



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

**Donegal County Council  
Community & Planning Services Directorate**

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)  
PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)  
ARTICLE 81

Proposed Urban Adventures Sports Project,  
Bernard Mc Glinchey Town Park,  
Ballyboe Glencar, Letterkenny, Co. Donegal

**Part 8 Planning Report**

January 2020



**SPÓRT ÉIREANN**  
SPORT IRELAND





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1	1916/01	Site Location & Extents
2	1916/02	Site Plan
3	1916/03	Sections
4	1916/04	Site & 3D Render

## **1. Nature of the Works**

Donegal County Council proposes to carry out the development of an Urban Adventures Sports Project within the boundary of the Bernard Mc Glinchey Town Park in the townland of Ballyboe Glencar, Letterkenny, Co. Donegal. The works shall consist of the following;

1. Development of an outdoor covered stage with associated concrete tiered seating to facilitate outdoor public events & exhibitions.
2. Construction of a multi-use all weather play area to accommodate a wide range of sports with an adjacent prefabricated climbing frame.
3. Associated ancillary works to include the extension of the existing path to provide suitable access, site drainage with storm water attenuation, installation of public lighting, CCTV, connection to services, soft & hard landscaping, fencing and street furniture and development related signage.

All associated ancillary site works shall be located within the townland of Ballyboe Glencar<sup>TD</sup> in the Letterkenny Milford Municipal District.

## **2. Background/Aim of Project**

This project has been developed to engage marginalised and disadvantaged youth into Adventure Sports in an Urban Setting within Bernard Mc Glinchey Letterkenny Town Park. The programme which is a collaboration between Donegal Sports Partnership , Donegal County Council, Gartan Outdoor Adventure Centre and the many youth organisations both statutory and community supporting youth in Letterkenny.

### **Aims of the project**

- Seek to introduce Urban Adventure Sport Activities to marginalised or disadvantaged youth and adolescents within the Letterkenny town area.
- To develop additional amenities with an emphasis on Adventure Sport and within the Bernard Mc Glinchey Town Park

## **3. Preliminary Consultations**

Callan Workhouse Union from Kilkenny were appointed to complete a community consultation under a theme of "Understanding my Place: Adventure, Play and Belonging"

### **The key aims of the consultation were to;**

- Engage with young people and their communities to deliver new insights into their attitudes and need for an Urban Adventure Hub in Letterkenny
- Deliver an effective public engagement process that will enable young people to identify their needs and design requirements for an Urban Adventure Sports Hub in Letterkenny.

### **Four stages to consultation;**

- Eight creative workshops within educational and youth contexts – 103 participated.
- Focus groups and individuals and conversations with park stakeholders.
- Focused workshops with young members of the Travelling Community and engagement with St Bernadette's and Little Angels Special Schools.
- Potential design solutions and interventions led by Architect.

### Consolation elements were based on an overall theme of 'My Letterkenny'

- Engage with young people and their communities to deliver new insights into their attitudes and needs for an adventure hub in Letterkenny Town Park.
- Deliver the consultation with a strong sense of creative and active engagement across the age group.
- Deliver an effective consultation that will enable young people to participate and impact on decisions and future service provision in Letterkenny.
- Initial finding included;
- The town park is well positioned in direct proximity to various schools and education facilities including Letterkenny Youthreach, Errigal College, St Bernadette's Special School and Coláiste Ailigh and was more in use from students attending these schools and colleges.
- The need for hang out areas to engage youth that are not as attracted to other main stream sports.
- Young people even the more disadvantaged are interested in their physical and mental health and recognise exercise and the outdoors as a medium to support this.
- This consultation process has been embraced by all project partners and provides the project with a clearer vision for the development of facilities to support the youth within the Letterkenny area.

### Letterkenny Milford Municipal District Workshop Presentation

A presentation of the proposed project was presented at Letterkenny Milford Municipal District Workshop held in Letterkenny Public Services Centre on Tuesday 14<sup>th</sup> January 2020.

#### **4. Extent of the Works**

The proposed development is contained within a 0.223ha (0.551 Acre) boundary of the Bernard Mc Glinchey Town Park in the townland of Ballyboe Glencar, Letterkenny, Co. Donegal in the Letterkenny Milford Municipal District.

The overall extent of the proposed works is shown on Drawing No. 1916/01 – 001 Site Location & Extents.

#### **5. Access**

For the purposes of construction works, access to the site shall be from the existing access to the Bernard Mc Glinchey Town Park on the R229/Kilmacrenan Road. The Town Park shall remain open to the public during construction works however there will be no access permitted to the development site.

#### **6. Site Clearance and Enabling Works**

There is no record of any structures past or present on the site.

The proposed site is divided by an existing stone wall which formed part of the walled garden of the former as the area of the site which faces the rest of the park is covered in trees and thick shrubbery which do not allow for public use of the area. This will be cleared in the areas marked on drawing 1916/01.

