

# **Addendum to Chief Executive's Report on submissions received in respect of the Draft Seven Strategic Towns Local Area 2018- 2024**

**Directorate of Community, Enterprise and  
Planning Services**

**21<sup>st</sup> March 2018**




**Comhairle Contae  
Dhún na nGall**  
Donegal County Council



## **1.0 Background and Purpose of this Report**

The Chief Executive's Report of 23<sup>rd</sup> February, 2018 (the CE Report) set out detailed responses in relation to submissions received in respect of the Draft Seven Strategic Towns Local Area 2018-2024 (Draft LAP) and furthermore included recommendations for 99 no. proposed Material Alterations, plus a range of non-material alterations to the Draft LAP.

At the round of Municipal District workshops held in late February/early March, 2018 to consider the CE Report, a number of issues were identified across five of the seven towns (namely An Clochán Liath, Ballyshannon, Bridgend, Carndonagh and Donegal Town) on which it was advised that the Executive would revert to the Members via an Addendum to the CE Report with revised recommendations. All of these matters have now been considered by the Executive and the detailed responses to all of these issues are contained in the Table 1 below.



Seamus Neely  
Chief Executive  
Donegal County Council

**Table 1: Response to Various Issues Raised at Municipal District Workshops in respect of the Draft Seven Strategic Towns Local Area 2018-2024**

TOWN/ISSUE	RESPONSE/RECOMMENDATION																																
<b>Ballybofey/Stranorlar</b>	N/A																																
<b>Ballyshannon</b>	See response to BY1A, BY1B and BY1C below.																																
<p><b>BY1. Ballyshannon Housing Land Supply</b></p> <p>The Draft LAP identifies a requirement for 19 hectares of housing land in Ballyshannon in accordance with the Core Strategy of the Draft County Development 2018-2024 to be met by way of: (a.) 10 sites to be zoned for 'Primarily Residential' development (total of 17.1 hectares); and (b.) 2 'Opportunity Sites' (total of 1.3 hectares) thereby providing an overall total of 18.4 hectares. (see table 6.1 below).</p>	<p><b>Table 6.1: Total Lands Identified to Meet Residential Housing Need in Ballyshannon</b></p> <table border="1"> <thead> <tr> <th style="background-color: #0070C0; color: white;">Site Ref</th> <th style="background-color: #0070C0; color: white;">Zoned as 'Primarily Residential' or 'Opportunity Site.'</th> <th style="background-color: #0070C0; color: white;">Area of site (ha)</th> <th style="background-color: #0070C0; color: white;">Potential number of housing units to be delivered</th> </tr> </thead> <tbody> <tr> <td>PR1</td> <td>Primarily Residential</td> <td>3.2</td> <td>38</td> </tr> <tr> <td>PR2</td> <td>Primarily Residential</td> <td>2.3</td> <td>27</td> </tr> <tr> <td>PR3</td> <td>Primarily Residential</td> <td>1.4</td> <td>17</td> </tr> <tr> <td>PR4</td> <td>Primarily Residential</td> <td>0.7</td> <td>8</td> </tr> <tr> <td>PR5</td> <td>Primarily Residential</td> <td>0.2</td> <td>2</td> </tr> <tr> <td>PR6</td> <td>Primarily Residential</td> <td>1.8</td> <td>22</td> </tr> <tr> <td>PR7</td> <td>Primarily Residential</td> <td>1.6</td> <td>19</td> </tr> </tbody> </table>	Site Ref	Zoned as 'Primarily Residential' or 'Opportunity Site.'	Area of site (ha)	Potential number of housing units to be delivered	PR1	Primarily Residential	3.2	38	PR2	Primarily Residential	2.3	27	PR3	Primarily Residential	1.4	17	PR4	Primarily Residential	0.7	8	PR5	Primarily Residential	0.2	2	PR6	Primarily Residential	1.8	22	PR7	Primarily Residential	1.6	19
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PR8	Primarily Residential	3.0	36
PR9	Primarily Residential	1.5	18
PR10	Primarily Residential	1.4	17
	<b>Total 'Primarily Residential'</b>	<b>17.1</b>	<b>204</b>
OPP4	Opportunity Site	1.0	18
OPP6	Opportunity Site	0.3	6
	<b>Total 'Opportunity Site'</b>	<b>1.3</b>	<b>24</b>

The CE Report recommends the 'omission' of proposed 'Primarily Residential' site PR1 due to flooding issues (area of 3.2 hectares) leaving a nett balance of 15.2 hectares.

It may also now be prudent to review sites OPP4 and OPP6 and the realities of whether or not these sites will actually deliver housing units during the life of the LAP. Whilst it is not proposed to preclude the principle of some residential development on these sites, the exceptional on-site issues of these brownfield sites including protected structures, archaeological complexes and derelict buildings would suggest a strong possibility of long lead-in times and complex project development exercises. For these reasons, it is considered that alternative sites with more realistic prospects of being developed during the life of the LAP should be identified instead. When the areas identified for residential development within these sites are deducted from the supply (1.0 hectare for OPP4 and 0.3 hectares for OPP6), this would leave a nett supply of 13.9 hectares and thus the consequential need to identify 5.1 hectares.

These issues around overall housing land supply were considered at the MD workshop and, together with site specific issues, have resulted in revised recommendations in this Addendum Report in relation to possible replacement housing land in three parts of the town. In the aforementioned context, these 3 areas are addressed at points BY1A, BY1B and BY1C below. It is submitted that the geographical spread of these 3

<p>areas, located in the south-west, south and north of the town respectively, together with the other already identified housing sites, would provide for a consolidated range of realistic opportunities for housing developers to deliver for the town.</p>	
<p><b>BY1A.</b> Concerns raised around the recommendation in the CE Report in response to submission Reference No. BY11. This submission proposed the zoning of a relatively narrow strip of land that runs from Bachelors Walk (to the South) to the Bypass (to the north) as 'Primarily Residential' to allow for the provision of between 10 and 30 dwellings for social housing purposes.</p> <p>The recommendation was to identify a consolidated area to be zoned as 'Primarily Residential' comprised of a portion (approximately 60%) of the site identified and proposed in the submission, together with an area of land located immediately to the west and zoned in the Draft LAP as 'Strategic Residential Reserve'. This recommended site would be accessed via Bachelor's Walk to the south. A northern section of the proposed site was omitted from the recommended site due to that part being identified within Flood Zone B.</p> <p>At the MD Workshop, concern was expressed regarding the availability of the 'Strategic Residential Reserve' lands and also that access would not be possible from Bachelors Walk to the south. For these reasons, an alternative proposal was made to: (a.) zone only the narrow site identified in the submission with access off the Bypass to the north; and (b.) to retain the remaining unaffected previously identified 'Strategic Residential Reserve' area.</p>	<p>The identified interest of a reputable Housing Association in providing between 10 and 30 units is noted. Although this should not remove other planning considerations from the assessment, it is considered that this alternative proposal does have merit for the following reasons.</p> <p>The northern portion of the proposed site is identified as being within Flood Zone B, cannot therefore be proposed for housing, and can accommodate only the access road and ancillary open space areas. The identification of this northern portion of the site for access only presents a strategic opportunity for an access to serve not just the lands the subject of the submission, but also the 'Strategic Residential Reserve' lands as referenced earlier, and indeed future lands to the east. Given these potential strategic benefits, it is considered that this alternative proposal can be accommodated. However, a number of important conditions should be applied.</p> <ol style="list-style-type: none"> <li>1. As already noted, the vehicular access off the bypass, together with the layout of the subject site, should be designed so as to serve not just the subject site but also lands to the west (Strategic Residential Reserve), and lands to the east (to be zoned 'Local Environment' in this LAP).</li> <li>2. The layout of the subject lands should:             <ol style="list-style-type: none"> <li>a) ensure compatibility with possible future development to the west and east;</li> <li>b) ensure pedestrian access is achieved between the site and Bachelors Walk;</li> <li>c) ensure that the pedestrian access referenced at 2b should be designed so as to allow for its extension into the adjacent 'Strategic Residential Reserve' lands; and</li> <li>d) exclude a small portion of the site at its southern extremity as it is identified as falling within Flood Zone B.</li> </ol> </li> </ol>

Having regard to the above, and to the proximity of the site to the town centre, the following recommendation is made:  
(nb. this zoning would provide for 1.5 hectares to meet, in part, the identified 5.1 hectares housing land supply shortfall as referenced above.)

**Recommendation:**

1. Amend the zoning of the lands identified on the map entitled Proposal Material Alteration BYMA17 (Amended) contained at the end of this report inclusive of:
  - a) a reduced amount of 'Strategic Residential Reserve' lands; and
  - b) the identification of a 'Primarily Residential' zoning comprised of former 'Strategic Residential Reserve' and 'Local Environment' zoned lands, to 'Primarily Residential' including identifying the northern portion of site as being suitable for site access and ancillary open space only. Site to be identified as 'PR1'.
2. Insert new Policy BY-H-3:

"It is a policy of the Council that any proposed layout for 'Primarily Residential' Site PR1 shall ensure:

  - a) Compatibility with possible future development to the west and east,
  - b) Pedestrian access is achieved between the site and Bachelors Walk;
  - c) The pedestrian access referenced at 2b above should be designed so as to allow for its extension into the adjacent 'Strategic Residential Reserve' lands."

**This is a Material Alteration Reference BYMA17 (Amended) and supersedes previously recommended Material Alteration BYMA17.**

3. Amend the LAP so as to make the consequential amendments to the text of the Draft LAP at Table 6.1: 'Total Lands Identified to Meet Residential Housing Need in Ballyshannon'.

