Derry Area Plan 2011 defines the subject site as being within the rural countryside and the lands on the lower side of Woodside Road are zoned as an Area of High Scenic Value. However, housing zoning H19 immediately adjoining the subject site, was also previously zoned as an area of high scenic value before it was incorporated within the city development limit in the Derry Area Plan 2011 and zoned for housing use.

The Derry City and Strabane Local Development Plan- Preferred Options Paper (POP).

The current proposal will be fully in line with Social Development Objective (iv) of the Preferred Options Paper which states:

iv) To provide for approximately 12,000 new homes by 2032 in a variety of formats designed to meet the needs of families, including single parent families, small households, the elderly and disabled and single people, at sustainable locations accessible to community services, leisure and recreational facilities, for those people with and without a car. Housing schemes in Derry city and Strabane particularly will require imaginative and innovative design, including mixed use schemes, and possibly mixed tenure, to ensure that they link into the existing urban fabric.

The subject site will help to meet the new emerging LDP's identified functions;

- To allocate sufficient land to meet society's needs.
- To facilitate sustainable growth by coordinating public and private investment to encourage development where it can be of most benefit to the wellbeing of the community.

We support Option 2- Planned Growth set out in the POP which indicates a population growing to 160,000 and requires 12,000 new homes within the district. The subject site can help to meet this population growth and accommodate these new homes. Inclusion of the subject site into the City development limits and zoning for housing use will help achieve the Regional Development Strategy's and the Strategic Planning Policy Statement's objectives to help promote and encourage a balanced community and will create more sustainable forms of development.

Planning Merits of Subject Site.

All, or any part of, the subject lands should be incorporated within the new settlement limits of Derry City and zoned for housing for the following planning reasons: -

1. We accept that there is a significant over zoning of housing land on the cityside of Derry. We also believe that the Council must look seriously at potentially de-zoning housing zonings H30 and H32 which have not been developed despite being zoned for housing since 1996.
2. However, we believe that in this particular area of the Waterside there is a site specific need for more new housing which the subject site is ideally located to meet. We attach at Table MKA2 below our analysis of the Department's Housing Monitor which clearly shows that nearly all the surrounding housing zonings have already been developed.

Table MKA2 – Waterside Housing Zonings Completed.

| Housing Zoning | Development Status | No. of Units |
|----------------|---------------------|--|
| H18 | Fully Developed | 6 Built |
| H19 | Fully Developed | 414 Built |
| H20 | Fully Developed | 188 Built |
| H21 | Fully Developed | 79 Built |
| H22 | Partially Developed | 219 Approved (LA11/2016/0561/RM) |
| H23 | Partially Developed | 83 Available (85 approved A/2006/0269/F) |
| H25 | Partially Developed | 97 Built (LA11/2016/1022/F – 16 Units A/2011/0262/F – 9 Units A/2003/0720/F – 42 Units A/2001/0336/F – 20 Units) 791 Remaining |
| H26 | Fully Developed | 58 Built |
| H27 | Fully Developed | 530+ Built. Lidl food store proposed. |
| H28 | Fully Developed | 161 Built |
| H29 | Fully Developed | 71 Built (LA11/2017/0912/F – 8 Units LA11/2015/0586/F – 20 Units LA11/2017/0842/F – 43 Units) |
| H31 | Fully Developed | 169 Built |
| H33 | Fully Developed | 8 Built |

Source: DOE and Council Housing Monitor.

3. Table MKA 2 clearly shows that there has been a significant need and demand for new housing in this particular area of the Waterside. The building out of the various surrounding housing zonings shows that there is no longer any remaining housing land in this part of the City.
4. There is clearly a spatial deficiency the provision of housing land within this part of the City. Combined with this the NIHE Housing Investment Plan (HIP) for Derry and Strabane 2015-2019 indicates a significant social housing need for over housing for over 56 households in housing stress within this part of the City, (Appendix MKA2).

