



Planning Appeals  
Commission

## Independent Examination

**Derry City and Strabane District Council Local Development Plan 2032**

### Draft Plan Strategy

**HEARINGS PROGRAMME – September 2023 (Version 2)**

**Commissioner Diane O’Neill BSc DipTP PhD MRTPI**

<b>Week 1 Tuesday 5<sup>th</sup> – Friday 8<sup>th</sup> September 2023</b>			
<b>Date</b>	<b>10.30am – 12.00 pm</b>		<b>2.00 pm – 3.30 pm</b>
<b>Tuesday 5<sup>th</sup> September</b>	<b>Opening</b>  <b>Topic 1: Legal and Procedural Matters Issues</b> <ul style="list-style-type: none"> <li>▪ Sustainability Appraisal</li> <li>▪ Timetable and duration of the PS</li> </ul> <b>Topic 2: Vision and Objectives Issues</b> <ul style="list-style-type: none"> <li>▪ Economic Development Objectives</li> <li>▪ Social Development Objectives</li> <li>▪ Environment-Focused Objectives</li> </ul>	<b>BREAK</b>	<b>Topic 3: Place Making and Design Vision Issues</b> <ul style="list-style-type: none"> <li>▪ Place-making and design objectives (PDOs) and place-making and design principles (PDPs)</li> </ul>
	<b>Participants:</b> <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ ABO Wind</li> <li>▪ Apex Housing Association</li> <li>▪ Radius Housing Association</li> <li>▪ Mr John Burns</li> <li>▪ Dalradian Gold</li> </ul> <b>Timetable and duration of the PS</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Heron Bros</li> <li>▪ Apex Housing Association</li> <li>▪ PCI Consulting Ltd</li> <li>▪ Radius Housing Association</li> <li>▪ Mr Howard Fulton</li> <li>▪ Mr Martin Sheeran</li> <li>▪ Mr Patrick Doherty</li> <li>▪ Mr Daniel Lusby</li> </ul>		<b>Participants:</b> <b>Place-making and design objectives (PDOs) and Place-making and design principles (PDPs)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Mr John Burns</li> <li>▪ Apex Housing</li> <li>▪ PCI Consulting Ltd</li> <li>▪ Mr Henry Craig et al</li> <li>▪ Mr Howard Fulton</li> </ul>

- Clanmil Housing Association
- Hr Henry Craig et al.
- Mr Daniel McAteer
- Mr James McLaughlin

**Vision and Objectives**

- Derry City and Strabane District Council
- NIE Networks

<b>Wednesday 6<sup>th</sup> September</b>	<b>10.30am – 12.00 pm</b>	<b>BREAK</b>	<b>2.00 pm – 3.30 pm</b>
	<b>Topic 4: Growth Strategy</b>		<b>Topic 5: Spatial Strategy for the Derry City and Strabane District</b>  <b>Issues</b> <ul style="list-style-type: none"> <li>▪ <b>Settlement Hierarchy (Designation SETT 1)</b></li> <li>▪ <b>Development within settlement development limits (Designation SETT 2)</b></li> </ul>
	<b>Participants:</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Foyle Port</li> <li>▪ Apex Housing Association</li> <li>▪ Heron Bros</li> <li>▪ Radius Housing Association</li> <li>▪ JP McGinnis</li> <li>▪ Mr John Burns</li> <li>▪ Clanmill Housing Association</li> <li>▪ Mr Henry Craig &amp; Others</li> <li>▪ NIE Networks</li> <li>▪ Mr Daniel McAteer</li> <li>▪ Mr John Black</li> </ul>		<b>Participants:</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Apex Housing Association</li> <li>▪ Mr Henry Craig &amp; Others</li> <li>▪ Mr John Burns</li> <li>▪ JP McGinnis</li> <li>▪ Mr John Black</li> </ul>

