

TUAIRISC CHUIG CRUINNIÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:
REPORT TO SPECIAL COUNCIL MEETING HELD ON:
24th February 2022

UIMHIR NA MÍRE AR AN CHLÁR / AGENDA ITEM NO: 1

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 Letterkenny 2040 Strategic Urban Regeneration Site-Phase 1 at Pearse Road and 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 response contained in the attached report.

Leam Ward.

STIÚRTHÓIR SEIRBHÍSE
DIRECTOR OF SERVICE

16th February 2022

DÁTA
DATE



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

**THE LETTERKENNY 2040 STRATEGIC URBAN REGENERATION SITE-
PHASE 1
AT PEARSE ROAD AND RAMELTON ROAD, LETTERKENNY IN THE
TOWNLAND OF 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.21/10

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 21/10, it is recommended that the proposed development proceeds as proposed, subject to the 5 No. Conditions set out in the Planning Report, Part 8 PG 21/10 (Planning Report, Appendix C).

Prepared & Recommended by:



Sinead McCauley
A/ Senior Executive Planner
Regeneration & Development Team
Community Development & Planning
Services
Date: 16th February 2022

Reviewed by;



Paul Kelly
Senior Executive Planner
Regeneration & Development Team
Community Development & Planning
Services
Date: 16th February 2022

Approved and Endorsed by:



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

Date: 16th February 2022

1. Introduction

Donegal County Council in partnership with the Donegal 2040 Strategic Development Designated Activity Company (DAC) proposes to carry out a dynamic, mixed use development as Phase 1 of the 'Letterkenny 2040 Strategic Urban Regeneration Site' located at Pearse Road and Ramelton Road, Letterkenny within the townland of Letterkenny in the Letterkenny-Milford Municipal District of County Donegal consisting of 2 no. Business, Enterprise and Innovation buildings alongside high quality public realm and pedestrian/cycle infrastructure.

The site consists of:

- (i) Brownfield lands formerly occupied by the ESB retail and office premises and existing shed(s). All buildings are now vacant;
- (ii) 2 no. semi-detached dwellings fronting Ramelton Road; and
- (iii) Under-utilised greenfield lands.

The proposed phase 1 development consists of; Demolition of the former ESB retail & office premises and existing shed(s) to the rear of same together with general site clearance and boundary treatment; construction of a new 7 storey Business, Enterprise and Innovation (Alpha) building providing flexible accommodation solutions including Office and R&D facilities and having a floor area of approx. 1,625sq.m (17,500sq.ft); construction of a new 8 storey Business, Enterprise and Innovation (Beta) building with flexible accommodation solutions including Office and R&D facilities and having a floor area of approx. 4,000sq.m (43,000sq.ft); construction of an associated public realm and controlled access arrangements inclusive of: a central civic space; pedestrian, cycle, accessibility and mobility infrastructure; landscaping; disabled and age friendly courtesy parking and emergency/service vehicle entry and egress and; all associated ancillary works.

The proposed development of the 'Letterkenny 2040 Strategic Urban Regeneration Site' forms a key foundational component of a wider urban regeneration programme known as 'Letterkenny 2040'. It also constitutes Phase 1 of an overarching Concept Masterplan for the mixed-use development of the entire 1.1 hectare Strategic Urban Regeneration Site.

The wider urban regeneration programme known as 'Letterkenny 2040' 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 Concept Masterplan for the cohesive regeneration of the 1.1 hectare Letterkenny 2040 Strategic Urban Regeneration Site sets out a concept for a dynamic, mixed use development led by anchor enterprise development(s) integrated with public realm, town centre housing and improved connectivity with new permeability through the site linking the Pearse Road with the Port Road. The delivery of the Concept Masterplan is planned to occur on a phased basis with the proposed Part 8 development forming Phase 1.

The project is being progressed via a blend of strategic and complimentary funding sources. This includes funding support from the Urban Regeneration and Development Fund (URDF), the Border Enterprise Development Fund (BEDF) and match funding from Donegal County Council together with prospective support from a range of other sources which currently remains in planning.

Further future phase(s) will be brought forward through the relevant statutory consent processes in due course to realise the complete urban regeneration of the site beyond Phase 1 (the proposed works) which will include a future medium density residential development and further associated public realm, pedestrian/ cycle infrastructure and associated ancillary works.

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:

- Demolition of the former ESB retail & office premises and existing shed(s) to the rear of same together with general site clearance and boundary treatment;
- Construction of a new 7 storey Business, Enterprise and Innovation (Alpha) building providing flexible accommodation solutions including Office and R&D facilities and having a floor area of approx. 1,625sq.m (17,500sq.ft);
- Construction of a new 8 storey Business, Enterprise and Innovation (Beta) building with flexible accommodation solutions including Office and R&D facilities and having a floor area of approx. 4,000sq.m (43,000sq.ft);
- Construction of an associated public realm and controlled access arrangements inclusive of: a central civic space; pedestrian, cycle, accessibility and mobility infrastructure; landscaping; disabled and age friendly courtesy parking and emergency/service vehicle entry and egress;
- All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network.

The proposed uses of the Alpha Innovation Centre & the Beta Business Centre are generally for the purposes of Enterprise, Business and Innovation and more specifically for the schedule of uses as follows:

1. Use for the provision of (a) financial service, (b) professional services, and (c) any other services where the services are provided principally to visiting members of the public in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended)
2. Use as an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended).
3. Use as a light industrial building coming within the definition of Use Class 4 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended) and as defined in Part 2, Article 5 of the aforesaid Regulations where a 'light industrial building' means-
'An industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without

detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.'

4. For use as a business premises for the carrying on of any professional, commercial or industrial undertaking.
5. For use in the development of Innovation via a process of creating new ideas, systems, articles or products.
6. For use in the development of business relating to Med-Tech/Life Sciences and Personalized Health Care including Research & Development.
7. For use for Research & Development.

The proposed Phase 1 development will provide transformative regeneration of scale delivering 2 no. Business, Enterprise and Innovation buildings alongside high quality public realm and pedestrian/cycle infrastructure enabling new and high-quality permeability and accessibility through the site. The proposed development will realise the phased regeneration and renewal of underutilized, vacant and brownfield town centre lands through a mixed-use regeneration scheme that is of transformational scale and nature constituting an exemplar of urban design, renewal and regeneration. The proposed development and associated investment will also crucially give catalytic effect to the regeneration potential of the wider surrounding town centre area with significant potential to activate and leverage the private sector in the regeneration of other town centre opportunities.

The proposed Part 8 development in respect of phase 1 will achieve multiple benefits including:

- Reduction in vacancy and obsolete buildings
- Bringing under-utilized core town centre lands into productive use
- Enabling a thriving Business, Enterprise and Innovation ecosystem
- Supporting opportunity arising from Brexit.
- Creating new and high-quality public realm and enabling civic and community activity alongside cultural and artistic expression within the urban environment.
- Providing useable, adaptable outdoor public spaces to respond to challenges around the public health environment and need for social distancing.
- Enhancing pedestrian and cyclist connections throughout the site for seamless accessibility and thus enabling modal shift and providing transportation choice for people.
- Delivering a key phase of the wider LK Green Connect for walking/cycling/parkland infrastructure threading throughout the town centre.
- Increasing footfall in the town centre and activating spin-offs for local businesses.
- Contributing to a more competitive and vibrant town centre.
- Establishing a high-quality benchmark for town centre regeneration.
- Strategically enhancing the connections between the historic Main Street/ Ramelton Road and existing town centre functions occurring East of Pearse Road
- Integrating sustainable and efficient construction methods to integrate Sustainable Urban Drainage Systems, a rainwater harvesting system, roof top garden/open space and high energy performance building to respond innovatively to the climate crisis.

The site layout design concept aims to create a vibrant, highly accessible, mixed use development of appropriate town centre density and high-quality architecture. As an integral component of the mixed-use nature of the site, the site layout concept prioritizes good quality public realm and movement routes that will encourage walking, cycling and use throughout the day, evening and week. The concept aims to deliver a 'living' place as a

productive, efficient and integrated part of the surrounding urban form of Letterkenny town centre, breathing life into otherwise under-utilized brownfield and vacant town centre lands.

The site layout envisages the proposed phase 1 development as a major and leading urban regeneration project establishing a benchmark for high quality interventions to revitalise and renew Letterkenny town centre, uplifting the town centre working population that will as a result add to the economic and social vitality of the area and stimulate wider regeneration.

Figures 1-8 show extracts of proposed site layout, elevations and 3D views of the proposed development (published 16th December 2021).

Figure1: Proposed Site Layout (published 16th December 2021)

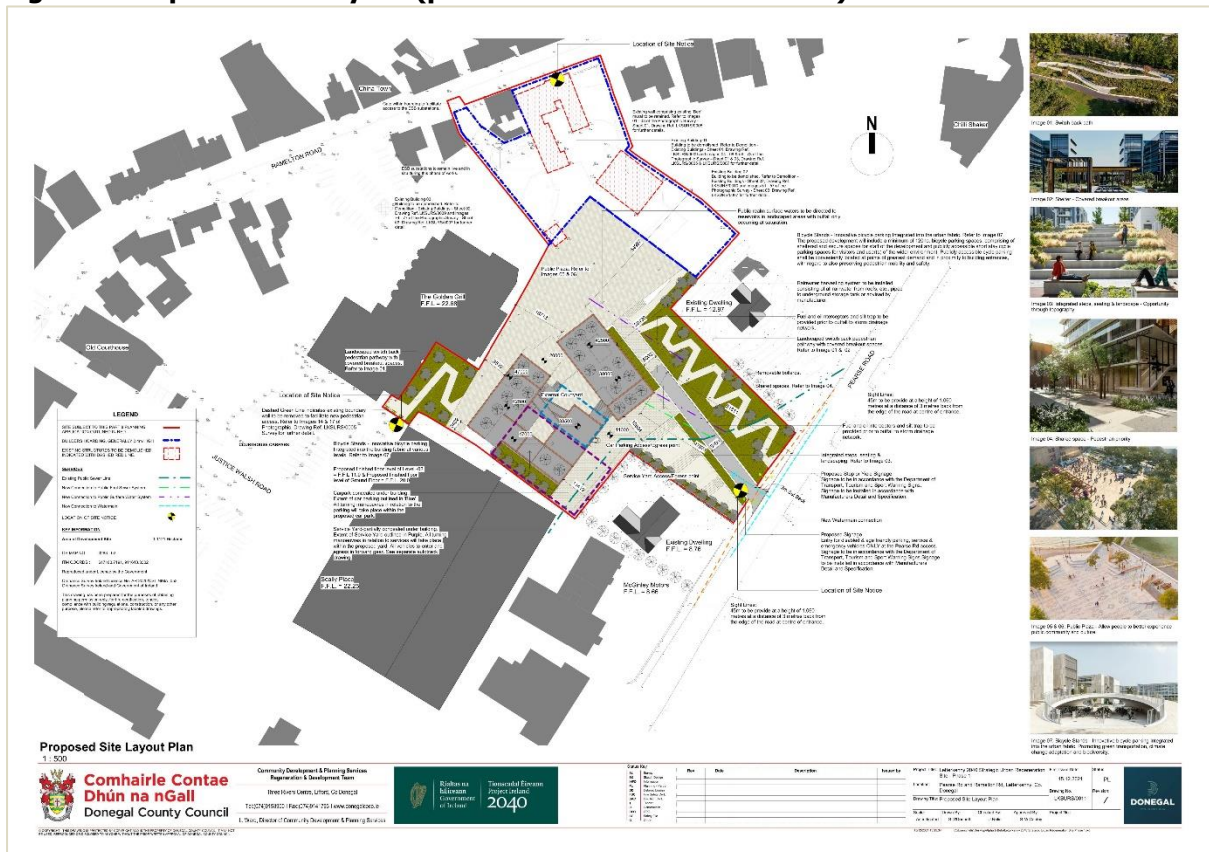


Figure 2: Demolition-Site Layout Plan (published 16th December 2021)