5. The zoning of housing zoning H19 and H20 in the DAP 2011 has extended the city development limit out to incorporate these lands along Victoria Road and Woodside road. This has extended the city in a south westerly direction towards Prehen. The subject site has frontage onto Victoria Road. Victoria Road is a major approach road into the city and a public transport corridor. Woodside Road is also a significant approach into the city.
6. The subject site infills the physical and visual separation between the current built up edge of the City and the suburb of Prehen and joins the city and the suburb together at this location. The subject site brings the development limit of the city at this location up to a strong physical break in the landscape. The Bolies is a natural physical feature in the landscape which would be a natural break in the development limit of the city.
7. The successful development of housing zonings H19 and H20 clearly shows a significant demand for housing at this location. This is a highly sustainable location, along a major transport corridor and within walking distance of the city centre. Road and pedestrian infrastructure is already in place and the subject site can be easily serviced.
8. The subject site joins up the city and Prehen and it is a natural extension of the southern edge of the city. Access can be taken off Victoria Road or Woodside Road or potentially at Victoria Gate. Viewed from the city side the subject site will clearly be a natural extension of the urban edge of the city towards Prehen. The subject site provides a better development limit to the City.
9. The Council needs to consider the feasibility of certain housing zonings in the DAP 2011 which have never been developed despite the fact they have been zoned for 22 years. The feasibility of H30, H32 and H2 must clearly be questioned and there must be significant doubt whether these zonings will ever deliver housing units. The Council needs to re-evaluate all existing zonings.

Therefore, for the reasons set out above, we request that the Council include all or part of the subject site into the new settlement development limits of Derry and zone it for housing use.

