

TUAIRISC CHUIG CRUINIÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:
REPORT TO COUNCIL MEETING HELD ON:
28TH NOVEMBER 2022

UIMHIR NA MÍRE AR AN CHLÁR / AGENDA ITEM NO: _____

The attached A/Senior Executive Planners Report and Recommendation details and considers the submissions and observations received following the consultation process laid down in the Planning and Development Regulations 2001 (as amended) with regard to the Part VIII (Local Authority Own Development) for the proposed development of 'The Eat Out,' Outdoor Dining Infrastructure Project at the forecourt of An Grianan Theatre, Ramelton Road, Letterkenny within the townland of Letterkenny in the Letterkenny-Milford Municipal District of County Donegal.

CINNEADH ATÁ DE DHÍTH / DECISION REQUIRED:-

That the Council accept the recommendation to proceed with the development in accordance with the plans and particulars published on 15th September 2022 and as set out in the attached report.

Leam Ward.

11th November 2022

STIÚRTHÓIR SEIRBHÍSE
DIRECTOR OF SERVICE

DÁTA
DATE



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

**'THE EAT OUT' OUTDOOR DINING INFRASTRUCTURE PROJECT AT
THE FORECOURT OF AN GRIANAN THEATRE, RAMELTON ROAD,
LETTERKENNY IN THE LETTERKENNY-MILFORD MUNICIPAL DISTRICT
OF COUNTY DONEGAL**

**Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended)**

PART VIII – DEVELOPMENT

Planning Reference: Part 8 P.G.22/16


A/ SENIOR EXECUTIVE PLANNER'S RECOMMENDATION

A/SENIOR EXECUTIVE PLANNER'S RECOMMENDATION

Recommendation:

Having considered the A/Senior Executive Planner's Report and the Planning Report Part 8 PG 22/16, it is recommended that the proposed development proceeds in accordance with the plans and particulars published on the 15th September 2022 subject to the 4 No. Conditions set out in the Planning Report, Part 8 PG 22/16 (Planning Report, Appendix C).

Prepared & Recommended by:



Sinead McCauley
A/ Senior Executive Planner
Regeneration & Development Team
Community Development & Planning
Services
Date: 11th November 2022

Approved and Endorsed by:



Liam Ward
Director of Service
Community Development & Planning Services
Donegal County Council

Date: 11th November 2022

1. Introduction

Donegal County Council proposes to carry out a development to provide an outdoor dining scheme within an area of existing public realm at the forecourt to the front of An Grianán Theatre, Ramelton Road, Letterkenny. The installation of the proposed development will support surrounding hospitality businesses by delivering structured provision of communal outdoor dining in Letterkenny where there is a lack of space of this nature at present across the town centre. In addition, it will enhance the useability of the existing public space and assist in the animation of the public realm. In total, the proposed development will deliver circa 120sqm of flexible and unique space within an existing public realm facilitating year-round accessible outdoor dining for between 25-50 people depending on table layout.

The proposed development is located at the existing forecourt and public realm area to the front of An Grianán Theatre, Ramelton Road, Letterkenny, in the townland of Letterkenny and in the Letterkenny-Milford Municipal District of County Donegal.

The proposed development comprises the installation of a raised platform for outdoor dining and matching ground level outdoor dining space together within the installation of a tensile canopy shelter, boundary treatment by means of installation of trees on the western boundary and installation of 1 no. projection light to the gable of An Grianan Theatre. A full description of the development is set out at section 2 of this report.

The proposed development is an important component in the wider urban regeneration programme known as 'Letterkenny 2040' which also involves the preparation of an ambitious, transformative and overarching regeneration strategy for Letterkenny town centre to achieve its goals as a Regional Growth Centre in line with its identified role in the National Planning Framework (NPF), The Regional Spatial and Economic Strategy (RSES) and in the cross border context of the North West City Region. The overarching vision of Letterkenny 2040 is to co-deliver a vibrant, liveable and fully functioning regional centre with a flourishing population that has a strong economy, employment and housing choice, healthy and restorative environments, community and social amenities, high quality of life and positive public and civic spaces. The proposed development of outdoor dining space with dual capacity for performance space together with integrated tensile canopy is an important project to contribute to the wider regeneration programme, activating vibrant change on the ground and thus contributing to the growing momentum for further regenerative interventions.

