

**TUAIRISC CHUIG CRUINIÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:**  
**REPORT TO COUNCIL MEETING HELD ON:**  
**27<sup>th</sup> November 2023**

**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 'Letterkenny Cultural Corridor (forming part of LK Green Connect)' at Ramelton Road, High Road and John McLaughlin Way and in the areas of an Grianan Theatre, the Regional Cultural Centre, Donegal County Museum, Letterkenny Tennis Club and Letterkenny Boxing Club, Letterkenny in the townland of Letterkenny, County Donegal and 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

15<sup>th</sup> November 2023

\_\_\_\_\_  
**DÁTA**  
DATE



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

**'LETTERKENNY CULTURAL CORRIDOR (FORMING PART OF LK  
GREEN CONNECT)  
AT RAMELTON ROAD, HIGH ROAD AND JOHN MCLAUGHLIN WAY AND  
IN THE AREAS OF AN GRIANAN THEATRE, THE REGIONAL CULTURAL  
CENTRE, DONEGAL COUNTY MUSEUM, LETTERKENNY TENNIS CLUB  
AND LETTERKENNY BOXING CLUB, LETTERKENNY IN THE  
TOWNLAND OF LETTERKENNY, COUNTY DONEGAL AND 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.23/13**

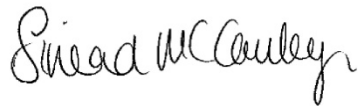
## **A/SENIOR EXECUTIVE PLANNER'S RECOMMENDATION**

### **Recommendation:**

Having considered the A/Senior Executive Planner's Report and the Planning Report Part 8 PG 23/13, it is recommended that the proposed development proceeds in accordance with the plans, particulars, details and specifications of the Part 8 planning application and subject to:

- a) The installation of a signalised controlled crossing point between the existing NCBI premises and Donegal County Museum and;
- b) The 12 No. conditions set out in the Planning Report Part 8 PG 23/13 (Appendix C).

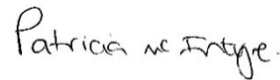
### **Prepared & Recommended by:**



---

Sinead McCauley  
A/ Senior Executive Planner  
Regeneration & Development Team  
Community Development & Planning  
Services  
Date: 15<sup>th</sup> November 2023

### **Endorsed by:**



---

Patricia McIntyre  
Town Regeneration Officer/  
Divisional Manager  
Regeneration & Development Team  
Community Development & Planning  
Services  
Date: 15<sup>th</sup> November 2023

### **Approved and Endorsed by:**



---

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

Date: 15<sup>th</sup> November 2023

## 1. Introduction

Donegal County Council proposes to carry out a development to enhance existing and construct new walking, cycling and public realm infrastructure in the area of An Grianan Theatre, the Regional Cultural Centre and Donegal County Museum. The aim is to transform the physical environment as an attractive, innovative and alternative pedestrian route, reconnecting the three cultural buildings in the public imagination, enabling cultural animation within the spaces and establishing a vibrant Cultural and Innovation Quarter in the town centre.

The proposed development also extends to other nearby community partners, namely Letterkenny Boxing Club and Letterkenny Tennis Club as important stakeholders in the area that contribute significantly to the sense of character of the area and bring an added dimension in relation to community, sport and recreation to the establishment of a Cultural and Innovation Quarter in the town. The proposed development provides for enhanced accessibility to these facilities and greater integration and visibility as active partners in the cultural transformation of the area.

In the context of the wider Letterkenny 2040 regeneration programme, the proposed development provides for a cohesive accessibility and public realm approach to the development of a Cultural and Innovation Quarter and forms part of the wider LK Green Connect project which aims to deliver a network of high quality walking, cycling and public realm infrastructure threading through the town centre from Donegal County Museum to the Letterkenny Public Service Centre and connecting to key destinations along the way including the RCC, Courthouse, Boxing Club, Tennis Club, Theatre, planned enterprise space, a future regional transport hub, the retail park, community centre and ATU. In that context, the proposed development is a critical phase in the delivery of the wider LK Green Connect, the first phase of which was officially opened in June 2023.

Finally, the proposed development is important in terms of positioning Letterkenny as a competitive, vibrant and attractive Regional centre in the North west City Region offering a dynamic and strong town centre core. It will contribute to the response to shifting patterns in retail and the increase in online sales that is having the effect of increasing vacancy levels and impacting on vibrancy and vitality of the town centre. Investment in physical measures that prioritize place-making and focus on enhancing the non-retail experience of Letterkenny town centre such as in the form of public spaces and squares, parks, built heritage and cultural institutions will have significant benefits in driving footfall to the town centre, improving liveability and quality of life and thus activating economic activity. In this context, the proposed development is a critical component in the Councils place-making response to reinventing Letterkenny town centre and in supporting the further evolution of the exceptional work of the 3 cultural institutions and adjoining community partners.

The proposed development is also linked to and compatible with a parallel project, 'The Eat Out', that will see the development of outdoor dining infrastructure within the existing public space to the front of An Grianan Theatre. The 'Eat Out,' funded by Fáilte Ireland together with match funding by Donegal County Council, comprises the construction of a raised platform to enable outdoor dining with capacity for dual use as performance space together

with canopy shelter. The proposed development of the Cultural Corridor builds upon the shorter-term intervention of 'The Eat Out' by setting out the longer-term vision for the entirety of the public space at the front of An Grianan Theatre in such a manner as to integrate and align with layout, form and function of 'The Eat Out'. For information, 'The Eat Out' secured Part 8 approval in November 2022, has progressed through detailed design with appointment of construction contractor almost complete.

Local Authority-led land assembly to facilitate the project is being enabled through Donegal County Councils successful application to the 2<sup>nd</sup> Call for applications under URDF together with match funding from Donegal County Council. The project presents as a strong candidate for submission to the 4<sup>th</sup> Call for applications to URDF as regards the capital funding required to deliver the project. It is anticipated that applications are expected to be invited for URDF Call 4 in Q4 2023/Q1 2024.

The proposed Part 8 development has been developed via the further appointment of Pasparakis Friel Architects in conjunction with the architectural resources of the Council's Regeneration and Development Team.

## **2. Nature of the Works**

The proposed development includes the following works:

Enhancement of existing and construction of new walking, cycling and public realm infrastructure connecting An Grianan Theatre, the Regional Cultural Centre, Donegal County Museum, Letterkenny Tennis Club and Letterkenny Boxing Club inclusive of:

- Removal of existing public realm environment at the forecourt of An Grianan Theatre and construction of a new public realm environment integrated with the forthcoming 'Eat Out' Outdoor Dining Infrastructure Project.
- Modification to public road L-10042-0 from Ramelton Road to the Regional Cultural Centre to include construction of shared surface scheme and enhanced pedestrian infrastructure.
- Enhancement of existing steps and pathway at the Regional Cultural Centre inclusive of resurfacing/colour change.
- Enhancements to existing pathway adjoining Letterkenny Boxing Club including resurfacing, reconfiguration of Boxing Club service area/ fence-line, management of trees together with elevational enhancements to Boxing Club building and installation of shared surface at south-west facing gable.
- Enhancements to John McLaughlin Way inclusive of resurfacing, repair of steps, surface water drainage, management of trees and vegetation, painting of gable elevations.
- Construction of new ramped access for emergency/court maintenance/pedestrian access to Letterkenny Tennis Club and installation of signage/public art on Tennis Club building.
- Construction of new combined walking/cycling infrastructure from Letterkenny Courthouse/Regional Cultural Centre to High Road inclusive of ramped and stepped access, and amphitheatre seating.

