



Derry City & Strabane
District Council
Comhairle
Chathair Dhoire &
Cheantar an tSratha Báin
Derry Cittyie & Strábane
Destríck Council

Date: 6th January 2025

Dear LDP Stakeholder,

**Notification of Receipt of Direction from DfI requiring the Adoption of the
Derry City & Strabane District Council
Local Development Plan (LDP) Plan Strategy**

As you may recall, the PAC held the Independent Examination (IE) into the Council's Local Development Plan (LDP 2032) – draft Plan Strategy in September & October 2023. The PAC was required to assess whether the LDP dPS had complied with all the legal / procedural requirements and also whether it was 'sound', measured against the set 'soundness tests'. The PAC subsequently submitted its IE Report to DfI Regional Planning in May 2024.

In accordance with Section 12 of the 2011 Planning Act (NI), the Department had to formally consider the recommendations made in the PAC Report and then Direct the Council to Adopt the LDP Plan Strategy document, with or without Modifications as may be specified in its Direction, or for the draft Plan Strategy to be withdrawn. Accordingly, DfI has now issued the formal Direction documents to the Council, on 17th December 2024.

The PAC, and then DfI Regional Planning, have found the LDP dPS to be 'SOUND' i.e. subject to the PAC Recommended Amendments and then the DfI Modifications. The DfI Direction Order to the Council, includes 113 Modifications in Schedule 2, as well as the other amendments / changes set out over Schedules 1A, 1B and 3. DfI has directed the Council to proceed to Adopt the LDP Plan, with Modifications as soon as reasonably practicable, in accordance with the requirements of the legislation and guidance.

The Council's Planning Committee will consider the Direction documents at its meeting on 8th January (2pm, live on https://www.youtube.com/channel/UCbGxNiLfdgs_ZR2CBI0msvA/streams) and the Direction documents will be formally 'published' on the Council's LDP webpage on 9th January: <https://www.derrystrabane.com/subsites/ldp>

Derry
C/o Council Offices
98 Strand Road
Derry
BT48 7NN

Strabane
C/o Council Offices
47 Derry Road
Strabane
BT82 8DY

t: +44 (0) 2871 253 253
e: info@derrycityandstrabanedistrict.com

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 @dcsdcouncil

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The Adoption is now anticipated in April – May 2025, following the pre-adoption tasks – which include: Addendum Reports to the Sustainability Appraisal (including SEA), Equality Impact Assessment (EQIA) and Rural Needs impact Assessment (RNIA), as well as a final Habitats Regulations Assessment (HRA). There will also be a series of Supplementary Planning Guidance (SPG) documents and significant ‘capacity building’ exercises will be undertaken in order to ensure readiness for the immediate implementation of the LDP Plan Strategy. This will require a programme of familiarisation / training sessions for Planning officers, key consultees and Members, as well as for Planning agents.

Please note that the policies in the LDP Plan Strategy will commence to be applied, to a given weight, now that this Direction has been received, considered and published. This timing / weight will be in accordance with legislation, strategic Planning policy and case law. Full implementation of the LDP PS will apply immediately upon its Adoption and the existing Area Plans and Planning Policy Statements will no longer be material, even for Planning applications that are already in the system (SPPS para 1.11: Transitional Arrangements).

I look forward to your continued co-operation and input to the LDP process. You can stay updated on LDP progress by visiting www.derrystrabane.com/ldp .

Yours sincerely,



Proinsias McCaughey
Principal Planning Officer, Local Development Plan Team

Derry
C/o Council Offices
98 Strand Road
Derry
BT48 7NN

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47 Derry Road
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