**This is a Material Alteration.**

	<p>4. Make the consequential amendments to the text of the Draft LAP as follows (in order to reflect the consequential supply of lands zoned for housing): in chapter 2, section 2.1.1, page 7, last paragraph; and Table 2.3 contained in chapter 2, page 9.</p>
<p><b>BY1B.</b> Submission BY16 (2) referred to lands in the East Rock area of the town, located to the south of the existing Rockview estate. The subject lands were zoned in the Draft LAP as 'Local Environment'. The submission contended that the site was suitable for development and requested that the zoning of the site be left as it was previously (i.e. Opportunity Site) or alternatively changed to a mix of 'Primarily Residential' and 'Economic Development, or either one of these.</p>	<p><b>This is a Material Alteration - Ref. GENMA1.</b></p> <p>In the CE Report, the key issue noted with this site was difficulty in achieving a suitable access, as advised by the SEE Roads. Access from the north would be difficult due to the capacity of the existing road network in this area. Access from the south was also noted as being difficult to achieve due to levels and flooding concerns, and also issues around the required lands being in third party ownership. Notwithstanding, during discussions at the MD workshop, it emerged that it may be possible to achieve an access off the Bypass Link Road to the south-east of the subject lands. The SEE Roads has confirmed that such an access should be achievable notwithstanding the different levels also apparent in this area.</p> <p>It should be noted that a portion of the site along its south-eastern edges parallel to the Link Road cannot be zoned due to being located within Flood Zone B.</p> <p>Having regards to the above, and to the proximity of the site to the town centre and school the following recommendations is made: (nb. this Zoning would provide for 2.25 hectares to meet, in part, the identified 5.1 hectares housing land supply shortfall as referenced above.)</p> <p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. Amend the zoning of the lands identified on the map entitled 'Proposed Material Alteration BYMA23' contained at the end of this report from 'Local Environment' to part 'Primarily Residential and part 'Recreation and Amenity'; the site to be identified as 'PR11'.</li> <li>2. Insert new <b>Policy BY-H-4:</b> "It is a policy of the Council that residential development on site PR1 shall be accessed only via a junction with the Bypass Link Road to the</li> </ol>



<p><b>BY1C.</b> Concerns were expressed in relation to the viability of Site PR9 in the south-west of the town due to the economic viability of opening up such a relatively small backland site, and due also to concerns around the achievability of a suitable access along the route and junction identified in the Draft LAP.</p> <p>An alternative proposal was suggested whereby the owner of the lands immediately to the west of site PR9 had control of property that could provide a much more viable and realistic opportunity of achieving a suitable access. This alternative access would be taken through the site of an old two-storey dwelling and attached shed located between the lands zoned as 'Strategic Residential Reserve' in this vicinity and the Regional Road. Neither structure is on the Record of Protected Structures or the National Inventory of Architectural Heritage and thus demolition would not be precluded on these grounds.</p>	<p>south-east of the site."</p> <p><b>This is a Material Alteration Reference BYMA23.</b></p> <p>3. Amend the LAP so as to make the consequential amendments to the text of the Draft LAP at Table 6.1: 'Total Lands Identified to Meet Residential Housing Need in Ballyshannon'.</p> <p><b>This is a Material Alteration.</b></p> <p>4. Make the consequential amendments to the text of the Draft LAP as follows (in order to reflect the consequential supply of lands zoned for housing): in chapter 2, section 2.1.1, page 7, last paragraph; and Table 2.3 contained in chapter 2, page 9.</p> <p><b>This is a Material Alteration - Ref. GENMA1.</b></p> <p>Further assessment of the access road and junction arrangements off the Saimer Drive/Moy Road as proposed in the Draft LAP has identified some uncertainty in relation to the width of the corridor and whether or not it would be sufficient to achieve a 6m wide road and 2m wide footpath. Whether sufficient vision lines and junction radii could be achieved is also questionable, and there is also an issue of potential impact on the amenities of established dwellings between which the identified route would run.</p> <p>The property through which the alternative access arrangements is proposed is some 27m wide at the road edge and would be sufficient to achieve a suitable access. The SEE Roads has examined the proposal and is satisfied from a road safety point of view that there is merit in putting this proposed alternative arrangement out to public consultation by way of a proposed material alteration.</p> <p>With regard to the economic viability issue, this matter may be considered in the context of the identified land supply shortfall issue as referred to above. A significant portion of the identified shortfall of 5.1 hectares would be met through the zoning of the sites referred to at items BY1A and BY1B</p>
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above. However, a shortfall of 1.35 hectares would remain. It is considered that a modest zoning in this location that would extend the overall supply to slightly exceed the identified overall requirement of 19 hectares by around 2 hectares or thereby would be justified as a means of significantly improving the viability and deliverability of development on this site where it would appear that there is genuine developer interest in doing so, and also as a means of reflecting the particular difficulties in developing in Ballyshannon arising from the inherent archaeological, topographical, flooding and roads constraints all of which have negatively influenced land supply.

Having regard to the above, the following recommendation is made:

(nb. this Zoning would provide for 3.50 hectares to meet, in part, the identified 5.1 hectares housing land supply shortfall as referenced above.)

**Recommendation:**

1. Amend the zoning of the lands identified on the map entitled 'Proposed Material Alteration 24', contained at the end of this report from 'Strategic Residential Reserve' and 'Established Development' to 'Primarily Residential with site to be identified as 'PR9'.

**This is a Material Alteration. – Ref. BYMA24.**

2. Amend the LAP so as to make the consequential amendments to the text of the Draft LAP at Table 6.1: 'Total Lands Identified to Meet Residential Housing Need in Ballyshannon'.

**This is a Material Alteration.**

3. Make the consequential amendments to the text of the Draft LAP as follows (in order to reflect the consequential supply of lands zoned for housing): in chapter 2, section 2.1.1, page 7, last paragraph; and Table 2.3 contained in chapter 2, page 9.

**This is a Material Alteration - Ref. GENMA1.**

<p><b>BY2</b> Submission BY12 (5) proposed, <i>inter alia</i>, the instillation of a viewing platform on lands at Port na Marbh/Portanson. The response in the CE Report was to agree with this proposal and a non-material amendment was recommended in this regard.</p> <p>During discussions at the MD Workshop, an additional concern was identified re the site being zoned in the Draft LAP as 'Local Environment' when perhaps a 'Recreation and Amenity' zoning would be more appropriate.</p>	<p>Having regard to the coastal setting and to the very limited development potential, together with the identified potential leisure/recreation use, the proposed zoning change from 'Local Environment' to 'Recreation and Amenity' is considered to be appropriate.</p> <p><b>Recommendation:</b></p> <p>Amend the Ballyshannon Land Use Zoning Map to change the zoning of lands at Port na Marbh/Portanson from 'Local Environment' to 'Recreation and Amenity' and to show identification of an elevated viewing platform along the river to allow a photo opportunity area on the Wild Atlantic Way.</p> <p>This is identified on the map entitled 'Proposal Material Alteration BYMA25' contained at end of this report and supersedes previously recommended Non-Material Alteration- Reference BYNMA5 (contained on p.132 of the Chief Executive Report).</p> <p><b>This is a Material Alteration. – Ref. BYMA25.</b></p>
<p><b>BY3</b> Recommended Material Alteration BYMA9 refers to the identification of an indicative greenway route along the old Ballyshannon to Bundoran Railway on the Land Use Zoning Map. During discussion on this matter, it was suggested that an additional option for the project would be along the old Ballyshannon –Bundoran (Finner) Road.</p>	<p>This suggestion is reasonable in that it would provide policy support for more than one option for achieving the desired route.</p> <p><b>Recommendation:</b></p> <p>Amend the Ballyshannon Land Use Map to include indicative greenway routes along: (i) the old Ballyshannon to Bundoran Railway; and (2) along the old Ballyshannon to Bundoran (Finner) Road as identified on the map entitled 'Proposed Material Alteration BYMA9 (Amended)' at the end of this report.</p> <p><b>This is a Material Alteration Ref. BYMA9 (Amended) and supersedes previously recommended Material Alteration BYMA9.</b></p>
<p><b>BY4.</b> During discussions in relation to Submission Ref. BY24 (this Submission referred to the amendment of the zoning of lands from 'Local Environment' to Opportunity Site 11 on lands adjacent to the Morning Star roundabout and Bachelor's Walk the Members identified a small area between the edge of the recommended area for zoning and the public road</p>	<p>Agreed. The recommendation below proposes that the boundary of the new Opportunity Site 11 is extended northwards to include the area of land (c. 0.5ha) adjacent to the R231. It is worth noting that the subject lands were always intended to be included in the new Opportunity Site 11 but were omitted due to an inadvertent error on the map. It is also noted that</p>

and suggested that it would make sense to 'round off' the zoning up to the road edge.

it was always intended to include the entire area within the new Opportunity Site 11, and remove the existing 'Economic Development' zone on the centre portion of the site. Accordingly, the map will be amended to reflect this. The new policy BY-ED-7 provides for a range of uses for Opportunity Site 11 including hotel, industry, warehousing/storage, petrol station and associated services, offices/call centre and R&D but excludes retailing (including convenience, comparison and bulky retailing). Any proposal for ancillary convenience retailing associated with a petrol station will be subject to Policy RS-P-10 in the Draft LAP which restricts and shop associated with a petrol station to 100 sq.m. net retail area.

In addition it is noted that consequential amendments to the text of the Draft LAP are required to reflect the inclusion of the subject lands within the new Opportunity Site 11. It is also noted that an inadvertent error was made in relation to the quantum of area identified for the new Opportunity Site 11. The figure previously quoted only included the portion of the lands to the east of the 'Economic Development' zoned lands rather than the intended site area which included the previously zoned 'Economic Development' lands and the proposed lands to the west.

**Recommendation:**

1. Amend map entitled 'Proposed Material Alteration BYMA21' to show the full extent of the boundary of the new Opportunity Site 11 to include the area of land adjacent to the R231, remove the existing 'Economic Development' zoning from the central portion of the site and add Opportunity Site 11 label to the map.
2. Amend the proposed new text in Section 6.5.2 'Opportunity Site Located Outside the Defined Town Centre' as follows (text to be deleted shown in ~~strike~~through and new text shown in blue):

**Opportunity Site 11**

"The site comprises approximately 3:093 7.6 hectares of greenfield land located adjacent to the Morning Star roundabout and Bachelor's Walk..."