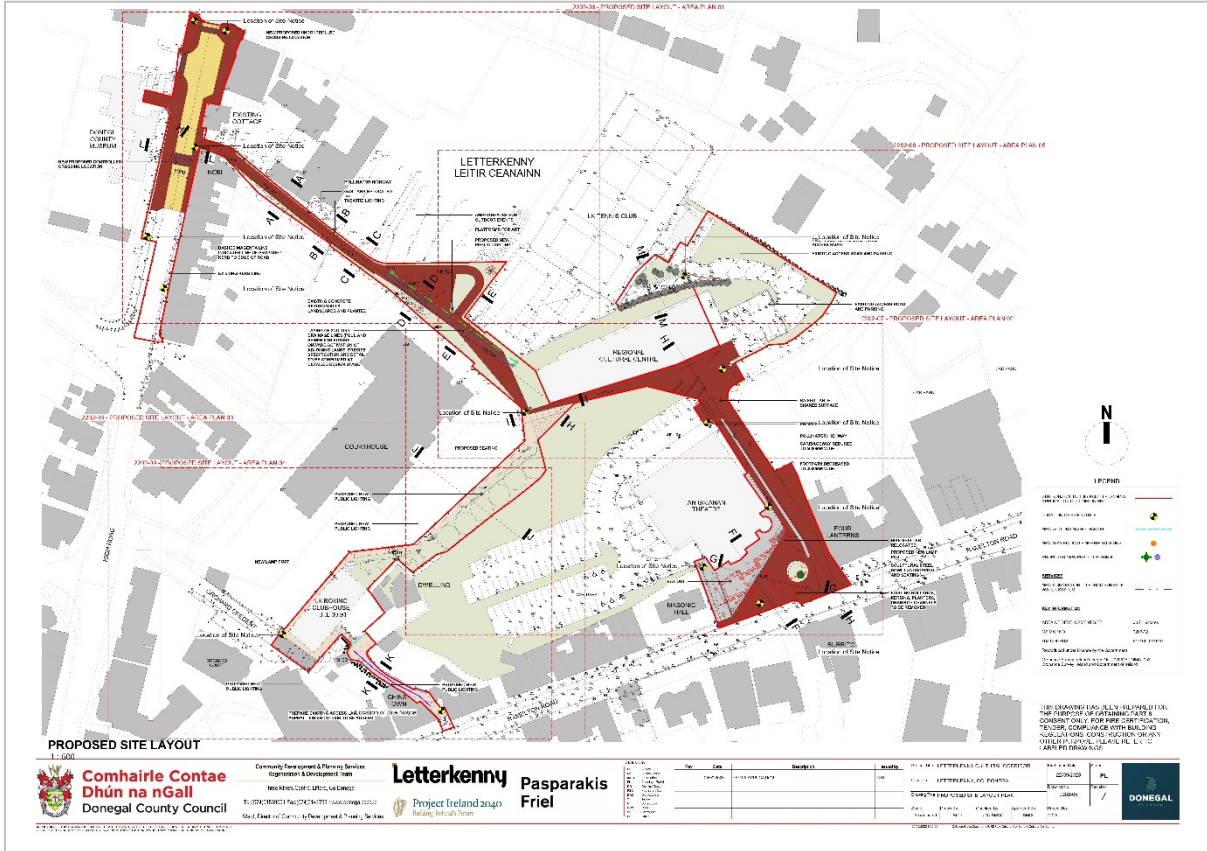
- Modification to carriageway and footpath infrastructure at High Road to enhance pedestrian accessibility and installation of controlled crossing point, raised table and resurfacing.
- Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information.
- All associated ancillary works throughout to include enhancements to public lighting, drainage and utilities, connection to services, landscaping, nature-based solutions to rainwater management, wayfinding and development related signage & public art.

The proposed Part 8 development will achieve multiple benefits including:

- Enabling the establishment of a Cultural and Innovation Quarter and the future animation of it through festivals, events and gatherings thus prioritizing a high-quality town centre experience.
- Enabling civic and community activity and cultural and artistic expression within the urban environment .
- Supporting the cultural programmes of the 3 cultural institutions.
- Enhancing pedestrian and cycling accessibility in the town centre
- Improving public safety
- Enhancement and upgrade to existing public realm.
- Supporting an attractive urban environment
- Offering choice in terms of modal shift
- Supporting the local hospitality and tourism sector.
- 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.
- Integrating biodiversity into the urban landscape.

Figure 1 shows the overall proposed site layout of the proposed development published 26<sup>th</sup> September 2023. See appendix B for images of all plans and drawings published for consultation on 26<sup>th</sup> September 2023.

**Figure 1: Proposed Site Layout Plan (published 26<sup>th</sup> September 2023)**



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 ‘Letterkenny Live’ newspaper on Tuesday 26<sup>th</sup> September 2023 (Appendix A) and site notices were erected on site on Tuesday 26<sup>th</sup> September 2023. ‘Letterkenny Live’ is an approved newspaper by the Planning Authority.

The plans and particulars (See Appendix B) of this proposed development were available for inspection or purchase from 26<sup>th</sup> September 2023 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 [consult.donegal.ie](https://consult.donegal.ie) and at [www.donegalcoco.ie](https://www.donegalcoco.ie)

The proposed plans were available for inspection from Tuesday 26<sup>th</sup> September 2023 for a period of at least four weeks, until Tuesday 24<sup>th</sup> October 2023 (both dates inclusive).

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

- Fáilte Ireland
- An Taisce – The National Trust for Ireland
- The Heritage Council
- The Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
- The Minister for Housing, Local Government and Heritage
- Department of Justice
- Irish Water
- Electricity Supply Board
- Eircom
- 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 Conservation Officer
- Donegal County Council Chief Fire Officer
- Donegal County Council Waste Regulations Officer
- Donegal County Council Housing Capital
- Donegal County Council, Cultural Services
- Donegal County Council, Access Officer
- Donegal County Museum
- Regional Cultural Centre
- An Grianan Theatre

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 Thursday 9<sup>th</sup> November 2023.

In addition to the statutory requirements set out above, flyers providing dates of consultation, web link and QR code were circulated to stakeholders/ businesses in the immediate surrounding area. Furthermore, the consultation process was promoted via Councils social media channels throughout the consultation period.



Prior to the statutory Part 8 planning process outlined above, further significant consultation as regards the concept for Letterkenny Cultural Corridor occurred through:

1. Consultation on the initial development of the concept took place in 2020 enabled via the support of the Irish Architectural Foundation.
2. Further informal consultation continued on an ongoing basis throughout further project development with the three cultural partners (Donegal County Museum, the Regional Cultural Centre and An Grianan Theatre) alongside engagement with Letterkenny Tennis Club, Letterkenny Boxing Club and landowner(s) during 2023.
3. Consultation in the wider context carried out under the Letterkenny 2040 Regeneration Strategy project when 11 Design Concepts were published in May/June 2022 inclusive of the concept for 'LK Green Connect and Urban Wetlands'. This consultation included online survey questionnaire and a public drop-in event.

#### **4. Submissions Received & Responses**

One public submission was received during the consultation period (before 4.30pm on Thursday 9<sup>th</sup> November 2023). and four submissions were received from public and statutory bodies/internal reports. The submissions received are listed below.

##### **Public submission:**

1. NCBI (National Council for the Blind of Ireland); received 6<sup>th</sup> November 2023.

##### **Public and statutory bodies/internal reports**

1. Donegal County Council; Road Design; received 12<sup>th</sup> October 2023
2. Donegal County Council Conservation Architect; received 2<sup>nd</sup> November 2023
3. DHLGH, Development Applications Unit; received 8<sup>th</sup> November 2023
4. Uisce Eireann; received 9<sup>th</sup> November 2023

#### **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.

##### **4.1.1 Public Submissions**

###### **1. NCBI (National Council for the Blind in Ireland)**

###### **Issues raised:**

1. NCBI advocates for a barrier free and accessible society for people who are blind or visually impaired. In that context, the submission outlines that the majority of the almost 500 people NCBI works with in Donegal, access the Centre in Letterkenny based on High Road either regularly or from time to time.
2. In general, the submission welcomes the proposed development.
3. RE Controlled crossing point at High Road: Recommends that the proposed controlled crossing point on High Road includes for an Accessible Pedestrian Signal

(APS) as people who are blind or vision impaired use whatever useful vision they have, auditory and tactile information and any gathered knowledge of an area to keep track of their location and make safe travel decisions. The integration of an APS button within the controlled crossing point will enable the road to be crossed safely and independently, significantly reducing risk and the need to request assistance from bystanders.

4. RE Combined walking/cycling infrastructure: Outlines that wayfinding elements are essential in ensuring good accessibility, orientation and navigating from place to place. This includes colour contrast and tactile contrast, quality and availability of signage, consistency of lighting in public spaces. These elements should be considered when designing for the accessibility needs for pedestrians who are blind or vision impaired.