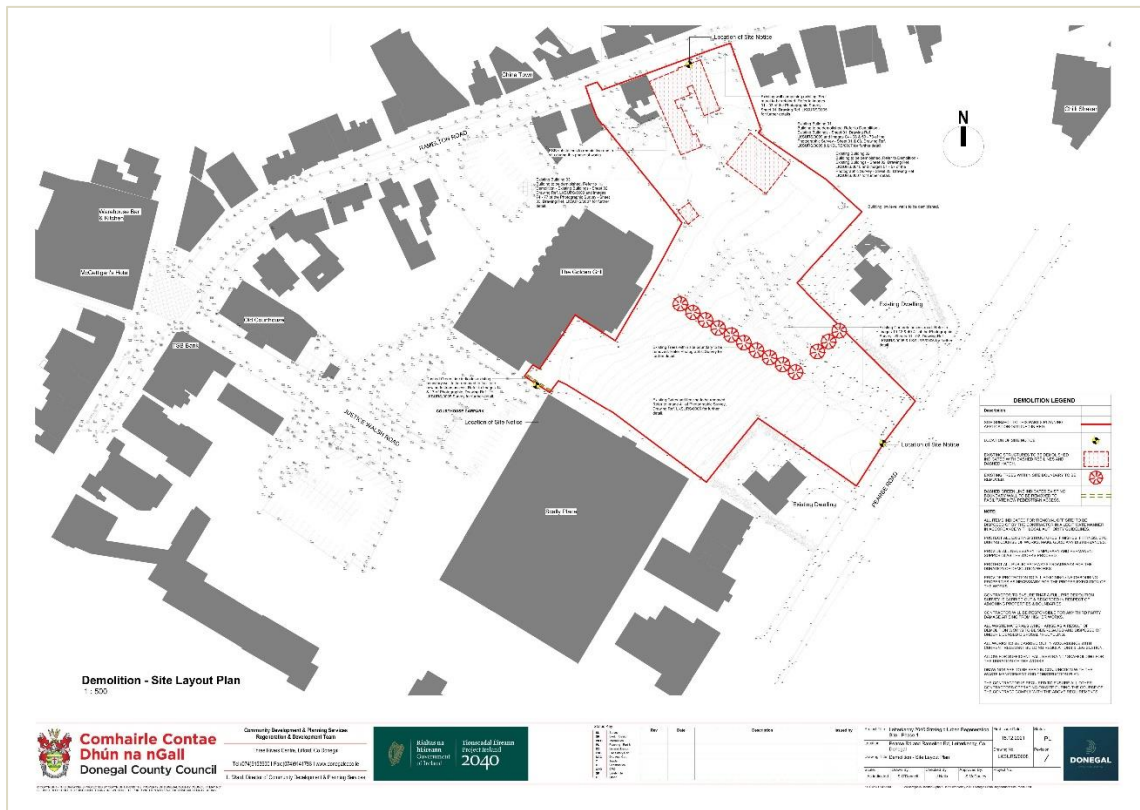


Figure 3: 3D views (published 16th December 2021)

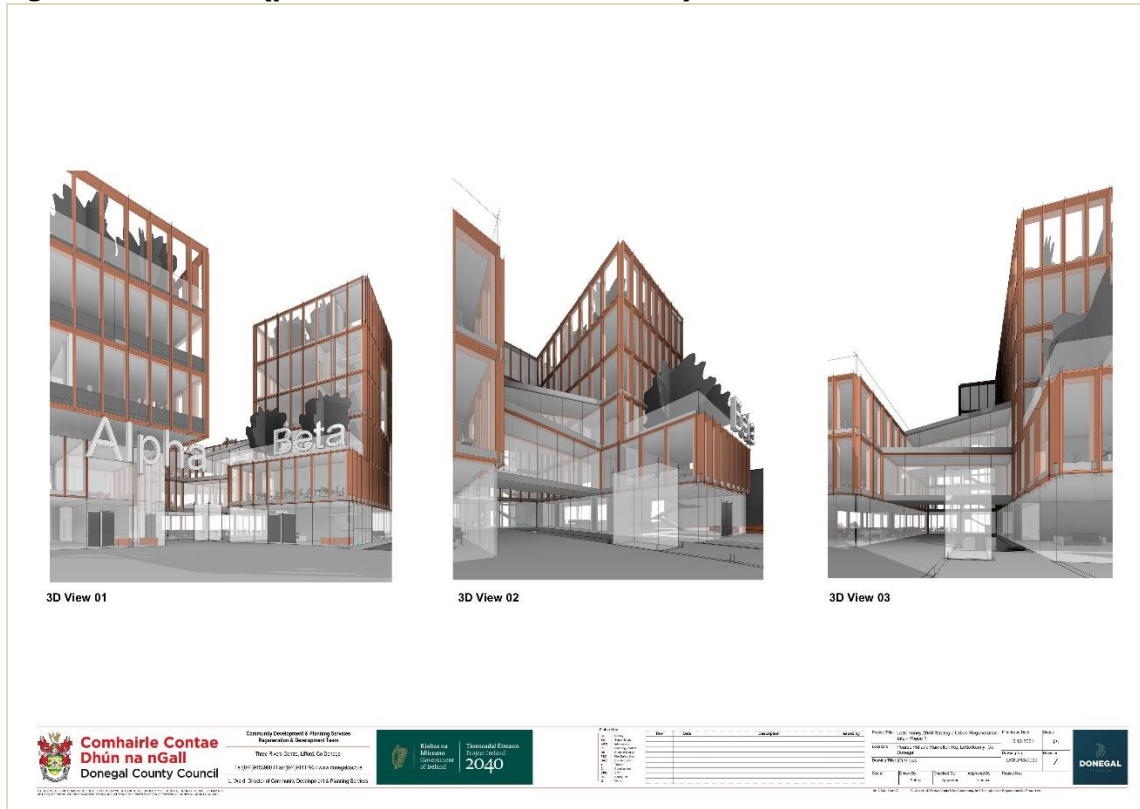


Figure 4: Side elevation (Alpha) (published 16th December 2021)



Figure 5: Front elevation (Alpha and Beta) (published 16th December 2021)

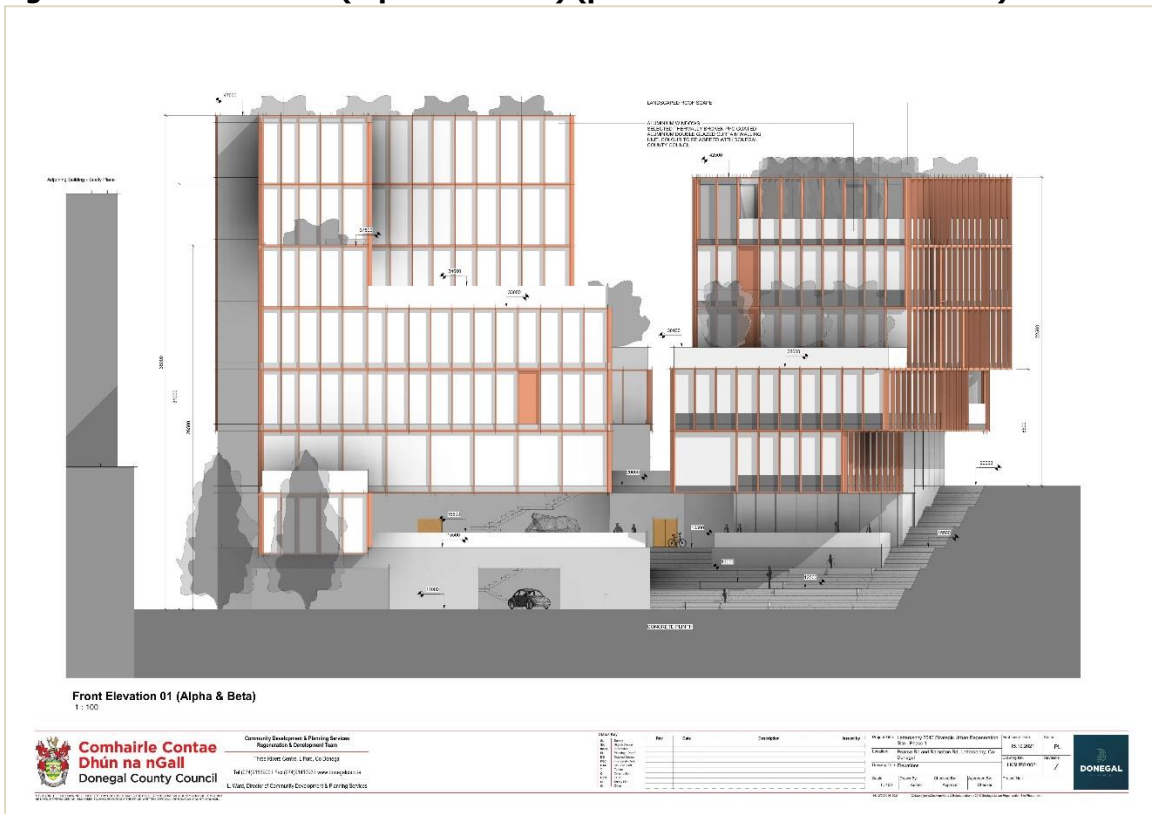


Figure 6: Rear elevation (Alpha and Beta) (published 16th December 2021)

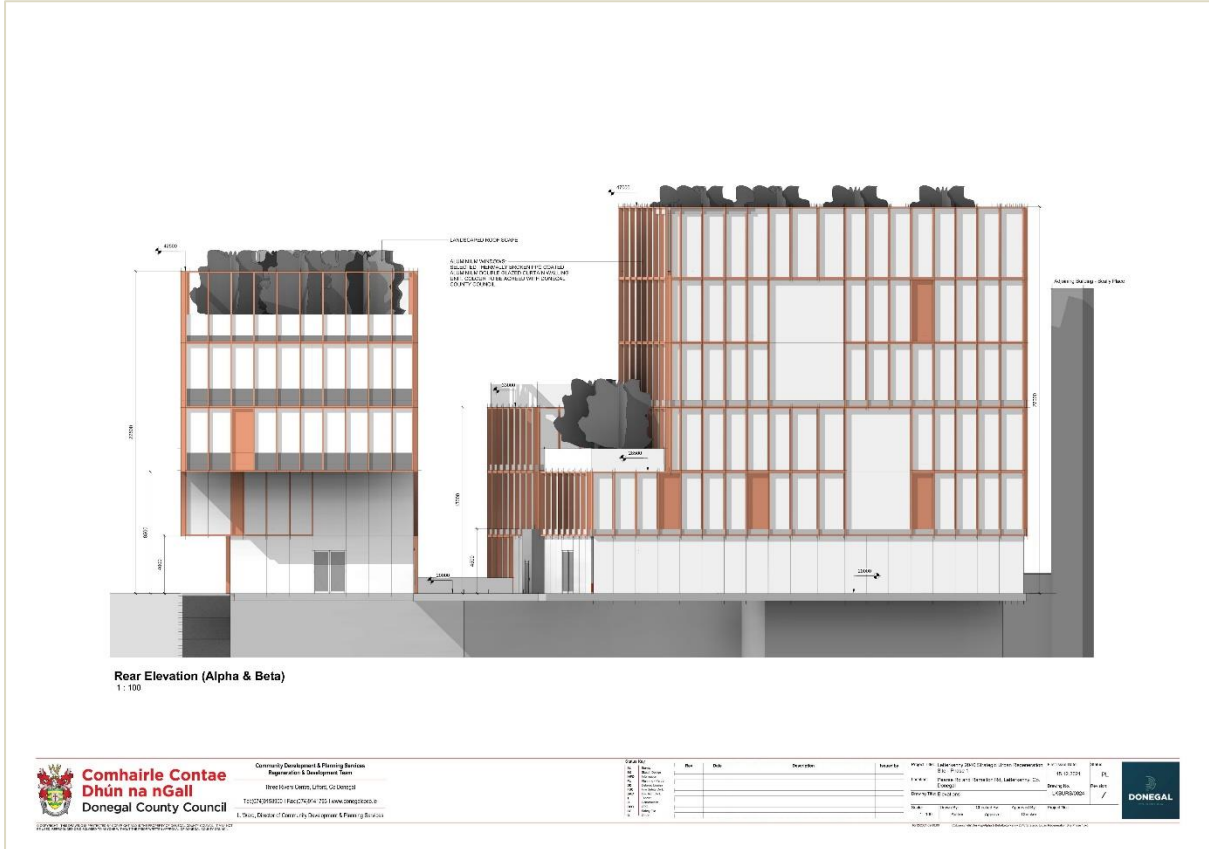


Figure 7: Rear elevation 02 (Alpha and Beta) (published 16th December 2021)

