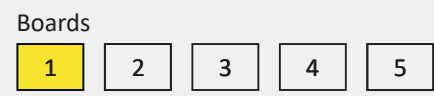


Fort George Masterplan



Welcome

On behalf of the Applicants, the Department for Communities (DfC), we would like to make you aware of the proposed outline planning application on lands at the Fort George site located at Pennyburn on Strand Road, Derry~Londonderry.

Context within the City

This is an exciting time for Derry~Londonderry with an unprecedented level of development proposed across the city and wider region. The proposed investment in the Central Riverfront area, the Walled City and developments around the University campus will bring much needed improvements to the city and act as a catalyst for further development in years to come.

As a gateway to the city, the strategic importance of these lands is widely recognised as somewhere that can deliver lasting social, economic and environmental benefits to the city. The Local Development Plan identifies Fort George as a Special Economic Development Area (SEDA) and is a key component in delivering economic growth for the City.

A Vision for Fort George

DfC, in partnership with the Western Health and Social Care Trust (WH SCT) have been collaborating on development proposals that seek to deliver these social, economic and environmental benefits, unlocking the site's full potential, reclaiming it for the social and economic benefit of the city and its residents. Their shared vision for the Fort George site is for inclusive regeneration which will deliver a new high quality, sustainable, well connected destination generating a dynamic, innovative place for people to live, work and visit.

The Fort George site benefits from an earlier outline planning permission across the entire site for a mixed-use development approved under planning application reference A/2012/0335/O for development to include; residential, office, employment and education uses (including research and development/call centre) community facilities, retail, cafes, bars and restaurants, associated multi-storey and surface car parking, landscaping and environmental and roads infrastructure involving ground remediation and infilling of land to establish new development levels.

In July 2025, WH SCT submitted proposals to construct a new Health and Care Centre (H&CC) on the portion of the Fort George site that faces Strand Road. The application also proposes the construction of a multi-storey car park to support its operation, along with site wide infrastructure and improvements to the road network to include significant improvements to the Pennyburn roundabout. The remaining Fort George lands facing the river are identified as future development plots, proposals for which would be brought forward by DfC and it is the future development of these lands which we are currently consulting on.

The purpose of this public consultation event is to share the applicant's conceptual development proposals for those remaining lands at Fort George. DfC propose a vibrant mixed-use development, dove-tailing with the Health and Care Centre, which will ensure Fort George is active and welcoming throughout the day and into the evening. The mix of possible future land uses will be set within a new high quality urban landscape made up of connected open spaces and public areas that prioritise pedestrians and encourage active use. The proposed development will transform the site, creating a new destination that maximises its riverfront location with excellent connections to the city centre and surrounding communities.

What is being proposed on the remaining lands at Fort George?

The applicant proposes a mixed use regeneration development with a range of potential future uses similar to those previously approved and comprising of office, research and development, health and life sciences, residential apartments, purpose-built student accommodation, retail, hotel, leisure, public realm, active travel uses, cafes, bars and restaurants, community and cultural uses and car parking. At this stage, the application proposes a broad mix of potential uses to ensure flexibility for future development.

Outline planning permission which is the subject of this public consultation

An outline planning application focuses on the overall principles of development rather than detailed designs. This outline planning application is therefore intended to refresh the earlier outline planning permission, to provide a framework to assist in guiding the form and quality of the future redevelopment of the lands, and the future Reserved Matters planning applications which will include detailed design proposals for individual buildings and detailed landscaping proposals.

The framework for future development takes the form of a series of Parameter Plans which will set out how much of the site may be built on, the extent of public realm, the maximum building heights and how the proposals respond to local planning policies including shaping guidance for the riverfront.

\* The parameter plans have been informed through the design of an illustrative masterplan for the site. The detailed building proposals shown on these boards are therefore for illustrative purposes only, demonstrating what could be delivered within the design parameters. Illustrations presented should not be considered final designs but as an example of what buildings within the development parameters could look like. The final design of buildings and public realm will be subject to future approvals.

We are currently at the Pre Application Community Consultation (PACC) stage of the outline planning application process for lands at Fort George. The pre-application community consultation (PACC) period will commence Thursday 22nd January 2026 and conclude on Thursday 19th February 2026. We welcome you to view the proposals and provide feedback to the design team who are on hand to answer any questions which you may have.

To provide comments on the proposal outside today's public consultation event, please contact us via the following methods;

Email: [fortgeorgepacc@gmail.com](mailto:fortgeorgepacc@gmail.com)

Postal Address: Juno Planning & Environmental Ltd., 409 Lisburn Road, Belfast, BT9 7EW.

Following today we will review the feedback provided by the community, which will be considered as part of the final pre application design stage. Although this pre-application consultation will close on 19th February 2026, there will be a further opportunity to provide feedback directly to the Derry City and Strabane Council

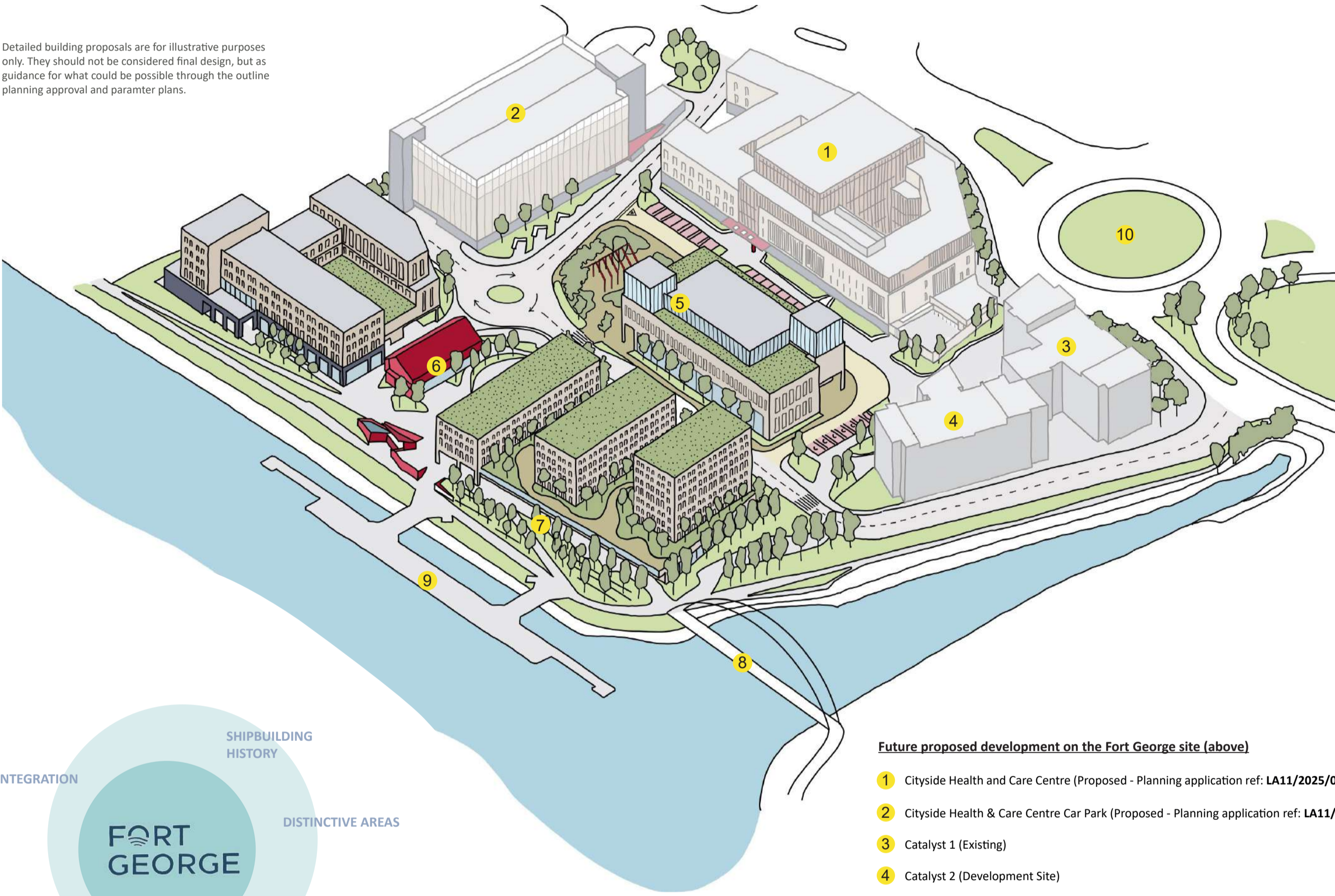
planning office once the outline planning application has been submitted. Details of the public consultation event and the feedback received will be written up in a PACC Report which will be submitted with the planning application and will be available to view on the NI Planning Portal.