**This is a Material Alteration Ref. BYMA21 (Amended) and supersedes previously recommended Material Alteration BYMA21.**

<p><b>Bridgend</b></p> <p><b>BE1.</b> Recommendation in the CE Report to amend Objective BE-TC-1 to incorporate additional text re examining options for 'an alternative strategic road link between Donegal and Derry in the Bridgend area to improve this section of the critical N13 TEN-T link between Letterkenny and Derry...'</p> <p>Request that the references in the Draft LAP to this project include additional commentary around the need to highlight that any route selection process should ensure that such a route does not form a barrier between Inishowen and Derry.</p>	<p>The concerns are acknowledged and the recommendation below is made to address these concerns.</p> <p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. Amend first para. on page 86 to include additional text (existing text shown in black; new text shown in blue):                      "In addition, DCC will examine if this exercise should be widened still further to consider what options there may be for the re-routing of the National Road away from the village centre. Any such exercise should ensure that the identified route provides for strong linkages between Inishowen and Derry."</li> <li>2. Amend recommended Non-Material Alteration Ref. BENMA4 re: <b>Objective BE-TC-2</b> (nb. the CE Report refers erroneously to BE-TC-1) to read as follows (existing text shown in black; new text shown in blue):                      "It is an Objective of the Council to examine options for an alternative strategic road link between Donegal and Derry in the Bridgend area to improve this section of the critical N13 TEN-T link between Letterkenny and Derry and also thereby to enable the achievement of a quality, sustainable village centre, and the sustainable growth of the centre. Any such identified route should be designed so as to ensure that it provides for strong linkages between Inishowen and Derry."</li> </ol> <p><b>This remains a (revised) Non-Material Alteration. – Ref. BENMA4.</b></p>
<p><b>Carndonagh</b></p> <p><b>CN1.</b> Settlement boundary at south-eastern corner of town at Ballylosky. Proposal to extend boundary out a further 135 metres or thereby in recognition of two established dwellings already at this location.</p>	<p>Agreed, having regard to the established development and also, critically, to the fact that the road terminates at this point thus creating a more appropriate termination of the boundary.</p> <p><b>Recommendation:</b></p> <p>Amend the settlement boundary as identified on the map entitled 'Proposed</p>

	<p>Material Alteration CNMA6' contained at the end of this report and zone the intervening lands as 'Local Environment' consistent with the adjacent existing zoning.</p> <p><b>This is a Material Alteration. – Ref. CNMA6</b></p>
<p><b>CN2.</b> During consideration of Submission Reference No. CN7 and other similar submissions, it was requested that further consideration be given to the eastern fringes of the town in the vicinity of the new Carn Inner Relief Road having regard to already established economic development and residential properties in the area and the potential economic development potential of intervening lands arising as a result.</p>	<p>As requested, this area has been re-examined by Planning. The survey found that the subject area is contains four small low-density housing clusters a number of established economic uses, and a number of intervening small fields. Notwithstanding the concerns expressed in the first CE Report, the following points are now also noted.</p> <ol style="list-style-type: none"> <li>1. The area does have a strong economic presence inclusive of the (former) Agricultural Showgrounds and the Simpsons Economic complex.</li> <li>2. The intervening area to the north of the Inner Relief Road is identified as being within Flood Zone B and is unlikely to be developed.</li> <li>3. The potential development sites are very small in scale relative to the larger sites already zoned in the Draft LAP.</li> <li>4. The Draft LAP contains only a small amount of lands zoned for economic development purposes.</li> </ol> <p>Accordingly, and on balance, it is considered reasonable to proceed as per the recommendation below, inclusive of the caveats contained therein. These caveats include that any economic development is to be Class 4 Light Industrial/Business only in recognition of the established residential uses in the area, and also that the triangle of land to the east of the Inner Relief Road should be accessed from the minor road to the east only.</p> <p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. a) Amend the settlement boundary as identified on the map entitled 'Proposed Material Alteration CNMA7' contained at the end of this report;</li> <li>1. b) Zone three sub-areas contained therein as 'Opportunity Site 8A, B and C';</li> <li>1. c) Zone one area as 'Local Environment'; and</li> </ol>

	<p>1. d) Zone remaining already developed areas as 'Established Development'.</p> <p>2. a) Insert new text at Section 8.6: Opportunity Sites:  <b>Opportunity Site 8 (Map 5 refers) - Adjacent to Carn Inner Relief Road:</b>                  This site contains three small pockets of land on the eastern side of the town and located adjacent to the Carn Inner Relief Road and a mixture of established economic and residential properties. It is considered that these areas have potential for small-scale, light economic uses.</p> <p>2. b) Insert new <b>Policy CN-OPP-8:</b>                  "It is a policy of the Council to consider proposals for small-scale, light industrial/business uses as per Classes 3, 4 or 5 of the Planning and Development Regulations subject to the following:                  i. in relation to site OPP8(A), the provision of a 10m buffer between the rear boundaries of the residential properties to the west and any development;                  ii. in relation to site OPP8(B), access shall be taken off the stopped-up road to the east only."</p> <p><b>This is a Material Alteration. – Ref. CNMA7.</b></p>
<p><b>An Glochán Liath</b></p>	
<p><b>CL1.</b> Identification of Opportunity Site OPP2 located at the waterfront area as a possible site for a designated casual trading area and that this possible use of this site could be incorporated into the LAP.</p>	<p>Whilst the designation of casual trading areas is the subject of an entirely separate legal procedure, the identification of the principle of the use of this site as a possible location for the use is considered to be reasonable given its proximity to the Main Street.</p> <p><b>Recommendation:</b></p> <p>1. Amend third para. on page 26 to include additional text (existing text shown in black; new text shown in blue):  <b>Opportunity Site 2: Waterfront Area</b>                  This is a small wedge shaped site of 0.45Ha located in the key</p>

	<p>waterfront area of the town directly west of, and adjoining, the retail core area. Within the waterfront area, the site is adjacent to the parking area and public amenity areas. The site is relatively flat and is currently vacant but fenced. The site would be suitable for commercial, tourism, <b>casual trading</b>, community, civic or amenity uses with a design that maximises the waterfront location. Residential developments are not appropriate at this location. Policy CL-TC-2 refers.</p> <p>2. Amend <b>Policy CL-TC-2</b> as follows (existing text shown in black; new text shown in blue):</p> <p>"It is a policy of the Council to consider proposals for commercial, tourism, community, civic or amenity uses on Opportunity Site 2, together with the site being a possible option as the location of a site for casual trading, the designation of which is subject to separate statutory procedures. Proposals shall be low-rise and sympathetic to the shorefront setting. Any structures proposed shall be located towards the eastern portion of the Opportunity Site area. Proposals for residential development on this site shall not be favourably considered."</p> <p><b>This is a Material Alteration. – Ref. CLMA8.</b></p>
<p><b>CL2.</b> Identification of a possible missed opportunity where Objective CL-TC-1 refers to the enhancement of Main Street only, whereas similar treatment for some of the immediate environs of the Main Street would also be of major benefit to the town.</p>	<p>Agreed.</p> <p><b>Recommendation:</b></p> <p>Amend Objective CL-TC-1 to read as follows (existing text shown in black; new text shown in blue):</p> <p>"It is an Objective of the Council to provide for the enhancement of An Clochán Liath (Dungloe) Main Street and environs by means of an environmental improvement scheme that would address, inter alia, street clutter, street furniture, signage, paving details, configuration of parking and pedestrian facilities."</p> <p><b>This is a Non-Material Alteration. – Ref. CLNMA3.</b></p>
<p><b>CL3.</b> Identification of concerns around traffic flow in the area of Crucknageragh Road/Quay Road and suggestion of insertion of an objective</p>	<p>Agreed.</p>



<p>regarding seeking a resolution to these issues.</p>	<p><b>Recommendation:</b> Insert new <b>Objective CL-IS-3</b> to read as follows: "It is an Objective of the Council to seek to resolve traffic access issues in the area of Crucknageragh Road/Quay."  <b>This is a Material Alteration. – Ref. CLMA9.</b></p>
<p><b>CL4.</b> On foot of the recommendation at pages 59-60 of the CE Report to effectively remove the proposed zoning of lands for Economic Development along the Pole Road, Members discussed the need to find a replacement site. Lands between the new treatment t site and established economic area to the south were identified as worthy of further investigation.</p>	<p>Having regard to the established treatment t site, to the economic area to the south and also to this area being located immediately adjacent to the identified 'Northern Industrial-HGV Route' (identified to route heavy industrial traffic around the town and away from the town centre), it is agreed that there is merit in such a zoning.</p> <p><b>Recommendation:</b> Amend the settlement boundary as identified on the map entitled 'Proposed Material Alteration CLMA10' contained at the end of this report and zone the intervening lands as 'Economic Development'.  <b>This is a Material Alteration. – Ref. CLMA10.</b></p>
<p><b>CL5.</b> Discussion around Policy CL-TC-4 in the Draft LAP. This Policy requires, inter alia, that Town Centre shopfront proposals shall be in the Irish Language. Members were divided in relation to how this policy should be carried forward into the Finalised LAP. One side of the debate supported retaining the policy contained in the Draft LAP. An alternative opinion was expressed that the Draft policy may act as a deterrent to potential investors and that an alternative approach would be to have a policy requiring bi-lingual signage.</p>	<p>The divided opinion is noted and the issues underlying both positions are acknowledged. The importance of the Irish Language for the area of An Clochán Liath is acknowledged in the Draft LAP including at Section 4.1: 'Introduction' where it is noted that An Clochán Liath has a strong Gaeltacht heritage, that this is reflected in its designation as a Gaeltacht Service Town under the Gaeltacht Act, 2012, and that the town is also located within a Gaelic Language Planning Area.</p> <p>The Chief Executive's Report of 23rd February, 2018 correctly referenced the relevant section of the County Development Plan ie. para. 9.7 (Use of Irish in Public and Business/Community Signage), Development Guidelines and Technical Standards, Appendix 3, Part B. This provides that:  <i>'All business/community signage in the Gaeltacht shall be either Irish only or bilingual in nature with Irish first and more prominent than the other language used.'</i></p>