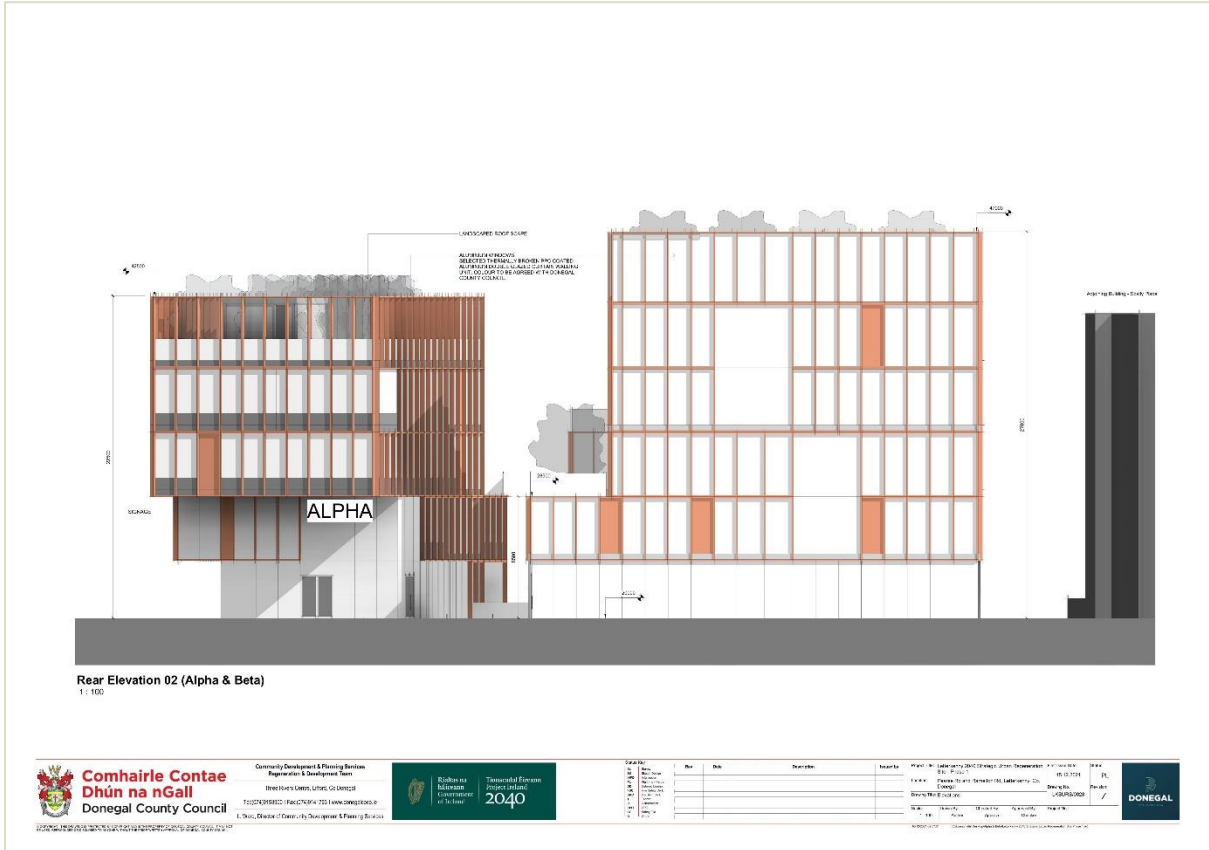
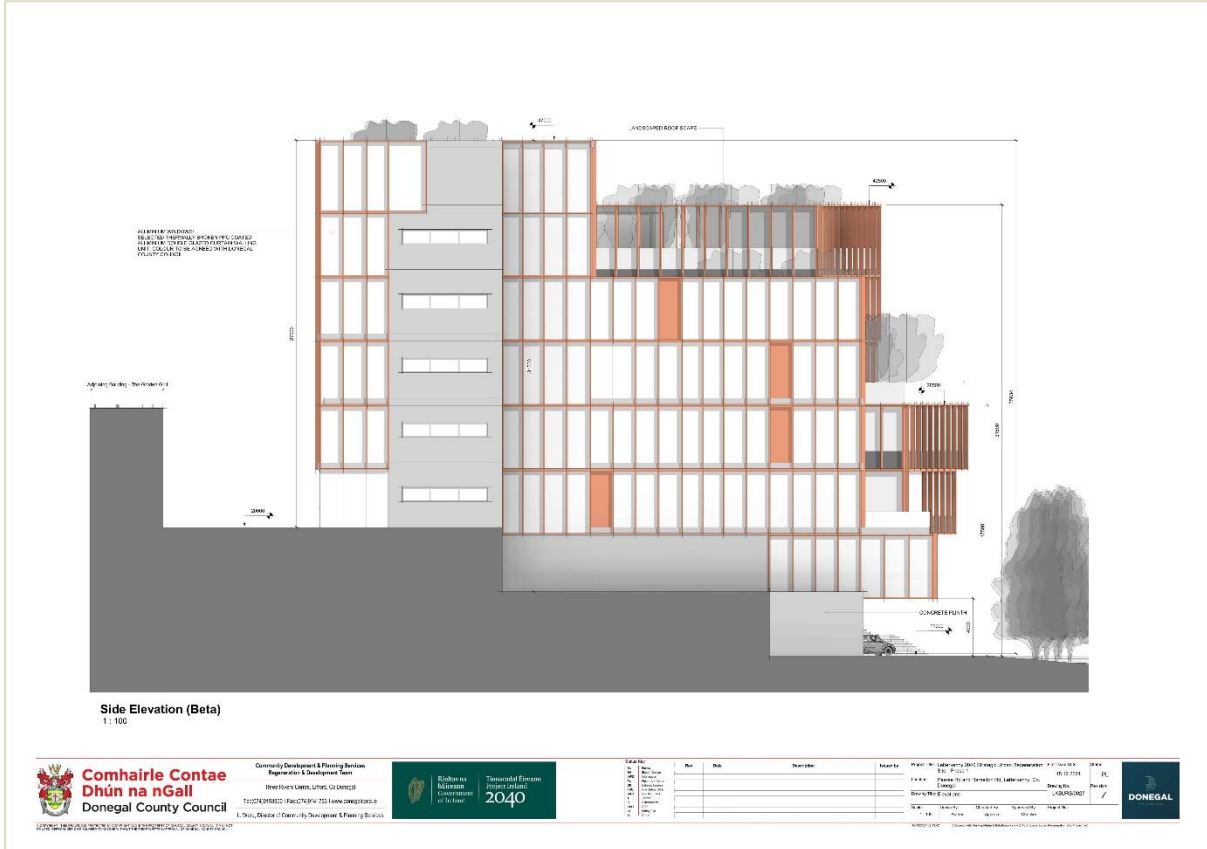


Figure 8: Side elevation (Beta) (published 16th December 2021)



The proposed development is also informed by a Traffic & Transport Report, Mobility Management Plan and a Demolition and Construction Waste Management Plan.

The proposed development is sub-threshold for the purposes of Environmental Impact Assessment (“EIA”) per Article 92 of the Regulations and the Council has made a screening determination in accordance with Article 120 (1B)(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.

The Council also carried out an Appropriate Assessment Screening in accordance with Article 250(1) of the Regulations and has 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 Appropriate Assessment 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 16th December 2021 (Appendix A) and in accordance with the Regulations site notices were erected on site on the same date.

The plans and particulars (See Appendix B for site location and extents, site layouts, floor plans and elevations) of this proposed development were available for inspection or

purchase 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 16th December 2021 for a period of at least four weeks, until Monday 24th January 2022.

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
- The Minister of Culture, Heritage and the Gaeltacht (Nat. Mon.)
- 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
- Donegal County Council Heritage Officer
- Donegal County Council Conservation 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 5pm on Tuesday 8th February 2022.

4. Submissions Received & Responses

Tables 1 and 2 list the submissions received from the public and statutory bodies/internal reports within the permitted time for receipt of submissions and observations (before 5pm on Tuesday 8th February 2022).

Table 1: Public submissions

Public submissions	
1	Seamus and Goretta Callaghan

Table 2: Statutory bodies and internal reports

Submissions from statutory bodies and internal reports	
1	Department of Housing, Local Government and Heritage, Development Applications Unit
2	Northern and Western Regional Assembly
3	Donegal County Council, Roads and Transportation (Joint report of Area Roads and Road Design)

4.1 Summary of the issues raised in the submissions and Chief Executive's response

A summary of each submission received and the response of the Chief Executive to same is provided hereunder in relation to public submissions and statutory bodies/internal reports.

4.1.1 Public Submissions

1. Seamus and Goretta Callaghan, Pearse Road, Letterkenny
<p>Issues raised:</p> <p>The submission outlines four concerns of the occupiers of an existing dwelling located fronting Pearse Road, south east of the site and seeks a number of considerations to be made as follows:</p> <ul style="list-style-type: none"> a) Consideration of the use of frosted glass or similar on the side of the building to Pearse Road overlooking the adjoining house to the south east. b) Concerns for access to existing water supply which comes through the lands for development. c) Concerns in relation to rain-water running towards rear garden of adjoining house which is currently managed by an open drain. Requests consideration of modern drainage system if the open drain is removed. d) Seeks 8ft high security fence to be erected to the rear of existing dwelling and 6ft high fence to the side due to the expected increased footfall day and night and to ensure security.
<p>Chief Executives Response:</p> <ul style="list-style-type: none"> a) The proposed development provides a 23m separation distance between the rear elevation of the existing property in question and the proposed South West facing elevations (Alpha and Beta) to Pearse Road. It is considered that having regard to the considerable 23m separation distance, no significant impacts are envisaged in terms of overlooking or loss of privacy. The proposed development is furthermore considered not to give rise to loss of privacy given (i) the urban, infill nature of the site; (ii) the existing 10m high tree lined boundary to the rear of existing dwelling and; (iii) the scale and form of existing development (at Millenium Court/McGinley Motors) adjoining the existing dwelling which is in fact located closer to the dwelling in question with only a 6-8m separation, and (iv) the non-residential uses proposed. Notwithstanding, subject to approval of Part VIII, as the project progresses to detailed design, the continued protection of residential amenity can be furthermore assured via considered design responses such as arrangement of

panelling/glazing or orientation/ angling of windows as examples and as opposed to frosted glass which is neither an appropriate or necessary intervention. Accordingly, it is considered that significant mitigations exist and that material privacy concerns do not arise.

- b) It is confirmed that all domestic water supplies will be protected as the project progresses through detailed design and construction stage. In any event this matter will be subject to a new connection agreement with Irish Water and Council will comply with any and all requirements of that agreement in due course.
- c) It is confirmed that no surface water will be permitted to discharge to the public road or adjoining third party properties and this is assured as the project progresses through detailed design and construction stage. In addition, the proposed development seeks to employ a range of sustainable solutions including SUDS (Sustainable Urban Drainage Systems), rainwater harvesting system and roof top garden/open space which will form part of innovative surface water drainage solutions to counterbalance the loss of green field absorption on the existing site.
- d) A detailed landscaping scheme will be prepared at detailed design stage of the project by competent and expert consultancy services. This scheme will address boundary treatment and the protection of adjoining property amenities in liaison with adjoining landowners and will therefore ensure the continued security and protection of existing properties with appropriate and agreed interventions.

4.1.2 Statutory Body Submissions/ Internal Reports

1. Department of Housing, Local Government and Heritage, Development Applications Unit

Issues raised:

The submission notes that the proposed development is large in scale and thereafter states that given the location, scale and extent of the proposed development, it is possible that subsurface archaeological remains could be encountered during the construction phases that involve ground disturbance. The submission recommends that pre-development testing be carried out and included as a condition.

