Braidwater

GROUP

THE Cashel

Community Consultation Event

Taking place here today







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Hello and Welcome

Introduction

Welcome to our Pre-Application Community Consultation (PACC) event relating to our proposals for a residential development comprising c.80 dwellings, amends to the approved Central Park, and a sustainable drainage system (SuDS) on lands within the H2 housing zoning, near Coshquin Road. This application forms part of 'The Cashel' development, by Braidwater Group.

Purpose of Consultation and Next Steps

The purpose of this consultation is to share our indicative proposals with the community and other interested parties, prior to the submission of a Full Planning Application to Derry City and Strabane District Council.

We are committed to engaging with members of the wider community and are now undertaking a period of pre-application community consultation (PACC) on our proposals.

The feedback received will be shared with the design team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the Full Planning Application to Derry City and Strabane District Council.

How to provide feedback and find out more

Consultation Event

An in-person drop-in event will be held in Ballymagroarty Community Centre, Derry, BT48 0PW from 3pm to 7pm on 10th November 2026 to allow interested parties to view the display boards for the proposal. Information on the proposals, as included on the consultation website, will be on display and members of the design team will be in attendance to answer any queries. Comment cards will be available to provide any feedback.

Website

This website braidwater.com/cashel-housing-suds/ also for interested parties to view the consultation document and site proposals and provide feedback via the online comment card. This website will be live from Tuesday 10th November 2026 and will be available until 10th December 2026.

Leaflets

Information leaflets have been delivered to all businesses and residents within a circa 500m radius from the edge of the site. The leaflet will include information on the consultation website, the drop-in event at Ballymagroarty Community Centre, and details of the point of contact within the Technical Team to ask questions, or to provide feedback on the proposal.

Speak to Us

Our project team Is available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

Contact: Gray's Communications

028 7116 1364

info@grayscommunications.com

Closing date for feedback – **Thursday 10th December 2026, 5pm**

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Northern Ireland's Target to Deliver 100,000 Homes by 2039

Delivering 100,000 new homes by 2039 is a critical step in easing Northern Ireland's housing pressures and helping local communities thrive. The Housing Supply Strategy 2024–2039 sets out how this ambition can be met through better planned growth, improved housing quality and more sustainable development.

For local areas, building more homes gives people greater choice, supports families and young people to stay in their communities, and creates stronger, more connected neighbourhoods. As a housebuilder, playing our part in delivering these homes means helping to shape places that are not just well built, but future proof and truly fit for the people who live in them.

Braidwater Group: Building More Than Buildings

Braidwater is a homegrown, family-led housebuilder with deep roots in Northern Ireland and a longstanding commitment to delivering quality homes people are proud to live in. From our beginnings in the North West to becoming one of the region's leading private and social builders, Braidwater has consistently focused on building more than just houses, creating places shaped by strong values, local knowledge, and a team that takes pride in every project.

We have been delivering high value projects for over four decades, and our ongoing investment in new developments reflects our commitment to playing a meaningful role in meeting local housing needs and helping communities grow in a way that is sustainable and genuinely connected to the areas we serve.

Powered by People

We believe that building strong, lasting relationships with local communities is central to everything we do. We are committed to listening, engaging openly, and working in partnership with residents and stakeholders so that our developments reflect the needs and priorities of the area. Our approach is founded on transparency, respect, and accountability, ensuring that local voices are heard, understood, and taken into account.

We welcome your feedback on this application and will continue to involve and inform local residents and stakeholders throughout the planning process and as the project moves forward, keeping the community at the heart of our plans.







