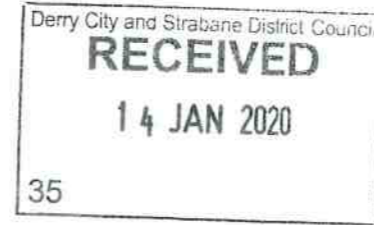


HEAD OF PLANNING,  
LOCAL DEVELOPMENT PLAN TEAM,  
DERRY CITY & STRABANE DISTRICT COUNCIL,  
98, STRAND ROAD,  
DERRY.  
BT48 7NN

10 January 2020



Dear Sir/Madam,

**RE: LOCAL DEVELOPMENT PLAN – REPRESENTATION ON BEHALF OF MR GEOFFREY SAYERS FOR INCLUSION OF LANDS WITHIN THE NEW DEVELOPMENT LIMITS FOR STRABANE**

I refer to our previous representation submitted to Council on 19 August 2017 with regard to the above lands.

On behalf of my Client, I would like to reconfirm this representation with regard to the said lands. I have enclosed a copy of our original submission for your consideration and if you require any further information please get in touch.

Yours faithfully,  
  
Brendan Johns

Derry City and Strabane District Council  
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Derry City & Strabane  
District Council  
Comhairle  
Chathair Dhoire &  
Cheantar an tStrátha Bliain  
Derry Cítie & Strábane  
Districc Council

24 August 2017

Dear Mr Johns

**Your representation to the Derry City and Strabane District Local Development Plan 2032 (LDP) – Preferred Options Paper (POP).**

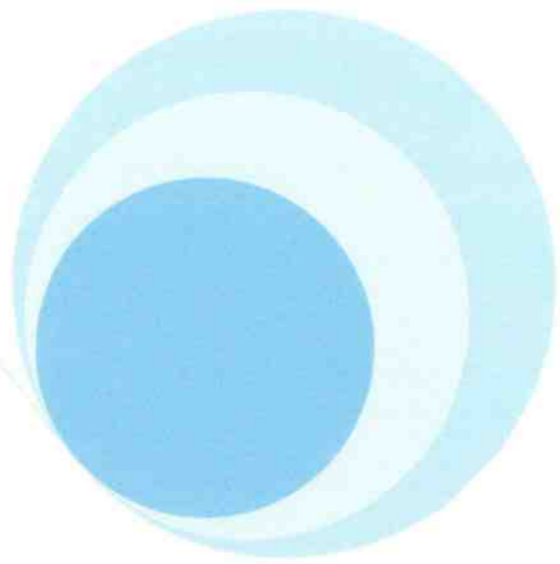
Derry City and Strabane District Local Development Plan team acknowledge receipt of your representation, within the consultation period, to the recently published Preferred Options Paper. This is the start of your opportunity to engage with the LDP process and we thank you for your commitment to it.

Council will consider your representation and the issues you raise in it as we move to prepare the next stage of the LDP process, the draft Plan Strategy. The draft Plan Strategy will be based on both the information the Council has gathered to date as part of its LDP Baseline Evidence and also the public and stakeholders' responses to the POP. Prior to the publication of the draft Plan Strategy, we will produce a representations report for Council Members and for publication. It will summarise all responses received during the POP consultation and how they have been 'taken account of' in the LDP. The draft LDP Plan Strategy will then be produced, hopefully in early 2018, for further public consultation.

You can stay updated on LDP progress by visiting [www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)

Yours sincerely,

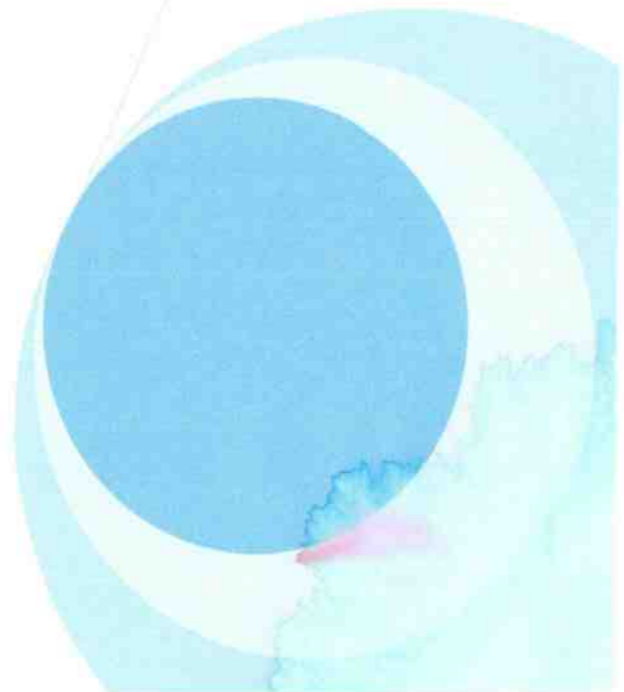
**Maura Fox**  
Head of Planning



Derry City and Strabane District Council  
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**Representation on behalf of  
Mr G. Sayers for the  
inclusion of lands within the  
new Local Area Plan**