Chief Executive Response:

The comments of the Department of Housing, Local Government & Heritage are noted in the context of the scale of excavation required to deliver the proposed development. Having regard to the location of the site as not falling within any Recorded Scheduled Monument or archaeologically protected zone and the nature of the site as partially brownfield therefore having been the subject of previous disturbance, it is considered that an appropriate response to ensure the protection of any unknown sub-surface archaeological remains can be provided for by archaeological monitoring during excavation works. This is noted and accepted as a recommended condition in the report of the Planning Service.

2. Northern and Western Regional Assembly

Issues raised:

The submission of NWRA outlines that the proposed development is consistent with the aims and objectives of the RSES including RPO 3.1 and 3.7.22 specifically. The submission also notes how the important role of Letterkenny is recognised in the RSES. It notes the identified role of Letterkenny as a Regional Growth Centre – supported by its inclusion in the Regional Growth Centre Strategic Plan (RGCSP), which provides a framework for the town's growth and investment to 2040 with compact growth and regeneration being key components. The submission also notes the subject site's identification as a key regeneration opportunity/renewal site in the RGCSP and that its reuse represents a key element for achieving compact growth.

Chief Executive Response:

The submission of the NWRA is welcomed as an endorsement that the proposed development is in line with regional planning policy as regards the importance of Letterkenny as a Regional Growth Centre and that the proposed development specifically delivers on the compact growth and regeneration objectives of the RSES as the site is identified as a key regeneration site in the RGCSP.

3. Donegal County Council, Roads and Transportation (Joint report of Area Roads and Road Design)

Issues raised:

a) Car Parking

The joint report of Area Roads and Road Design notes the standard requirements of the County Development Plan for developments of the nature proposed that 1 space per 30m² is provided resulting in a need for 188 spaces on-site parking. The Report notes however that this has been addressed with the submission of a Traffic & Transport Report, which provides details of a Mobility Management Plan in relation to the promotion of Modal Shift and Active Travel opportunities.

b) Disabled Parking

The joint report of Area Roads and Road Design states that the proposal shows that four disabled parking spaces are to be provided. It states that in accordance with Part M of the Building Regulations a minimum of 10 disabled spaces are required (5% of 188 car parking spaces) and recommends that due to accessibility requirements, these spaces should be provided within the confines of the site.

c) Mobility Linkages

The joint report refers to the Traffic & Transport Report which forms part of the plans and particulars of the Part VIII proposed development and notes it states that "the subject site is very well suited to allow access to key amenities on foot and by bicycle". The joint

Roads report thereafter states that to allow the site to avail of this, linkages should be of a high standard advising that this should involve the provision of public lighting, wide pathways for minimum space for larger groups to pass comfortably in areas of high pedestrian activity in accordance with the Design Manual for Urban Roads and Street (DMURS) with a suitable gradient linking to the Pearse Road, Main Street, Ramelton Road and Justice Walsh Road.

d) Bus Parking

The joint Roads report states that the Traffic and Transport Report refers to bus drop off points and therefore details should be provided of the locations within the site of these drop of points.

e) Safety Audit

The joint Roads report recommends that a Road Safety Audit Stage 1 & 2 in accordance with TII GE-STY-01024, TII GE-STY-01025 & TII GE-STY-01027 shall be carried out on the proposed design and a further Stage 3 Road Safety Audit should be carried out once works are substantially complete. The report states that all problems and recommendations as highlighted in the above-mentioned reports shall be incorporated into the schemes final design and Reports shall be submitted to the Roads Authority for review.

Chief Executives Response:

a) Car parking

The joint report of Area Roads and Road Design in relation to car parking is noted and welcomed as supportive of the proposed development.

b) Disabled car parking

The comments and recommendation of the joint report of Area Roads and Road Design are noted however, it is clarified that Part M of the Building Regulations outlines that, in circumstances where on-site car parking is provided, a number of designated disabled parking spaces should be provided, on a proportional basis. The proposed development however does not provide for on-site car parking, as endorsed by the preceding commentary of the joint Roads report, and as a result, the requirement of Part M as regards the provision of 'a number of designated spaces' does not apply.

Notwithstanding, it is noted, that the proposed development provides 4 no. disabled car parking/courtesy parking spaces in any event which can be appropriately managed within the site. As a result, there is no requirement for further provision to be made and therefore no amendment to the proposed development is required. This position is also noted as appropriate and acceptable in the report of Planning Services.

c) Mobility linkages

As outlined in section 6.2 of the Traffic and Transport Report that forms part of the plans and particulars of the Part VIII, all connections and access infrastructure forming part of this proposed development has been designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) and includes specific provision for all abilities access through 'switch back' paths to negotiate gradients, internal courtesy crossings and level grade access. Appropriate materials are proposed to be used to inform users of the specific nature of the environment, with deliberate interventions proposed for vulnerable road users.

The condition and capacity of footpaths adjoining the site to and from Main Street/ Justice Walsh Road are noted as both existing/ in-situ linkages forming part of the towns wider footpath network and noted as located outside the site boundaries of the proposed Part VIII. Further future enhancements of these connections form part of wider town centre footpath improvements which is within the control of the Council for delivery on an ongoing basis.

d) Bus parking

As outlined in the Traffic and Transport Report, including Mobility Management Plan, the proposed development is brought forward within the context of the wider series of ongoing work programmes and initiatives to enhance the capacity of the town centre for walking, cycling and public transport. This includes the wider Letterkenny 2040 Regeneration programme inclusive of the progression of a Regional Transport Hub and LK Green Connect infrastructure, the collaborative work of NTA in the review of a viable town bus service and the ongoing investment and planning in relation to Active Travel Schemes. In summary, the Traffic and Transport Report outlines that the proposed site for development, by reason of (i) its location; (ii) its prioritization of the internal layout of the scheme for walking and cycling and; (iii) the resultant high quality walking and cycling connections proposed within it; is suitably placed to integrate into and benefit from a future scenario where the range of accessibility and transport improvements are online. In this context of separate, external and wide-ranging issues, the proposed scheme has the potential to respond to these wider improvements and therefore, appropriately, does not propose a bus drop-off point within the site.

e) Road safety Audit

The recommendation of the joint Roads Report as regards Road Safety Audit are noted. The Traffic and Transport Report that forms part of the plans and particulars of the Part VIII confirms that the design has been completed to date in accordance with DMURS and a discretionary combined Stage 1 and 2 RSA will be completed at detailed design stage. It further confirms that a Stage 3 and 4 RSA will be completed post construction and then in the early stages of operation if required. This is also noted and accepted as a recommended condition in the report of Planning Services.

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

The Planning Department, Donegal County Council has reviewed the details and particulars to the proposed development.

The Planning Department 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 the 5 no. conditions as set out in Appendix C.

6. Recommendation & Conclusion

Following review of submissions/observations received and the Planning Report Part 8 P.G.21/10, it is recommended that the proposed development proceed as proposed, subject to the 5 No. conditions set out in the Planning Report Part 8 PG 21/10 (Appendix C).



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

APPENDIX A

Newspaper Advertisement

Thursday, December 16, 2021
www.donegalive.ie
DONEGAL DEMOCRAT

Classifieds

Call: 074 97 40160



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

**PLANNING AND DEVELOPMENT ACT 2000 – SECTION 179
PLANNING AND DEVELOPMENT REGULATIONS 2001 –
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 IN PARTNERSHIP WITH THE DONEGAL 2040 STRATEGIC DEVELOPMENT DESIGNATED ACTIVITY COMPANY (DAC)

Project Name: LETTERKENNY 2040 STRATEGIC URBAN REGENERATION SITE - PHASE 1

TAKE NOTICE that Donegal County Council (“the Council”) in partnership with the Donegal 2040 Strategic Development Designated Activity Company (DAC) proposes to carry out the development specified in paragraph (b) below and in relation thereto:-

(a) 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 site lies between the Pearse Road and Ramelton Road in the townland of Letterkenny in the Letterkenny & Milford Municipal District

(b) The nature and extent of the proposed development is as follows:-

- Demolition of the former ESB retail & office premises and existing shed(s) to the rear of same together with general site clearance and boundary treatment;
- Construction of a new 7 storey Business, Enterprise and Innovation (Alpha) building providing flexible accommodation solutions including Office and Research & Development (“R&D”) facilities and having a floor area of approx. 1,625sq.m (17,500sq.ft);
- Construction of a new 8 storey Business, Enterprise and Innovation (Beta) building with flexible accommodation solutions including Office and R&D facilities and having a floor area of approx. 4,000sq.m (43,000sq.ft);
- Construction of an associated public realm and controlled access arrangements inclusive of a central civic space, pedestrian, cycle, accessibility and mobility infrastructure; landscaping; disabled and age friendly courtesy parking and emergency/service vehicle entry and egress;
- All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network;
- A schedule of proposed uses for the Alpha & Beta buildings is provided with the particulars referred to at paragraph (e) below.

(c) The proposed development is sub-threshold for the purposes of Environmental Impact Assessment (“EIA”) per Article 92 of the Regulations and the Council has made a screening determination in accordance with Article 120 (1B)(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 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.

(d) 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.

(e) 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: 0749153900 Email: planning@donegalcoco.ie	9:00am – 12:30pm and 1:00pm – 5:00pm from Monday to Thursday, and
Letterkenny Public Services Centre	Neil T. Blaney Rd, Letterkenny, Co. Donegal, F92 TNV3	Tel: 0749153900 Email: planning@donegalcoco.ie	9:00am – 12:30pm and 1:00pm – 4:30pm on Fridays.

The said plans and particulars will be available for inspection as above from Thursday 16th December 2021 until Monday 24th January 2022 (both dates inclusive).

(f) 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 5:00pm on Tuesday 8th February 2022. **Please mark the front of the envelope with the project name ‘Letterkenny 2040 Strategic Urban Regeneration Site – Phase 1’.**

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

Thursday 16th December 2021

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YOUR
STORIES



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Send us a DM on
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Scan the QR Code
and then fill out
your story details