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The Cashel Lands within H2 Housing Zoning

Proposed Development

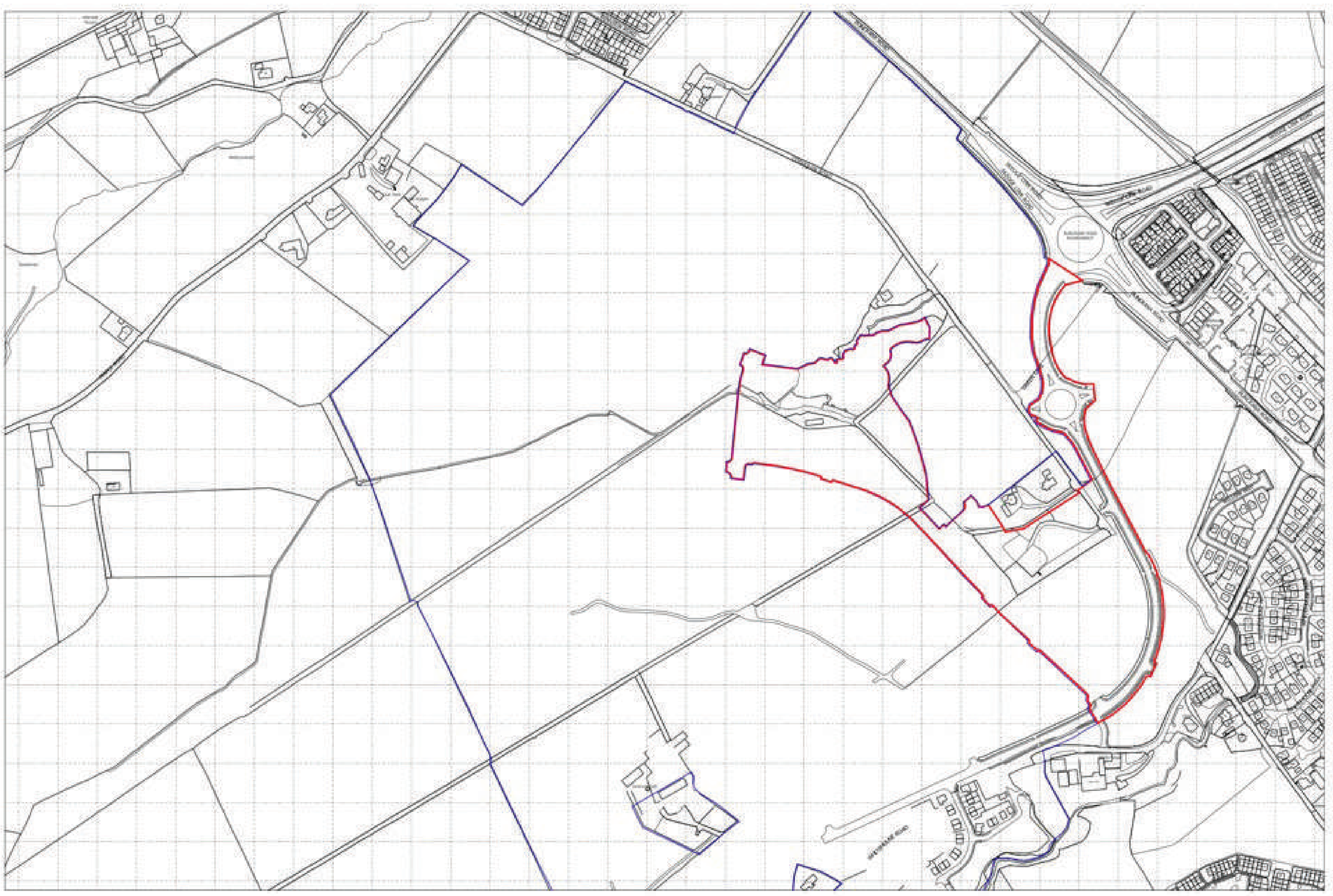
Residential development comprising c.80 dwellings with associated access, parking, landscaping, and ancillary site works; and, amendments to the approved Central Park under planning reference LA11/2021/0109/RM, including the relocation and reconfiguration of the Neighbourhood Equipped Area of Play (NEAP), MUGA, Play and community spaces, enhanced landscape planting, and replacement of the approved underground cellular storage system with a Sustainable Drainage System (SuDS) incorporating a natural detention basin, together with all associated site works.

Site Location

Lands c.130m to the south of 32 and 34 Coshquin Road and 250m north east of Maple Glen Housing development, together with lands c250m north west of no 32 and 34 Coshquin Road (Lands within H2 Housing Zoning).