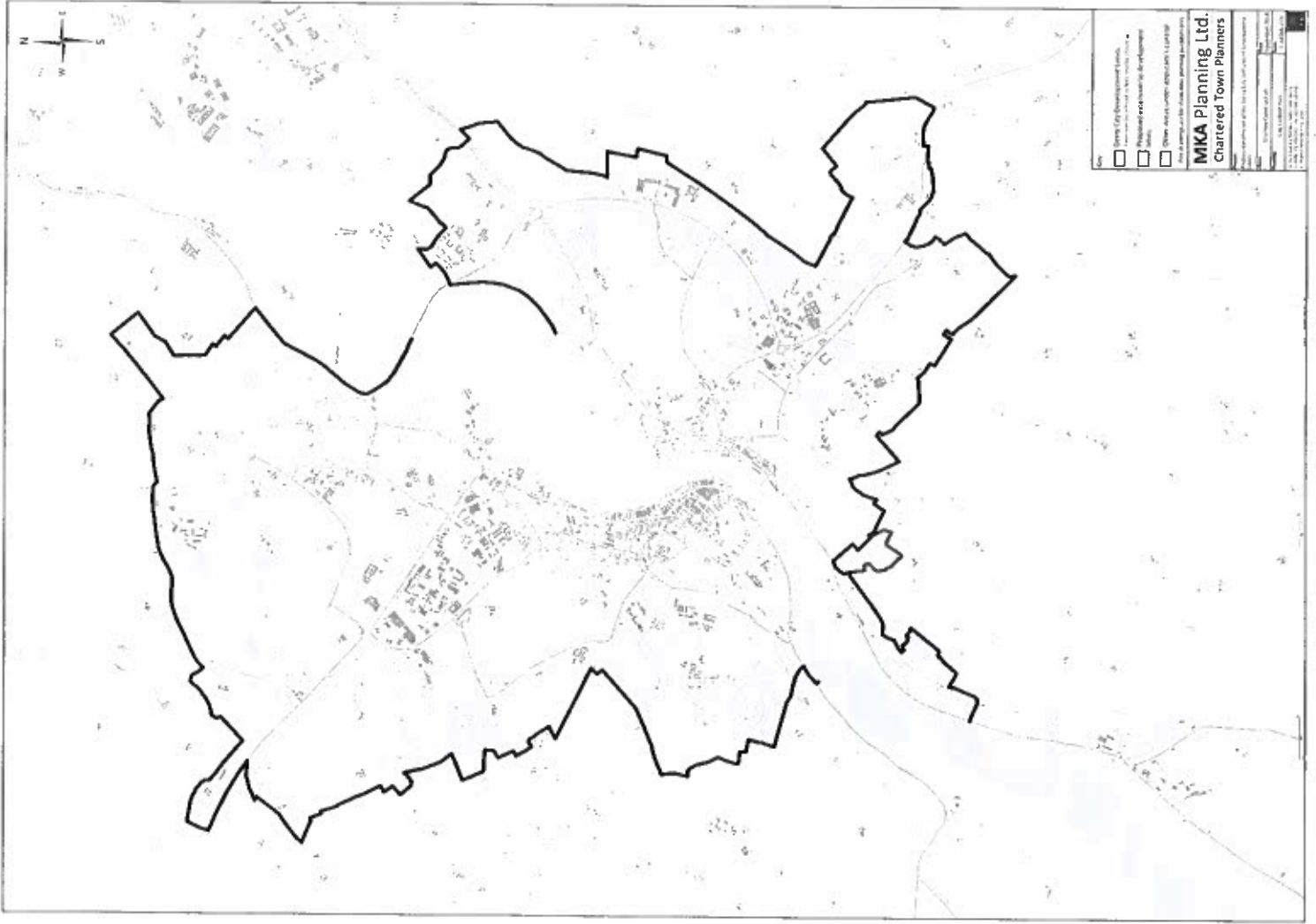
Yours faithfully

**Principal Planning Consultant
MKA Planning Ltd.**

Appendix MKA 1

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Chartered Town Planners

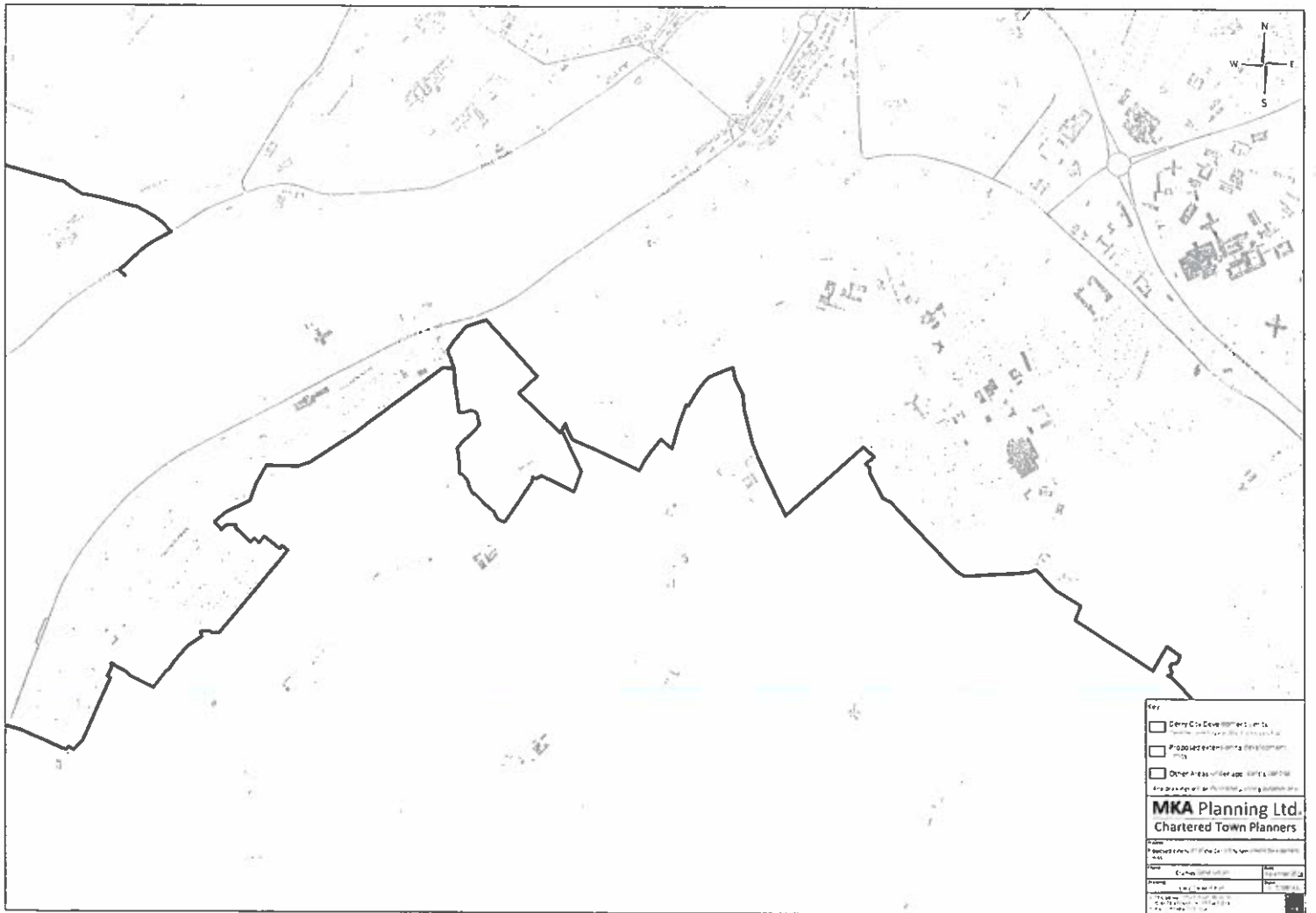
32 Clooney Terrace, Waterside, Derry, BT47 6AR,
Tel: (028) 71 311551 Fax: (028) 71 313404