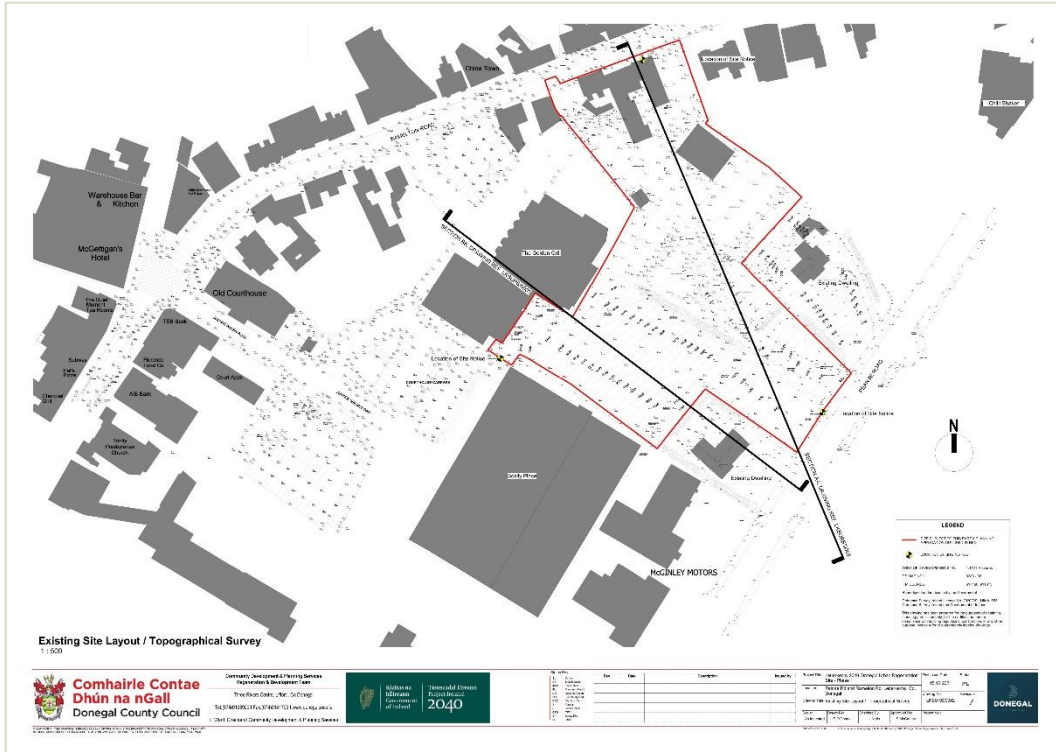
and we will
be in touch to
confirm



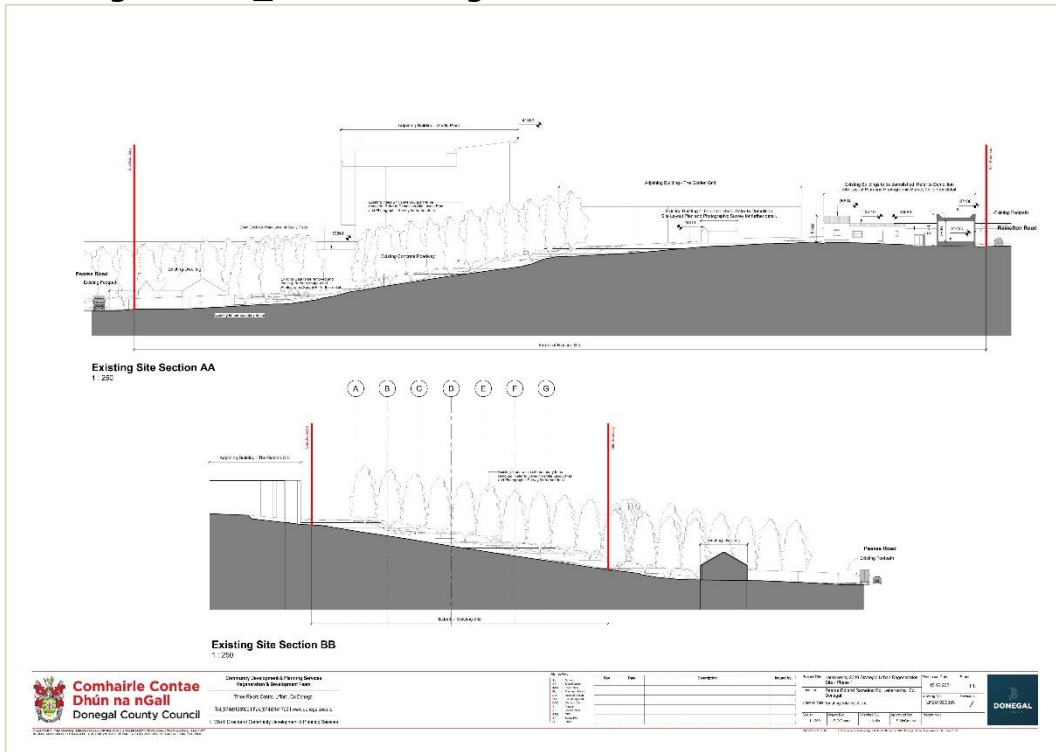
Talk to us...
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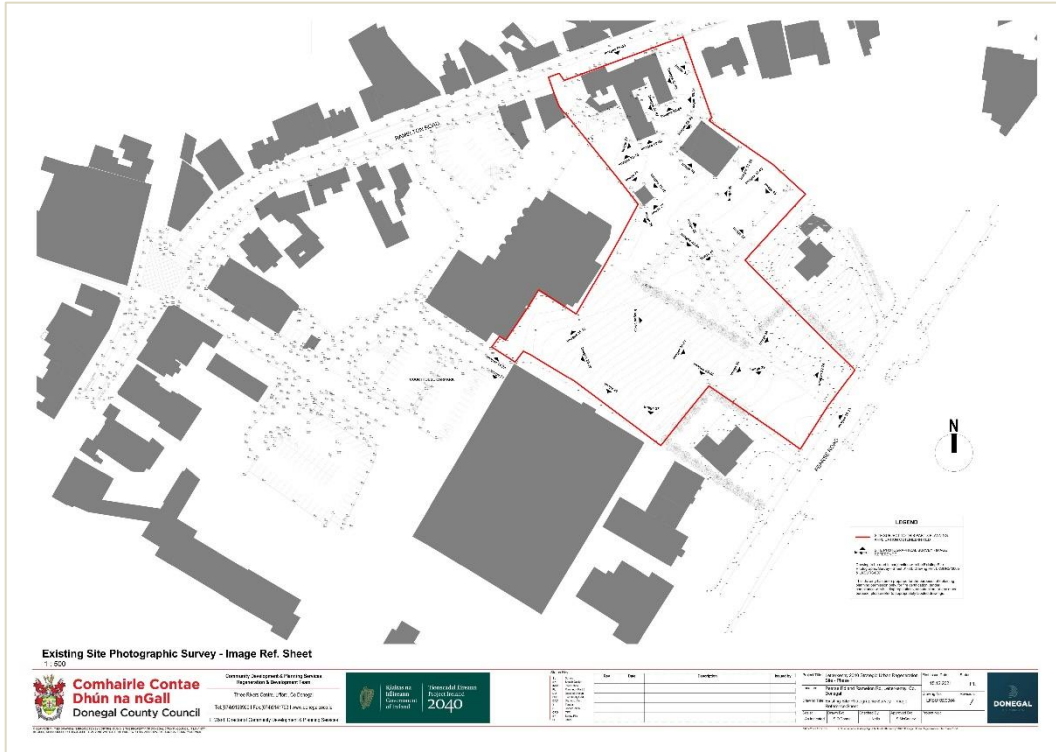
Drawing LKSURS_0002: Existing site layout- topographical survey



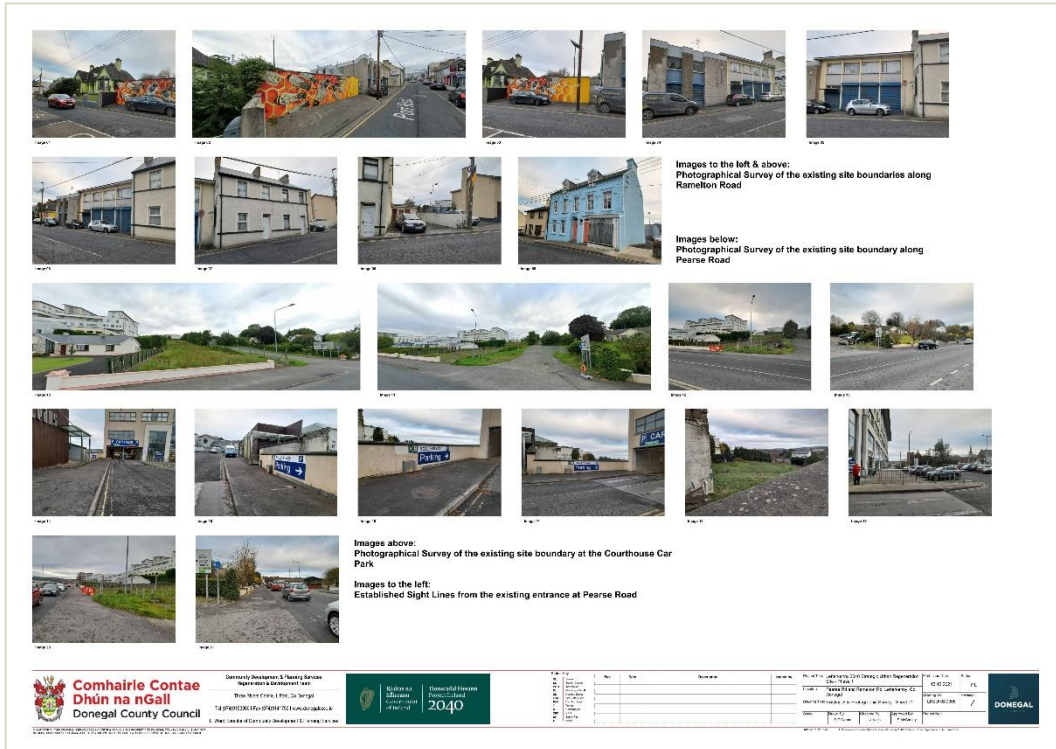
Drawing LKSURS_0003: Existing site sections



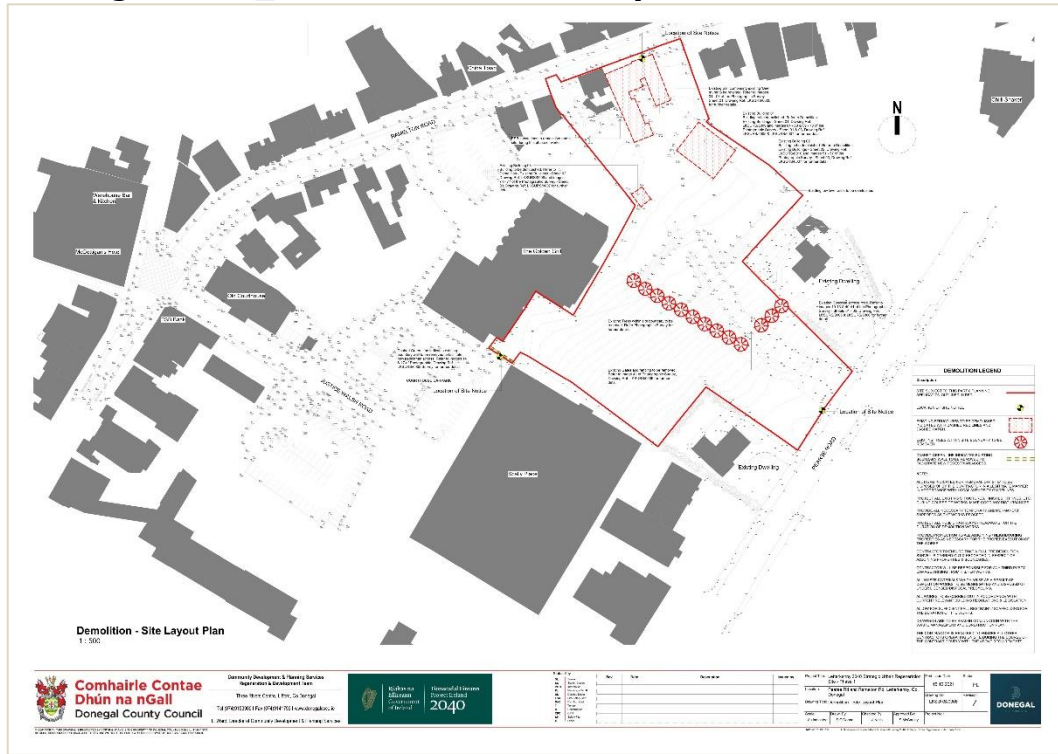
Drawing LKSURS_0004: Site location map



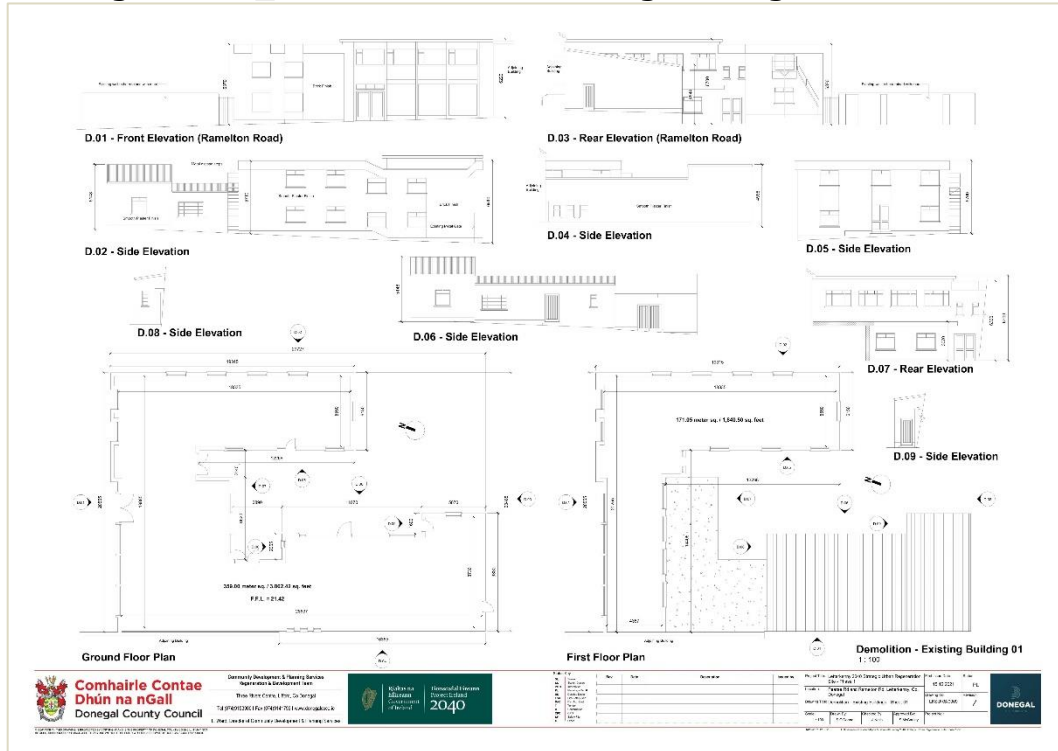
Drawing LKSURS_0005: Existing site photographic survey- sheet 1