Key Benefits

Building more homes helps create stronger, more sustainable communities by giving local people greater choice and improving the range and quality of housing available to meet local needs. This supports better planned neighbourhoods, encourages long-term investment, and allows communities to grow in a way that reflects local priorities.



Location Plan for Lands off Coshquin Road, Derry.

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The Site and Surrounding Context

The application site comprises 9.52 ha of land located within the H2 zoned housing lands. The application represents a further phase of housing development on lands known as 'The Avenue' and an amendment to the previously approved urban park. Maple Glen to the south west of the site is under construction with further phases of development at Riverglen and Parklands having already been granted permission under a previous reserved matters application.

The surrounding context will be predominantly residential when constructed. The site is located off Buncrana Road and benefits from an approved Concept Master Plan on the zoning which will as phases develop deliver a bus route around the site and provide strategic open space and play facilities for the benefit of the future residents.





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Relevant Planning History

Planning history on the site is as detailed below:

Reference: A/2006/0441/O

Location: Land West of the Buncrana Road between Whitehouse Road and Banview Estate Coshquin (identified as H2 Zone in Derry Area Plan 2011)

Description: Site for residential development to include: mix of house types, local community facilities, open space, pedestrian and vehicular access, primary school, drainage and other infrastructure.

Status: Decision Granted (30th November 2018)

Reference: LA11/2021/0109/RM

Location: Lands accessed from Skeoge Roundabout to the West of Buncrana Road North of River Glen and South West of Nos. 30 32 & 34 Coshquin Road (Identified as H2 zone in Derry Area Plan 2011)

Description: Proposed major mixed use development comprising 740 No. dwellings consisting of a mix of social, affordable and private housing; part delivery of High Street to include retail store, cafe/restaurant, retail units, office units, live/work units, gym, community centre; provision of new road network to connect to re-aligned Coshquin and Whitehouse Road, new pedestrian and cycle ways; public squares; open spaces; children's play areas; hard and soft landscaping and all other site and access works (Amended plans)

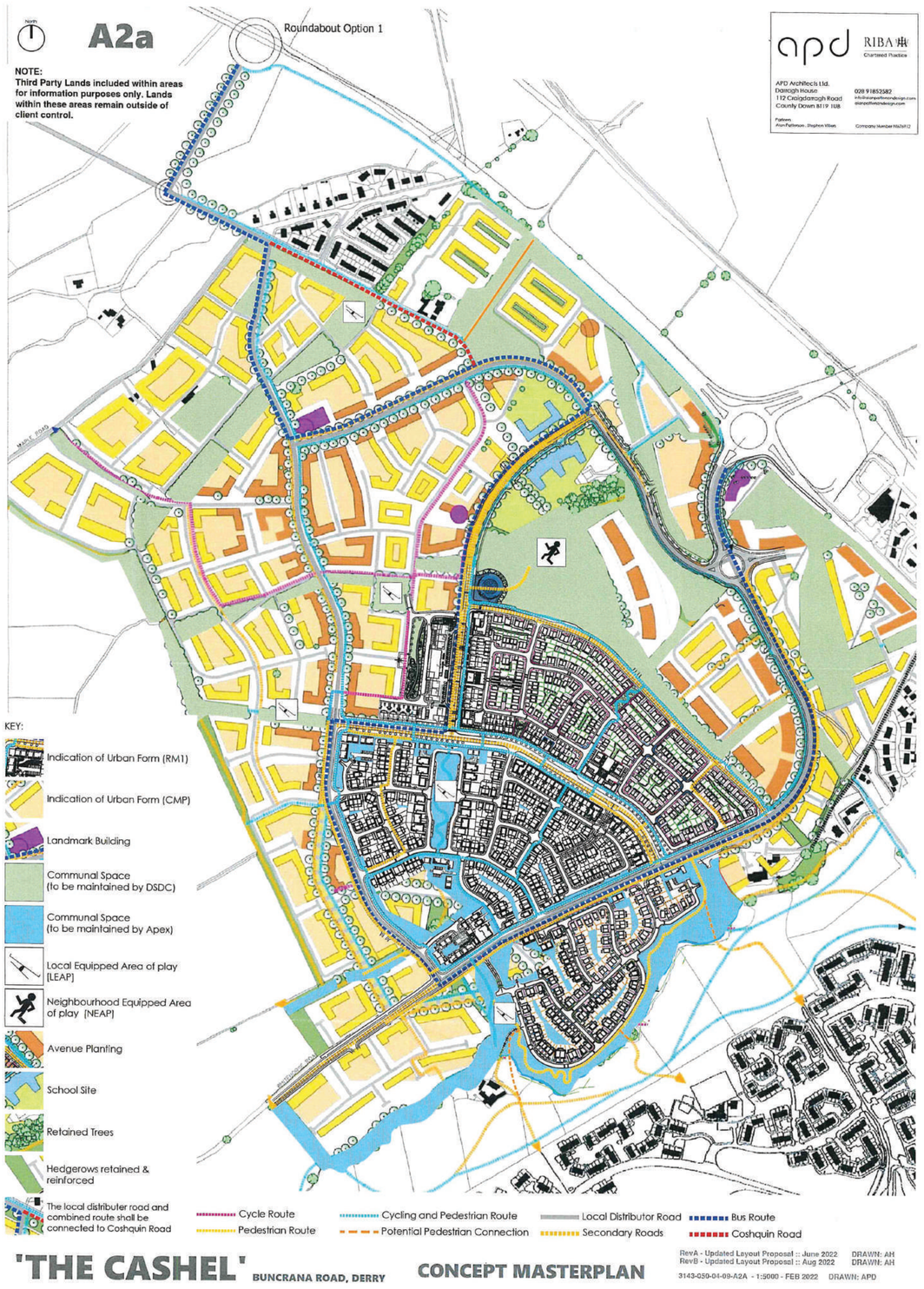
Status: Decision Granted (22nd December 2022)