	<p>The CE Report went on to recommend 'No change'. On reflection, this recommendation is inconsistent with the provisions of the County Development Plan as 'No change' in this instance would allow for Irish Language only signage whereas County policy, noted above, allows for either Irish Language only <del>or</del> bilingual etc.</p> <p>Arising from the above, the following is recommended:</p> <p><b>Recommendation:</b></p> <p>Amend <b>Policy CL-TC-4</b> to read as follows (existing text shown in black; text to be deleted shown in <del>strike</del>through; and new text shown in blue):</p> <p>"It is a policy of the Council that proposals for shop fronts shall be in <del>the</del> either Irish Language only or bilingual in nature with Irish first and more prominent than the other languages used. Signage shall <del>and be</del> high quality in terms of design, colour and materials and respect the existing streetscape and traditional shop fronts in the area including fenestration, facia treatment, colouring scheme, materials, and finishes and shall be in accordance with section 9.7 of the Draft CDP."</p> <p><b>This is a Material Alteration. – Ref. CLMA11.</b></p>
<p><b>Donegal Town</b></p>	
<p><b>DT1.</b> During discussions in relation to submission received no. DT5, Members correctly advised that the mapping accompanying the associated Chief Executives recommendation contained errors on the map notation in that it identified:</p> <ul style="list-style-type: none"> <li>a. Amendment to zoning of an area from 'Local Environment' to 'Economic Development', whereas this should have read from 'Local Environment' to 'Primarily Residential';</li> <li>b. Amendment to zoning of any area from 'Local Environment', whereas this should read from 'Local Environment' to 'Economic Development'</li> </ul>	<p>Noted and agreed.</p> <p>This will be rectified in the published Material Alterations.</p>
<p><b>DT2.</b> During discussions in relation to submission DT14 (lands at Tully), Members noted an area of flood risk located to the north east corner of the lands in question. It was clarified that this area should be omitted from the</p>	<p>Noted and agreed that the mapping in respect of DTMA15 contained in the CE Report should exclude the area of flood risk on the northeast corner and therefore that the map of DTMA15 be superseded by the map attached to</p>

<p>proposed 'Strategic Residential Reserve' zoning as part of DTMA15 and that the 'Local Environment' zoning of the Draft Plan should be retained in relation to this area of flood risk and managed through the implementation of flood risk objectives and policies of the Plan.</p>	<p>this report.</p>
<p><b>DT3.</b> During discussions in relation to submission DT15 (lands at Revlin, Opportunity Site 1), Members raised two areas of concern as follows:</p> <ol style="list-style-type: none"> <li>a. Members noted that the extent of the area recommended for rezoning to 'Future Car Parking' required amendment to reflect a reduced site area.</li> <li>b. Members acknowledged the comments of SEE, Mark Sweeney, that the wording from the expired Local Area Plan for access to these lands should be reflected in the wording for Opportunity Site 1 in order to ensure the appropriate access arrangements can be secured in this area.</li> </ol>	<p>Noted and agreed as follows;</p> <ol style="list-style-type: none"> <li>1. The mapping in respect of DTMA16 contained in the CE Report should show a reduced area identified as 'Future Car Parking', and therefore that the map of DTMA16 be superseded by the map attached to this report.</li> <li>2. That the policy in relation to Opportunity Site 1 at Revlin be amended to ensure appropriate access arrangements can be secured in this area. Therefore, that point (ii) of recommended Material Alteration DTMA17 be amended so that it reads as follows: <b>Amend Policy DT-ED-1</b> in section 9.5.3, page 124 so that it reads as follows (text for deletion shown in strikethrough; new text shown in blue): "It is a policy of the Council to consider proposals on Opportunity Site 1 (Revlin) for the development of tourism related uses, leisure/recreational, healthcare, <b>medical facility, educational and office accommodation</b> <del>in conjunction with limited residential development of up to 5 low density residential units at a location that will not require pumping for waste water treatment; or for development providing for a combination of some, or all, of the aforementioned uses subject to compliance with the undernoted criteria, the requirements of the Habitats Directive, subject to all other relevant policies of the LAP including environmental considerations and compliance with the proper planning and sustainable development of the area.</del> Having regard to the availability of other lands within and closer to the town centre, retail development will not be acceptable on this Opportunity Site. Any proposed development will be required to demonstrate suitable access <del>onto the county road to the east together with realignment and appropriate upgrade at the junction of that county road onto the N56 and will be required to demonstrate proposals comprising (i) realignment of the County Road L-18451 and the N56 to facilitate the area of 'Future Car Parking' and; (ii) the design and construction of a</del> </li> </ol>

	<p>roundabout or other approved junction at the intersection of the N56 with the County Road L-6605. Such proposals shall demonstrate sufficient capacity to accommodate the traffic that will be generated as a result of the entire development of Opportunity Site 1 and that the volumes and traffic movements associated with the proposed development will not have a negative impact on the capacity and safety of the N56. In addition, any proposed development will be required to demonstrate a layout that ensures the retention of critical views to Donegal Bay from the N56 and Wild Atlantic Way. Development proposals on the western portion of the lands shall also demonstrate suitable integration into the receiving landscape through appropriate building design, height and composition as well as consideration of layout, levels, use of contours and landscaping.*</p>
<p><b>DT4.</b> During discussion in relation to submission DT18 (lands at Killybegs Road Roundabout, Opportunity Site 2), Members requested that consideration be given to a revised boundary for delineation as town centre so as to reconfigure the area of town centre in order to adjoin both the Lough Eske Road as well as the Regional Road (R925) and thus afford greater opportunity to provide an appropriate layout and design suitable for town centre.</p>	<p>The revised boundary shown for town centre comprises an area of 3.7 hectares as opposed to 2.7 hectares as recommended in the CE report. The delineation of the area recommended to be included as town centre in the CE report was guided by the extant permissions for bulky retail development together with the layout for the overall site to provide a service road diagonally from the new roundabout and through the central area of the site. Notwithstanding, the consideration of a revised town centre area to adjoin both the Lough Eske Road and Regional Road has merit as it affords opportunity to configure an appropriate town centre layout, along the entire part of the site that is currently the closest area to the existing town centre, with improved connections, appropriate plot ratio and integration of public realm. Therefore, it is proposed that the mapping in respect of DTMA19 contained in the CE Report should show a revised area identified as 'Town Centre' and therefore that the map of DTMA19 be superseded by the map attached to this report.</p>
<p><b>Killybegs</b></p>	
<p>No relevant issues.</p>	<p>N/A</p>



**Comhairle Contae  
Dhún na nGall**  
Donegal County Council

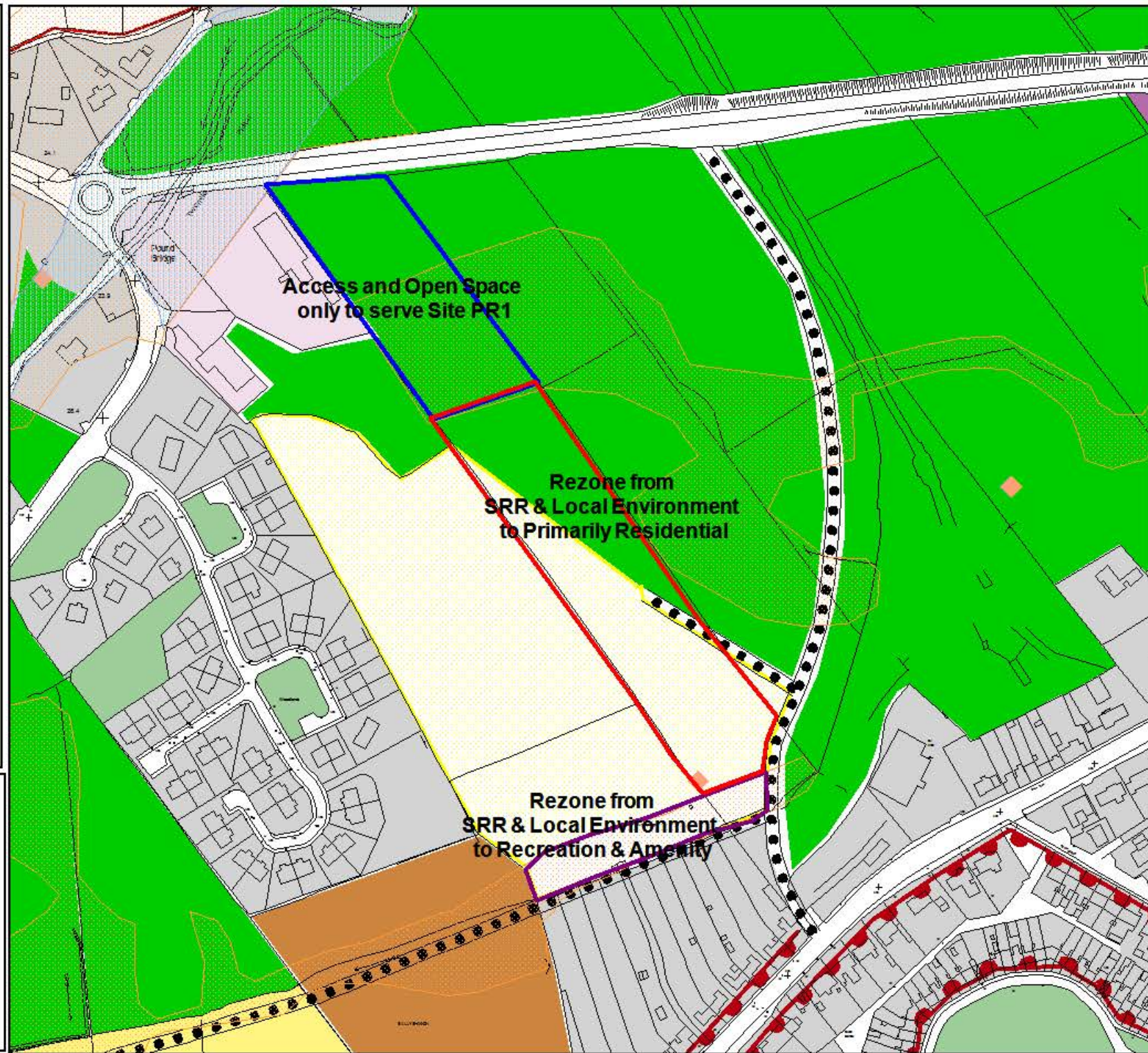
**Chief Executive's Report  
Following The Period Of  
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Towns.**


**Local Area Plan  
2018-2024**


**(As required by Section  
20 (3) ( C ) of the  
Planning & Development  
Acts,  
2000-2017)**


**Ballyshannon**

**Proposed  
Material Alteration  
BYMA17 - Amended**



 Rezone from SRR and  
Local Environment to  
Recreation & Amenity

 Access and Open Space  
only to serve Site PR1

 Rezone from SRR and  
Local Environment to  
Primarily Residential



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Dhún na nGall**  
Donegal County Council