All details of the proposal will be available on our dedicated project website at [https://junoPlanning.com/public\\_consultations/fortgeorgepacc](https://junoPlanning.com/public_consultations/fortgeorgepacc). This website will be live beginning 22nd January 2026, for a period of 28 days, which ends on 19th February 2026. Any comments regarding the development proposals can be made on the website or by emailing [fortgeorgepacc@gmail.com](mailto:fortgeorgepacc@gmail.com).



Project Timeline / Programme demonstrating anticipated steps towards development of Fort George

\* Detailed building proposals are for illustrative purposes only. They should not be considered final design, but as guidance for what could be possible through the outline planning approval and paramter plans.



Future proposed development on the Fort George site (above)

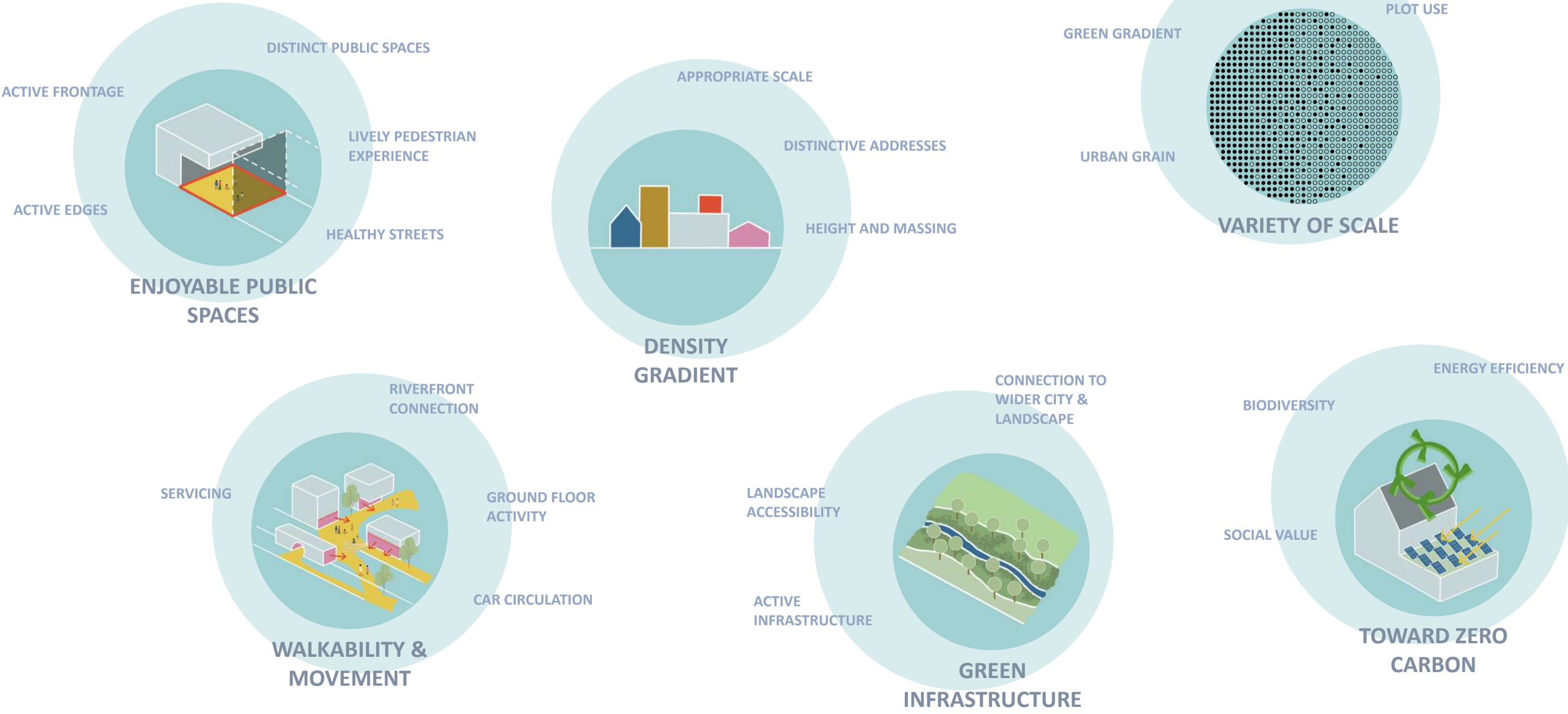
- 1 Cityside Health and Care Centre (Proposed - Planning application ref: LA11/2025/0529/F)
- 2 Cityside Health & Care Centre Car Park (Proposed - Planning application ref: LA11/2025/0529/F)
- 3 Catalyst 1 (Existing)
- 4 Catalyst 2 (Development Site)
- 5 The Park (Included in this Outline Planning Application)
- 6 The Square (Included in this Outline Planning Application)
- 7 The Riverfront (Included in this Outline Planning Application)
- 8 Pennyburn Footbridge
- 9 Existing Quay Dock
- 10 Pennyburn Roundabout (Proposed - Planning application ref: LA11/2025/0529/F)