Reference: LA11/2020/0901/F

Location: Land West of the Buncrana Road between Whitehouse Road and Banview Estate Coshquin (identified as H2 Zone in Derry Area Plan 2011)

Description: Application to vary Condition 44 of Planning Permission A/2006/0441/O

Status: Decision Granted (17th February 2021)



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Relevant Planning History

Planning history on the site is as detailed below:

Reference: LA11/2022/0221/F

Location: Lands accessed from Skeoge Roundabout to the West of Buncrana Road North of River Glen and South West of Nos. 30 32 and 34 Coshquin Road (identified as H2 zone in Derry Area Plan 2011)

Description: Section 54 application for variation of condition No. 44 of the previously approved application A/2006/0441/O for residential development which reads, 'at or prior to the first Reserved Matters of first Full application and before building or engineering operations shall commence, at the stopping up/abandonment of Coshquin Road and Whitehouse Road shall be completed.' It is proposed to be amended to read 'Prior to the commencement of development, the stopping up/abandonment order for Coshquin Road and Whitehouse Road shall be made. No dwelling shall be occupied until the stopping up/abandonment order for Coshquin Road and Whitehouse Road shall be in operation'

Status: Decision Granted (27th April 2022)

Reference: LA11/2025/0412/F

Location: Lands bound by Whitehouse Road to the South and East and approximately 130 M. North of No. 16 Whitehouse Road, Derry, BT48 0NE

Description: Proposed temporary wastewater pumping station to serve residential development under LA11/2021/0109/RM (Lower Riverglen)