STRABANE LOCAL DEVELOPMENT PLAN



**Representation on behalf of Mr Geoffrey Sayers for lands situated between  
Evish Road and Fountain Street/Spout Road, Strabane to be considered for  
inclusion within the Strabane Settlement Development Limits.**

I have been instructed by Mr Geoffrey Sayers (hereinafter referred to as the landowner) to request consideration of lands in his ownership for inclusion within the new development limits for Strabane town in the new Derry City & Strabane Local Development Plan (LDP).

The landowner has control over 70ha of existing farmland immediately outside the existing development limits as shown in the Strabane Area Plan (1986 – 2001) (SAP). Map 1 and the Aerial Photograph indicate the extent of the lands situated between Evish Road and Fountain Street/Spout Road to the east of the existing town centre.

**CURRENT POSITION OF RESIDENTIAL ZONINGS WITHIN THE SAP**

Approx 105ha was zoned for housing in the SAP, and of this total virtually all land has been taken up except for a small residual portion of 28.7.6 located to the east of the Great Northern Road; a small portion of 28.7.4 to the north of Church Street; and, two remaining portions to the eastern boundaries of 28.7.4. It is envisaged that a planning application for the larger portion of 28.7.4 will be submitted to the Council in the near future.

The attached MAP1, taken from the SAP zonings, indicates those residential zonings already taken up and the main constraints to comprehensive development around the existing development limits.

**CONSTRAINTS**

It is recognised that the aim of the LDP is to provide a further 12,000 homes in Strabane by 2032. It is also recognised that the physical expansion of Strabane is severely constrained by geographical and topographical features:

- ✦ The River Finn flows along the west side of the town which coincides with the border with Co Donegal. Generally the land between the western limits of development and the continuing Foyle River is considered a floodplain and unsuitable housing. It is now further constrained by the line of the new A5 Western Transport Corridor.
- ✦ The land, commonly known as the 'Camels Hump', between the roundabout and the Lifford Bridge (Foyle Bridge) got the green light two years ago for a substantial 50 acre cross border development known as the Three Rivers Project.
- ✦ To the north, any developable land will be reduced to areas not within the floodplain and between the new A5 and the Woodend Road. Comprehensive development would be difficult to provide.

- ✚ It is strongly suggested that the corridor along the Mourne River towards Sion Mills should be kept free of development in the interests of biodiversity and the visual setting of Sion village and its Conservation Area. The Invest NI Business Park is obviously considered to be an exception.
- ✚ The land to the east of the town and the River Mourne, gradually rises into the Sperrins hillsides and whilst it might be desirable to restrict further development into the higher ground and protect the Strabane Glen, it could be a case that this should be the direction of future expansion. The existing natural features could be incorporated into any future schemes which would protect their integrity whilst enhancing the developments themselves.

All considered, town expansion and comprehensive development can only be considered in certain directions:

- ✚ The land outside the South West limits between the Great Northern Road and the line of the new A5 at Castletown/Strahans Road area which could be easily accessed from Strahans Road, which is partially widened where it meets the Great Northern Road.
- ✚ Land to the South East of the existing limits and on the eastern side of the River Mourne opposite the Strabane Golf Course. Development, however, would be constrained by the lack of river crossing points and the need for an upgraded extension to the road network from Townsend Street southwards.
- ✚ Land to the north east, between the current development limits close to the Council offices and the Strabane Glen; and,
- ✚ The land to the north and south of Evisk Road, the southern portion being the subject of this representation, and shown on the aerial photo bounded by Evisk Road to the north and Fountain Street/Spout Road to the south.

#### ADVANTAGES OF FUTURE HOUSING ZONING ON SUBJECT LANDS

- ✚ The 70ha of land, as shown on the Aerial Photograph, are within one ownership.
- ✚ Obviously not all of the 70ha would be required for residential purposes. However, the fact that all is within one ownership would allow the Council to phase development and extend the limits to suit the demands and needs.
- ✚ Future development could be carried out, identifying key site requirements, without compromising the environment, visual amenity or landscape quality.
- ✚ Proximity to the town centre.
- ✚ Unsuitable for Industrial development as it is not in proximity to the main arterial routes, and the new A5 or border crossing point in particular. Any large vehicles would have to manoeuvre through the town centre.