**Chief Executives Response:**

1. Noted.
2. Noted.
3. The outlined presence of NCBI premises on High Road and the significant volume of clients (who are blind or vision impaired) that attend the NCBI Centre on both a regular and intermittent basis underlines the importance of ensuring satisfactory accessibility infrastructure particularly in terms of the nature of the controlled crossing point at High Road which provides a direct link to the existing Tadhg Culbert car park adjacent to Donegal County Museum. The proposed site layout published for consultation indicates the installation of a 'controlled crossing point' at High Road. In accordance with DMURS, a controlled crossing refers to a zebra crossing or signalised crossing. DMURS states that in general a signalised crossing should be provided on busy Arterial and Link streets and/or where cyclists are likely to cross. DMURS also sets out that Zebra crossings provide for pedestrian priority and may be used where formal crossing facilities are desirable, however a fully signalised crossing is not needed.

Having regard to the nature of High Road as a busy route into and out of the town centre including to Letterkenny University Hospital, the presence of a number of public activities/ destinations such as Donegal County Museum, Letterkenny Intreo Centre and Letterkenny Credit Union together with the substantial clientele associated with the offices of NCBI, it is considered that the installation of a signalised controlled crossing point is desirable and appropriate, is in accordance with DMURS and will ensure safe access for all. This design element is provided for in the recommendation at section 6 of this report.

4. The project aims to ensure the best practice in accessibility infrastructure in responding to user priorities and ensuring a balanced approach to eliminate over and under-design. Details in relation to wayfinding including colour contrast and tactile contrast, quality and availability of signage, consistency of lighting in public spaces are noted as critical in this regard and are appropriately addressed further within the detailed design stage of the project.

## 4.1.2 Statutory Body Submissions/ Internal Reports

### 1. Donegal County Council; Road Design

#### Issues raised:

1. Confirmation that M & B Kelly Partnership been consulted with in relation to the reduction in carriageway width on the L10042-0 given that they have submitted a Pre-Planning application recently along this road for Student Accommodation (PP6724).
2. Submit further details of new controlled crossing locations on the high road, are these crossing on 75mm raised tables, confirmation of width of crossings, (crossing to the north of the high road appears to be narrow).
3. A Road Safety Audit Stage 1&2 in accordance with TII GE-STY-01024, TII GE-STY-01025 & TII GE-STY-01027 should be carried out on the amended proposed design and a further Stage 3 Road Safety Audit should be carried out when works are substantially complete.
4. Applicant to provide details of public lighting including, layout, lux levels, type, etc. Proposed lighting columns should not impact on proposed footpath widths, confirmation as to who is maintaining these lights in the future and if this was discussed with relevant parties and stakeholders?

#### Chief Executives Response:

1. The Regeneration and Development Team provided input to consideration of the pre-planning application referred to via Development Management and supplied links to the published Part 8 proposed development to the agent by email to enable the integration of the proposed development referred to with the proposed Part 8. This remains a matter for the private 3<sup>rd</sup> party.
2. Precise details of new controlled crossing location in relation to levels of raised tables will be appropriately addressed at detailed design stage and will ensure accordance with DMURS and best practice. Note that crossing point to north of High Road is approx. 2m wide due to the limited extent of existing environment available. It also benefits from further 1.5m ramp to the north. Detailed design will consider options for further increase in width of same if the environment permits. These elements are provided for via the conditions outlined in the report of Planning Services.
3. The 'Nature and Extents' document that accompanied the published plans outlines that a Road Safety Audit of the proposed development is not mandatory in respect of this stage and that a combined Stage 1 and 2 RSA will be carried out at detailed design stage and Stage 3 RSA will be carried out on completion of construction while Stage 4 Audit during early operation if required. This element is provided for via the conditions outlined in the report of Planning Services.
4. Details of public lighting are appropriately addressed at detailed design stage. New public lighting associated with the proposed development will be managed and maintained through the Councils Public Lighting Section and further consultation will be carried out with the said team during detailed design stage. These elements are provided for via the conditions outlined in the report of Planning Services.

## 2. Donegal County Council Conservation Architect

### Issues raised:

1. No objection subject to the following conditions:
  - The proposed public realm project involves the development within the curtilage of RPS 40502222 Donegal County Museum. There are large modern concrete square pavers in this area. The design and materials should be designed to complement the protected structure. Design should be agreed with Conservation Office.
  - Any design proposals in relation to surface details and proposed ground levels of public realm in relation to the entrance of the Museum and along the vernacular house should be agreed with Planning Services before work commences to ensure that public realm accommodates any differences there may be in ground levels to the various thresholds of historic structures that front onto public realm to ensure that they meet comfortably.
  - Care should be taken when development adjacent the boundary wall of the Museum. The scheme runs along the front elevation wall of vernacular house NIAH 40502215. Care should be taken when developing in and around the area adjacent this structure as the foundations may not be deep and the building is generally in a fragile condition.

### Chief Executives Response:

1. The conditions referenced are appropriately addressed at detailed design stage and welcomed and accepted as critical in terms of safeguarding existing Protected Structures. These elements are provided for via the conditions outlined in the report of Planning Services.

## 3. DHLGH, Development Applications Unit

### Issues raised:

1. That archaeological monitoring be carried out during groundworks and should archaeological material be found during monitoring, works may be required to stop until a decision on how best to deal with archaeology is made. A report will be furnished to DHLGH describing the results of monitoring.

### Chief Executives Response:

1. Given the location and extent of proposed development the requirements in relation to archaeological monitoring are appropriate. These elements are provided for via the conditions outlined in the report of Planning Services.

#### 4. Uisce Éireann

**Issues raised:**

1. No objection subject to the following conditions:
  - Liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.
  - All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.
  - Uisce Éireann does not permit any build over of its assets and separation distances as per Uisce Éireann's *Standard Details and Codes of Practice* must be achieved.
  - Contact Uisce Éireann for any proposals to build over or divert existing water or wastewater services and submit details to Uisce Éireann for assessment of feasibility and have in place a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works beginning onsite.

**Chief Executives Response:**

1. The matters raised are acceptable and appropriate and further consultation during detailed design and prior to construction with Uisce Éireann will be undertaken as a matter of standard procedure.

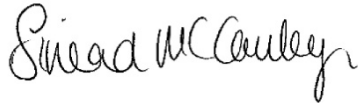
#### 5. Planning Report: Donegal County Council, Planning Department (Appendix C)

The Planning Department, Donegal County Council has reviewed the details and particulars of the proposed development. 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 12 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.22/13, it is recommended that the proposed development proceed in accordance with the plans, particulars, details and specifications of the Part 8 planning application, subject to:

- a) The installation of a signalised controlled crossing point between the existing NCBI premises and Donegal County Museum and;
- b) The 12 No. conditions set out in the Planning Report Part 8 PG 23/13 (Appendix C).



---

Sinead Mc Cauley,  
A/Senior Executive Planner,  
Regeneration & Development Team,  
Donegal County Council  
15<sup>th</sup> November 2023

# APPENDIX A Newspaper Advertisement

42 LETTERKENNY LIVE

**PLANNING NOTICES**

**DONEGAL COUNTY COUNCIL**

**Bellina, Falcarragh**

1. Stephen Whelan is applying for planning permission for a development at this site at Bellina, Falcarragh, Co. Donegal. The development will consist of the following: Construction of a dwelling house and garage with connection to proposed wastewater treatment plant and percolation area and all associated site works at Bellina, Falcarragh, Co. Donegal in the townland of Bellina. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of five weeks beginning on the date of receipt by the Authority of the application.

**DONEGAL COUNTY COUNCIL**

**Ballyvaughan, Letterkenny, Co. Donegal**

High Street is applying to Donegal County Council for planning permission for the following: (1) The construction of an extension to an existing dwelling including partial demolition of an existing extension. (2) The construction of a forecourt garage, repositioning of an existing car and all associated site works at Ballyvaughan, Letterkenny, Co. Donegal in the townland of Ballyvaughan. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of five weeks beginning on the date of receipt by the Authority of the application.

**DONEGAL COUNTY COUNCIL**

**The Raccoon, Kiltacrossan, Letterkenny PO, Co. Donegal**

1. Stephen O'Donnell is applying to Donegal County Council for planning permission for the construction of two separate dwelling houses in the form of a Semi-Detached unit with connection to existing services and all associated site development works at The Raccoon, Kiltacrossan, Letterkenny PO, Co. Donegal in the townland of Kiltacrossan. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of five weeks beginning on the date of receipt by the Authority of the application.