Fort George in Context



Plan showing red line boundary outline planning application

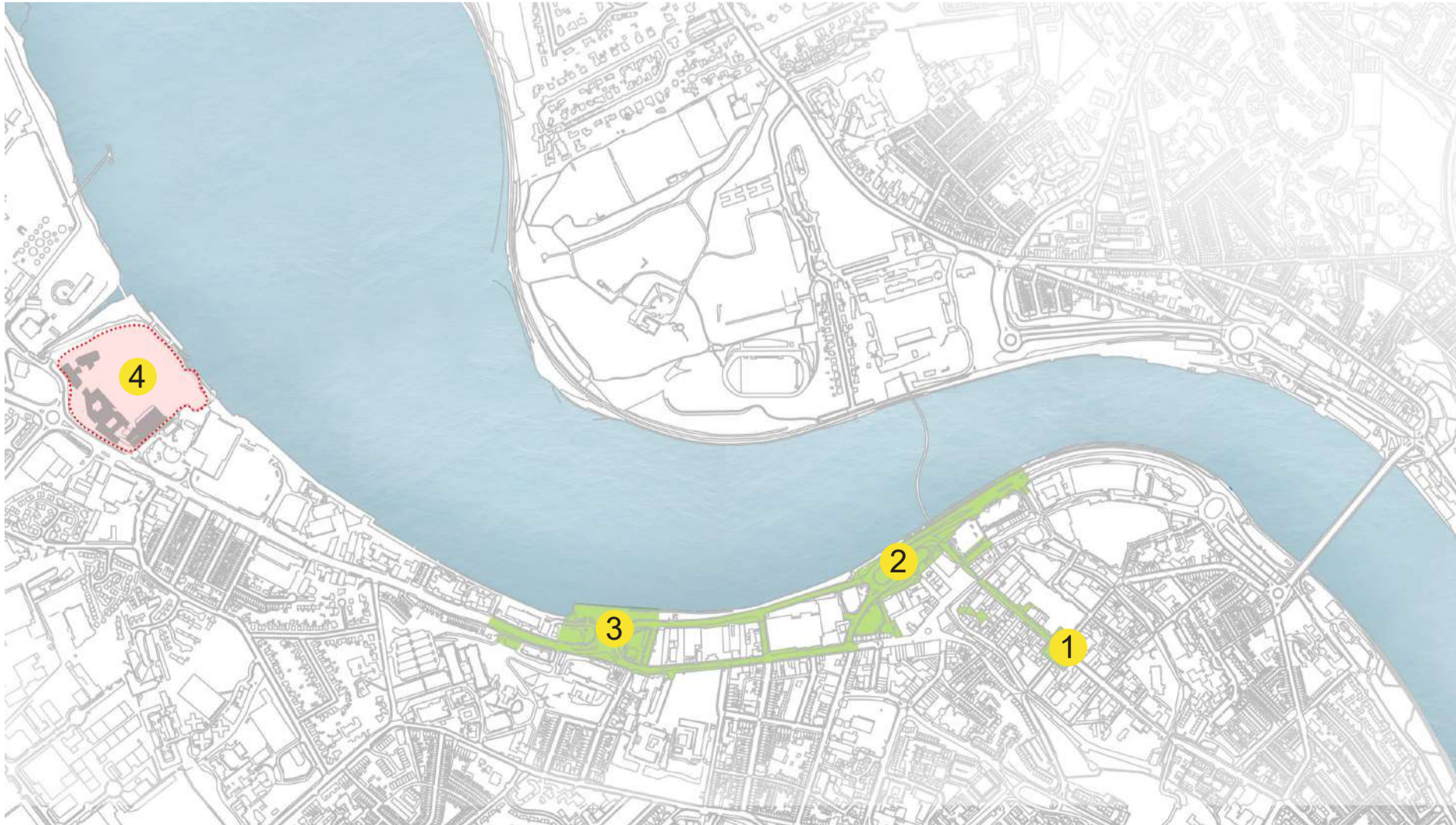


Located on the edge of Derry~Londonderry, Fort George offers a special opportunity to connect the city with nature. Planted landscapes and links to the River Foyle bring the natural environment into the heart of the development, creating a seamless blend of urban and natural spaces.

The masterplan also features a "density gradient," with a mix of building types and block sizes. This variety encourages a vibrant mix of residential, commercial, and retail spaces, creating interest and diversity throughout the area. Public spaces are central to the design. Streets are walkable, pedestrians are prioritised, and the overall experience encourages slow, meandering exploration—inviting people to dwell, interact, and enjoy the surroundings. Sustainability is a core principle. The development aims to use zero-carbon technologies where possible and promotes environmentally conscious building practices. Finally, Fort George will have a distinctive character that honors its shipbuilding heritage while presenting a forward-thinking, ambitious, and unique development on the edges of the River Foyle.

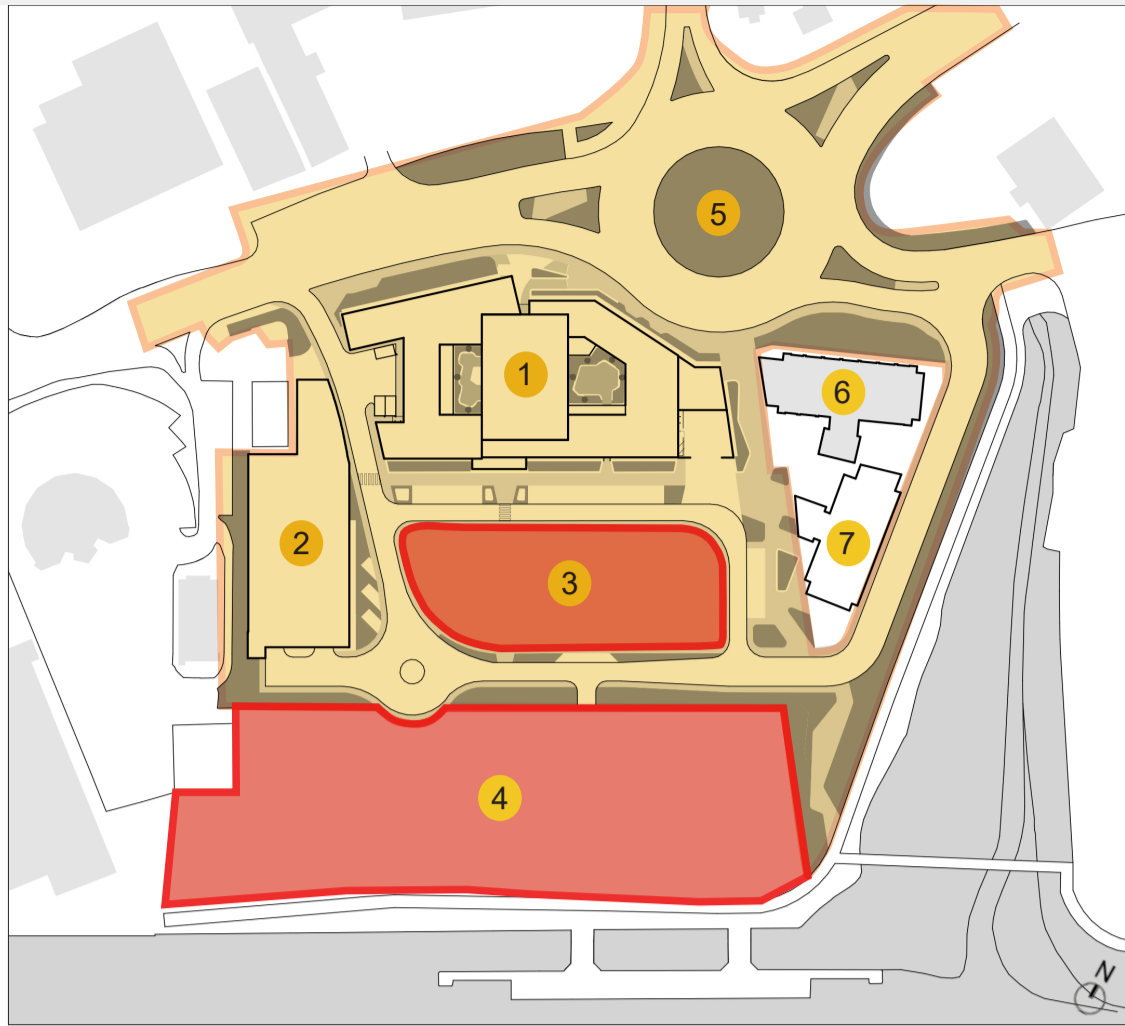
Transformative projects occurring across the city (right)

- 1 The Walled City
- 2 The Central Riverfront
- 3 School of Medicine
- 4 Fort George Masterplan