In particular, the proposed development forms the 1st immediate term step in a longer-term vision for the enhancement of the wider public realm area as part of LK Cultural Corridor project and forming part of a network of future walking and cycling infrastructure (LK Green Connect).

The delivery of the project is supported by Failte Irelands 'Local Authority Weather Proofing and Outdoor Dining Infrastructure Scheme'.

The site for the proposed development is located within the identified 'Town Centre' land use zone as designated on Map 12.1B entitled 'Letterkenny Land Use Zoning map 12.1B' of Part C of the County Donegal Development Plan 2018-2024.

2. Nature of the Works

The proposed development will include the following proposed works:

- i. Construction of outdoor dining infrastructure for the purposes of sheltered dining area/performance space inclusive of raised seating/performance area, ground level paved area, integrated seating steps, relocation of existing benches and installation of wind breaks and tensile fabric canopy.
- ii. Installation of 4 no. trees along Western boundary.
- iii. All associated ancillary works to include installation of projection light, drainage, utilities and connection to services within the overall development area.

The proposed Part 8 development will achieve multiple benefits including:

- Supporting the local hospitality and tourism sector.
- Increasing capacity for outdoor dining.
- Enhancement and upgrade to existing public realm.
- Supporting an attractive urban environment
- Increasing footfall and dwell time in the town centre and activating spin-offs for local businesses.
- Contributing to a more competitive and vibrant town centre.
- Enabling civic and community activity and cultural and artistic expression within the urban environment.

The design concept for the proposed 'Eat Out' outdoor dining infrastructure involves a simple but effective intervention to deliver structured provision of outdoor dining in Letterkenny where there is a lack of space of this nature across the town centre at present. In total, the proposed development will deliver circa 120sqm of flexible and unique space within an existing public realm facilitating year-round accessible outdoor dining for between 25-50 people depending on table layout.

The proposed site layout plan for the proposed development consists of the installation of a raised platform interlocked into the existing steps and terrace area to the front of An Grianan Theatre providing elevated public space for use as outdoor dining space. The capacity for outdoor dining is further extended through matching ground level paved area. The proposed development also comprises the installation of a tensile canopy structure which will provide shelter to the space together with the insertion of wind breakers at suitable locations thereby weatherproofing the space and extending useability significantly.

Adding value to the proposed investment when not in use as outdoor dining space, the proposed raised platform has the capacity for use as sheltered performance area therefore opening up the potential for the wider public realm space to be used effectively for wider scale events, gatherings and festivals and therefore further increasing the attractiveness of the space and increasing footfall to the town centre and to the surrounding local businesses including the hospitality sector.

Figures 1-3 show the proposed site layout and 3D views of the proposed development (published 15th September 2022). (See appendix B for images of all plans and drawings published for consultation on 15th September 2022)

Figure 1: Proposed Site Layout Plan (published 15th September 2022)



Figure 2: 3D visual of the proposed development (published 15th September 2022 as part of the Proposed Site Layout Plan)



Figure 3: 3D visual of the proposed development (published 15th September 2022 as part of the Proposed Site Layout Plan)



The proposed development is sub-threshold for the purposes of Environmental Impact Assessment (“EIA”) as per Article 92 of the Regulations and the Council has concluded on the basis of a Preliminary Examination in accordance with Article 120 (1)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

In order to ascertain whether the proposed development required Appropriate Assessment (“AA”) Donegal County Council carried out a screening of same in accordance with Article 250(1) of the Planning and Development Regulations 2001 (as amended) and made a determination in view of best scientific knowledge that the development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site in view of the site’s conservation objectives and that AA was not required.