**DONEGAL COUNTY COUNCIL**

**Creve (Smith), Letterkenny, Co. Donegal**

We Dr. Zof. Ally and Ailisa Ally, are applying to Donegal County Council for revision permission of an existing external covered area and all associated site works at Creve (Smith), Letterkenny, Co. Donegal in the townland of Creve (Smith). The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of five weeks beginning on the date of receipt by the Authority of the application.

Tuesday, September 26, 2023

**Comhairle Contae Dhúna 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**

**Project Name: LETTERKENNY CULTURAL CORRIDOR (FORMING PART OF LK GREEN CONNECT)**

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

(a) The location of the development is on lands shown on a site location map included in the plans and particulars referred to at paragraph (e) below, which is located at Ramelton Road, High Road and John McLaughlin Way and in the areas of An Grianan Theatre, the Regional Cultural Centre, Donegal County Museum, Letterkenny Tennis Club and Letterkenny Boxing Club, Letterkenny in the townland of Letterkenny and in the Letterkenny & Milford Municipal District.

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

- Enhancement of existing and construction of new walking, cycling and public realm infrastructure connecting An Grianan Theatre, the Regional Cultural Centre, Donegal County Museum, Letterkenny Tennis Club and Letterkenny Boxing Club inclusive of:
  - Construction of a new public realm environment integrated with the forthcoming 'Eat Out' Outdoor Dining Infrastructure Project.
  - Modification to public road L10042-0 from Ramelton Road to the Regional Cultural Centre to include construction of shared surface scheme and enhanced pedestrian infrastructure.
  - Enhancement of existing steps and pathway at the Regional Cultural Centre inclusive of resurfacing/colour change.
  - Enhancements to existing pathway adjoining Letterkenny Boxing Club including resurfacing, reconfiguration of Boxing Club service area/ fence-line, management of trees together with additional enhancements to Boxing Club building and installation of shared surface at south-west facing side.
  - Enhancements to John McLaughlin Way inclusive of resurfacing, repair of steps, surface water drainage, management of trees and vegetation, painting of gable elevations.
  - Construction of new ramped access for emergency/court maintenance/pedestrian access to Letterkenny Tennis Club and installation of signage/public art on Tennis Club building.
  - Construction of new combined walking/cycling infrastructure from Letterkenny Courthouse/Regional Cultural Centre to High Road inclusive of ramped and stepped access, and amphitheatre seating.
  - Modification to carriageway and footpath infrastructure at High Road to enhance pedestrian accessibility and installation of controlled crossing point, raised table and resurfacing.
  - Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information.
- All associated ancillary works throughout to include enhancements to public lighting, drainage and utilities, connection to services, landscaping, nature-based solutions to rainwater management, signage and development related signage & public art.

All associated ancillary site works shall be located within the townland of Letterkenny in the Letterkenny-Milford Municipal District.

(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 concluded on the basis of a Preliminary Examination of the nature, location and size of the proposed development in accordance with Article 120 (3)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that Environmental Impact Assessment ("EIA") is not required. A copy of this Preliminary Examination and conclusion will be available for inspection or purchase along with the documents referred to at paragraph (e) below.

Where however any person considers that the proposed development to be carried out by the Council would be likely to have significant effects on the environment, he or she may at any time before the expiration of 4 weeks beginning of the date of publication of this notice apply under Article 120(3)(b) of the Regulations to An Bord Pleanála (54 Marlborough Street, Rotunda, Dublin 1, D01 V902) for a screening determination as to whether the development would be likely to have such effects.

(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(C) 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.

Where however any person considers that the proposed development to be carried out by the Council would be likely to have a significant effect on a European Site, he or she may apply under Article 250(C) (2) of the Regulations to An Bord Pleanála (54 Marlborough Street, Rotunda, Dublin 1, D01 V902) for a determination as to whether the development would be likely to have such significant effect and the Board will make a determination on the matter as soon as possible. Any application for such determination in order to be considered by the Board must state the reasons for the forming of the view that the development would be likely to have a significant effect on a European Site.

(e) Plans and particulars of the proposed development will be available for inspection online at [consult.donagalcoco.ie](http://consult.donagalcoco.ie) or for inspection at the Council's offices below and purchase (at a fee not exceeding the reasonable cost of making a copy) at:

| LOCATION  | ADDRESS   | TELEPHONE/EMAIL  | OPENING HOURS  |
|---|---|--|--|
| The Planning Department, Donegal County Council | County House, Lifford, Co. Donegal, F93 Y622          | Tel: 0749153900<br>Email: <a href="mailto:regeneration@donagalcoco.ie">regeneration@donagalcoco.ie</a> | 9:00am - 12:30pm and 1:00pm - 4:30pm Monday to Friday. |
| Letterkenny Public Services Centre              | Neil T. Blaney Rd, Letterkenny, Co. Donegal, F92 TNV3 |  |  |

The said plans and particulars will be available for inspection as above from Tuesday, 26th September 2023 until Tuesday 24th October 2023 (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. Secretary, Donegal County Council, Lifford, County Donegal, before 4:30pm on Thursday 9th November 2023. Please mark the front of the envelope with the project name as per the above schedule.

**LIAH WARD, DIRECTOR OF SERVICE COMMUNITY & PLANNING SERVICES, DONEGAL COUNTY COUNCIL, COUNTY HOUSE, LIFFORD. DATE: TUESDAY 26TH SEPTEMBER 2023**

**letterkenny LIVE**

**JOIN LETTERKENNY'S LARGEST TRADES DIRECTORY**

Advertise your skills and services to Letterkenny's newest audience.

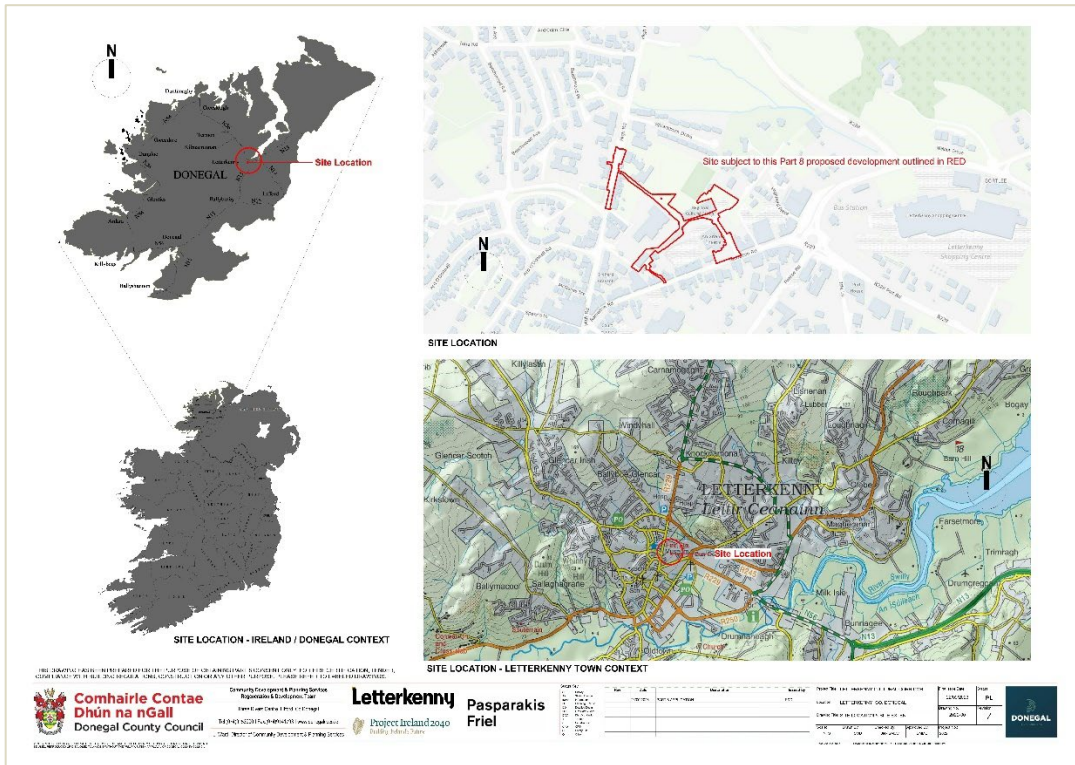
Contact us today ☎ 086 049 4820 ✉ [paddy.kelly@letterkennylive.ie](mailto:paddy.kelly@letterkennylive.ie)

Visit our new website: [letterkennylive.ie](http://letterkennylive.ie) for more.