Transformative projects occurring across the city of Derry~Londonderry

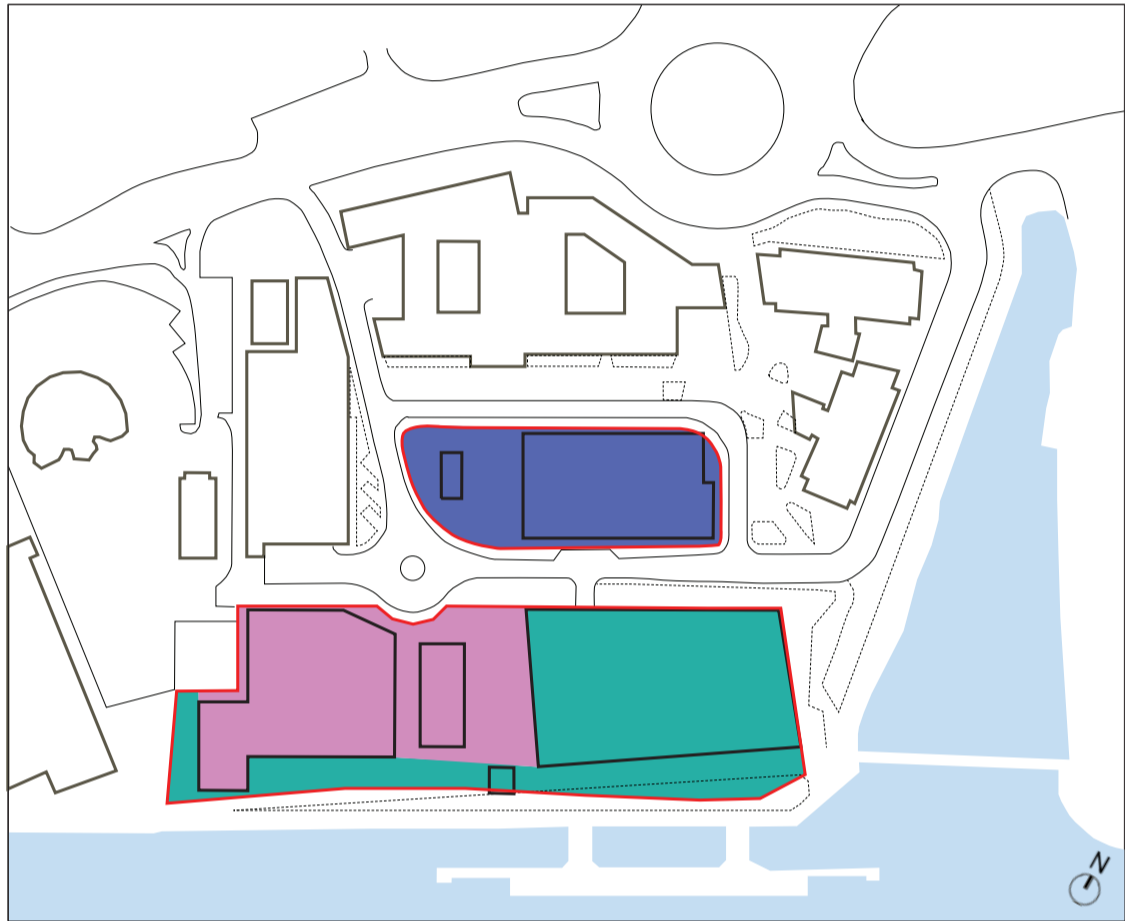
Fort George Masterplan in Context



Development Key

- Development Limits (As per H&CC application - Ref: LA11/2025/0529/F)
- Fort George Development Sites
- 1 Cityside Health and Care Centre (H&CC)
- 2 Multi-storey Carpark
- 3 Fort George Development Site 1
- 4 Fort George Development Site 2
- 5 Proposed Pennyburn Roundabout
- 6 Catalyst 1
- 7 Catalyst 2

A new Health and Care Centre and multi-storey car park are proposed on the Fort George site, along with a larger roundabout at Pennyburn and an internal road network to serve the new urban blocks. Areas 3 and 4 on the left-hand diagram indicate the portions of the site covered by this outline planning application. Approval for these areas is dependent on the planning permission for the surrounding internal road network.



Character Areas

- Character Area - The Park  
The Park forms a transitional threshold between the 'Health District' and a new public space towards the riverfront. It consists of a small park and a central building block. The central block plays a passive role, prioritising visual connectivity rather than active public use. Permeable facades create openness along the park edge, while entrances at each end support subtle movement and strengthen key north-south pedestrian routes through the site.
- Character Area - The Square  
The urban blocks are formed around a pedestrianised streetscape that directs movement toward the riverfront and into the masterplan. The Square is defined by active, welcoming, commercial frontages and ground floor retail that animates the space. Designed for flexibility, the square supports both large events and everyday use, with comfortably-scaled surroundings that encourage walking, gathering and meandering.
- Character Area - The Riverfront  
The public realm is defined by active commercial frontages and the Quay Trail along the River Foyle, forming a central hub for events and year-round leisure. Materials reference the site's shipbuilding heritage, whilst the mixed-use urban edge adds vibrancy and creates a rich, layered environment.



Sustainable Travel

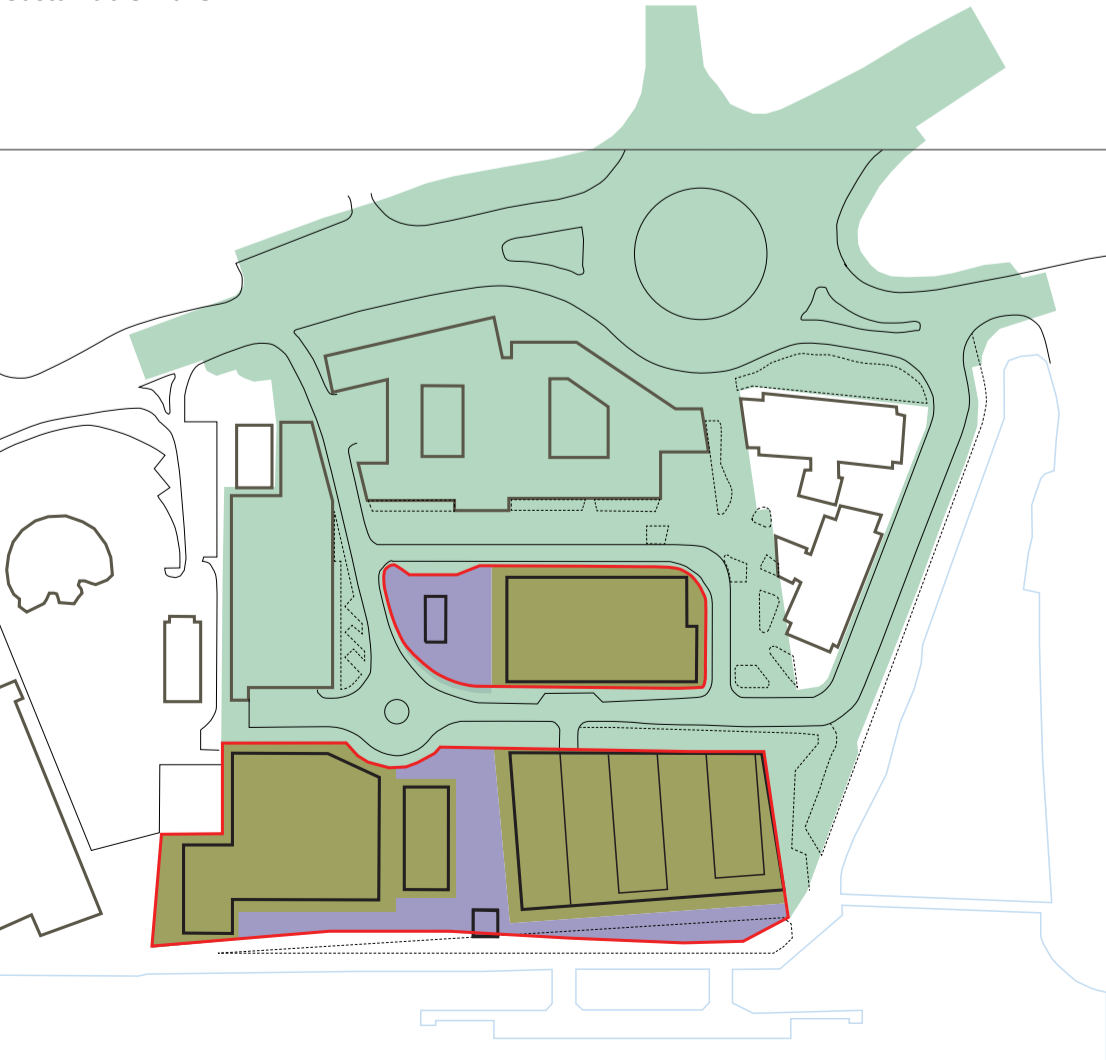
- Bus Stop
- Bicycle Parking
- Pedestrian Route

Fort George has been designed as a vibrant, riverside destination that is best experienced as a pedestrian. The development plots have been designed to encourage active travel and to take advantage of the existing green corridor along the river, creating a car free experience. Generous areas of public realm enable movement through the heart of the site, to and from the Quay Trail. Opportunities exist within the proposed development description to create a sustainable travel hub on the site, taking advantage of its edge-of-city location. Good public transport connections on the Strand Road will ensure that the site is well connected to the City centre and wider region.