- ✦ Newtownkennedy Street, up to where it meets the existing development limits at Evish Road, is of a suitable standard to accommodate further residential traffic.
- ✦ Easy access to the Sperrins Area of Outstanding Natural Beauty.
- ✦ Close proximity to existing service infrastructure.
- ✦ Residential zoning would represent a logical extension and consolidation of the existing residential and associated development on this side of town.
- ✦ Retention of natural boundary hedgerows or stone walls could be incorporated within any future development, which would soften the transition between town and country.
- ✦ The lands do not fall within any natural or built heritage designations.

My Client is aware that this submission is only part of the Plan process and is willing to meet any Council representatives if necessary.

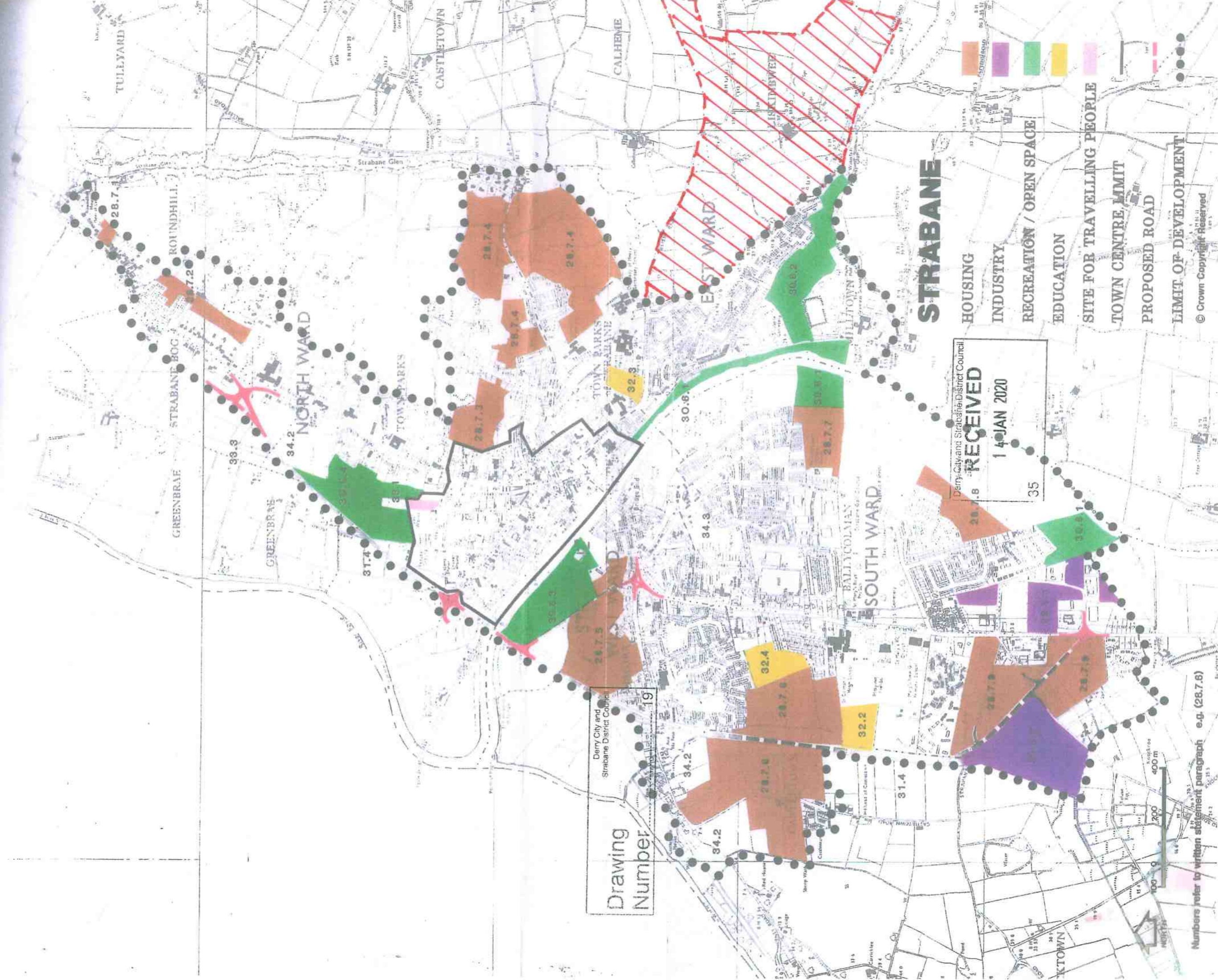
Road 9.4 hectares  
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Derry City and  
 Strabane District Council  
 Drawing  
 Number  
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Derry City and Strabane District Council  
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Numbers refer to written statement paragraph e.g. (26.7.6)