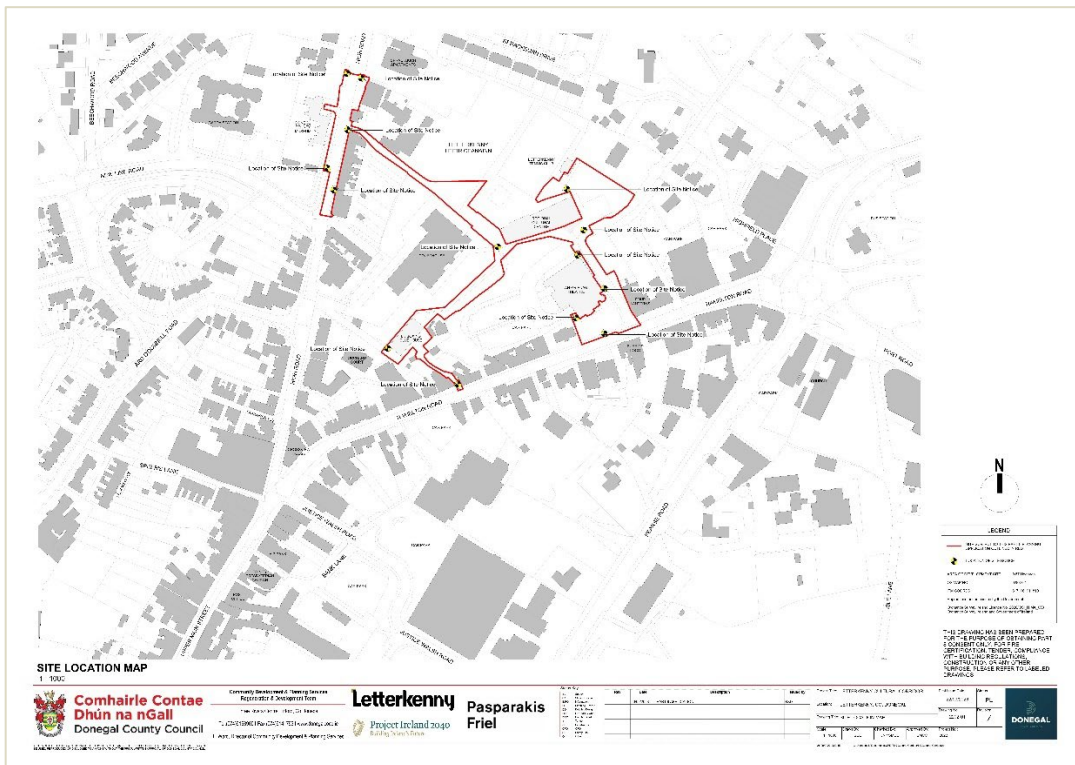
## APPENDIX B

### Plans & Particulars published on 26<sup>th</sup> September 2023

#### DRAWING NO. LKCC-2202-00: SITE LOCATION & SITE EXTENT

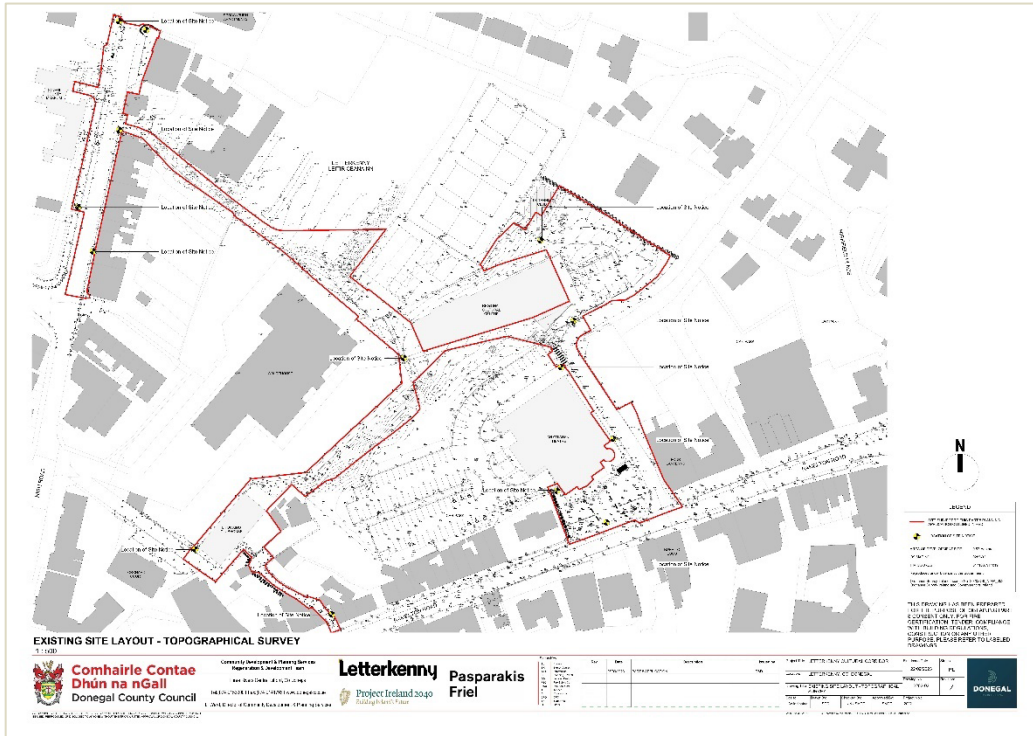


#### DRAWING NO. LKCC-2202-01: SITE LOCATION MAP

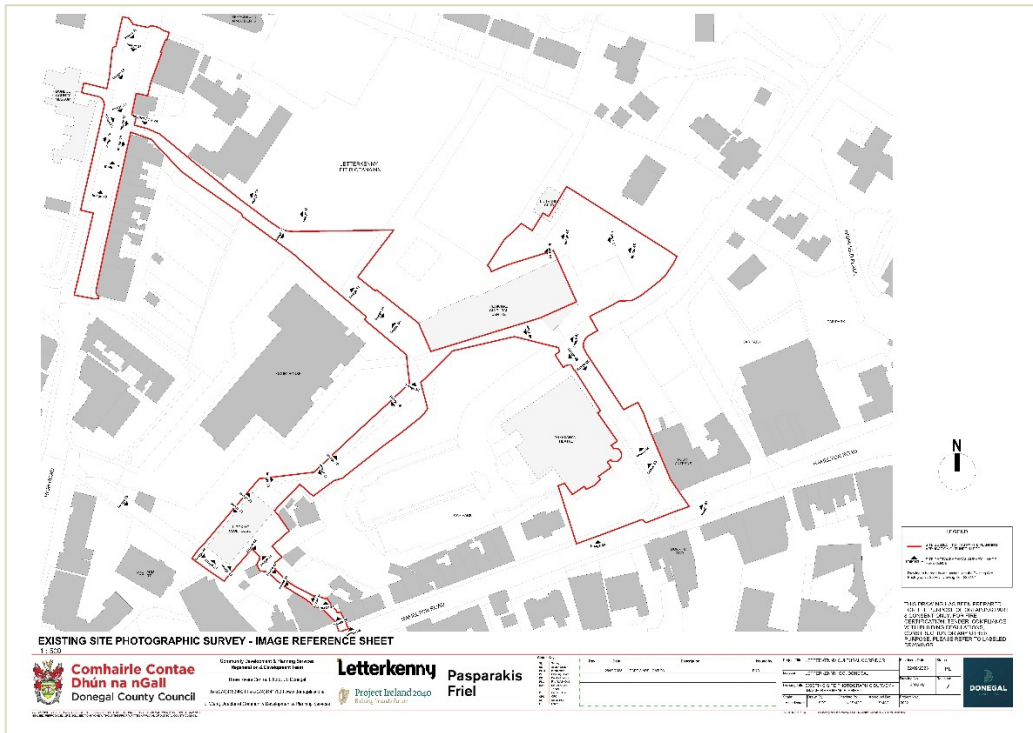




**DRAWING NO. LKCC-2202-02: EXISTING SITE LAYOUT - TOPOGRAPHICAL SURVEY**



**DRAWING NO. LKCC-2202-03: EXISTING SITE PHOTOGRAPHIC SURVEY- IMAGE REF SHEET**



**DRAWING NO. LKCC-2202-04: EXISTING SITE PHOTOGRAPHIC SURVEY**

THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSES OF OBTAINING PART 8 PERMISSION UNDER THE PLANNING AND DEVELOPMENT ACT 2008 (AS AMENDED) AND IS NOT BEING USED FOR ANY OTHER PURPOSES. THE CLIENT ACCEPTS THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Page 01 - 02: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 03 - 04: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 05 - 06: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 07 - 08: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 09 - 10: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 11 - 12: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 13 - 14: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 15 - 16: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 17 - 18: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 19 - 20: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 21 - 22: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 23 - 24: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 25 - 26: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 27 - 28: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 29 - 30: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 31 - 32: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 33 - 34: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 35 - 36: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 37 - 38: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 39 - 40: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 41 - 42: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 43 - 44: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 45 - 46: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.  
 Page 47 - 48: Photograph of Street View of the Market Square, Letterkenny, Donegal, Ireland, 20th June 2024.