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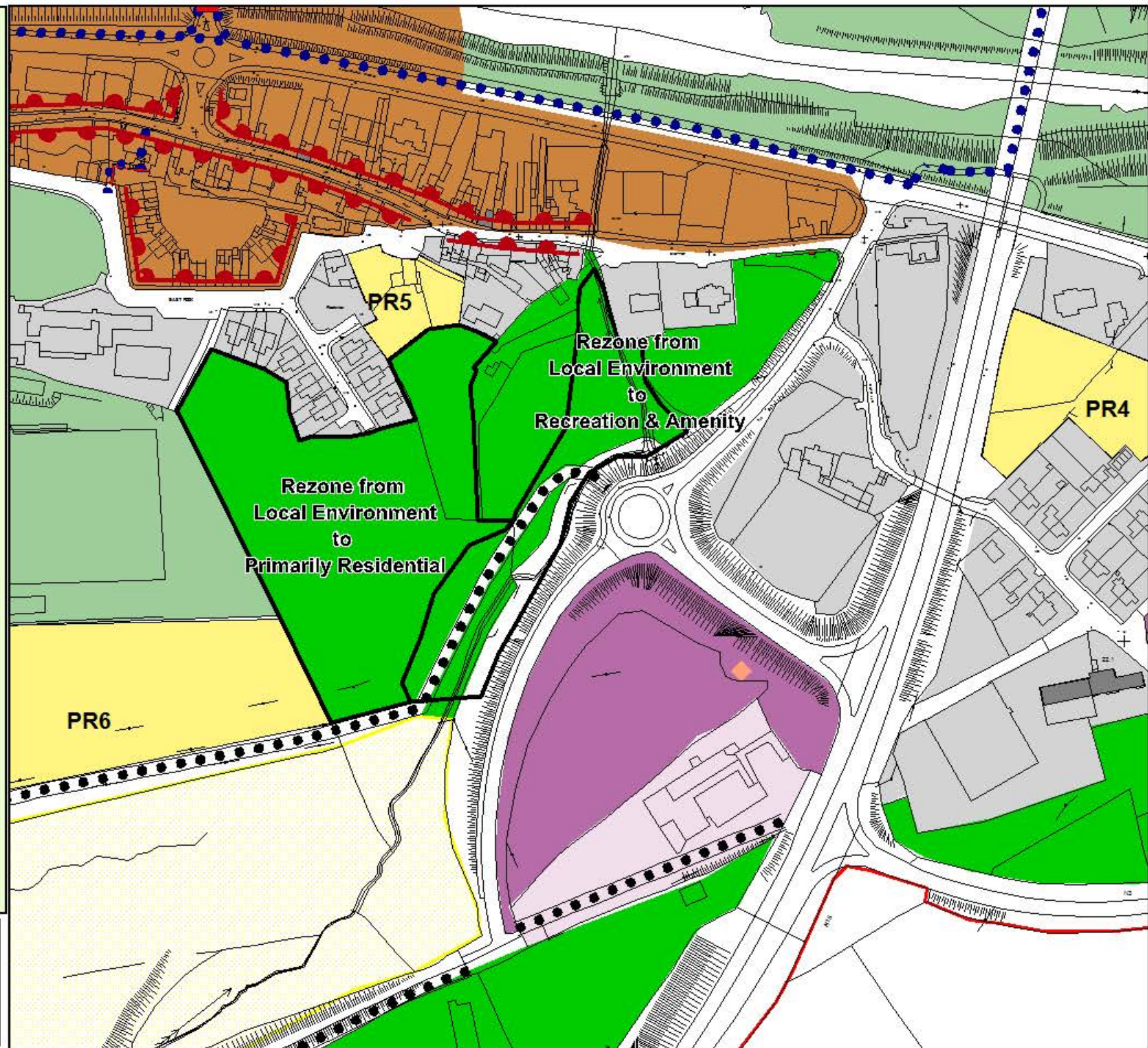
**Local Area Plan  
2018-2024**

**(As required by Section  
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Acts,  
2000-2017)**


**Ballyshannon**

**Proposed  
Material Alteration  
BYMA23**

**Rezone from  
Local Environment  
to  
Primarily Residential  
and Recreation & Amenity**



**Legend**

 Site of Proposed  
Material Alteration



**Comhairle Contae  
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Donegal County Council

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2000-2017)**

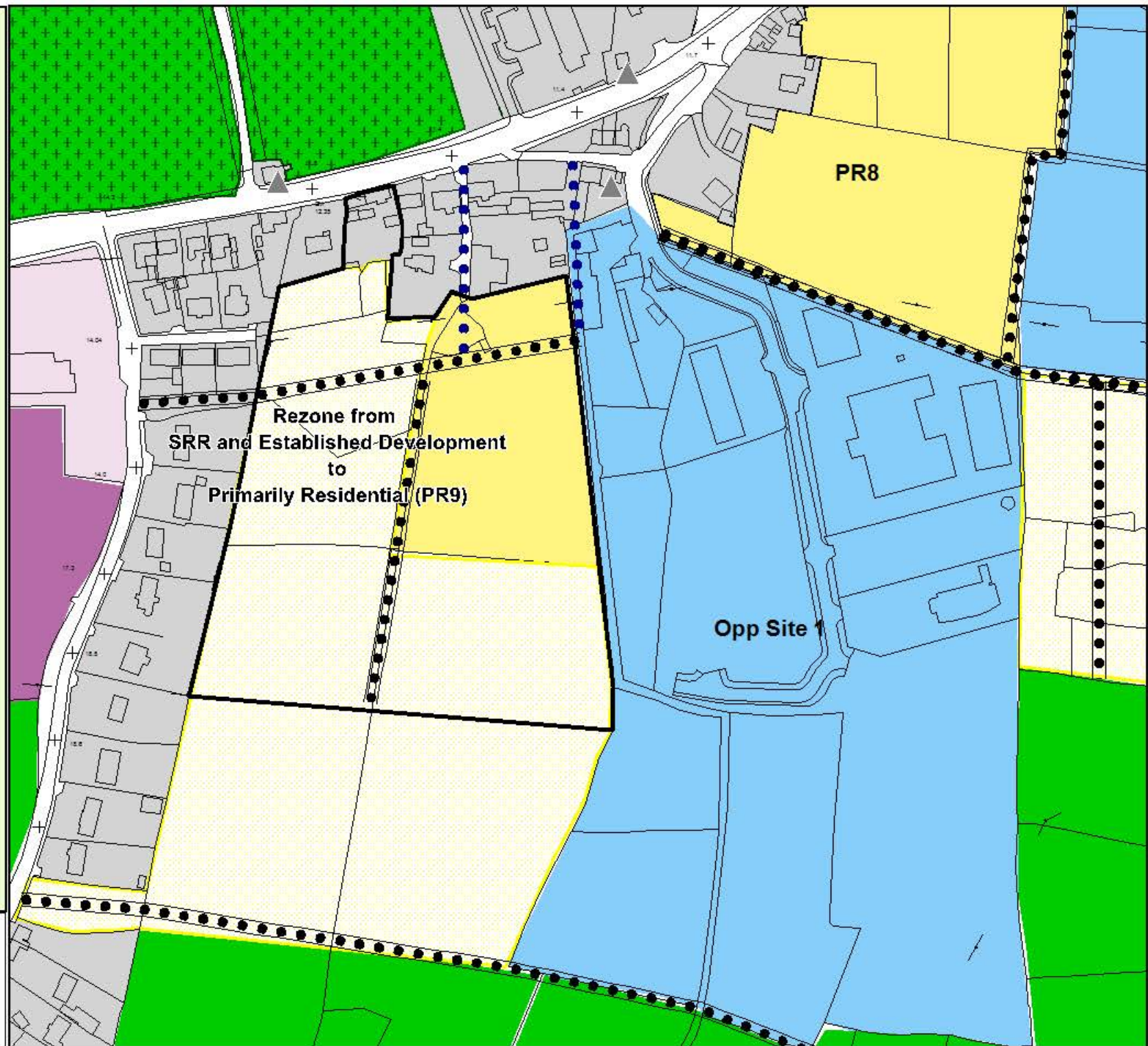
**Ballyshannon**

**Proposed  
Material Alteration  
BYMA24**

**Rezone from  
SRR & Established Development  
to  
Primarily Residential (PR9)**

**Legend**

 Site of Proposed  
Material Alteration





**Comhairle Contae  
Dhún na nGall**  
Donegal County Council

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2018-2024**

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**Ballyshannon**

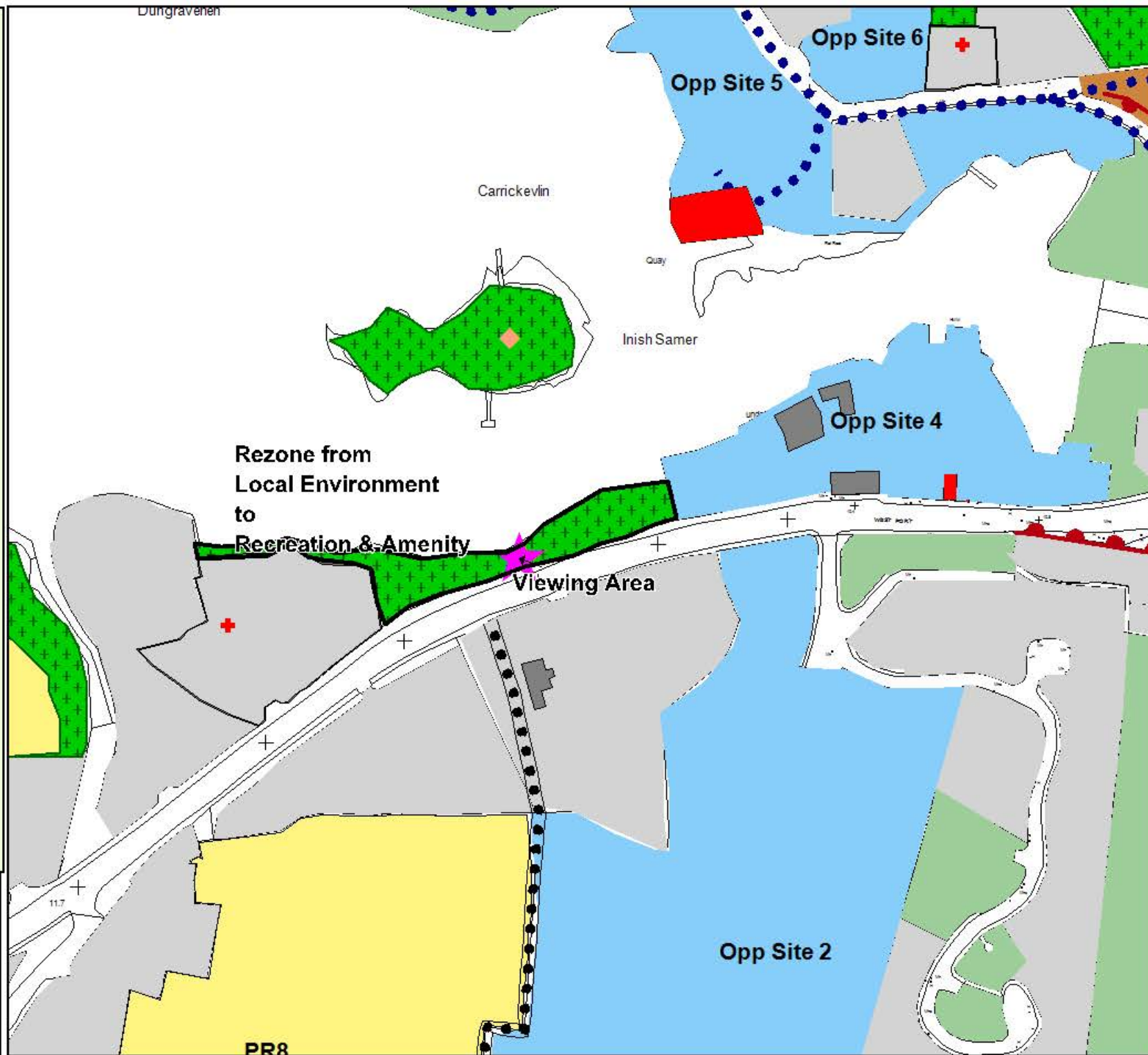
**Proposed  
Material Alteration  
BYMA25  
(Supercedes BYNMA5)**

