

Proposed Redevelopment of Existing Retail Site

Glenshane Road, Drumahoe

EUROSPAR 

Your Community Supermarket

 **HENDERSON**
GROUP



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Glenshane Road, Drumahoe



Welcome & Introduction

Welcome to our Pre-Application Community Consultation (PACC) for the proposal by Henderson Group Property for the redevelopment of the existing retail site to provide 7 retail / hot food units (reduction from 9 to 7) including a new EUROSPAR unit, new fuelling facilities with supporting EV charging facilities, removal of car wash and improved site access arrangements at Glenshane Road in Drumahoe.

On all of our major projects, we consult with local people before submitting a planning application. This enables us to take on board any feedback we receive from the local community before finalising our plans.

Please take time to view the proposed plans. If you have any questions or would like to provide feedback, please get in touch with the project team. Feedback can also be provided at www.gravisplanning.com/live-consultations by clicking on the 'Drumahoe EUROSPAR' option.

Please note, all feedback provided during the PACC process is to the applicant, not the planning authority. Following the completion of the PACC period, our intention is to submit a planning application to Derry City & Strabane District Council.

Following the submission of the planning application, normal neighbourhood notification will be undertaken by the planning authority, presenting you with an opportunity to make formal representations regarding the proposal to the council.



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Who we are

Henderson Group is a local family business who are the owners of the SPAR, EUROSPAR, VIVOXTRA and VIVO Essentials franchises across Northern Ireland.

As a Group we reinvest into our independent retail partners' business and our estate of company-owned stores making up over 500 stores across NI.

We've been distributing food and grocery-related products to the convenience retail sector for over 120 years and are the largest operator of its kind in the country.

We're extremely proud to operate at the heart of Northern Ireland's communities and are passionate about reinvesting into these communities with high quality and state of the art retail developments to support local people and economy.

Here's some of our milestones:



Working with over **190** local suppliers, over 75% of our fresh food is locally sourced



We have supported over **24,600** community groups in the past 20 years



Unbeatable value through our Mega Deals & 12 Deals of Christmas Campaigns



Launched our own label brand with over **100** lines



We've donated over **17,900** items to local food banks this year



We're on a mission to clean up our communities. We've collected over **1,500** bags of litter so far this year



We have installed **282** defibrillators which have saved **21** lives



We have supported over **550** school sports days annually

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Site Location

The proposed site is located at 66 Glenshane Road, Drumahoe, Derry/Londonderry, BT47 3SF.

The site is situated in the Waterside DEA within Derry City & Strabane District Council and within the Foyle Parliamentary Constituency. The site is located on the border of the Faughan DEA and the West Tyrone Parliamentary Constituency.

The site is within the Derry City Settlement Limit and is not zoned for any particular use. The current site is made up of 9 retail / hot food units, including the existing SPAR, fuelling facilities and a car wash.



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Our Proposals

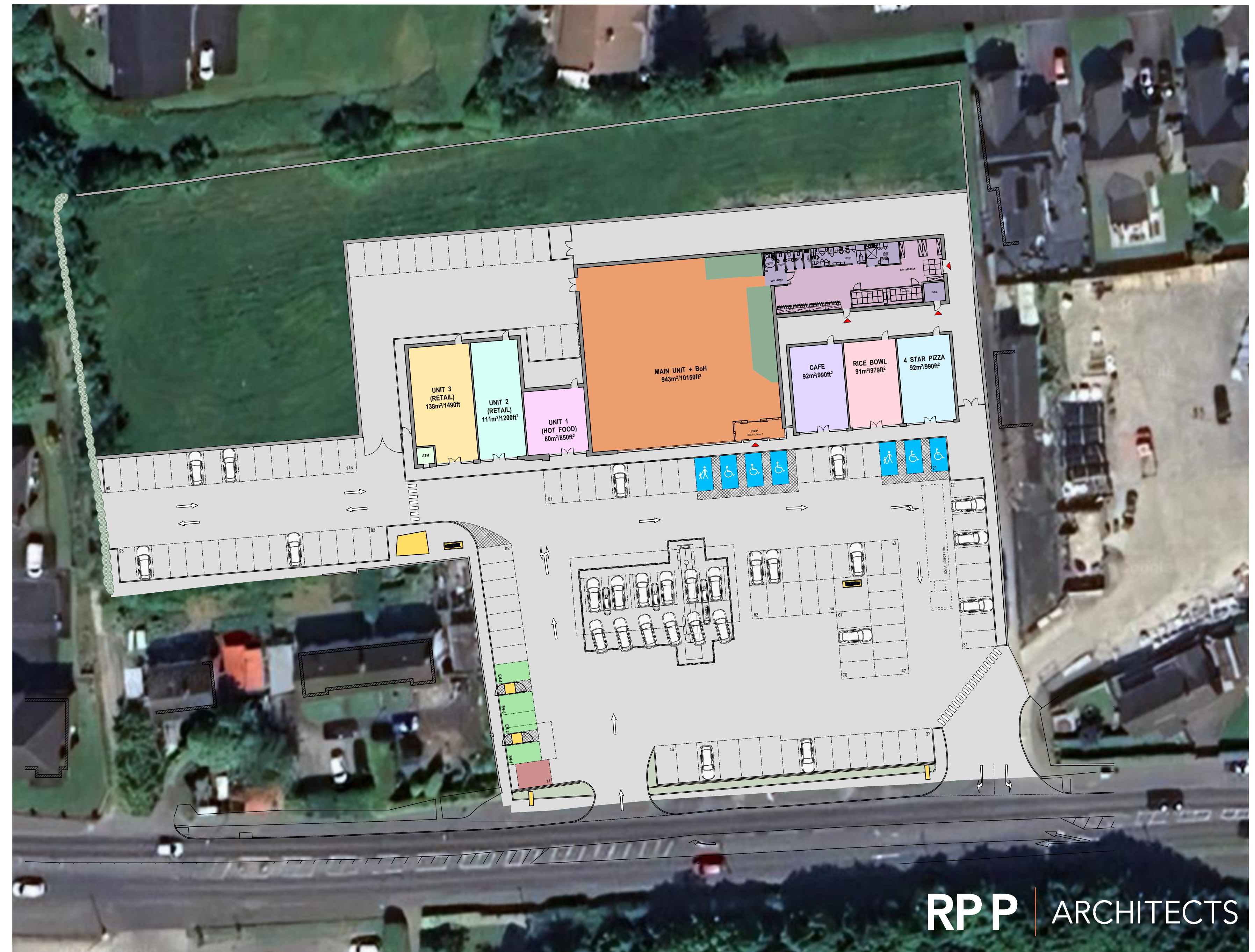
The main elements of this proposal are as follows:

- Demolition of the existing SPAR building, adjoining units and forecourt
- Redevelopment of the existing retail site to include 7 retail / hot food units, including a new EUROSPAR unit (reduction in the total number of units from 9 to 7)
- Installation of 140no. individual roof mounted solar PV generating 64MWH annually, subject to grid connection
- New fuelling facilities with supporting EV charging facilities (reduction in the total number of filling bays from 8 to 6)
- Removal of the existing car wash
- Improved site access arrangements

Alongside a new EUROSPAR, the proposal will also include the Medicare Pharmacy, Winemark and Bridies Takeaway. The Coffee Stop, Rice Bowl and 4 Star Pizza are also being retained in the same location.

As part of the planning application a number of reports will be submitted to demonstrate that it will not impact negatively on the amenity of neighbouring residents.

These will include a Drainage Assessment, Noise Impact Assessment, Odour Impact Assessment, Lighting Reports, a Service Yard Management Plan, a Transport Assessment and ecological assessments.



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Project Benefits

Economic benefits: This £8 million investment by Henderson Group will create 150 jobs during construction and circa £100,000 in rates each year.

Convenience: The overall proposal will see 7 retail / hot food units and new fuelling facilities on site. Retaining existing retailers at this site as well as the in-store services in the EUROSPAR store means customers can avail of a range of services at this location.

Extensive product range: EUROSPAR stores offer a comprehensive selection of fresh foods, grocery and non-food items catering to a wide range of shopper needs. Over 75% of fresh food sold in EUROSPAR is sourced locally, supporting local producers and communities. The proposed EUROSPAR store will also provide BARISTA BAR coffee, a Delish counter for quality food on the go and in-store butchery range.

Parking and access: This proposal includes improved parking facilities, making it convenient for customers to travel and park on-site. The improved access arrangements as part of the proposals will aid traffic movements in and out of the site.

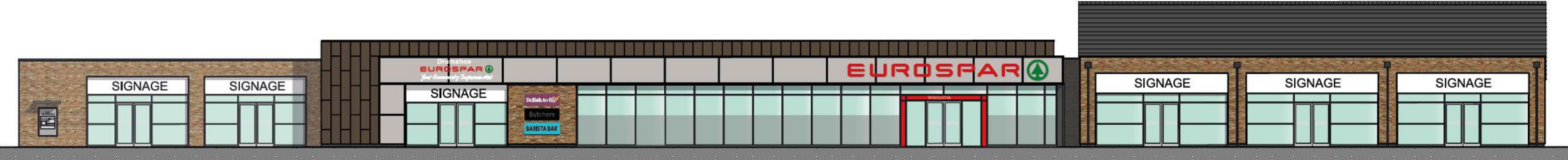
Location: The site is located in a prime location on the Glenshane Road in the heart of Drumahoe surrounded by a large number of residential properties. Drumahoe is located on the main A6 between the City of Derry-Londonderry and Dungiven.



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Visualisations



PROPOSED FRONT ELEVATION

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EUROSPAR in the Community

We believe in 'The Joy of Living Locally'

Our local shoppers and neighbourhoods' matter to us, because we live around here too. That's why we support local producers, celebrate local food, bring value to shoppers' doorsteps and support the neighbourhoods' in which we serve.

We're extremely proud to operate at the heart of Northern Ireland's communities and are passionate about reinvesting into these communities. Our stores are often actively involved in local communities, sponsoring and supporting local events and initiatives.

Our commitment to the communities we serve extends beyond providing a high-quality, value-on-your doorstep shopping experience. It also involves providing opportunities for employment, supporting those in need by volunteering time, gathering funds for charities and bringing the local community together.

Our corporate charity is Cancer Fund for Children and we have raised over £2m for local good causes. We also support Tearfund, Air Ambulance NI, Chest Heart & Stroke NI and over 70 local foodbanks.



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Thanks & Feedback

Thank you for taking time to view the information on our proposals. If you have any questions or would like to provide feedback on the proposal, please get in touch with us using one of the following methods:

Post: Gravis Planning, 1 Pavilions Office Park, Kinnegar Drive, Holywood, BT18 9JQ

Online: www.gravisplanning.com/live-consultations

Email: drumahoeeurospar@gravisplanning.com

Phone: 028 9692 7258 and follow the instructions for 'Drumahoe EUROSPAR Project'