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

Community Development, Planning Services  
Regeneration & Development Team  
Rory Páircí, Gaeil, 12, Eanáil  
Letterkenny, Donegal, BT47 9YD  
www.donreg.gov.ie

**Letterkenny Pásparkais Friel**  
Project Ireland 2040  
Rialtas na hÉireann

PL 7  
DONEGAL

**DRAWING NO. LKCC-2202-05: PROPOSED SITE LAYOUT PLAN**

PROPOSED SITE LAYOUT  
1:500

THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSES OF OBTAINING PART 8 PERMISSION UNDER THE PLANNING AND DEVELOPMENT ACT 2008 (AS AMENDED) AND IS NOT BEING USED FOR ANY OTHER PURPOSES. THE CLIENT ACCEPTS THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

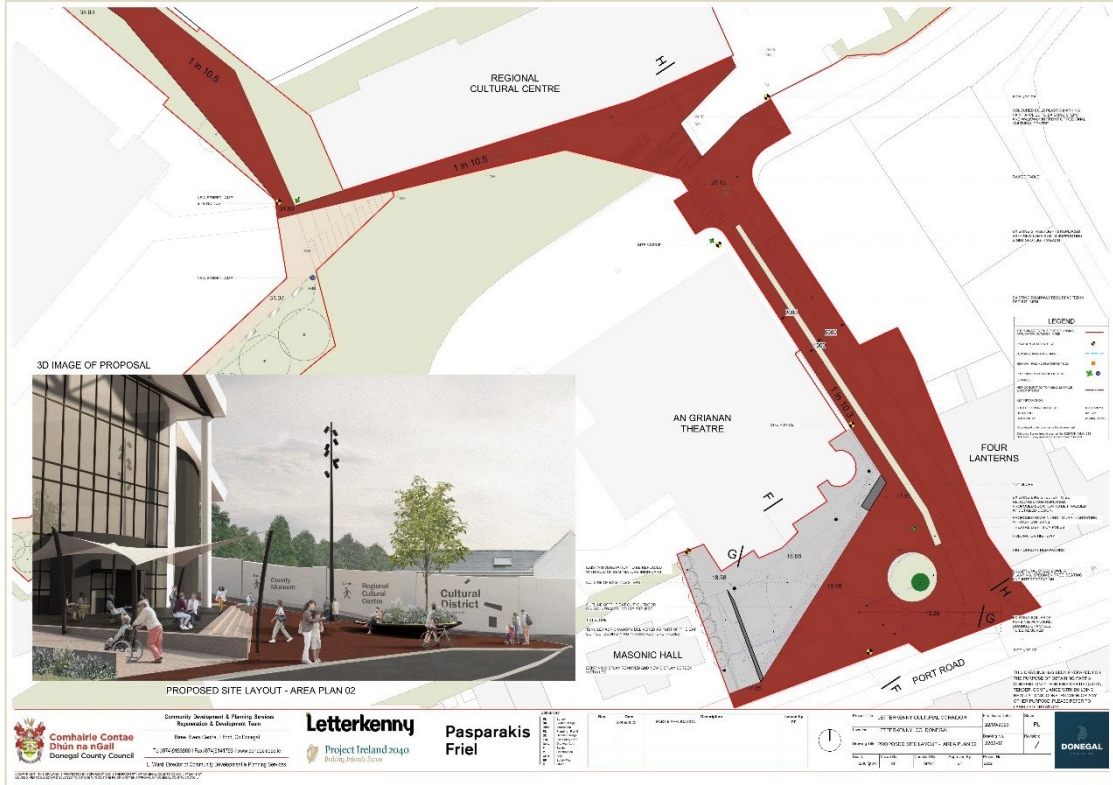
**Comhairle Contae Dhún na nGall**  
Donegal County Council

Community Development, Planning Services  
Regeneration & Development Team  
Rory Páircí, Gaeil, 12, Eanáil  
Letterkenny, Donegal, BT47 9YD  
www.donreg.gov.ie

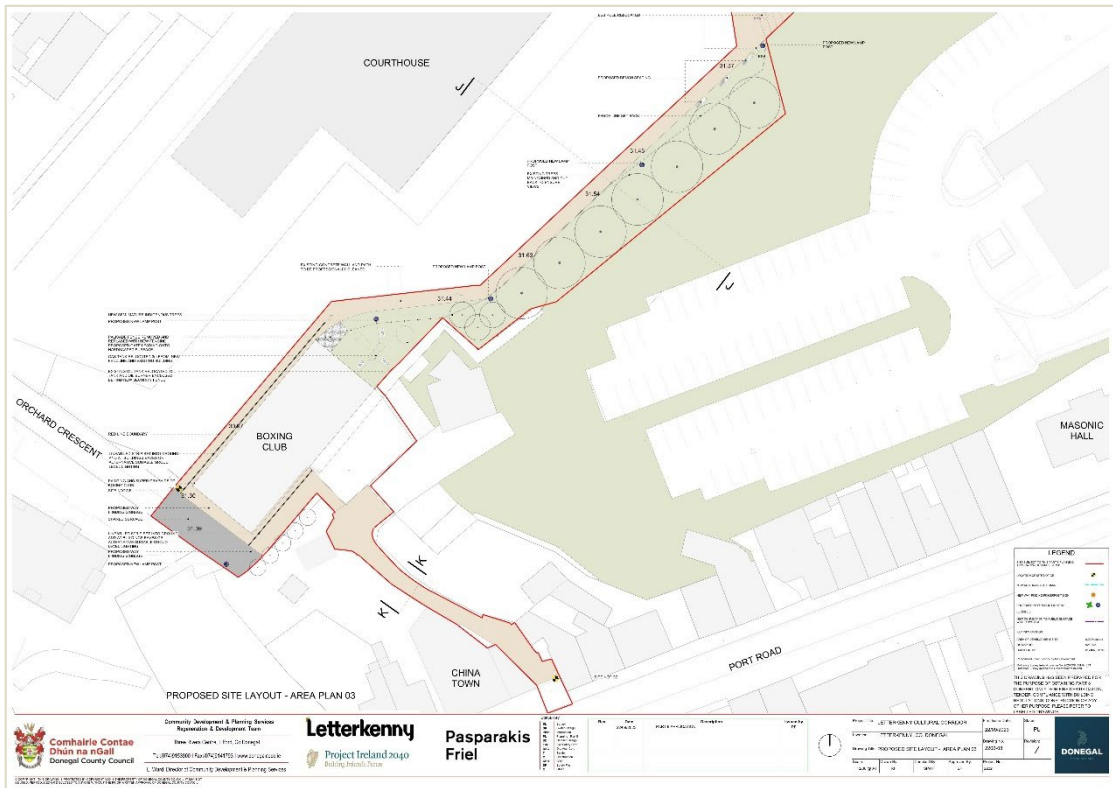
**Letterkenny Pásparkais Friel**  
Project Ireland 2040  
Rialtas na hÉireann