3. Consultation Process

As required by Part VIII of the Planning and Development Regulations 2001 (as amended), notice of the proposed development was published in the Donegal Democrat on Thursday 15th September 2022 (Appendix A) and site notices were erected on site on Thursday 15th September 2022.

The plans and particulars (See Appendix B) of this proposed development were available for inspection or purchase from 15th September 2022 by prior appointment only at a fee not exceeding the reasonable cost of making a copy at;

- The Planning Department/Reception, Donegal County Council, County House, Lifford, Co. Donegal.
- Letterkenny Public Service Centre, Neil T.Blaney Road, Letterkenny, Co. Donegal

The proposed plans were also available for inspection at www.donegalcoco.ie

The proposed plans were available for inspection from Thursday 15th September 2022 for a period of at least four weeks, until Friday 14th October 2022 (both dates inclusive).

The plans and particulars of the proposed development were sent to the following statutory bodies and relevant parties:

- An Chomhairle Ealaíonn
- Fáilte Ireland
- An Taisce – The National Trust for Ireland
- The Heritage Council
- Regional Authority (NWRA)
- Irish Water
- ESB Networks
- EIR
- Office of Public Works
- Donegal County Council Roads & Transportation Service (Area Roads)
- Donegal County Council Road Design Office
- Donegal County Council Planning Service
- Donegal County Council Water & Environment Section
- Donegal County Council Waste Regulations Officer

Submissions and observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, were required to be made in writing to the Co. Secretariat, Donegal County Council, Lifford, County Donegal, before 4.30pm on Tuesday 1st November 2022.

4. Submissions Received & Responses

No submissions in respect of the proposed development were received from statutory bodies, relevant parties or from the public.

5. Planning Report: Donegal County Council, Planning Department (Appendix C)

The Planning Department, Donegal County Council has reviewed the details and particulars of the proposed development and outlined that it is satisfied that the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates and has no objection to the proposed development, subject to 4 no. conditions as set out in Appendix C.

6. Recommendation & Conclusion

Following the statutory consultation process and the Planning Report Part 8 P.G.22/16, it is recommended that the proposed development proceed in accordance with the plans and

particulars published 15th September 2022 subject to the 4 No. conditions set out in the Planning Report Part 8 PG 22/16 (Appendix C).



Sinead Mc Cauley,
A/Senior Executive Planner,
Regeneration & Development Team,
Donegal County Council

APPENDIX A Newspaper Advertisement

Thursday, September 15, 2022

www.donegalive.ie

DONEGAL DEMOCRAT

39

Place your
Planning
Notices &
Licence
Applications
with us



CONTACT US FOR YOUR PLANNING NEEDS
0749724212 or 074 91 28000
advertising@donegaldemocrat.ie

Democrat
Donegal Post



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

NOTICE TO LANDOWNERS & OCCUPIERS TREE & HEDGE CUTTING

As outlined in the Roads Act 1993, all landowners and occupiers of land are reminded that they should take all reasonable steps to ensure that trees, shrubs, hedges or other vegetation on their lands is not a hazard or potential hazard to persons using a public road and that it does not obstruct or interfere with the safe use of a public road or maintenance of a public road.

Please note in accordance with the provisions of Section 46 of the Wildlife (Amendment) Act 2000 and in recognition of the value of habitats such as hedgerows for nesting birds, the cutting of trees and hedgerows is not permitted from 1st March to 31st August, except for reasons of public health and safety.

Donegal County Council would like to thank the many members of the public who have already carried out this work.

Bryan Cannon,
A/Director of Roads & Transportation



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

NOTICE TO LANDOWNERS & OCCUPIERS DRAINAGE ON ROADS ROADS ACT 1993

Water flowing onto roads from land damages the road and may cause an accident when it freezes or brings mud and stones onto the road.

Landowners and occupiers of land adjacent to a public road are reminded that they are responsible for ensuring water is prevented from flowing or falling onto a public road from their land and for ensuring that it is not prevented from flowing off the road onto their land.