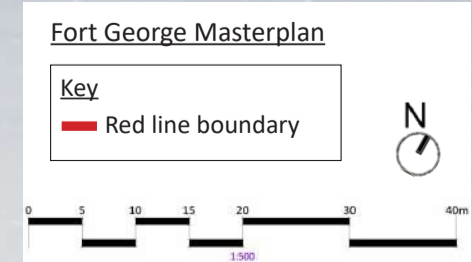
- Phase 1 - Delivery of reconfigured Pennyburn Roundabout, Internal Road Network and site infrastructure, creation of land parcels for the H&CC, Multi-Storey Car Park and associated public realm.
- Phase 2 - Delivery of public realm and urban blocks

The phased development of Fort George (as currently proposed) is contingent upon the completion of the enlargement works to the Pennyburn Roundabout and the construction of the internal roads network and site infrastructure. Permission for these elements is sought via the Cityside H&CC full planning application (LA11/2025/0529/F) and remains subject to determination by Derry City and Strabane District Council.

Following expressions of interest and firm commitments by interested private developers, Phase 2 of works would see completion of the public realm alongside the construction of new buildings on the development plots. Plots may be developed all at once or on a piecemeal basis.

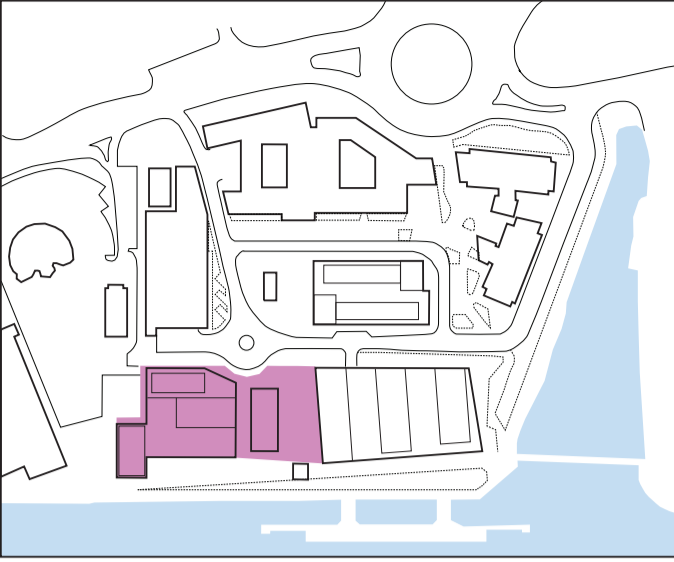


Suggested phasing of development



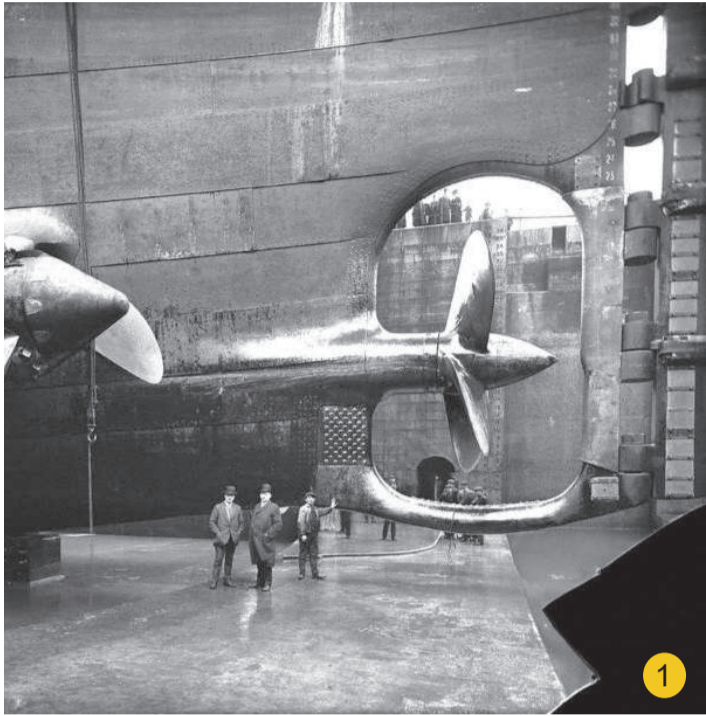
Fort George - Outline Planning Application Masterplan

\* Detailed building proposals are for illustrative purposes only. They should not be considered final design, but as guidance for what could be possible through the outline planning approval and paramter plans.



Character Area - The Square

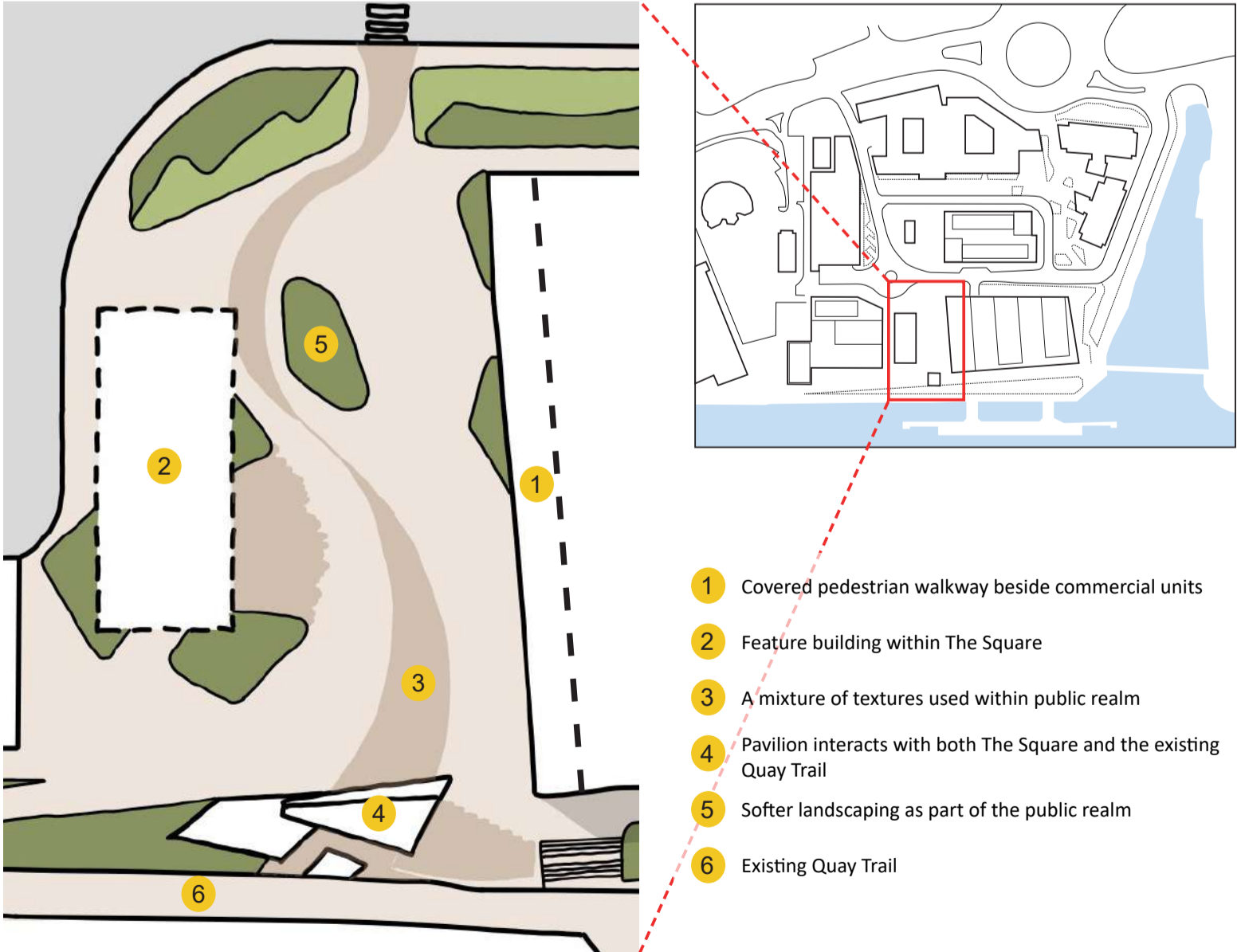
The urban blocks are formed around a pedestrianised streetscape that directs movement toward the riverfront and into the masterplan. The Square is defined by active, welcoming, commercial frontages and ground floor retail that animates the space. Designed for flexibility, the square supports both large events and everyday use, with comfortably-scaled surroundings that encourage walking, gathering and meandering.