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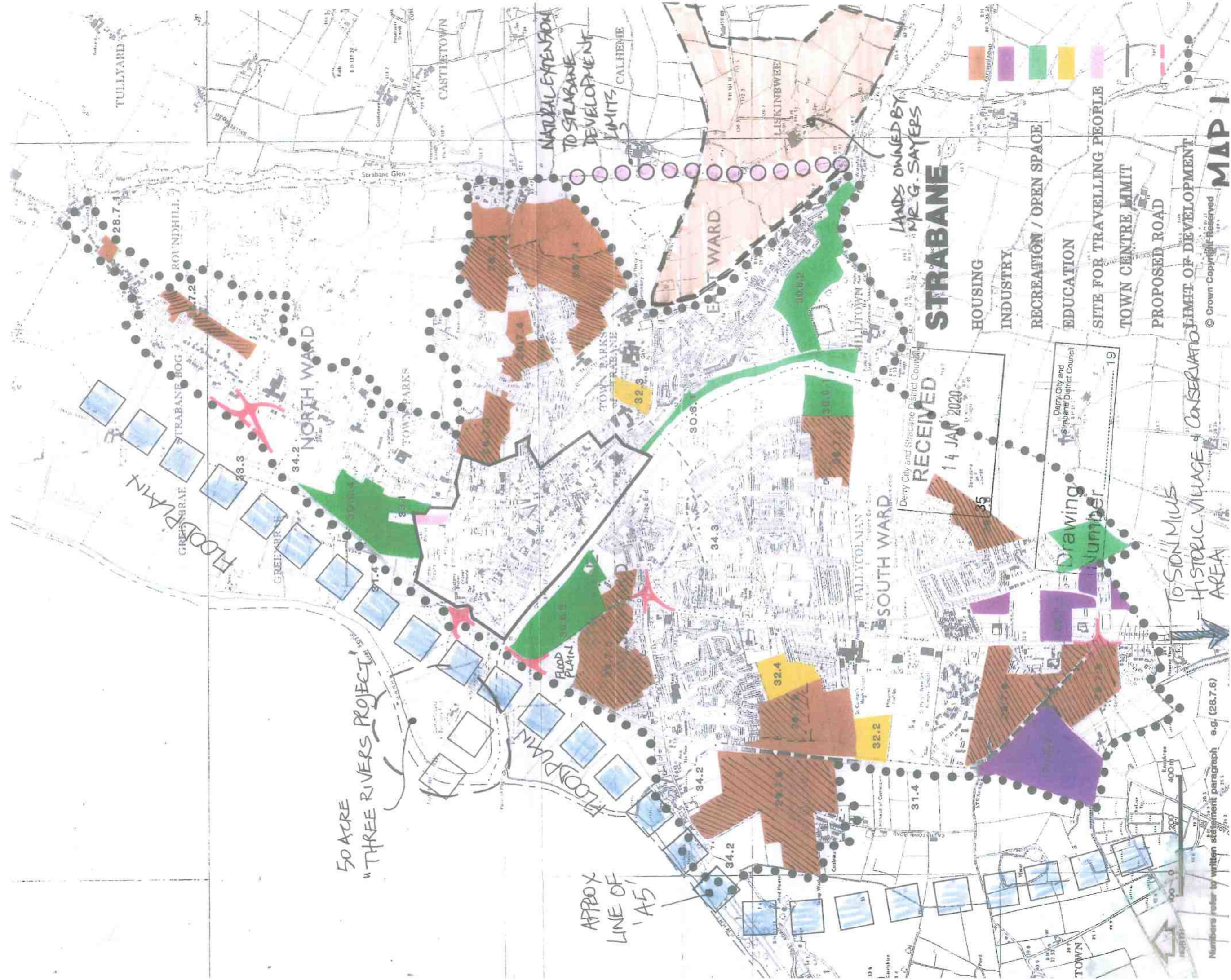
and 9.4 hectares  
of this land is  
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from Urney Road.  
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part of the proposed  
scheme to raise  
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scheme areas it may also be  
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up the scheme will be a  
proposal.