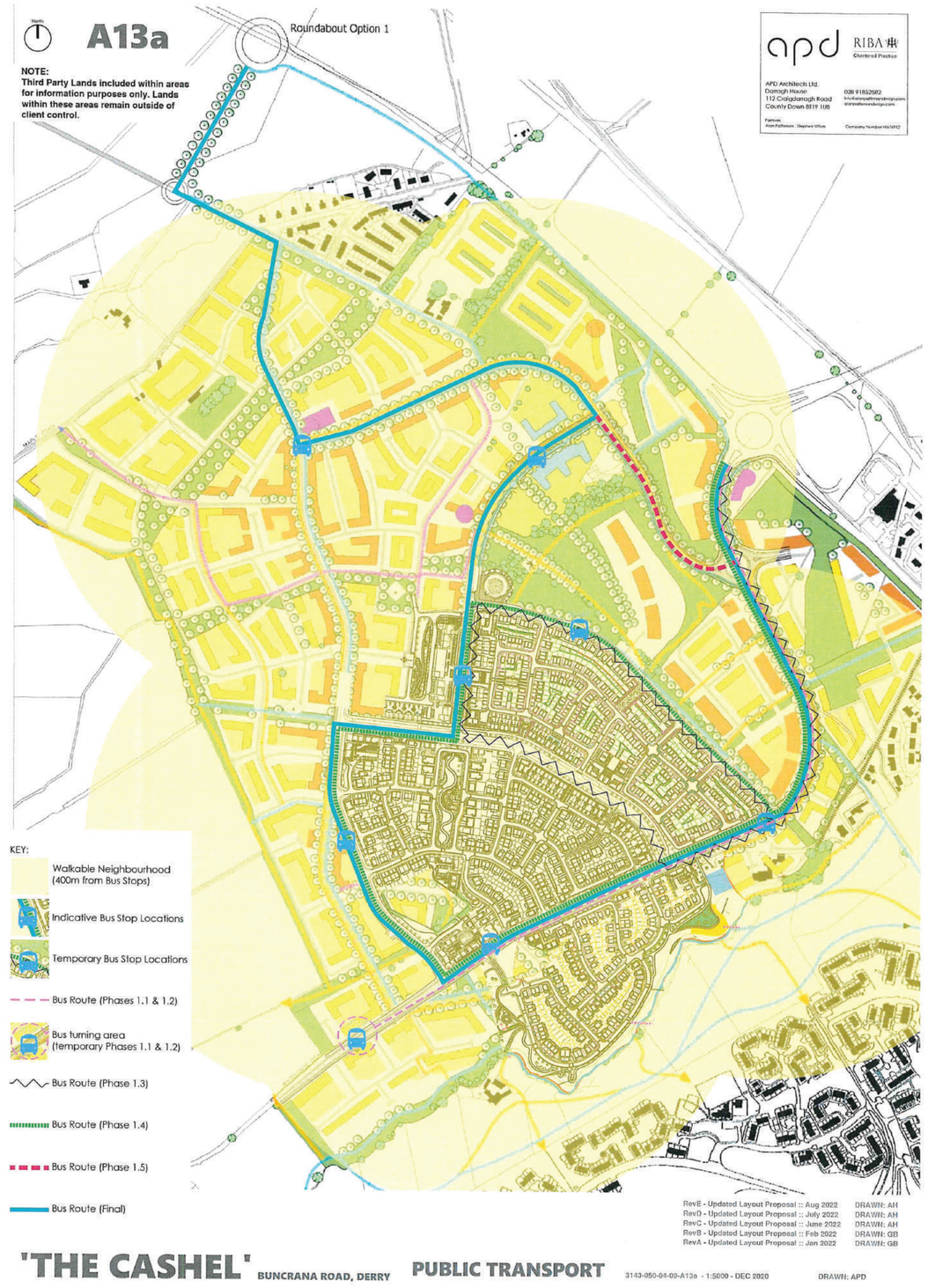
Status: Decision Granted (27th November 2025)

Reference: LA11/2023/2077/F

Location: Lands bound by the Whitehouse Road to the south and east and approximately 40m north of no.16 Whitehouse Road Derry and 30m north west of nos. 8/10 of Whitehouse Road Derry BT48 0NE

Description: Proposed residential development scheme comprising 23 no. dwellings (mix of semi-detached & detached dwellings, and apartments) accessed directly from H2 Local Distributer Road, and 1 no. detached dwelling with associated garage and bus parking area accessed directly from Whitehouse Road, including the relocation of access point along Local Distributer Road (approved under: LA11/2021/0109/RM), with road widening and traffic calming on Whitehouse Road, landscaping, car parking and all associated site works.