- 1 Large scales could inspire artwork within spaces
- 2 Hull design - rhythm, thin profiles and depth of facade
- 3 Playing with reflection and rippled textures
- 4 Historic river front had interesting textured boardwalk

Connections to Fort George's ship building past

Fort George has a strong historical connection to shipbuilding, and this heritage should help shape how the site is developed in the future. The aim is to acknowledge and celebrate this past while also reflecting Fort George's new role within the wider city. The photographs and images shown above illustrate the design inspiration behind this approach. Rather than directly copying historic features, the intention is to reference the shipbuilding history in a subtle and thoughtful way, using materials, textures and design details. For example, Image 4 shows the type of boardwalk that once ran along the edge of the River Foyle. A similar style of surface could be used along the riverfront today as a gentle reminder of the site's industrial past. This would create a distinctive and attractive riverside space, enhance the character of the waterfront, and offer a unique experience for people walking along the Quay Trail.



- 1 Covered pedestrian walkway beside commercial units
- 2 Feature building within The Square
- 3 A mixture of textures used within public realm
- 4 Pavilion interacts with both The Square and the existing Quay Trail
- 5 Softer landscaping as part of the public realm
- 6 Existing Quay Trail

Several key features will help make the central Square a vibrant and successful part of the Fort George masterplan. The main north-south route is highlighted by the arrangement of buildings, guiding movement through the space. The Square is framed by two important elements: a covered pedestrian walkway with commercial spaces, and a feature building or pavilion with public access at ground floor level.

At the riverfront, a proposed pavilion marks the arrival point, offering views of the River Foyle and beyond. It also provides a connection to the Quay Trail, allowing pedestrians to continue along the trail or explore the new riverfront public space.

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Precedents conveying design intent



Pavilion of Floating Lights, South Korea

The pavilion of floating lights is a great example of a public pavilion that links two pedestrian pathways, whilst addressing a riverfront location. Within the Fort George proposals, there is an opportunity for a proposed pavilion at the end of The Square, which celebrates users' arrival at the Riverfront.



King's Cross, London

King's Cross offers a calm place to pause within the busy city environment, serving both people passing through and those visiting nearby sites. Small areas of planting and soft landscaping encourage people to stop, sit, and enjoy a more natural setting. Its slightly elevated position above the water provides attractive views and creates an appealing backdrop for people spending time in the space.



City Quay's Gardens, Belfast

City Quay's Gardens is part of a new development along the edge of the River Lagan in Belfast. Nestled among the taller buildings, the garden creates a peaceful, sheltered space that feels hidden from the surrounding city. The area is furnished with high-quality seating and features, thoughtfully placed throughout the greenery. This playful arrangement encourages people to pause, relax, and enjoy the space in an informal, welcoming way.



Public Park, China

The main public space can be of a more comfortable scale when smaller planters are positioned within the space. Pockets of stillness are still important within a busy, public atmosphere.



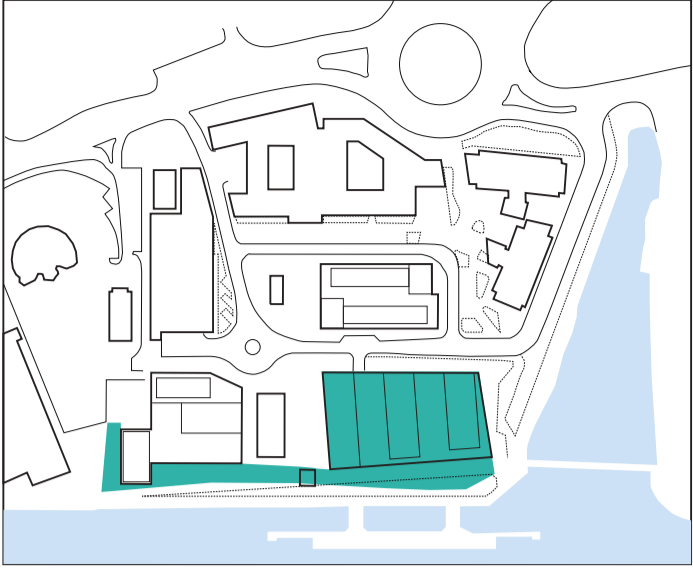
Streetscape, Greece

A lively streetscape is enhanced by shopfronts and commercial units that keep activity and interest throughout the day. Planting helps to provide some shelter for those wanting to rest and high quality materials are used to create a desirable public space.

Fort George Masterplan - The Riverfront

Boards

1	2	3	4	5
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Character Area - The Riverfront