Drawing LKSURS_0008 Demolition-Site Layout Plan



Drawing LKSURS_0009 Demolition- Existing buildings sheet 01



Drawing LKSURS_0010 Demolition- Existing buildings sheet 02

Demolition - Existing Building 03
1:100

Demolition - Existing Building 02
1:100

No.	Date	Description	Author	Checked	Scale	Sheet No.	Total Sheets
1	10/01/2024	Issue for Information	...	...	1:100	10 of 10	10
2	10/01/2024	Issue for Information	...	...	1:100	10 of 10	10
3	10/01/2024	Issue for Information	...	...	1:100	10 of 10	10

Drawing LKSURS_0011 Proposed site layout plan

Proposed Site Layout Plan
1:100

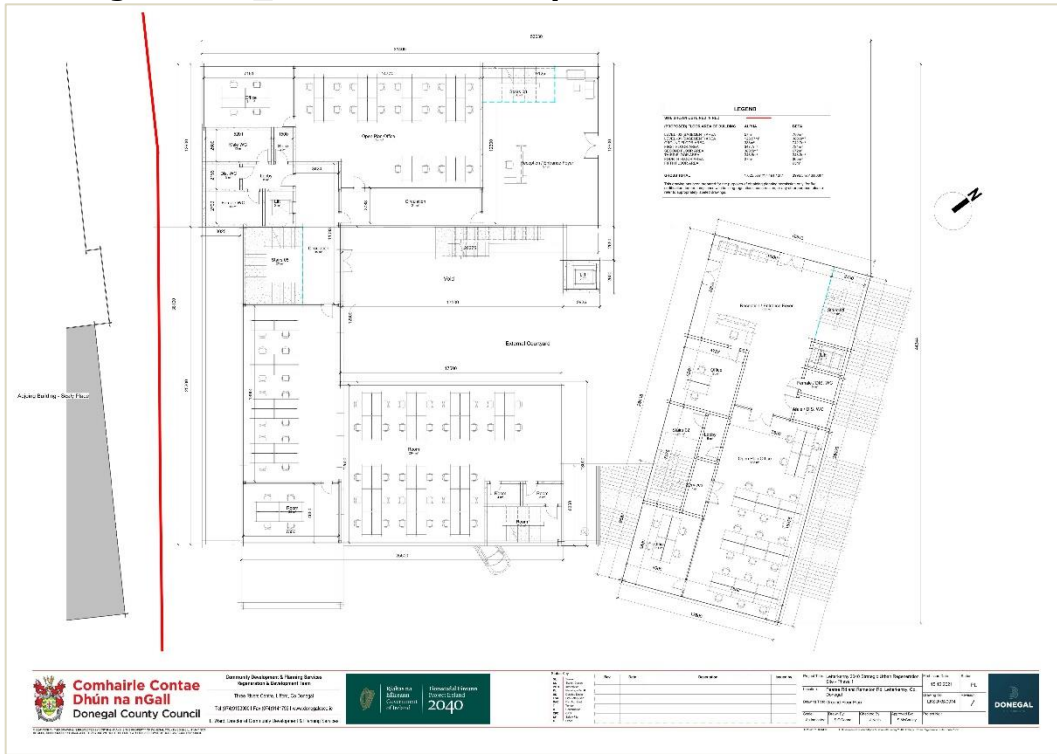
Legend

Symbol	Description
[Red outline]	Proposed Building Footprint
[Blue outline]	Proposed Parking Area
[Green outline]	Proposed Landscaping Area
[Grey outline]	Existing Building Footprint
[Yellow outline]	Proposed Accessway

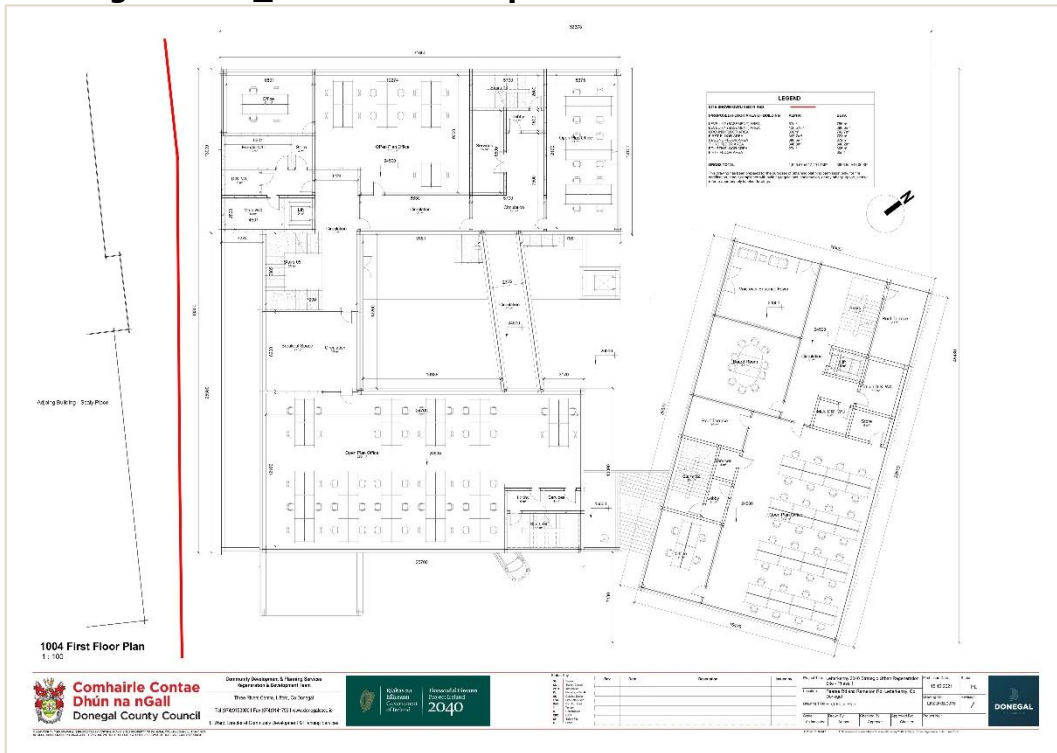
Donegal County Council
Comhairle Contae Dhúna na nGall