PL 7  
DONEGAL

**DRAWING NO. LKCC-2202-06: PROPOSED SITE LAYOUT - PLAN AREA 01**



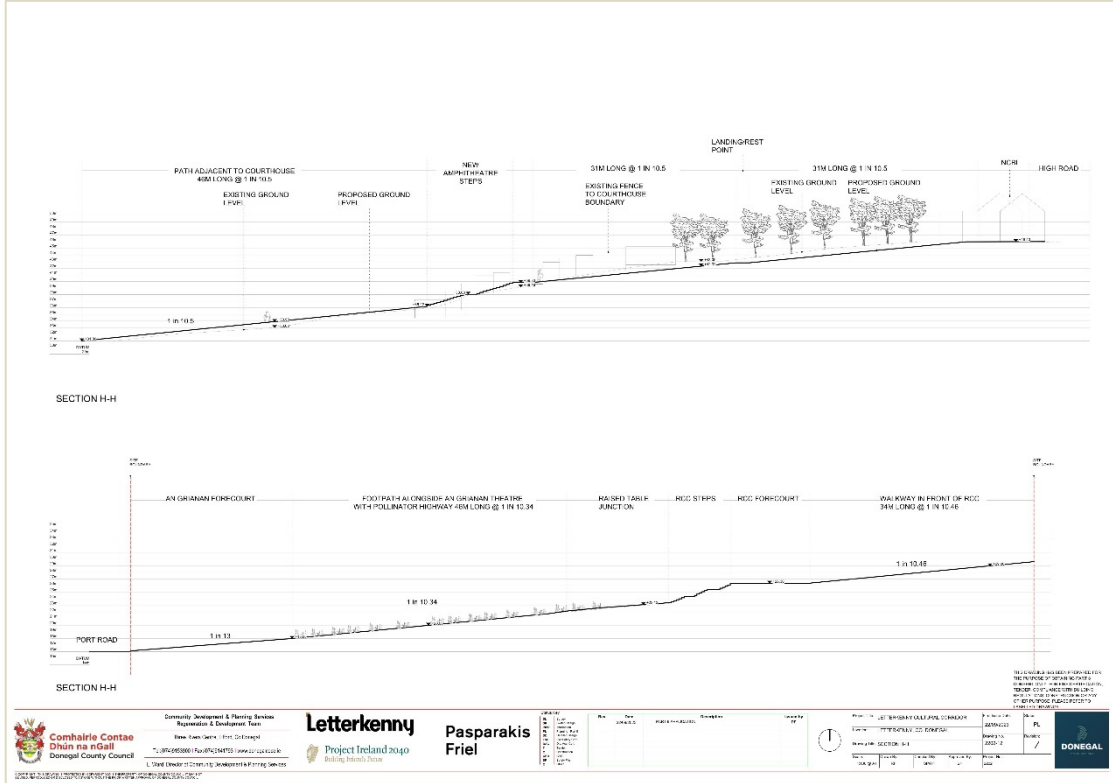
**DRAWING NO. LKCC-2202-07: PROPOSED SITE LAYOUT - PLAN AREA 02**



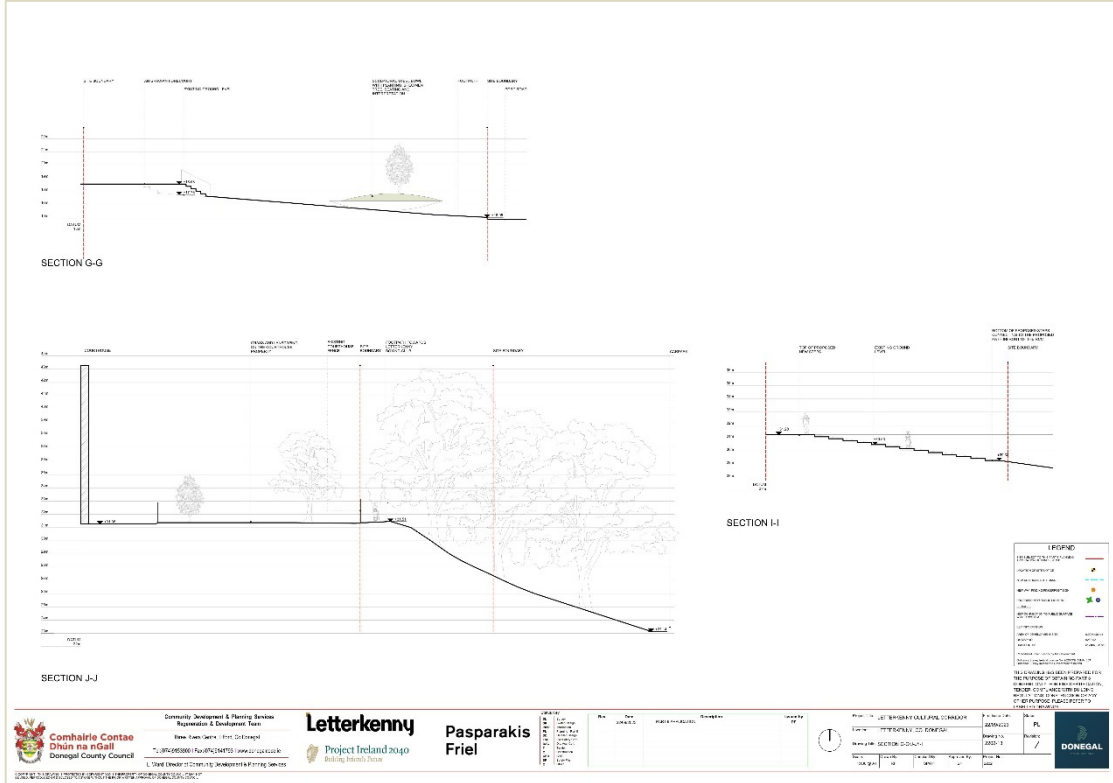




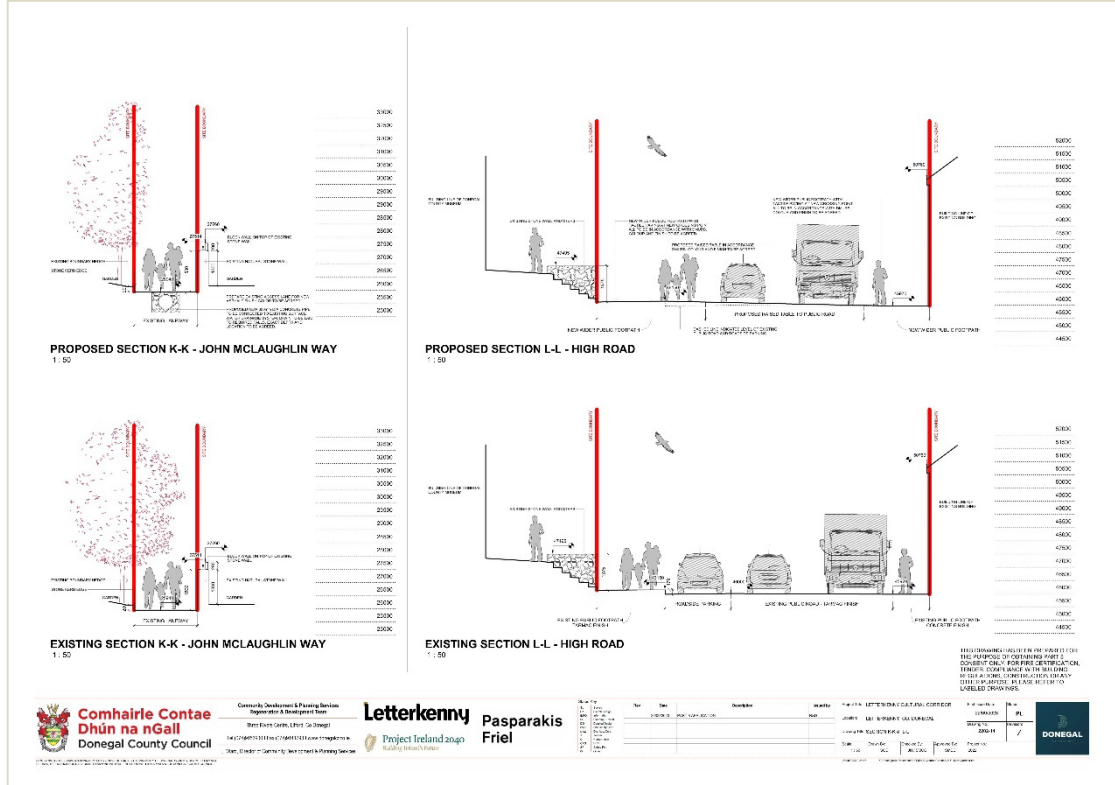
**DRAWING NO. LKCC-2202-12: SECTIONS HH**