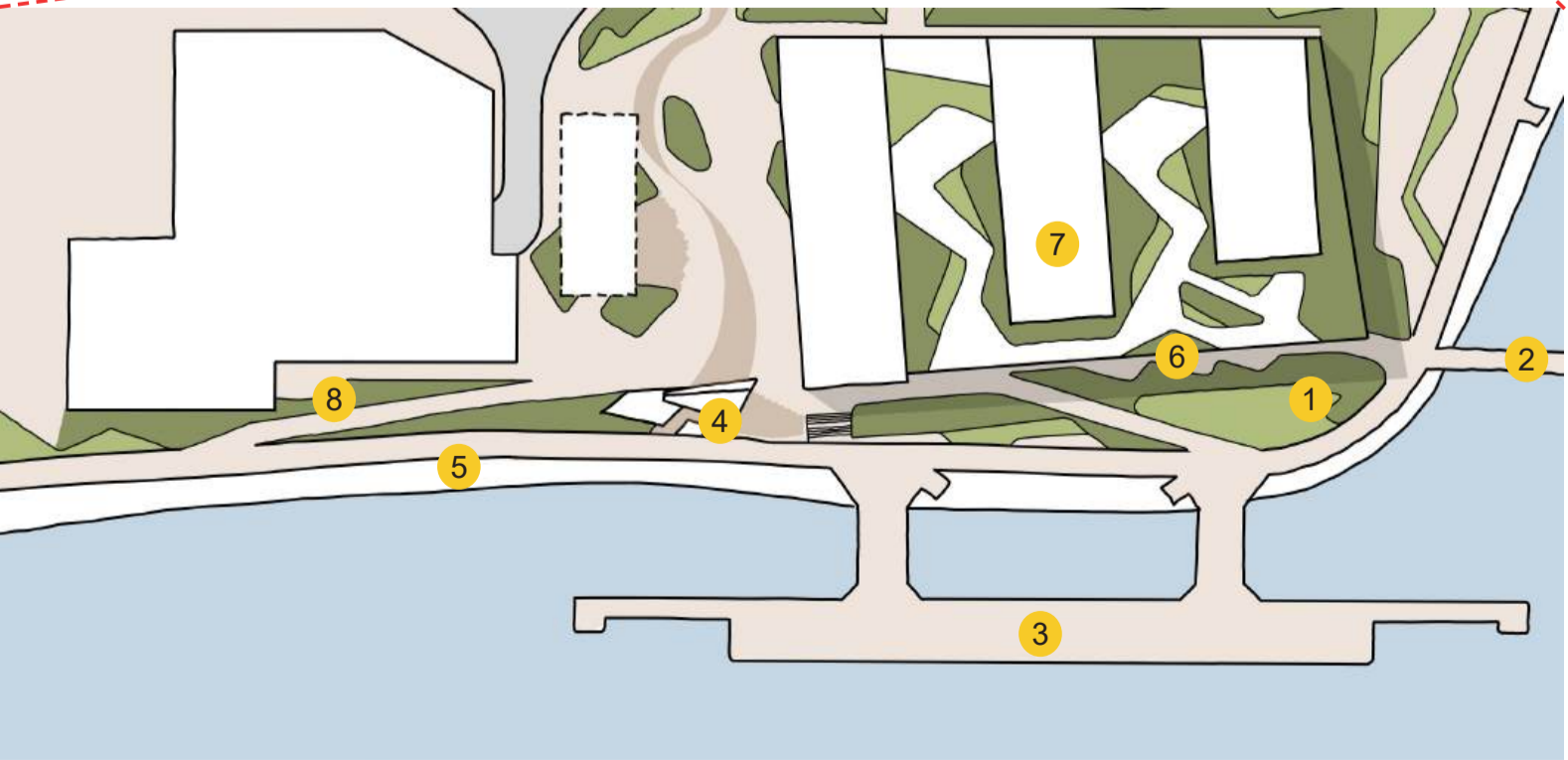
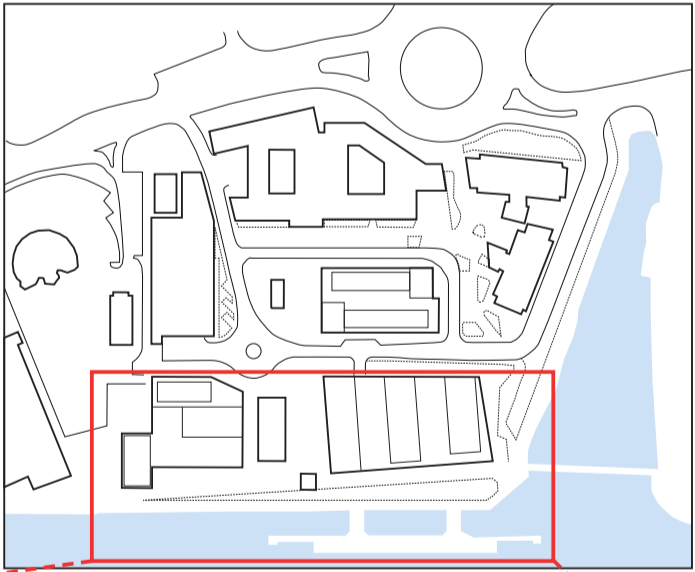
The public realm is defined by active commercial frontages and the Quay Trail along the River Foyle, forming a central hub for events and year-round leisure. Materials reference the site's shipbuilding heritage, whilst the mixed-use urban edge adds vibrancy and creates a rich, layered environment.

Precedents conveying design intent for riverfront landscaping



- 1 Benching integrated with large sections of planting
- 2 Timber details noding towards the previous along the Foyle River
- 3 Height differences are celebrated through layering of planting and walkways
- 4 Robust materials and angles are used to create a new layered riverfront

- 1 Density of planting across the site
- 2 Existing Pennyburn Bridge
- 3 Existing jetty
- 4 Pavilion interacts with both The Square and the existing Quay Trail
- 5 Existing Quay Dock
- 6 Covered pedestrian walkway along riverfront
- 7 Proposed development with upper roof gardens
- 8 Proposed development with prominent elevation facing the riverfront



Key ingredients for the proposed Riverfront

The riverfront is to be a dynamic and interesting space that has a number of characteristics. There is an emphasis on bringing the natural landscape into the masterplan, particularly close to the existing Pennyburn Bridge. An urban block with a covered pedestrian walkway faces onto the River itself and takes advantage of the higher vantage point. The proposed urban block also has an elevated plinth that is generously planted, taking advantage of a great location and elevated views of the riverfront. This can also create a private garden area for those living or working in this urban block. Pathways are to give a sense of meandering and an alternative to the very straight and direct route of the Quay Trail.



Precedents conveying design intent



The City Deck, USA

This is an excellent example of a waterfront space that combines lighting, landscaped areas, and public seating. The promenade uses a variety of materials: timber runs along the river's edge, while paved areas are set back from the water. The planting is kept formal and reflects the local plants and natural environment, helping the space feel connected to its surroundings.



The Goods Line, Australia

Bright yellow elements are used throughout to create a distinct identity for the Goods Line. Today, it has been transformed into a vibrant pedestrian space, offering a welcoming place to walk, relax, and enjoy the city.



Quay Quarter Lanes, Australia

Seating is an important part of any public space, especially along a riverfront. Well-placed seating makes the area feel welcoming for people passing through or spending time there. The example above shows how seating can be arranged informally, while also providing more sheltered spots for people who want a bit of privacy or quiet.



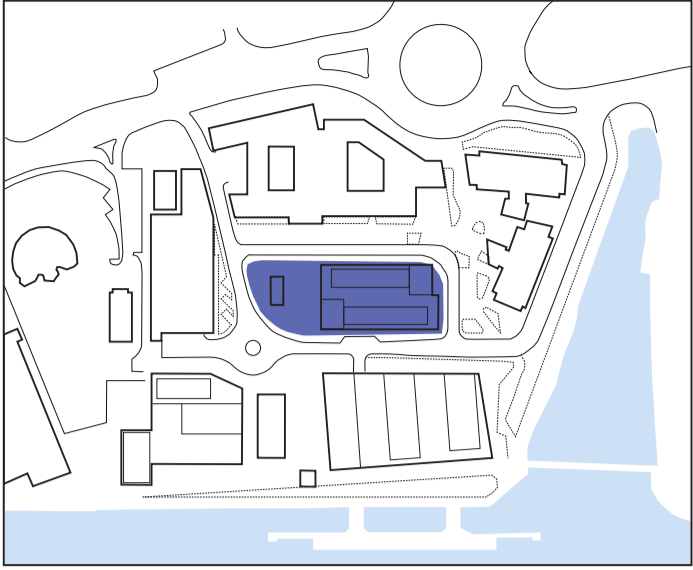
Chuansha Green Belt, China

Winding paths move through densely planted landscapes, creating a vibrant and engaging route for pedestrians. Even in this busy urban area, the greenery provides a softer, more sheltered environment for people to enjoy. Large planter edges double as informal seating, and carefully placed sculptures add extra interest and character to the space.



River regeneration, Madrid

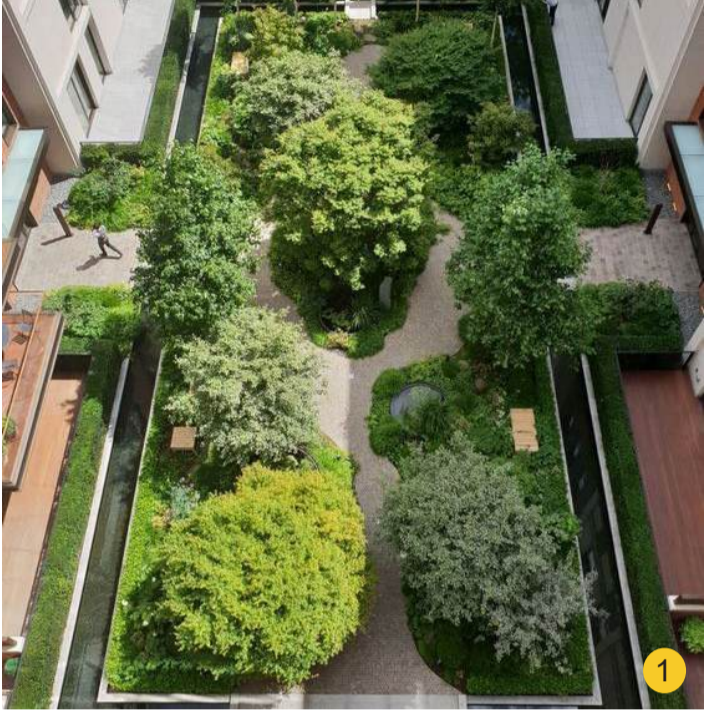
Layering a riverfront can create a successful and enjoyable public space. Closest to the water is a planted edge with seating, offering a relaxed riverside experience. Beyond that, a wide pedestrian area accommodates walking and cycling. The space is well-organised, allowing people to find areas that suit their needs.