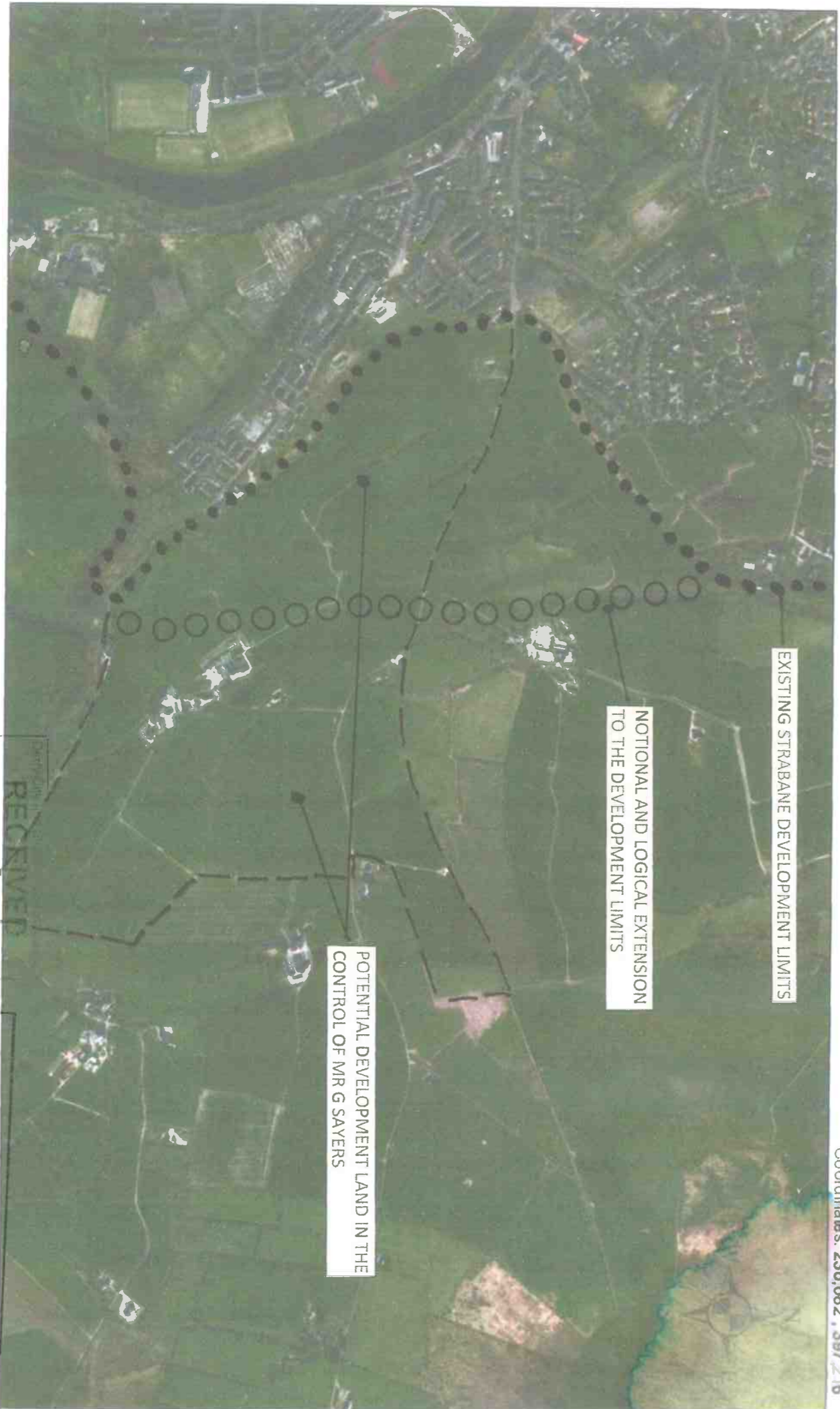
an Nursery  
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assessed via

development is  
8.5 hectare site  
on Dublin Road.

Dublin Road at the  
south end of the  
scheme is already under  
development of much of  
the scheme on Phase II of  
Dublin Road could be  
incorporated into the  
scheme.







Coordinates: 236,082 , 397,216

EXISTING STRABANE DEVELOPMENT LIMITS

NOTIONAL AND LOGICAL EXTENSION  
TO THE DEVELOPMENT LIMITS

POTENTIAL DEVELOPMENT LAND IN THE  
CONTROL OF MR G SAYERS

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