- Green City Development Land
- Proposed new development
- Proposed new development for employment
- Other areas under development

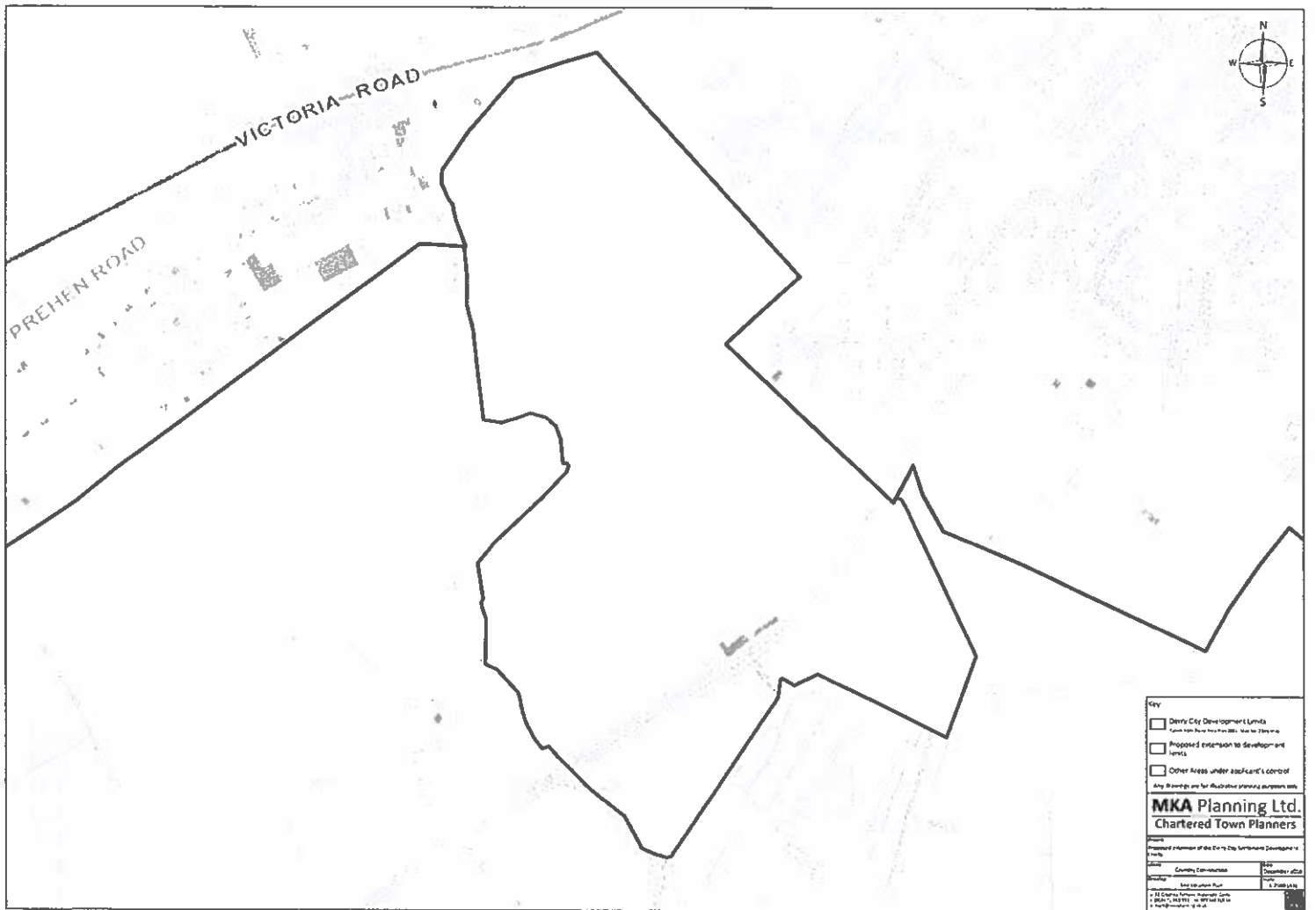
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| Project Name | Project No. | Project Date | Project Status |
|--------------|-------------|--------------|----------------|
| | | | |
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Key

- Derby City Development Limits
(can be removed from the map)
- Proposed extension to development limits
- Other Areas under local authority control