Status: Decision Granted (10th April 2025)



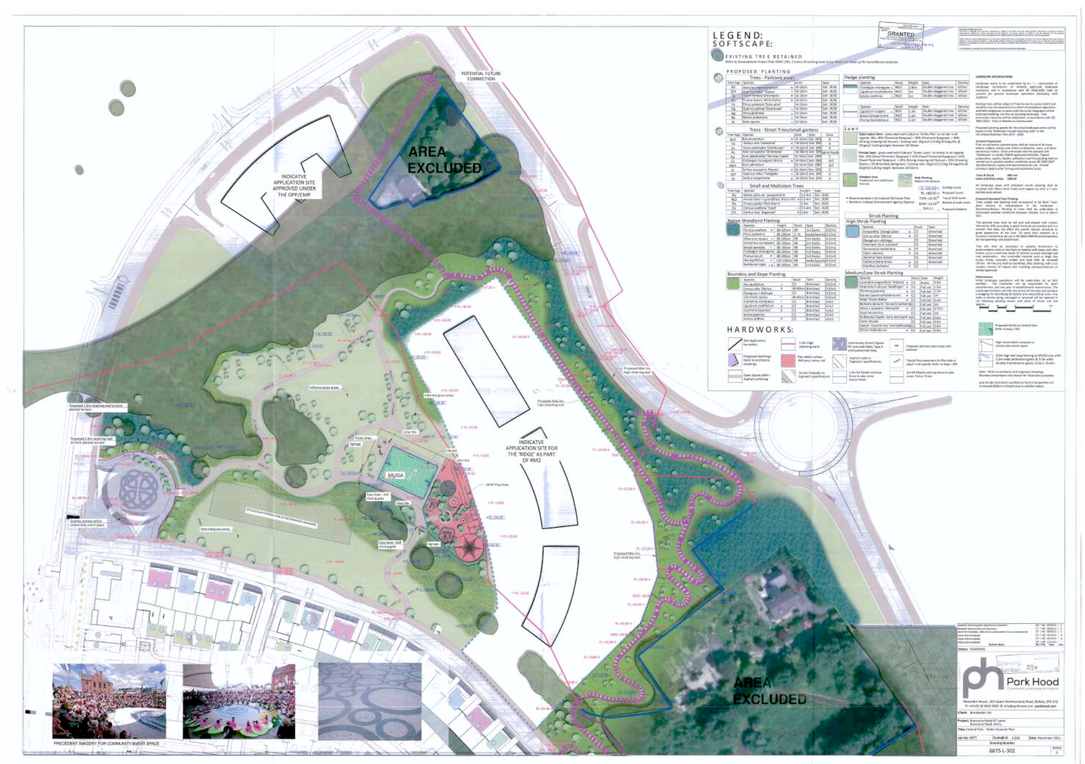
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Amendments to Central Park

The Central Park and Neighbourhood Equipped Area of Play were approved under Reserved Matters application LA11/2021/0109/RM. The proposed amendments primarily relate to refinements in landscape design and drainage strategy, including the introduction of a natural detention basin as part of a sustainable drainage approach. These changes do not alter the overall intent or quantum of open space provision in the Central Park.

SuDS is proposed in the form of a natural detention basin to replace the geo-cellular storage tank as approved in the central park. In order to provide the detention basin, this requires the formalised NEAP, Muga, and pathways to be reconfigured and relocated within the Central Park.



Approved central park



Proposed central park

Benefits of the amended Central Park & SuDS proposal include:

- Provision of sustainable urban drainage solution instead of a hard below ground engineered SuDS solution designed to control discharge. This aligns with the principles of Sustainable Drainage and Water Management.
- Integration of the natural detention basin into the Parkland design.
- The natural detention basin will be utilised as a useable green space with enhanced amenity value when dry.
- The relocation of the MUGA and NEAP improves accessibility and useability of the Central Park.
- This nature-based approach enhances biodiversity and habitat creation.
- Reduced reliance on hard engineering solutions.
- Additional seating and picnic areas to strengthen community amenity provision.
- An enhanced planting strategy incorporating pollinator-friendly species, wildflower meadows, and bulb planting to improve biodiversity.