This can be done by maintaining existing and opening new drains on your property and ensuring you comply with any conditions on your planning permission.

Donegal County Council would like to thank the many members of the public who have already carried out this work.

Bryan Cannon,
A/Director of Roads & Transportation



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

NOTICE TO LANDOWNERS & OCCUPIERS WORKING ADJACENT TO ROADS ROADS ACT 1993

Landowners and occupiers of land adjacent to a public road are reminded that when they carry out drainage works within 15 metres of a public road or do other construction works which may interfere with the road, consent from the Local Authority is required.

Application forms can be downloaded at www.donegalcoco.ie or are available from your local Council Office/Public Services Centre.

Bryan Cannon,
A/Director of Roads & Transportation



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

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) - SECTION 179

PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) - ARTICLE 81

NOTICE PURSUANT TO ARTICLE 81 OF PART 8 OF THE ABOVE REGULATIONS ("THE REGULATIONS"), RELATING TO A PROPOSED DEVELOPMENT BY DONEGAL COUNTY COUNCIL

Project Name:

THE 'EAT OUT' OUTDOOR DINING INFRASTRUCTURE PROJECT, LETTERKENNY

Take Notice: that Donegal County Council ("the Council") proposes to carry out the development specified in paragraph (b) below and in relation thereto:

- The location of the development is on a site shown on a site location map included in the plans and particulars referred to at paragraph (e) below, which is located at the forecourt of An Grianan Theatre, Ramelton Road, Letterkenny in the townland of Letterkenny and in the Letterkenny & Milford Municipal District.
- The nature and extent of the proposed development is as follows:-
 - Construction of outdoor dining infrastructure for the purposes of sheltered dining area/performance space inclusive of raised seating/performance area, ground level paved area, integrated seating steps, relocation of existing benches and installation of wind breaks and tensile fabric canopy.
 - Installation of 4 no. trees along Western boundary.
 - All associated ancillary works to include installation of projection light, drainage, utilities and connection to services within the overall development area as shown on the site location map and site layout plan(s) included in the plans and particulars referred to at paragraph (e) below.
- The proposed development is sub-threshold for the purposes of Environmental Impact Assessment ("EIA") as per Article 92 of the Regulations and the Council has concluded on the basis of a Preliminary Examination in accordance with Article 120 (1)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required. A copy of this Preliminary Examination will be available for inspection or purchase along with the documents referred to at paragraph (e) below.
- In order to ascertain whether the proposed development required Appropriate Assessment ("AA") - the Council carried out a screening of same in accordance with Article 250(1) of the Regulations and made a determination in view of best scientific knowledge that the development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site in view of the site's conservation objectives and that AA was not required. A copy of this determination including the main reasons and considerations on which the determination was based will be available for inspection or purchase along with the documents referred to at paragraph (e) below.
- Plans and particulars of the proposed development will be available for inspection online at www.donegalcoco.ie or for inspection at the Council's offices below and purchase (at a fee not exceeding the reasonable cost of making a copy) by prior appointment only (for Covid reasons) at:

Location	Address	Telephone/Email	Opening Hours
The Planning Department, Donegal County Council	County House, Lifford, Co. Donegal, F93 Y622	Tel: 074 915 3900 Email: regeneration@donegalcoco.ie	9:00am - 12.30pm and 1.00pm - 4.30pm from Monday to Friday
Letterkenny Public Services Centre	Neil T. Blaney Rd, Letterkenny, Co. Donegal, F92 TNV3	Tel: 074 915 3900 Email: regeneration@donegalcoco.ie	

The said plans and particulars will be available for inspection as above from **Thursday 15th September 2022** until **Friday 14th October 2022** (both dates inclusive).

- Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated may be made in writing to The Co. Secretariat, Donegal County Council, Lifford, County Donegal, before **4.30pm on Tuesday 1st November 2022**. Please mark the front of the envelope with the project name 'The Eat Out Outdoor Dining Infrastructure Project.'