Any strategy and for illustrative planning purposes only

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Prepared in support of the Derby City Development Limits Review

| | | | |
|---------|--------------------------------------|--------|---------------|
| Client | Derby City Council | Date | December 2014 |
| Project | Derby City Development Limits Review | Author | A. Pugh |

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Appendix MKA 2

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Derry City and Strabane
Housing Investment Plan
2015-2019

| | Type | Single | Small Adult | Small Family | Large Adult | Large Family | Other/Reason | Total |
|--------------------------|------------|--------|-------------|--------------|-------------|--------------|--------------|-------|
| Ballymagroarty/Hazelbank | Applicant | 112 | 9 | 80 | 5 | 15 | 9 | 230 |
| | App (HS) | 86 | 6 | 67 | 5 | 9 | 5 | 178 |
| | Allocation | 7 | 2 | 22 | 0 | 9 | 0 | 40 |
| Ballynagard | Applicant | 3 | 1 | 4 | 0 | 2 | 4 | 14 |
| | App (HS) | 3 | 1 | 3 | 0 | 2 | 2 | 11 |
| | Allocation | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belmont | Applicant | 17 | 1 | 11 | 1 | 1 | 9 | 40 |
| | App (HS) | 10 | 1 | 5 | 1 | 0 | 7 | 24 |
| | Allocation | 3 | 0 | 2 | 0 | 1 | 0 | 6 |
| Carnhill/Galliagh | Applicant | 343 | 26 | 253 | 11 | 43 | 40 | 716 |
| | App (HS) | 259 | 21 | 213 | 9 | 33 | 25 | 560 |
| | Allocation | 26 | 2 | 80 | 0 | 15 | 4 | 127 |
| Shantallow | Applicant | 67 | 8 | 67 | 0 | 17 | 57 | 216 |
| | App (HS) | 52 | 6 | 58 | 0 | 13 | 33 | 162 |
| | Allocation | 11 | 2 | 51 | 0 | 14 | 6 | 84 |
| Westbank Total | Applicant | 1,164 | 73 | 760 | 19 | 120 | 255 | 2,391 |
| | App (HS) | 810 | 52 | 609 | 17 | 80 | 173 | 1,741 |
| | Allocation | 117 | 8 | 237 | 0 | 52 | 31 | 445 |
| Fountain | Applicant | 12 | 0 | 1 | 0 | 0 | 1 | 14 |
| | App (HS) | 9 | 0 | 1 | 0 | 0 | 0 | 10 |
| | Allocation | 5 | 1 | 3 | 0 | 0 | 2 | 11 |
| Fountain Total | Applicant | 12 | 0 | 1 | 0 | 0 | 1 | 14 |
| | App (HS) | 9 | 0 | 1 | 0 | 0 | 0 | 10 |
| | Allocation | 5 | 1 | 3 | 0 | 0 | 2 | 11 |
| Fountain Hill | Applicant | 3 | 0 | 0 | 0 | 0 | 1 | 4 |
| | App (HS) | 2 | 0 | 0 | 0 | 0 | 1 | 3 |
| | Allocation | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Gobnascale | Applicant | 56 | 5 | 50 | 2 | 9 | 1 | 123 |
| | App (HS) | 38 | 4 | 38 | 2 | 8 | 0 | 90 |
| | Allocation | 3 | 0 | 7 | 0 | 0 | 0 | 10 |
| Hollymount Park | Applicant | 11 | 1 | 18 | 1 | 10 | 3 | 44 |
| | App (HS) | 8 | 1 | 15 | 1 | 9 | 3 | 37 |
| | Allocation | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| Knockdara | Applicant | 12 | 0 | 2 | 0 | 1 | 2 | 17 |
| | App (HS) | 10 | 0 | 2 | 0 | 1 | 2 | 15 |
| | Allocation | 3 | 0 | 1 | 0 | 0 | 0 | 4 |
| Brigade | Applicant | 19 | 7 | 13 | 0 | 3 | 21 | 63 |
| | App (HS) | 16 | 6 | 10 | 0 | 3 | 11 | 46 |
| | Allocation | 2 | 0 | 1 | 0 | 0 | 0 | 3 |
| Caw | Applicant | 49 | 5 | 10 | 1 | 6 | 9 | 80 |
| | App (HS) | 31 | 2 | 5 | 1 | 5 | 3 | 47 |
| | Allocation | 13 | 1 | 11 | 1 | 3 | 2 | 31 |