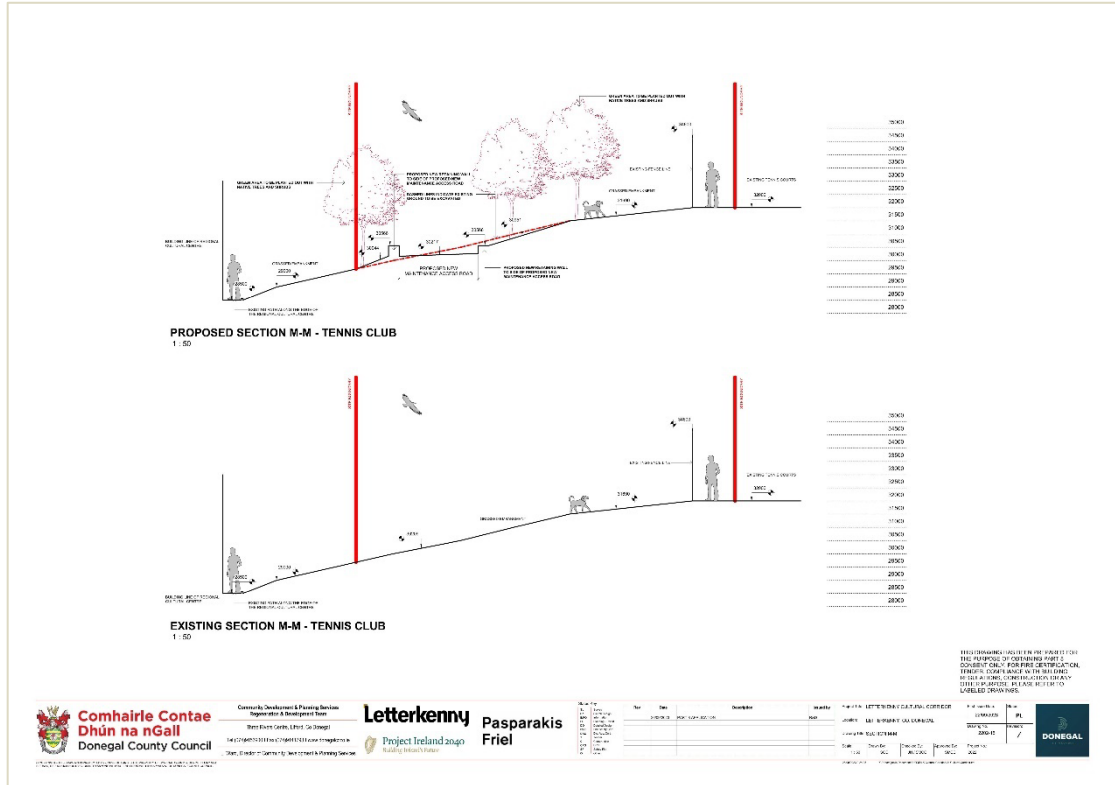
**DRAWING NO. LKCC-2202-13: SECTIONS GG\_II\_JJ**



**DRAWING NO. LKCC-2202-14: SECTIONS KK\_LL**



**DRAWING NO. LKCC-2202-14: SECTIONS MM**



**DRAWING NO. LKCC-2202-16: AXONOMETRIC**





## **APPENDIX C**

### **Planning Report Part 8 PG 23/13**



**Part 8 – PG 23/13**

14<sup>th</sup> November 2023

Sinead McCauley  
Regeneration & Development Team  
McIntyre House  
The Barracks  
Lifford

**Re:** Enhancement of existing and construction of new walking, cycling and public realm infrastructure connecting an Grianan Theatre, the Regional Cultural Centre, Donegal County Museum, Letterkenny Tennis Club and Letterkenny Boxing Club to include the following:

- Removal of existing public realm environment at the forecourt of An Grianan Theatre and construction of a new public realm environment integrated with the forthcoming 'Eat Out' Outdoor Dining Infrastructure Project.
- Modification to public road L-10042-0 from Ramelton Road to the Regional Cultural Centre to include construction of shared surface scheme and enhanced pedestrian infrastructure.
- Enhancement of existing steps and pathway at the Regional Cultural Centre inclusive of resurfacing/ colour change.
- Enhancements to existing pathway adjoining Letterkenny Boxing Club including resurfacing, reconfiguration of Boxing Club service area/ fenceline, management of trees together with elevational enhancements to Boxing Club building and installation of shared surface at south-west facing gable.
- Enhancements to John McLaughlin Way inclusive of resurfacing, repair of steps, surface water drainage, management of trees and vegetation, painting of gable elevations.
- Construction of new ramped access for emergency/court maintenance/pedestrian access to Letterkenny Tennis Club and installation of signage/public art on Tennis Club building.
- Construction of new combined walking/cycling infrastructure from Letterkenny Courthouse/Regional Cultural Centre to High Road inclusive of ramped and stepped access, and amphitheatre seating.
- Modification to carriageway and footpath infrastructure at High Road to enhance pedestrian accessibility and installation of controlled crossing point, raised table and resurfacing.
- Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information.
- All associated ancillary works throughout to include enhancements to public lighting, drainage and utilities, connection to services, landscaping, nature-based solutions to rainwater management, wayfinding and development related signage & public art.

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

**At: Ramelton Road/High Road/John McLaughlin Way, Letterkenny, Co. Donegal**

**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 12 no. conditions:-

1. The development shall be carried out in accordance with the published plans, particulars and documents published and received on 26/09/2023, 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. No surface water from site shall be permitted to discharge to public road and applicant shall take steps to ensure that no public road water discharges onto site.

**Reason: To prevent flooding.**

3. All waste associated with the development shall be disposed of in an environmentally friendly manner and off site at an authorised/licensed facility.

**Reason: To ensure the integrity and preservation of Natura 2000 sites and their qualifying interests.**

4. (a) Any landscaping and tree/shrub planting associated with the development, shall only be with locally occurring native species. A species list for planting shall be approved by the Planning Authority in writing prior to the commencement of development.  
(b) All replacement and newly planted trees subsequently dying shall be replaced.

**Reason: To cater for orderly development**

5. 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).**

6. (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.

**No. 6 contd.**

- (b) A Stage 3 Road Safety Audit shall be carried out prior to first use of the new public realm 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.**

- 7. 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.**

- 8. (a) Prior to the commencement of development, details of new controlled crossing locations on the High Road shall be submitted which provides clarity on the dimensions of the raised tables and confirmation of width of crossings. Details shall be agreed with the Road Design Office.
- (b) Prior to the commencement of development, details of all accessible pedestrian signals (audible and tactile measures) shall be agreed with the Accessibility Officer.

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

- 9. Prior to the commencement of development, details of public lighting including layout, lux levels, type, etc shall be submitted to the Planning Authority. Proposed lighting columns shall not impact on proposed footpath widths and confirmation shall be submitted in relation to the maintenance plan for the same.

**Reason: In the interests of orderly development.**

- 10. (a) The applicant shall liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.
- (b) All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.
- (c) The applicant shall contact Uisce Éireann for any proposals to build over or divert existing water or wastewater services and submit details to Uisce Éireann for assessment of feasibility and have in place a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works beginning onsite.

**Reason: In the interests of orderly development.**

11. Prior to the commencement of development, the following details shall be submitted to the Planning Authority and agreed with the Conservation Office:
- (a) All surface details and proposed ground levels of public realm in relation to the entrance of the RPS 40502222 Donegal County Museum and along the vernacular house to ensure that the public realm accommodates any differences there may be in ground levels to the various thresholds of historic structures that front onto public realm to ensure that they meet comfortably.
  - (b) All details of the concrete square pavers proposed within proximity of the RPS 40502222 Donegal County Museum. The design and materials should be designed to complement the protected structure.
  - (c) Care shall be taken when developing in and around the area adjacent the RPS 40502222 Donegal County Museum and the vernacular house NIAH 40502215 as the foundations may not be deep and the building is generally in a fragile condition when development is carried out adjacent the boundary wall of the Museum.

**Reason: To protect the archaeological heritage of the area.**

12. (a) The applicant is required to employ a qualified archaeologist to monitor all groundworks associated with the development.
- (b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of this Department with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
- (c) The Planning Authority and the National Monuments Service of this Department shall be furnished with a report describing the results of the monitoring.

**Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.**

  
\_\_\_\_\_  
For A/Senior(Ex. Planner  
Planning Services

/j/p