**Insert elevated viewing  
area and rezone from  
Local Environment  
to  
Recreation & Amenity**

**Legend**

 Viewing Area

 Site of Proposed  
Material Alteration







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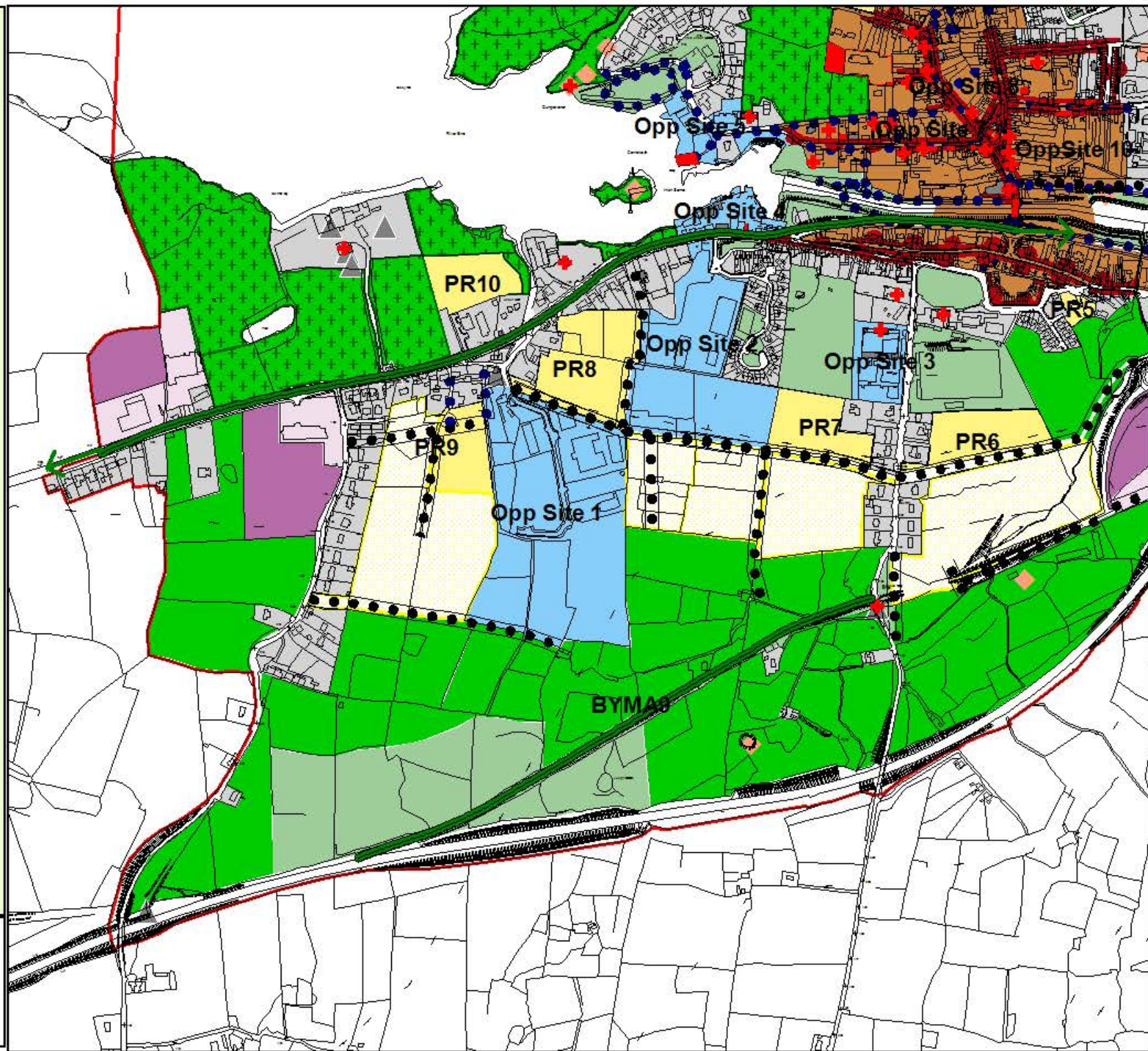
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**Ballyshannon**

**Proposed  
Material Alteration  
BYMA9 (Amended)**

**Indicative greenway along  
the railway line**



**Legend**

 Site of Proposed  
Material Alteration



**Comhairle Contae  
Dhún na nGall**  
Donegal County Council

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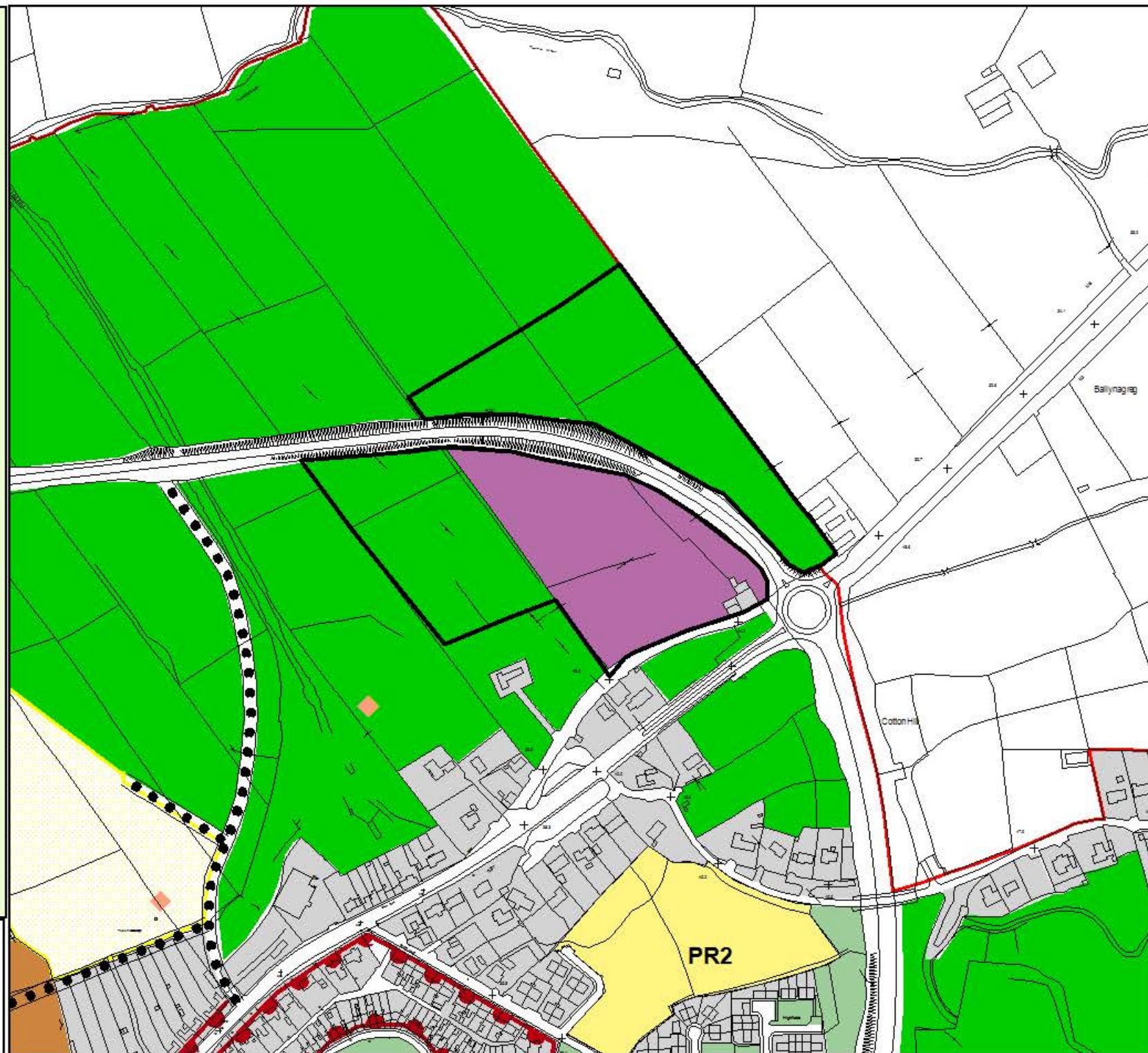
**Local Area Plan  
2018-2024**