Liam Ward,
Director of Service Community & Planning Services,
Donegal County Council,
County House, Lifford.

Date: Thursday 15th September 2022.

donegallive



@DNEGALLIVE



@DNEGALLIVE



@DNEGALLIVENWS

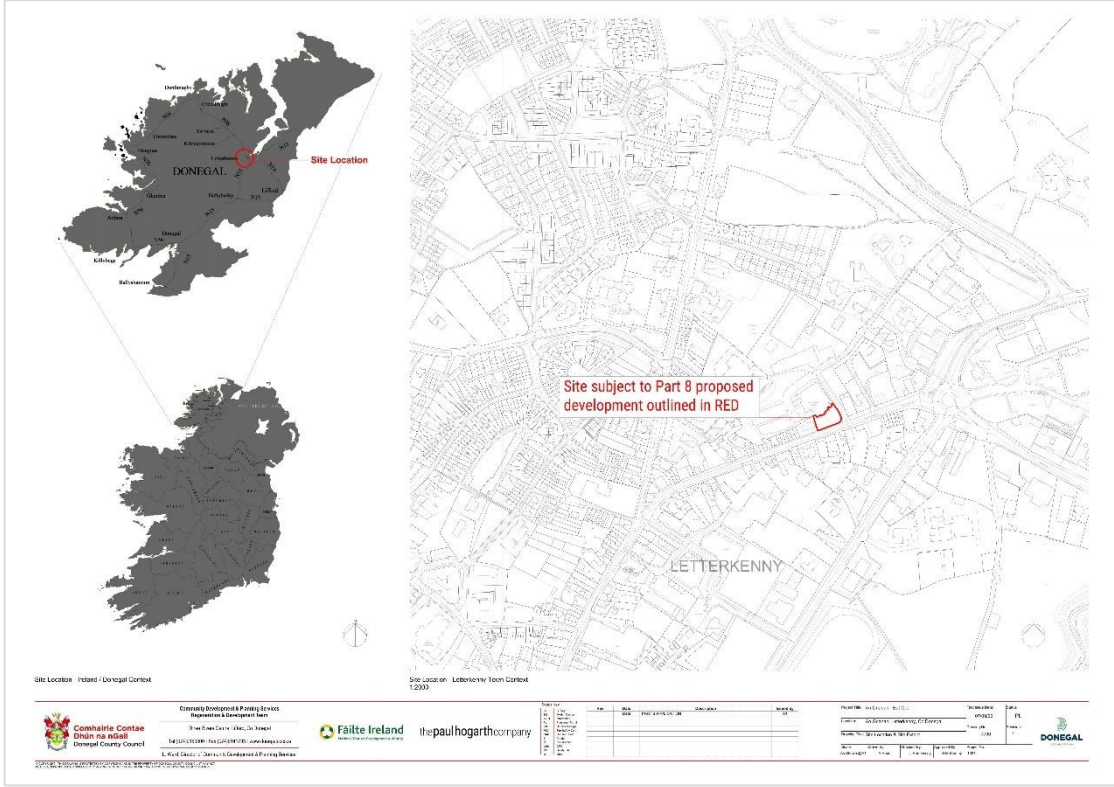
FOLLOW US ON SOCIAL MEDIA



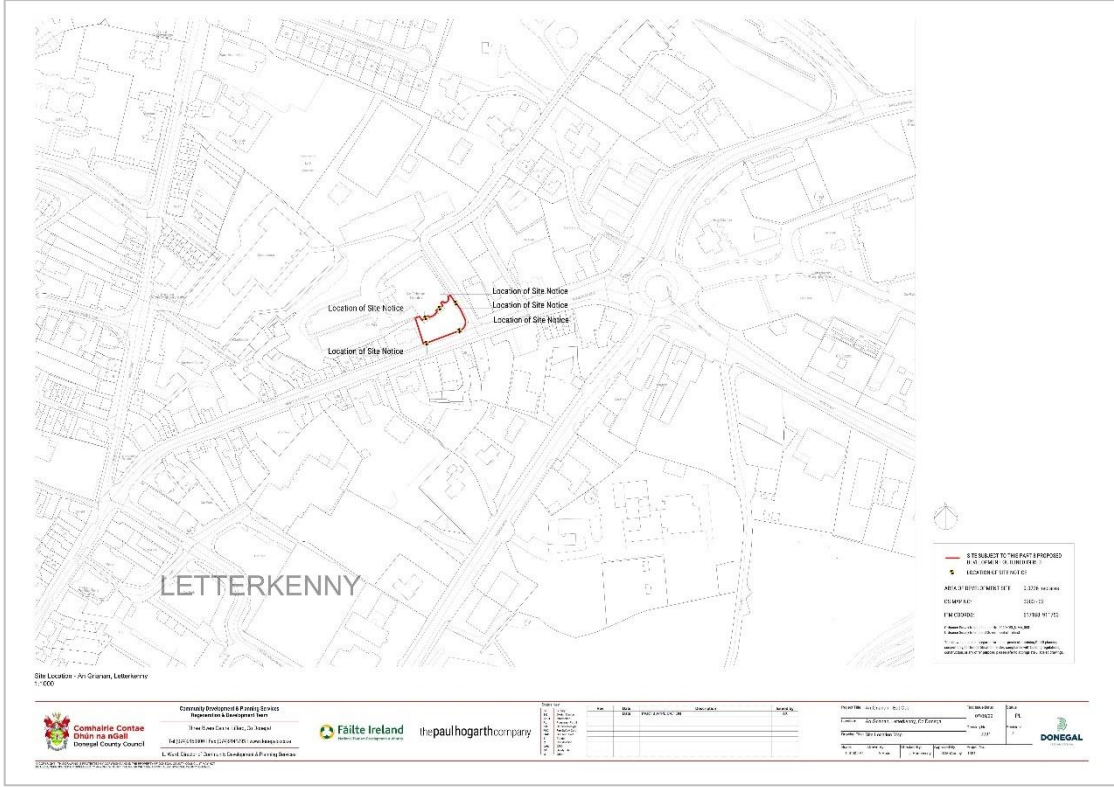
APPENDIX B

Plans & Particulars published on 15th September 2022

Drawing 0000: Site location and site extent



Drawing 0001: Site Location Map



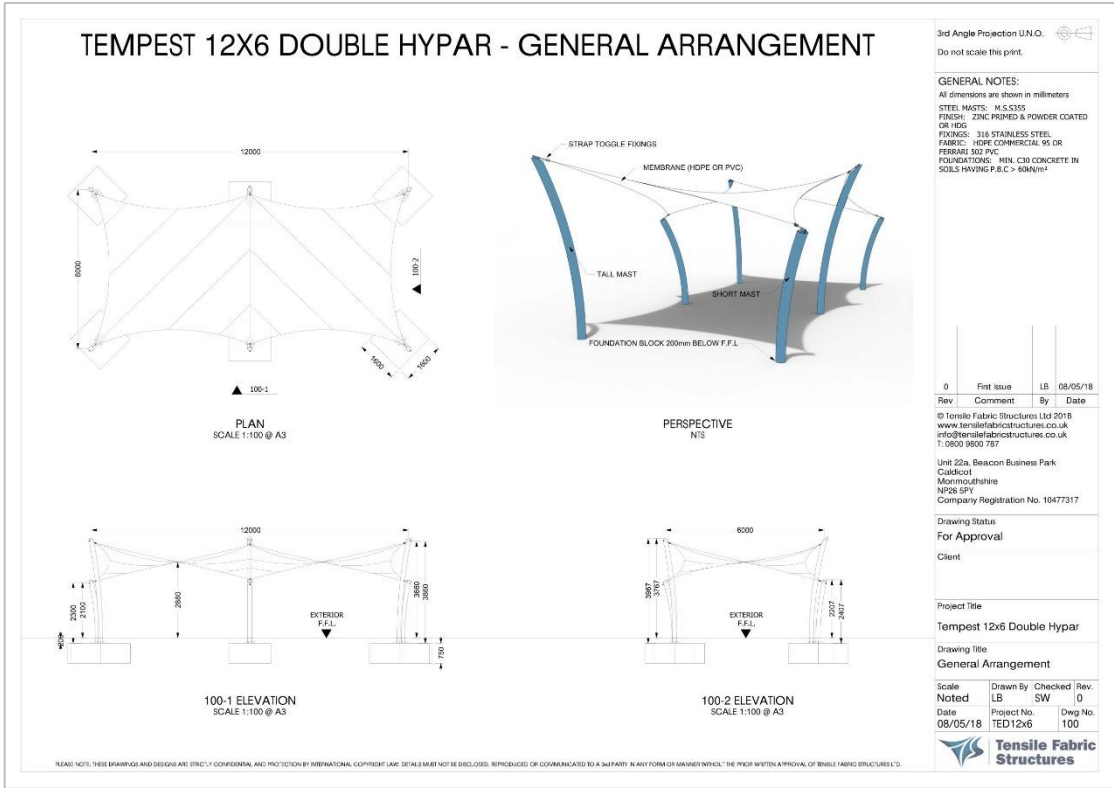
Drawing 0002: Existing Site Layout Map



Drawing 0003: Proposed Site Layout and Section



**Appendix A relating to the Plans and Drawings published 15th September 2022:
 Indicative Specification of tensile canopy which will be confirmed at detailed
 design stage**



APPENDIX C

Planning Report Part 8 PG 22/16



Part 8 – PG22/16

10th November, 2022

Sinead McCauley
Regeneration & Development Team
Planning Services
Three Rivers Centre
Lifford
Co Donegal

- Re:** (i) **Construction of outdoor dining infrastructure for the purposes of sheltered dining area/performance space inclusive of raised seating/performance area, ground level paved area, integrated seating steps, relocation of existing benches and installation of wind breaks and tensile fabric canopy,**
