



Derry City & Strabane
District Council

Comhairle Chathair
Dhoire & Cheantar
an tSratha Báin

Derry Citty & Strabane
Destrack Cooncil

DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



PLAN STRATEGY

Development Management Advice Notice 3 (DMAN 3) – Bookmaking Offices,
DRAFT- June 2025

<https://www.derrystrabane.com/subsites/ldp>



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Development Management Advice Note 3 (DMAN 3)

Bookmaking Offices

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EXPLANATORY NOTE

DCSDC DMAN 3: BOOKMAKING OFFICES

The purpose of this explanatory note is to clarify that following the adoption of Derry City & Strabane District Council Local Development Plan (LDP) Plan Strategy in July 2025, most guidance contained within the DCANs published by Department for Infrastructure (formerly Department of the Environment) ceases to apply. Where such guidance is still considered useful, the Council will adopt it as its own guidance. The original DCAN 3: Bookmaking Offices was published by DfI in 1983. This document is an adapted updated version which will remain valid following the adoption of the LDP Plan Strategy.

Further information on the status of other former DoE Planning guidance is available here

<https://www.infrastructure-ni.gov.uk/articles/guidance-update>

DMAN 3: Bookmaking Offices

Adopted as Supplementary Planning Guidance (SPG), by Derry City & Strabane District Council LDP 2032

The purpose of this Advice Note is to give general guidance to intending developers, their professional advisors and agents. It is designed to provide advice on the Planning criteria to be applied when an application for this form of development is being considered. It should be stressed that the note is not a specific statement of policy but rather one of advice and guidance.

Each application or appeal is treated on its merits and the application of the guidance given to a particular case is always a matter calling for judgement.

Any legal views stated in this note have no statutory force and should not be relied upon as an authoritative interpretation of the law.

This note deals with the Planning issues that arise concerning applications to establish bookmaking offices, and sets out the criteria which the Council will take into account when determining such proposals.

A proposal to develop a bookmaking office, whether by new construction or by change of use of existing premises, requires Planning permission. Bookmaking offices are expressly excluded from the definitions of both 'shop' and 'office' given in the Planning (Use Classes) Order (Northern Ireland) 2015 so that a change in the use from either type of premises will require the consent of the Council.

Additionally, to operate within the law, bookmaking offices require to be licensed under the Betting, Gaming, Lotteries and Amusements (Amendment) Act (Northern Ireland) 2022. Normally, Planning permission would be sought first. Planning permission cannot be withheld solely on the grounds that the premises have not been licensed.

Planning control and licensing are distinct and the Council in determining a proposal will deal only with those aspects of the proposal which are relevant to Planning. Since the 2022 Act allows the licensing authority to consider matters such as the need for new premises having regard to the facilities already existing and social issues, the Council takes the view that Planning powers should not duplicate the provisions of other legislation.

In considering applications for bookmaking offices, the Council will consider their location, their effect on adjoining property, amenity issues such as noise, litter and disturbance, car parking, and design especially where the proposal lies within an existing or proposed Conservation Area or affecting a listed building.

Proposals for bookmaking offices are unlikely to receive favourable consideration if located in a predominantly residential area. In such locations, noise, litter, general disturbance and the generation of additional traffic both vehicular and pedestrian would be likely to give rise to conditions which would have an adverse effect on amenity and cause inconvenience to neighbours.

Areas of mixed (commercial and residential) land uses where there are concentrations of other leisure facilities, e.g., public houses, may be suitable locations. Such areas are often to be found on

the periphery of a town or city centre or in secondary shopping streets. In some areas of mixed land use, for example in a village or small town or in a Conservation Area, amenity value may be higher and here the major consideration will be the effect of the proposal upon the general character of the area.

Additionally, bookmaking offices may be acceptable in a City / Town centre, Local or District centre or edge-of-centre location.

The question of loss of retail floor space and the fact that the proximity of bookmaking offices may discourage the location of certain types of retail outlet will be considered when appropriate. In some instances, it may be possible for bookmaking offices to locate on the upper floors of a building thus avoiding the problems associated with breaks in the continuity of shopping frontage. However, cognisance will need to be taken of Section 7 of the Betting and Lotteries Act (NI) 1957. to ensure that the premises do not form part of premises licensed for the sale of intoxicating liquor, and that it does not communicate internally with other premises. (Refer in particular to Policy RP 8 and RP 10 in the LDP Plan Strategy.)

Bookmaking offices by the nature of the activities carried on generate a certain amount of noise, litter and disturbance which may be detrimental to the amenities of an area. These factors are valid Planning considerations. In dealing with proposals to establish such premises the consult the Environmental Health Department of the District Council which has appropriate powers under the Control of Pollution and Local Government (NI) Order 1978. Its advice will be considered when deciding whether or not to give permission and also when formulating any conditions to be attached to a Planning permission.

Parking for such proposals should be in accordance with the Plan Strategy Chapter 11 (Transport and Movement), as well as the Council's Parking Standards. It is noted that the latest update to Parking Standards was introduced in 2005, and the Council's policies are to accord with this until later standards are published.

In considering proposals for bookmaking offices in shopping centres and streets, and particularly in Conservation Areas, the Council will pay particular attention to design to ensure that it does not mar the street frontage and that the nature and colour of the external finishes are compatible with surrounding properties. This can be achieved by the provision of shop-window type display and a fascia and lettering that is compatible with surrounding retail outlets. Designs which are fundamentally alien to the existing character of an area or building are not acceptable, e.g., blank frontages with high level windows.