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**Ballyshannon**

**Proposed  
Material Alteration  
BYMA21 (Amended)**

**Rezone from  
Local Environment &  
Established Development  
to  
Opportunity Site 11**



**Legend**

 Site of Proposed  
Material Alteration



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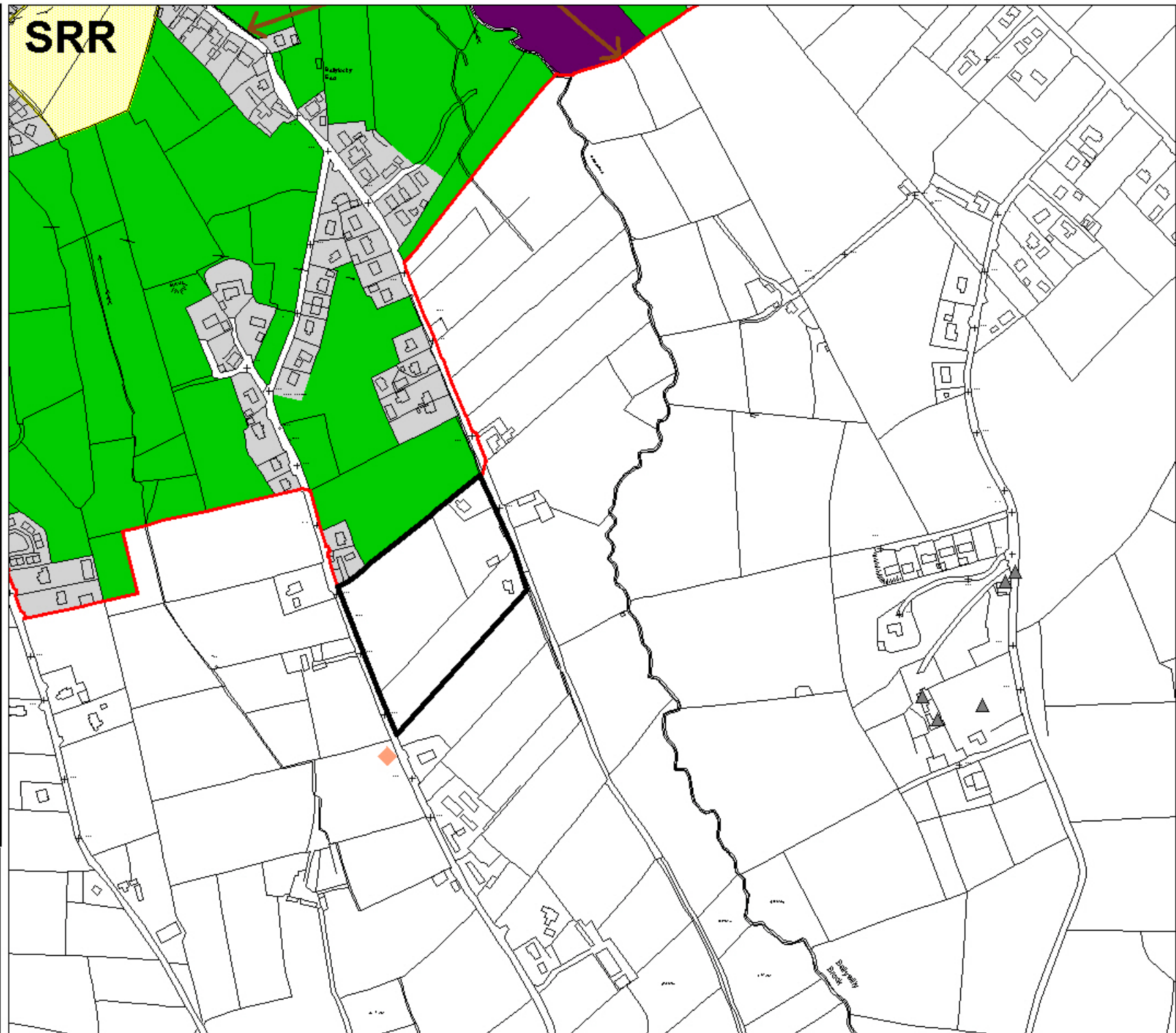
**Carndonagh**

**Proposed  
Material Alteration  
CNMA 6**

**Include in Settlement  
Framework and zone as  
Local Environment  
and buildings to  
Established Development**

**Legend**

 Carndonagh  
Material Alteration





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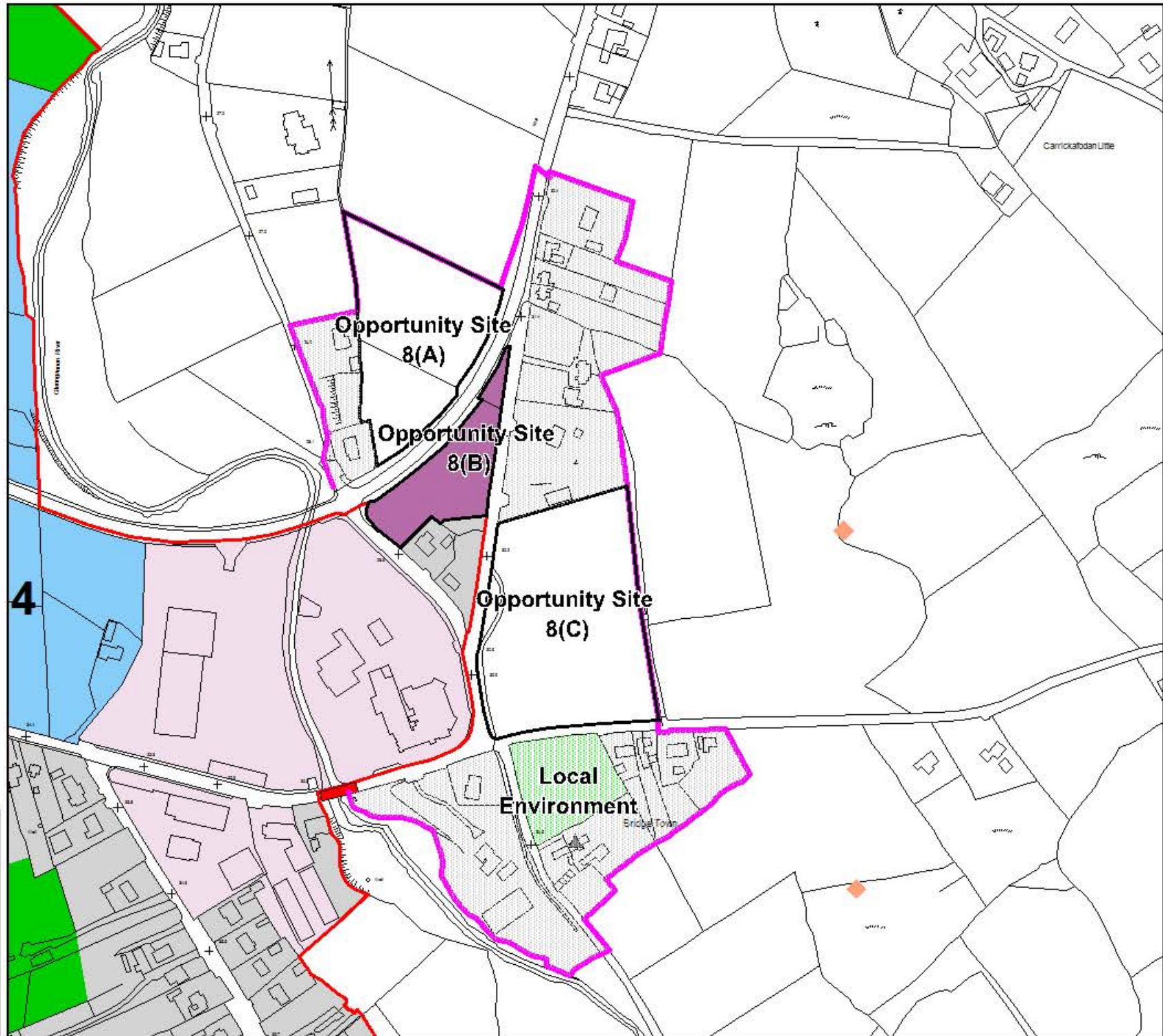
**Carndonagh**

**Proposed  
Material Alteration  
CNMA 7**

**Include in Settlement  
Framework and zone as  
Local Environment,  
Opportunity Sites  
and  
Established Development**

**Legend**

-  Settlement Framework Boundary
-  Local Environment
-  Opportunity Sites
-  Established Development





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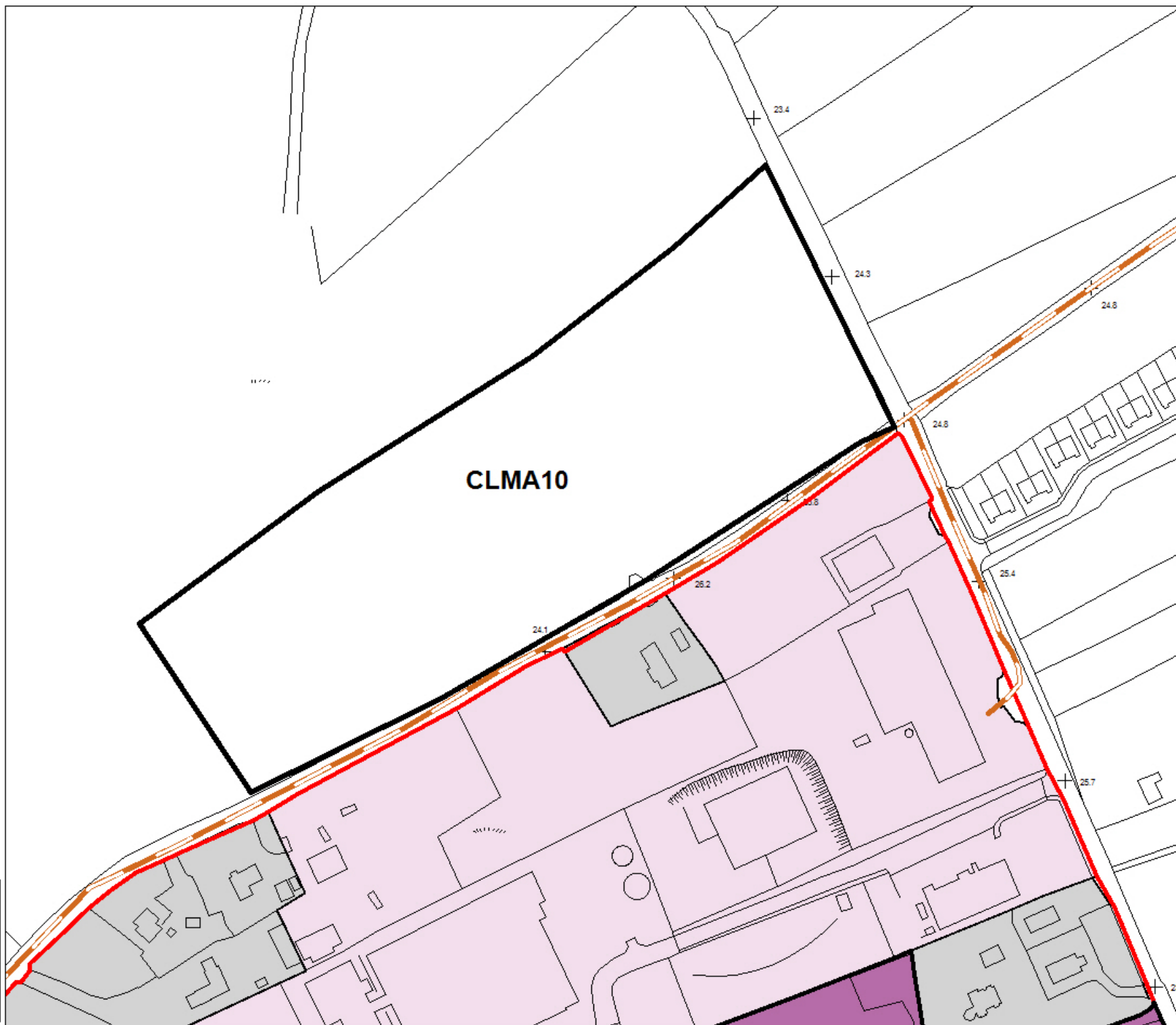
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**2000-2017)**