(ii) **Installation of 4 no. trees along western boundary, and**
(iii) **All associated ancillary works to include installation of projection light, drainage, utilities, and connection to services within the overall development area**

At: An Grianan Theatre, Ramelton Road, Letterkenny

For: Donegal County Council

I wish to confirm that there is no objection to the proposed development from a planning point of view subject to the following 4 no. conditions:-

1. The development shall be carried out in accordance with the published plans, particulars and documents inclusive of the 'proposed Site Layout Plan,' Drawing no: 0003/Revision A, save as hereinunder otherwise required.

Reason: To define the terms of the development, and cater for the orderly and sustainable development of the area.

2. Any signage shall be in the Irish Language only, or if bilingual signage is proposed, then the Irish language shall be first and shall be of an area, size and prominence that is at least equal to or greater than the area, size and prominence of other languages. This includes any new signage comprising 'text inscriptions' along the proposed steps of the raised platform hereby permitted.

Reason: To cater for the orderly development of the area and to comply with Section 9.7 of Appendix 3 of Part B of the County Donegal Development Plan, 2018-2024 (as varied).

Cuir freagra chuig: Áras an Chontae, Leifear, Contae Dhún na nGall, Éire F93 Y622
Please reply to: County House, Lifford, Co. Donegal, Ireland F93 Y622

3. Prior to the commencement of development, a Traffic Management Plan shall be agreed with the Roads and Transportation Directorate, which details how the construction of the project shall be delivered taking into account the number and frequency of construction vehicles, including routes and deliveries.

Reason: In the interest of public safety, traffic safety and the environment.

4. All replacement and newly planted trees subsequently dying shall be replaced.

Reason: To cater for orderly development and to cater for residential amenity.

E. Reid
For A/Senior Ex. Planner
Planning Services

/mp