	10.30-12.00pm		2.00-3.30pm
<p><b>Thursday 7<sup>th</sup> September</b></p>	<p><b>Topic 5: Spatial Strategy for the Derry City and Strabane District</b></p> <p><b>Issues</b></p> <ul style="list-style-type: none"> <li>▪ <b>Special Countryside Area (SCA) (Designation SCA 1)</b></li> <li>▪ <b>Wind Energy Capacity Areas (WECAs) (Designation WECA 1)</b></li> <li>▪ <b>Areas of High Landscape Importance (Designation AHLI 1)Time</b></li> <li>▪ <b>Strategic Development Pressure Policy Areas (Designation GB 1)</b></li> </ul> <p><b>Topic 6: Waste Planning</b></p> <p><b>Issues</b></p> <ul style="list-style-type: none"> <li>▪ <b>Environmental Impact of a Waste Management Facility (WP 1)</b></li> <li>▪ <b>Waste Disposal (WP 3)</b></li> </ul>	<p><b>BREAK</b></p>	<p><b>Topic 5: Spatial Strategy for the Derry City and Strabane District (continued)</b></p> <p><b>Issues</b></p> <ul style="list-style-type: none"> <li>▪ <b>Special Countryside Area (SCA) (Designation SCA 1)</b></li> <li>▪ <b>Wind Energy Capacity Areas (WECAs) (Designation WECA 1)</b></li> <li>▪ <b>Areas of High Landscape Importance (Designation AHLI 1)</b></li> <li>▪ <b>Strategic Development Pressure Policy Areas (Designation GB 1)</b></li> </ul> <p><b>Topic 6: Waste Planning</b></p> <p><b>Issues</b></p> <ul style="list-style-type: none"> <li>▪ <b>Environmental Impact of a Waste Management Facility (WP 1)</b></li> <li>▪ <b>Waste Disposal (WP 3)</b></li> </ul>
	<p><b>Participants:</b></p> <p><b>Special Countryside Area (SCA) (Designation SCA 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ ABO Wind</li> <li>▪ Dalradian Gold</li> </ul> <p><b>Wind Energy Capacity Areas (WECAs) (Designation WECA 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ ABO Wind</li> </ul> <p><b>Areas of High Landscape Importance (Designation AHLI 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ ABO Wind</li> <li>▪ Dalradian Gold</li> <li>▪ Mr David Dalzell</li> </ul> <p><b>Strategic Development Pressure Policy Areas (Designation GB 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Mr David Dalzell</li> </ul>	<p><b>BREAK</b></p>	<p><b>Participants:</b></p> <p><b>Special Countryside Area (SCA) (Designation SCA 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ ABO Wind</li> <li>▪ Dalradian Gold</li> </ul> <p><b>Wind Energy Capacity Areas (WECAs) (Designation WECA 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ ABO Wind</li> </ul> <p><b>Areas of High Landscape Importance (Designation AHLI 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ ABO Wind</li> <li>▪ Dalradian Gold</li> <li>▪ Mr David Dalzell</li> </ul> <p><b>Strategic Development Pressure Policy Areas (Designation GB 1)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Mr David Dalzell</li> </ul> <p><b>Environmental Impact of a Waste Management Facility (WP 1)</b></p> <p><b>Waste Disposal (WP 3)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Mr David Dalzell</li> </ul>

	<p><b>Environmental Impact of a Waste Management Facility (WP 1)</b>  <b>Waste Disposal (WP 3)</b></p> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Mr David Dalzell</li> </ul>		
<p><b>Friday 8<sup>th</sup></b>  <b>September</b></p>	<p><b>Roll over day if required</b></p>		

<b>Week 2 Tuesday 12<sup>th</sup> – Thursday 14<sup>th</sup> September</b>			
<b>Date</b>	<b>10.30am – 12.00 pm</b>	<b>2.00 pm – 3.30 pm</b>	
<b>Tuesday 12<sup>th</sup> September</b>	<b>Topic 7: Economic Development</b>  <b>Issues</b> <ul style="list-style-type: none"> <li>▪ General Criteria for Economic Development (ED 1)</li> <li>▪ Office Development (ED 2)</li> <li>▪ Economic Development in Settlements (ED 3)</li> <li>▪ Protection of zoned and established economic development land and uses (ED 4)</li> </ul>	<b>BREAK</b>	<b>Topic 7: Economic Development (contd)</b>  <b>Issues</b> <ul style="list-style-type: none"> <li>▪ General Criteria for Economic Development (ED 1)</li> <li>▪ Office Development (ED 2)</li> <li>▪ Economic Development in Settlements (ED 3)</li> <li>▪ Protection of zoned and established economic development land and uses (ED 4)</li> </ul>
	<b>Participants:</b> General Criteria for Economic Development (ED 1) Office Development (ED 2) Economic Development in Settlements (ED 3) Protection of zoned and established economic development land and uses (ED 4) <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ WYG Planning</li> </ul>		<b>Participants:</b> General Criteria for Economic Development (ED 1) Office Development (ED 2) Economic Development in Settlements (ED 3) Protection of zoned and established economic development land and uses (ED 4) <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ WYG Planning</li> </ul>