Character Area - The Park

The Park forms a transitional threshold between the 'Health District' and a new public space towards the riverfront. It consists of a small park and a central building block. The central block plays a passive role, prioritising visual connectivity rather than active public use. Permeable facades create openness along the park edge, while entrances at each end support subtle movement and strengthen key north-south pedestrian routes through the site.

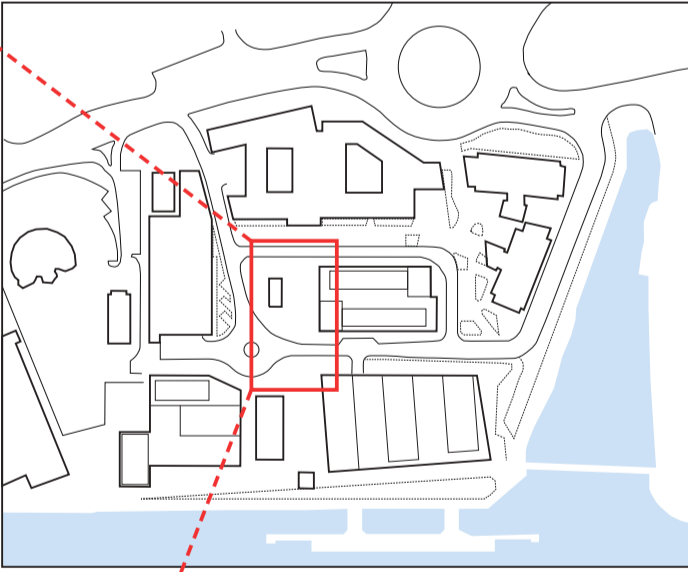
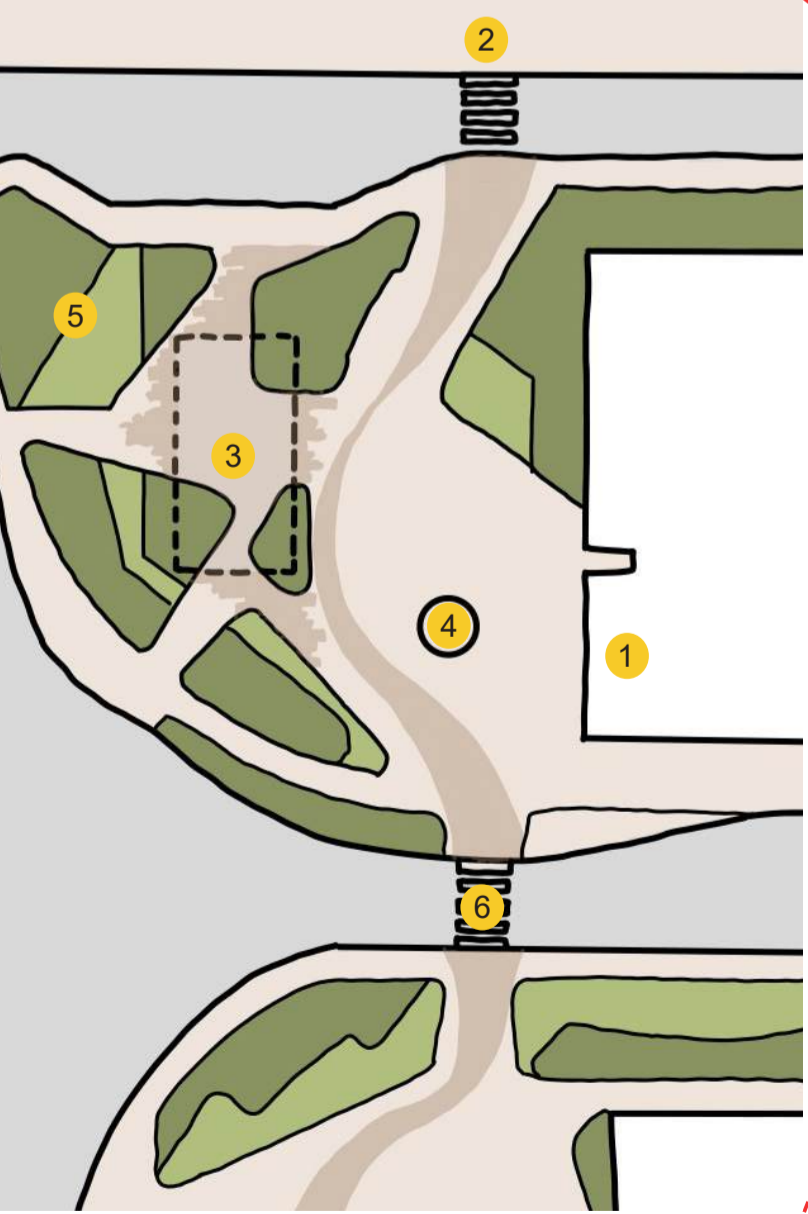
Precedents conveying design intent for rooftop landscaping



- 1 Holland Park, London - planted roofscapes improves the biodiversity of the area
- 2 The High Line in New York encourages planting at a higher level
- 3 The Flatiron Institute in New York has rooftop gardens that take advantage of the elevated vantage point within the city.



Artist's Impression: The Park



- 1 Proposed urban block with entrance off The Park
- 2 Towards proposed H&CC building
- 3 Pavilion set within landscaped gardens
- 4 Main thoroughfare between H&CC, centre of masterplan and the Riverfront
- 5 Generously landscaped pockets to provide shielding from road
- 6 Link between The Park, leading towards The Square

Key ingredients for The Park gardens

A few key aspects help to make the Park a successful part of the Fort George masterplan. There is a clear plaza area situated across from the Square which emphasises the visual connection for those in the middle of the masterplan. A central pavilion structure is proposed for within the planted landscape to create interest and provide more possible uses to the space. It can be either sculptural, or play a larger public role in creating activity and meaning. Due to the proximity of the road and roundabout, it is proposed that the edge of the Park will be generously planted in order to create privacy and shelter from noise and views of traffic moving through the Fort George site.

Precedents conveying design intent



Detroit International Riverwalk, USA

Along the Detroit riverfront, a richly planted landscape creates a green oasis against the city backdrop. Tall lighting posts help make the space feel safe and welcoming in the evenings, supporting use by people in the surrounding area.



Place de la Republique, France

A main thoroughfare is flanked by calm, welcoming spaces on either side, supporting a variety of uses. Consistent ground materials help connect the space to its surroundings. Patterns in the paving act as subtle wayfinding cues for people moving through the city.



Alfred Place Gardens, London

A winding path moves through a lushly planted area, creating a sheltered and inviting space for people to enjoy. Public seating is finished in natural timber, offering a warmer, more welcoming feel than metal or other materials. Tall planting provides shade and shelter, enhancing comfort and the sense of enclosure.



City Quay's Gardens, Belfast

Large screens form part of the landscaping strategy by providing both an artform and also a visual shield from larger scale buildings that are situated beside the gardens. Local flora and fauna is used alongside easily maintained planting - which also provides colour through all seasons of the year, ensuring that the garden is dynamic and interesting for those using it.



Mayfield Park, UK

Striking a balance between generously planted spaces and ensuring that the landscape is not extremely high maintenance is key. A landscape that can self-seed and only requires minimal attention can be achieved by selecting the appropriate plant species.