**An Clochán Liath  
(Dungloe)**

**Proposed  
Material Alteration  
CLMA 10**

**Extend Settlement  
Framework and zone  
Economic Development**





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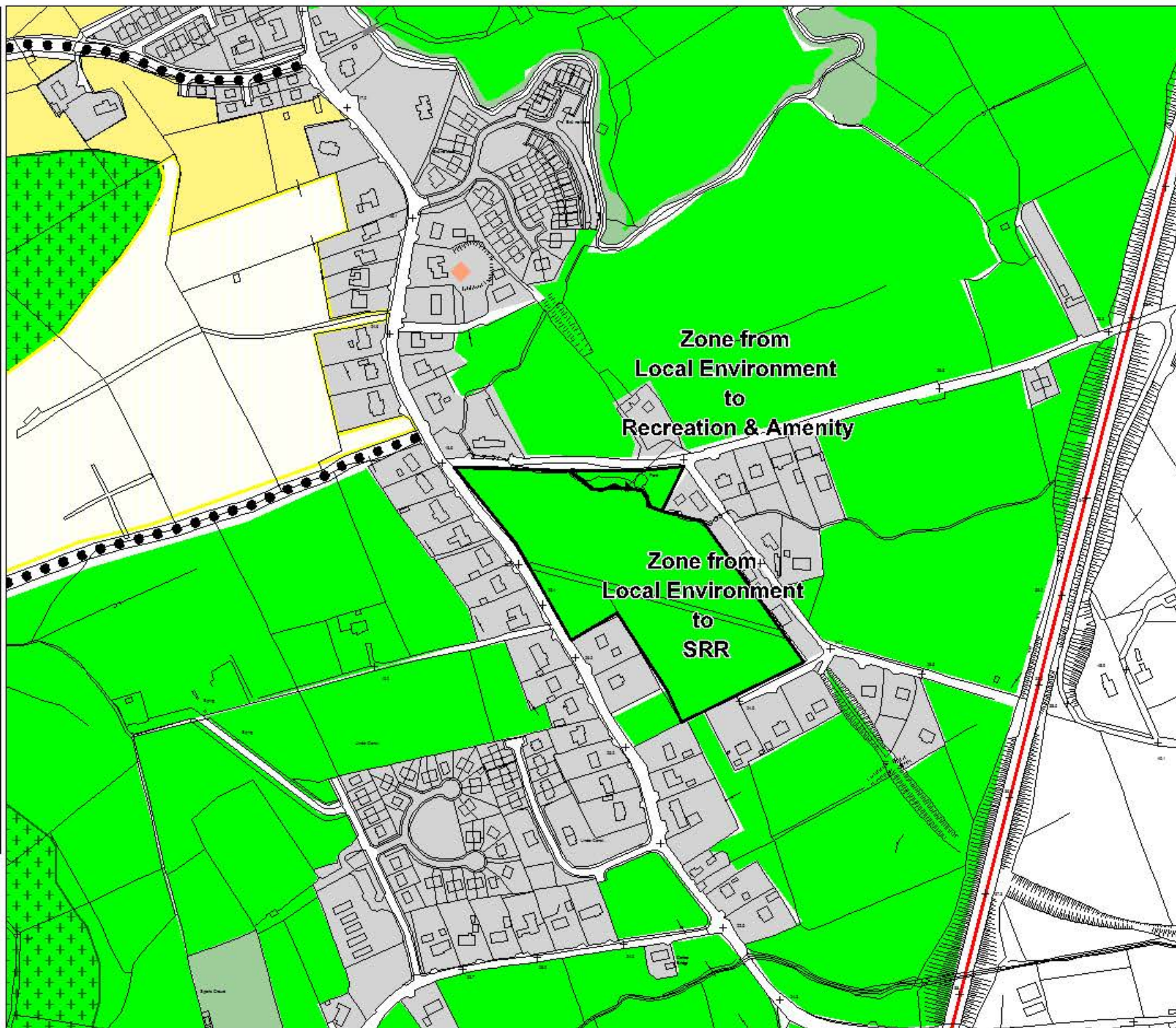
**Donegal Town**

**Proposed  
Material Alteration  
DTMA 15 (Amended)**

**Amend from  
Local Environment  
to  
Strategic Residential  
Reserve and  
Recreation & Amenity**

**Legend**

 **Donegal Town  
Material Alteration**





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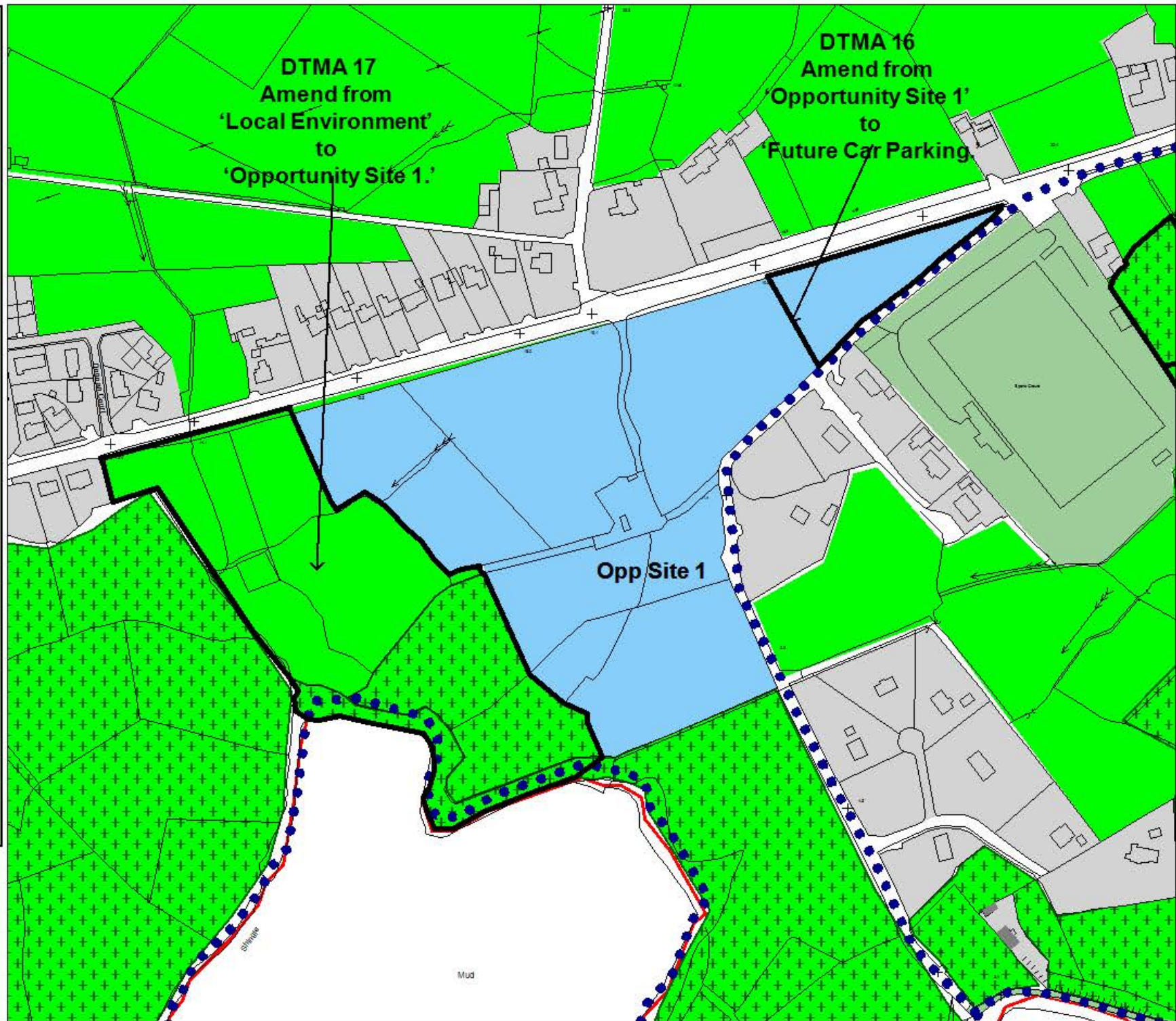
**Donegal Town**

**Proposed  
Material Alteration**

**DTMA 16 (Amended)  
&  
DTMA 17**

**Legend**

 **Donegal Town  
Material Alteration**





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**Donegal Town**

**Proposed  
Material Alteration  
DTMA 19 (Amended)**

**Include the area  
delineated as  
'Town Centre'  
as well as  
remaining  
part of  
'Opportunity Site 2.'**

**Legend**

 **Donegal Town  
Material Alteration**