The proposal includes the removal of approximately 5m of the existing stone wall. The new opening created going through the wall is to be finished to match the existing openings in the wall. A condition survey of the wall shall be undertaken in order to inform how the proposed opening is treated, see similar wall opening detail on Dwg No. 1916/03. This will be done in conjunction with Donegal County Council's Conservation Officer.

Other site clearance work will be required in order to provide;

- an extension of the existing pathway with paving that matches the existing
- the development of an outdoor covered stage with associated concrete tiered seating to facilitate outdoor public events & exhibitions

## **7. Site Analysis**

The proposed site is approximately 0.551 acres in size and forms part of the Bernard Mc Glinchey Town Park which is owned and maintained by Donegal County Council.

Letterkenny Land Use Zoning Map of the County Donegal Development Plan 2018-2024 has zoned the entire area within the Bernard Mc Glinchey Town Park as open space.

Currently, the proposed site contains a section of stone wall, trees and shrubbery, a zip line and open space.

The site is currently underused and can be subject to anti-social behaviour, the new design seeks to redevelop this area of the park and make it more appealing and accessible to all members of the public.





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Donegal County Council

**PLANNING AND DEVELOPMENT ACT 2000 (as amended)  
PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended)  
ARTICLE 81**

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

TAKE NOTICE that Donegal County Council proposes to carry out the development of an Urban Adventures Sports Project within the boundary of the Bernard Mc Glinchey Town Park in the townland of Ballyboe Glencar, located in the Letterkenny Milford Municipal District as scheduled below.

**SCHEDULE OF PROPOSED WORK**

No.	Title	Townlands	Local Office(s) For Viewing Plans
1	Urban Adventures Sports Project	Ballyboe Glencar	Letterkenny Public Services Centre, Neil T Blaney Road, Letterkenny, Co. Donegal F92 TNY3 and Donegal County Council, County House, Lifford, Co. Donegal F93 Y622

**Description and Extents**

Donegal County Council proposes to carry out the following works;

1. Development of an outdoor covered stage with associated concrete tiered seating to facilitate outdoor public events & exhibitions.
2. Construction of a multi-use all weather play area to accommodate a wide range of sports with an adjacent prefabricated climbing frame.
3. Associated ancillary works to include site clearance, extension of the existing path to provide suitable access, site drainage with storm water attenuation, installation of public lighting, CCTV, connection to services, soft & hard landscaping, fencing, street furniture and development related signage.

Note that in accordance with Article 120(1) (b) (i) of the Planning and Development Regulations 2001 (as amended) Donegal County Council has concluded, based on a preliminary examination of the nature, size and location of the development, that the Environmental Impact Assessment Report (EIAR) is not required.

The plans and particulars of this proposed development will be available for inspection (or purchase at a fee not exceeding the reasonable cost of making a copy,) at

Location	Address	Opening Hours
The Planning Department/ Reception, Donegal County Council	County House, Lifford, Co. Donegal F93 Y622	9.00am-12.30pm and 1.00pm-5.00pm from Monday to Thursday and from 9.00am-12.30pm and 1.00pm-4.30pm on Fridays
Letterkenny Public Services Centre	Neil T Blaney Road, Letterkenny, Co. Donegal F92 TNY3	

The proposed plans will be available for inspection from Thursday 23rd January 2020 – Thursday 20th February 2020.

A digital copy of the documents will be available for viewing/download via Donegal County Council's website at the following address: <http://www.donegalcoco.ie/yourcouncil/public%20consultation/>

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 may be made in writing to The Co. Secretariat, Donegal County Council, Lifford, County Donegal, before 4.30pm on Friday 06th March 2020.

**Please mark the front of the envelope with the project name as per the above schedule.**

**Signed: Liam Ward, Director of Service**

**Community Development & Planning Services, Donegal County Council, County House, Lifford**





**Appendix D – Environmental Impact Assessment Pre-Screening Report**

**STAGE 1.a – EIA PRE-SCREENING**

<b>Case Ref:</b>			
<b>Development Summary</b>		<p>Development of an outdoor covered stage with associated concrete tiered seating to facilitate outdoor public events &amp; exhibitions.</p> <p>Construction of a multi-use all weather play area to accommodate a wide range of sports with an adjacent prefabricated climbing frame.</p> <p>Associated ancillary works to include the extension of the existing path to provide suitable access, site drainage with storm water attenuation, installation of public lighting, CCTV, connection to services, soft &amp; hard landscaping, fencing and street furniture and development related signage.</p>	
<b>Does the proposed development constitute an EIA project?</b> <i>(that is involving construction works or interventions in the natural surroundings)</i>		Yes	✓
		No	
<b>If YES, Does the proposed development fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations, 2001 (as amended)?</b>			
<b>Tick</b>	<b>Threshold</b>	<b>Comment</b>	<b>Result</b>
Yes			
*No	✓	N/A	Development is not prescribed in Schedule 5 of the PDR, 2001 (as amended)