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Key

- Indicates Private Grass area (Turfed)
- Indicates Communal Landscaped area (Seeded)
- Indicates Shrub Planting (See Landscape Dwg for Details)
- Indicates Formal Pathway
- Indicates Tarmac Area
- Indicates Concrete Path
  900mm wide = Private,
  1200mm wide = communal (max 2 dwelling to share)
  All Private Rear Paths to be 1500 wide.
- Indicates Entrance
- 19.0+ Indicates Existing Level
- Indicates 1200mm High Metal Railings
- Indicates 1500mm High Metal Railings
- Indicates 1.8m Close Boarded Timber Fence
  (Note - To be Double Boarded around the Boundary of Site and areas within the Site as indicated by SBD Policy)
- Indicates 1.8m Screen Wall
  (Note - To be read in conjunction with FCE Standard Detail)
- Indicates 2.2m High Paladin Fence
- Indicates Proposed Landscaping (see Landscaping Proposals for Details)

KEY	Unit Nos.		Unit Nos.
Type C14 5 bed detached	10	Type C12 4 bed detached	2
Type C7d 4 bed detached	5	Type C7 4 bed semi detached	28
Type C7c 3 bed semi detached Front Projection full 2 Storeys	13	Type C7c 3 bed semi detached Front Projection Ground Floor Only	13
Type C1a 4 bed chalet bungalow	6	Total No. of Units - 77	

job no. 20-24
drawing PA-03
scale 1:500 @ A1
Oct. 2026

client: Braidwater Homes Ltd.

project:
Proposed Housing Development at The Avenue, H2, Derry.

H2, The Avenue, Derry

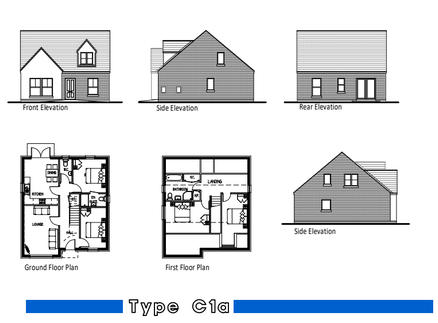
moore design
Market Court,
63 New Row, Coleraine, BT52 1EJ
Tel & Fax 028 70356989
E-mail: moore.design63nr@btconnect.com
U. Moore MCIAT
R. Moore MCIAT
Members of the Chartered Institute of Architectural Technologists.

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Type C7c



Type C1a





Type C7b



Type C7



Type C14



Type C12

H2, The Avenue - Typical House Types

moore design
Market Court,
63 New Row, Coleraine, BT52 1EJ
Tel & Fax: 028 70356989
E-mail: mooredesign@btconnect.com
CIAT
U. Moore MCIAT
R. Moore MCIAT
Members of the Chartered Institute of Architectural Technologists.



CGI Elevation of Type C7d



CGI Elevation of Type C7d



CGI Elevation of Type C7c



CGI Elevation of Type C1a



CGI Elevation of Type C1a



CGI Elevation of Type C14



CGI Elevation of Type C12



CGI Elevation of Type C7

H2, The Avenue - Typical House Type Elevations

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63 New Row, Coleraine, BT52 1EJ
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E-mail: mooredesign@btconnect.com
CIAT
U. Moore MCIAT
R. Moore MCIAT
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Benefitting the Community

The development proposals will deliver a number of community and economic benefits as outlined below:

- Provision of c. 70-80 construction jobs
- Investment of c. £6m in the local economy
- Creation of high demand new family homes

Have Your Say

Get in Touch

Visit our Website

This consultation **(braidwater.com/cashel-housing-suds/)** is available for viewing from Tuesday 10th November 2026 and will be available for the minimum period of 28 days.

Give Us a Call

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on **028 7116 1364.**

Write to Us

If you wish to make comments on the proposals, you can also do so in writing by sending a letter to:

Gray's Marketing & Comms Specialists,
19 Clarendon Street, Derry-Londonderry,
BT48 7EP

Complete a Comment Card

Comment cards can be completed at the consultation event and returned to a member of our project team. These can also be taken home and posted to the above address.

Electronic comment cards can be completed on the homepage of our website.

Closing date for feedback – **Thursday 10th December 2026**