<b>Wednesday 13<sup>th</sup> September</b>	<b>10.30am – 12.00 pm</b>  <b>Topic 8: City/Town Centres, Retailing. Offices, Leisure and Other Uses</b>  <b>Issue</b> <ul style="list-style-type: none"> <li>▪ <b>Designation HC 1: Proposed Hierarchy of Centres</b></li> <li>▪ <b>Town Centre First (RP 1)</b></li> </ul> <b>Topic 9: Transport and Movement</b>  <b>Issue</b> <ul style="list-style-type: none"> <li>▪ <b>Access to Protected Routes (TAM 3)</b></li> </ul>	<b>BREAK</b>	<b>2.00 pm – 3.30 pm</b>  <b>Topic 8: City/Town Centres, Retailing. Offices, Leisure and Other Uses</b>  <b>Issue</b> <ul style="list-style-type: none"> <li>▪ <b>Designation HC 1: Proposed Hierarchy of Centres</b></li> <li>▪ <b>Town Centre First (RP 1)</b></li> </ul> <b>Topic 9: Transport and Movement</b>  <b>Issue</b> <ul style="list-style-type: none"> <li>▪ <b>Access to Protected Routes (TAM 3)</b></li> </ul>
			<b>Participants:</b> <b>Designation HC 1: Proposed Hierarchy of Centres</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Inaltus</li> </ul> <b>Town Centre First (RP 1)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Inaltus</li> <li>▪ Lidl</li> </ul> <b>Access to Protected Routes (TAM 3)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Mr David Dalzell</li> </ul>

	10.30am – 12.00 pm		2.00 pm – 3.30 pm
<b>Thursday 14<sup>th</sup> September</b>	<b>Topic 10: Utilities Development</b>  <b>Issues</b> <ul style="list-style-type: none"> <li>▪ Electricity &amp; Gas Infrastructure (UT 1)</li> <li>▪ Telecommunications &amp; Connectivity, including Broadband (UT 3)</li> </ul> <b>Topic 11: Minerals Development</b>  <b>Issues</b> <ul style="list-style-type: none"> <li>▪ Minerals Development (MIN 1)</li> <li>▪ Restoration (MIN 5)</li> </ul>	<b>BREAK</b>	<b>Topic 10: Utilities Development</b>  <b>Issues</b> <ul style="list-style-type: none"> <li>▪ Electricity &amp; Gas Infrastructure (UT 1)</li> <li>▪ Telecommunications &amp; Connectivity, including Broadband (UT 3)</li> </ul> <b>Topic 11: Minerals Development</b>  <b>Issues</b> <ul style="list-style-type: none"> <li>▪ Minerals Development (MIN 1)</li> <li>▪ Restoration (MIN 5)</li> </ul>
	<b>Participants:</b>  <b>Electricity &amp; Gas Infrastructure (UT 1)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ NIE Networks</li> </ul> <b>Telecommunications &amp; Connectivity, including Broadband (UT 3)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ Dalradian Gold</li> <li>▪ ABO Wind</li> </ul> <b>Minerals Development (MIN 1) Restoration (MIN 5)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Dalradian Gold</li> </ul>		<b>Participants:</b>  <b>Electricity &amp; Gas Infrastructure (UT 1)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ NIE Networks</li> </ul> <b>Telecommunications &amp; Connectivity, including Broadband (UT 3)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ SSE Renewables</li> <li>▪ Dalradian Gold</li> <li>▪ ABO Wind</li> </ul> <b>Minerals Development (MIN 1) Restoration (MIN 5)</b> <ul style="list-style-type: none"> <li>▪ Derry City and Strabane District Council</li> <li>▪ Dalradian Gold</li> </ul>