*\* If 'No' is ticked in the box above, there is no requirement to complete Stage 1.b – EIA Screening – Preliminary Examination (next page)*

CONCLUSION	
Development is not within Part 1 or Part 2, Schedule 5. <b>No EIA/Screening is required.</b>	As the development is not prescribed in Schedule 5 of the said regulations, there is no requirement to proceed to sub-threshold EIA preliminary examination
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. <b>EIAR is required.</b>	N/A
Development is within Part 1 or Part 2 but is less than threshold. <b>EIA Screening is Required.</b>	N/A

Case Officer: \_\_\_\_\_ Date \_\_\_\_\_

## Stage 1.b – EIA Screening - Preliminary Examination

<b>Case Ref:</b>			
<b>Development Summary:</b>			
<b>EXAMINATION</b>			
	<b>Yes /No/ Uncertain</b>	<b>Comment:</b>	
Is the size of the development exceptional in the context of the existing environment?			
Is the proposed development located on, in, adjoining or have the potential to impact on a sensitive site or location?			
Will the development result in the production of any significant waste, or result in emissions or pollutants?			
<b>CONCLUSION</b>			
<b>Based on a preliminary examination of the nature, size or location of the development is there a Real likelihood of significant effects on the environment?</b>			
There is no real likelihood of significant effects on the environment	<b>EIAR not required</b>		
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	<b>Stage 2 Screening Determination Required</b>		
	<b>Schedule 7A information required from Applicant?</b>	<b>Yes</b>	<b>No</b>
There is a real likelihood of significant effects on the environment	<b>EIAR Required</b>		

Case Officer: \_\_\_\_\_ Date \_\_\_\_\_





<b>TTS 1</b>	<b>TRAFFIC AND TRANSPORT STATEMENT</b>
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QUESTIONS 1-3 TO BE COMPLETED FOR ALL PLANNING APPLICATIONS

<b>Local Authority</b>	Donegal County Council	<b>Reference number</b>	
		<b>(Office use only)</b>	

**1 Application Details:**

<b>Name</b>	Proposed Urban Adventures Sports Project within the boundary of the Bernard Mc Glinchey Town Park in the townland of Ballyboe Glencar, Letterkenny, Co. Donegal
<b>Address</b>	Ballyboe Glencar, Letterkenny, Co. Donegal

**2 Development Details**

Description of proposed Development	Development of an outdoor covered stage with associated concrete tiered seating to facilitate outdoor public events & exhibitions. Construction of a multi-use all weather play area to accommodate a wide range of sports with an adjacent prefabricated climbing frame. Associated ancillary works to include the extension of the existing path to provide suitable access, site drainage with storm water attenuation, installation of public lighting, CCTV, connection to services, soft & hard landscaping, fencing and street furniture and development related signage.
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On which road(s) does site have frontage(s) Provide Road number(s) **N / R / L..... N/A**

**3 Single Dwelling House**

Is the proposed development only a single dwelling house?	<b>Yes/No</b> <input checked="" type="checkbox"/>
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If the answer to 3 above is "Yes" go to section 5, if the answer to 3 above is "No" complete section 4

**Section 4 Traffic and Transport Impacts**

What is the size of the proposed development? (m<sup>2</sup> or no of units) **0.223ha**

How many trips will be made per day to the site?

Car driver	20	Pedestrian	30	Bus / Tram	30
Car passenger	30	Cyclist	20	Rail	N/A
HCV (Indicate type/size)	0.1	Taxi	20	<b>Total</b>	<b>150</b>

Will traffic to/from the development be more than 10% of existing traffic on the adjoining road (5% in case of an already congested road)? **Yes/No**

Is a new or modified access to the site needed to join the existing road network? **Yes/No**

What changes to the existing road layout are required as a result of this development? **None proposed**

Is there existing public transport access to the development? Describe. **Bernard Mc Glinchey Town Park is currently served by a local link/town bus service**

What specific public transport provision is to be made as part of the development? **TBC by Donegal County Council**

What specific provision is to be made for pedestrians/cyclists as part of the development? **Pedestrian footways and cycle lanes currently exists which link the Town Park to the Town Centre**

**Section 5**

I believe the statements outlined above to be a fair and competent assessment of the effects of the development described above on the adjoining road network and access routes. I further believe the changes proposed in this assessment will effectively remedy the possible adverse effects on road capacity and safety caused by this development

Donegal County Council  
Signed..... Developer

21.01.2020  
Date.....

Signed..... Agent

Date.....

**Drawing Schedule**

<b>Item No.</b>	<b>Drawing No.</b>	<b>Title</b>
1	1916/01	Site Location & Extents
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