2040
Strategic Urban Regeneration

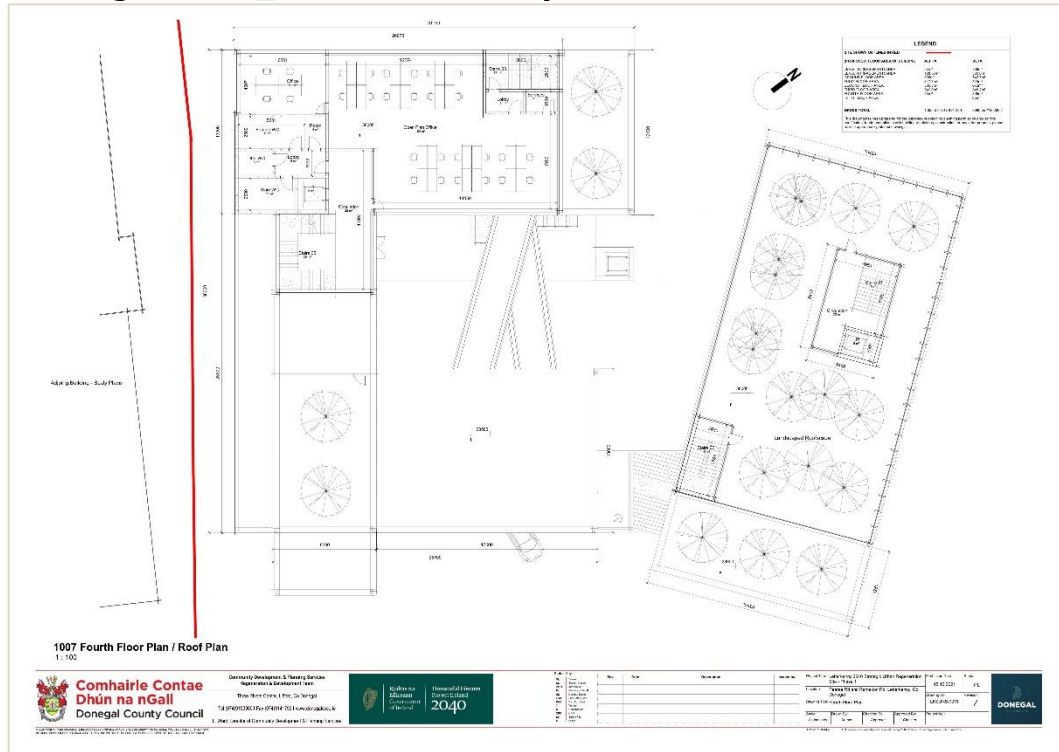
Drawing LKSURS_0014 Ground floor plan



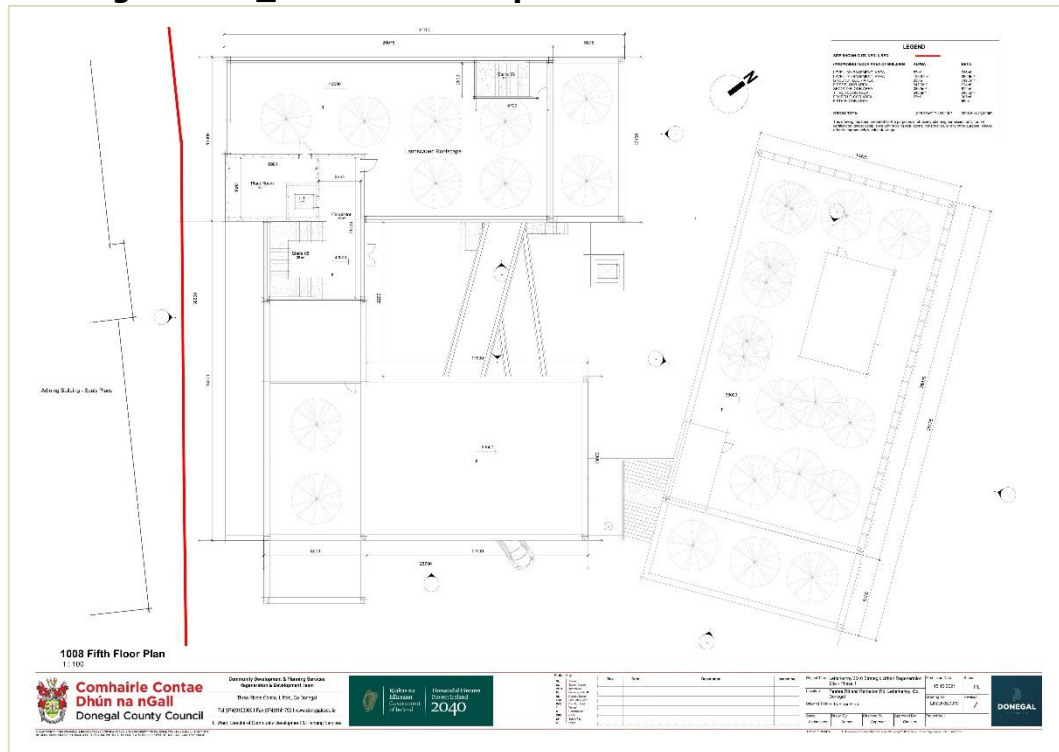
Drawing LKSURS_0015 First floor plan



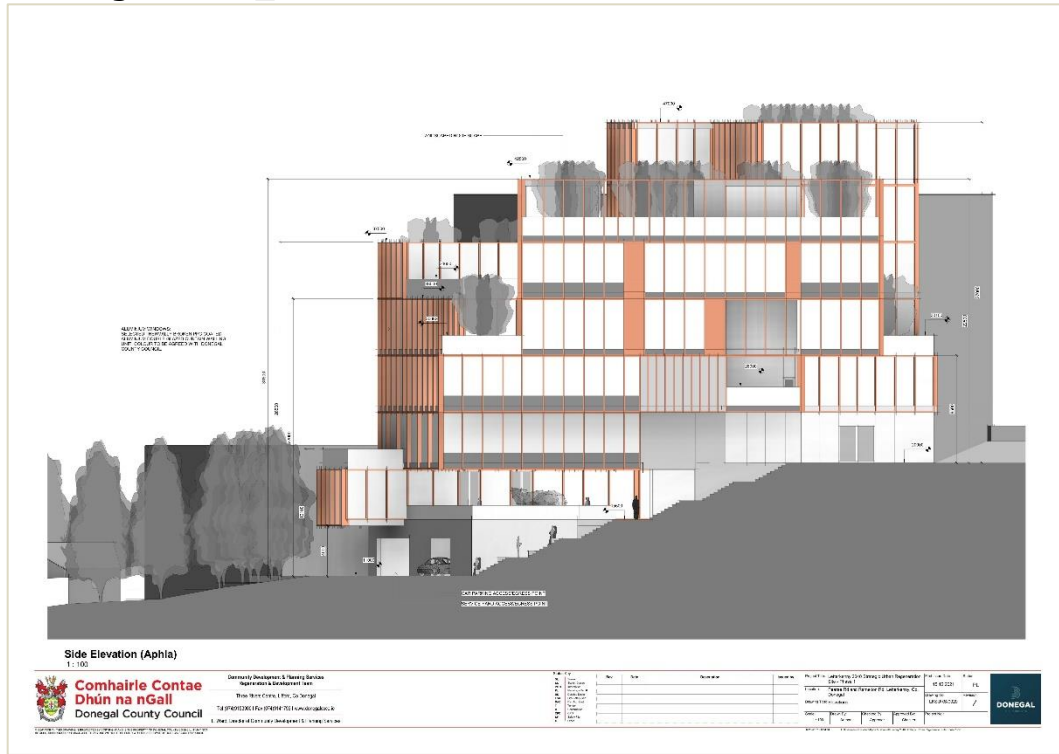
Drawing LKSURS_0018 Fourth floor plan



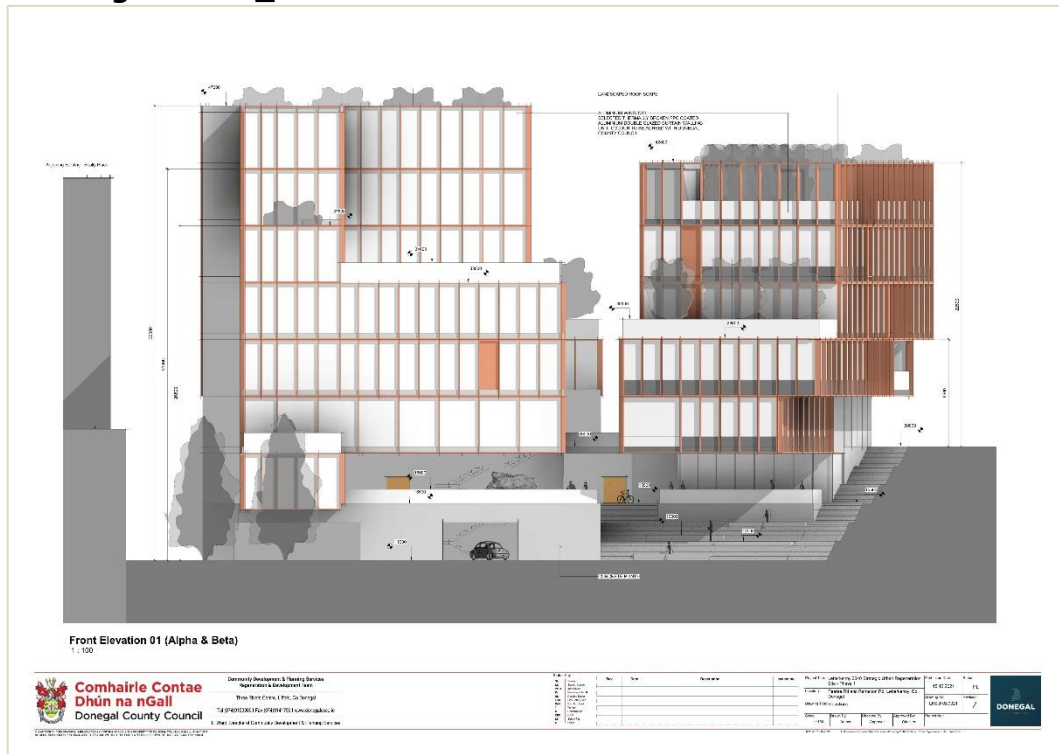
Drawing LKSURS_0019 Fifth floor plan



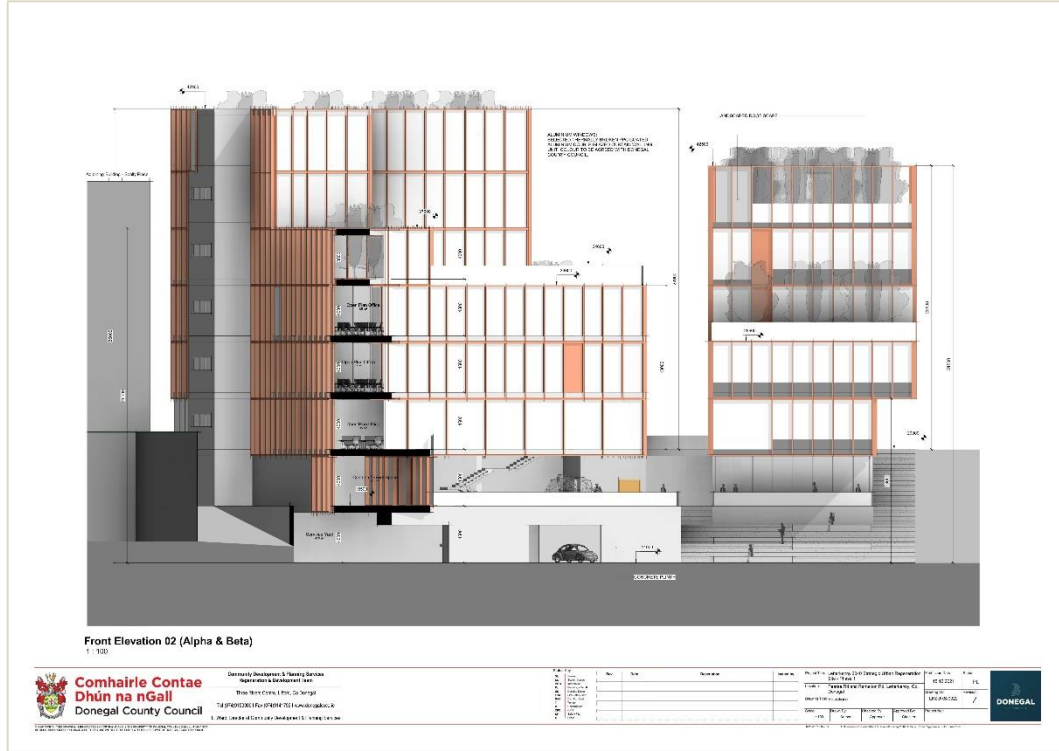
Drawing LKSURS_0020 Elevations



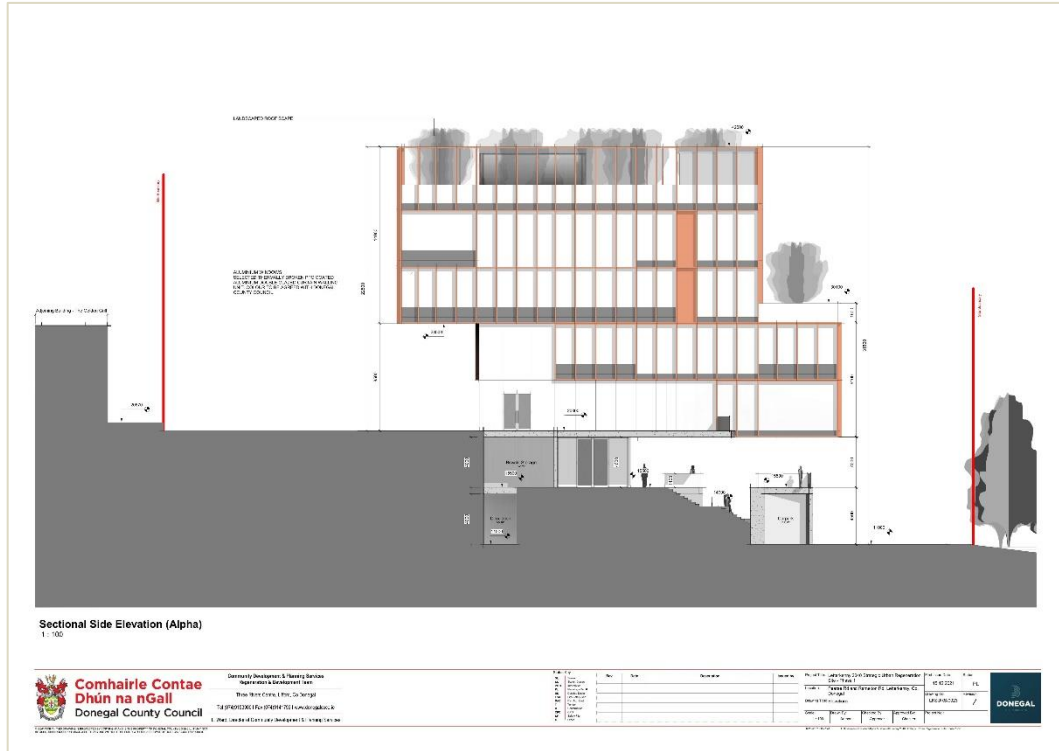
Drawing LKSURS_0021 Elevations



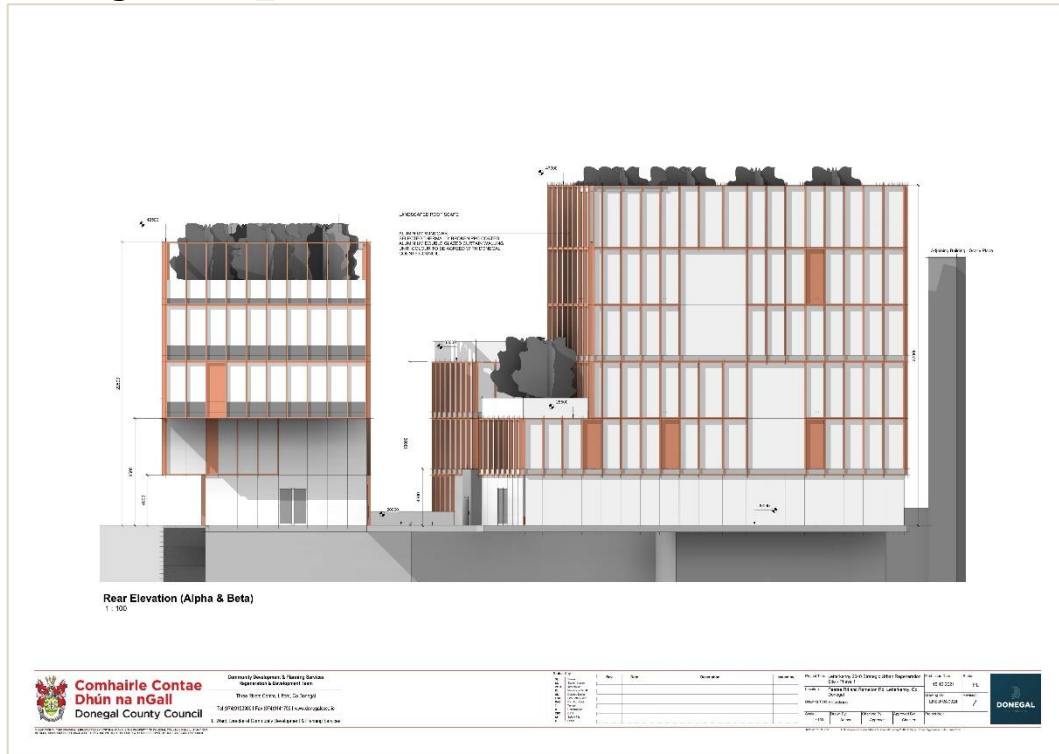
Drawing LKSURS_0022 Elevations



Drawing LKSURS_0023 Elevations



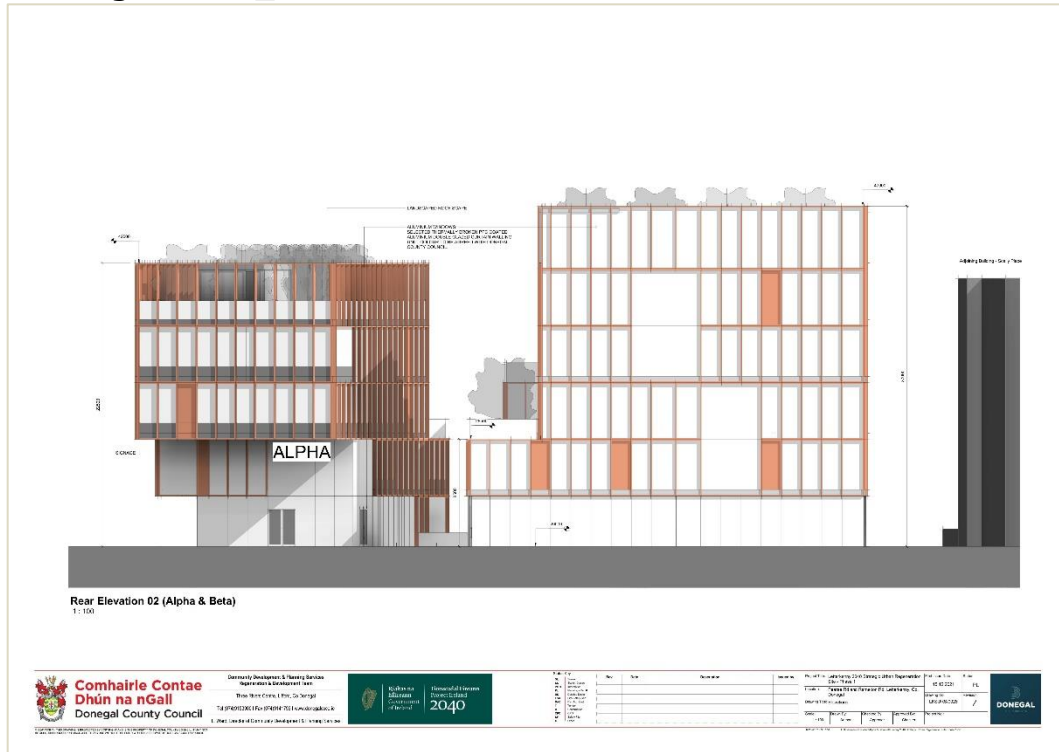
Drawing LKSURS_0024 Elevations



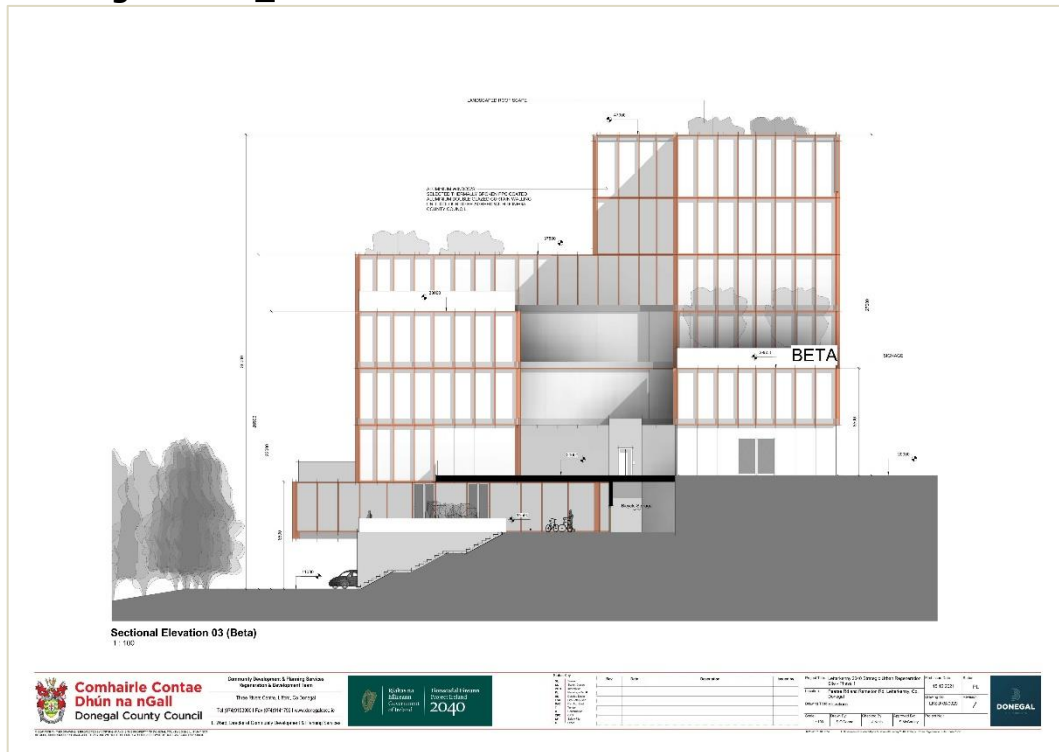
Drawing LKSURS_0025 Elevations



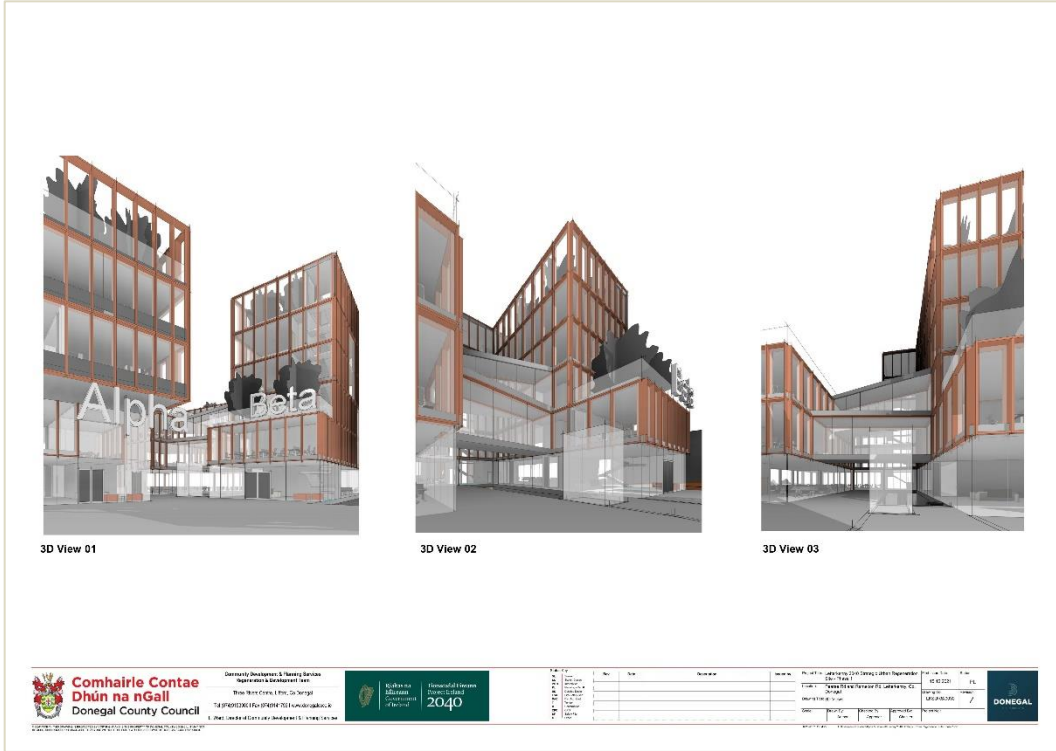
Drawing LKSURS_0028 Elevations



Drawing LKSURS_0029 Elevations



Drawing LKSURS_0030 3D views



APPENDIX C

Planning Report Part 8 PG 21/10



Part 8 – PG21/10

16th February, 2022

Paul Kelly, Regeneration & Development Team
Community Development and Planning Services
Donegal County Council
Three Rivers Centre
Lifford
Co Donegal

- **Demolition of the former ESB retail & office premises and existing shed(s) to the rear of same together with general site clearance and boundary treatment;**
- **Construction of a new 7 storey Business, Enterprise and Innovation (Alpha) building, providing flexible accommodation solutions including Office and Research & Development (“R&D”) facilities (1,625sqm /17,500sqft);**
- **Construction of a new 8 storey Business, Enterprise and Innovation (Beta) building, with flexible accommodation solutions including Office and R&D facilities (4,000sqm / 43,000sqft);**
- **Construction of an associated public realm and controlled access arrangements inclusive of: a central civic space; pedestrian, cycle, accessibility and mobility infrastructure; landscaping; disabled and age friendly courtesy parking and emergency/service vehicle entry and egress;**
- **All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network.**

(A schedule of proposed uses for the Alpha & Beta buildings is provided with the particulars of the Part 8 documentation)

At: Pearse Road & Ramelton Road, Letterkenny, Co Donegal

For: Donegal County Council

Cont'd - PG21/10

I wish to confirm that there is no objection to the proposed development from a planning point of view subject to the following 5 no. conditions:-

