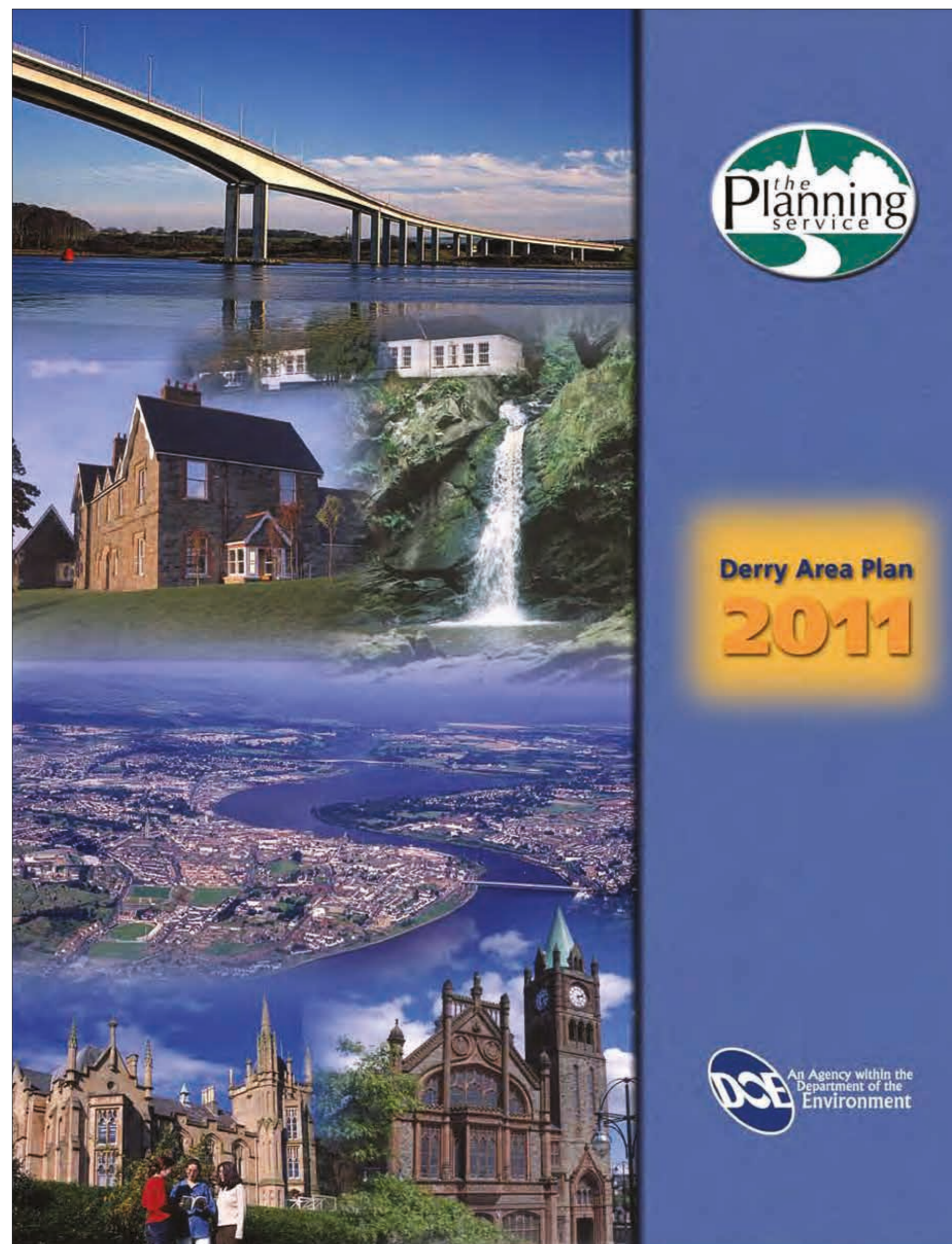


Area Plan Context and Planning History

The subject site comprises lands within the Residential Zoning “H2 – Buncrana Road West” of the Derry Area Plan (DAP) 2011.



The Derry Area Plan (2011) identified a number of policy requirements which are to come forward as part of the H2 Housing zoning. These included the following:

- Appropriate levels of additional planting and Landscaping;
- Adequate provision of Open Space;
- Appropriate density of development;
- Access roads and associated infrastructure improvements; and
- Provision of a variety of services

Planning History

Outline Permission (A/2006/0441/O)

This site forms the first phase of a wider development which was granted Outline Planning Permission (Planning Ref: A/2006/0441/O) for residential development including a mix of house types; community facilities; open space; pedestrian

and vehicular access; primary school; drainage, and other infrastructure. The application was initially submitted in May 2006, and subsequently secured Outline Planning Permission in November 2018.

The approval was made up of a number of elements, including the following:

- Development of up to c.3,500 homes;
- Access onto Buncrana Road;
- Distributor Spine Road Network and associated infrastructure (including realignment of Coshquin Road and Whitehouse Road);
- Open Space including Town Park; Town Square and Play Areas (NEAPs and LEAPs);
- Provision of 1,990sqm (Gross) Retail Floorspace along “High Street” providing a range of uses/ services; and
- New School and Nursery sites.