1. The development shall be carried out in accordance with the published plans, particulars and documents including the schedule of proposed uses set out in Section 1.3.1. of the '*Description of the Nature and Extent of the Development Proposed*' document, save as hereinafter otherwise required.

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

2. (a) A combined Stage 1 & 2 Road Safety Audit shall be carried out at detailed design stage in accordance with TII GE-STY-01024, TII GE-STY-01025 & TII GE-STY-01027. This Road Safety Audit shall include all development accesses, pedestrian crossing facilities and all other civil engineering works associated with the development and all agreed recommendations of the Road Safety Audit shall be implemented in full in the construction process.
(b) A Stage 3 Road Safety Audit shall be carried out prior to first use or occupation of the development. Any and all agreed further recommendations shall be implemented as required.

Reason: In the interests of traffic safety and to cater for orderly development.

3. Archaeological monitoring shall be carried out during excavation works. Said monitoring shall be carried out by an archaeologist approved by the Department of Housing, Local Government and Heritage. If archaeological monitoring of the site reveals deposit(s) of archaeological potential then excavation and construction works shall cease until an archaeological assessment report of the site has been carried out including re-siting, excavation or preservation in situ as appropriate. Where archaeological material is shown to be present, a detailed Archaeological Impact Statement shall be included within the report. The potential impact of the proposed development on the archaeology within the site shall be described in detail. The Impact Statement shall give specific information on the external levels (corrected to Ordnance Datum) and location of all proposed foundations, service trenches and all other subsurface works associated with the development. The levels of the archaeology within the site shall also be detailed within the report.

Reason: To protect the archaeological heritage of the area.

Cont'd - PG21/10

4. 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.

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).

5. 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.



**For A/Senior Ex. Planner
Planning Services**

/mP