

TUAIRISC CHUIG CRUINIÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:

REPORT TO COUNCIL MEETING HELD ON:

30th March 2020

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

ACHOIMRE AR AN TUAIRISC / SUMMARY OF REPORT

The attached 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 Phase 2 of the Burtonport Harbour – Aranmore Island Regeneration Project consisting of a proposed Harbour Building which will house Donegal County Council office accommodation, meeting room, public facilities, ferry offices, waiting area and tourist desk facility and a separate Enterprise Building containing 4 no. mixed-use enterprise units at Burtonport Harbour, Burtonport in the Glenties Municipal District.

CINNEADH ATÁ DE DHÍTH / DECISION REQUIRED:-

That the Council accept the recommendation to proceed with the development subject to the modifications set out in the Site Layout Plan, Floor Plans, Elevations and Sections detailed on Dwg.Nos. 6719/PL-01 (revision 19/03/20), 6719/PL-02 (revision 19/03/20), 6719/PL-03 (revision 19/03/20), 6719/PL-04 (revision 19/03/20), 6719/PL-05 (revision 19/03/20), 6719/PL-06 (revision 19/03/20), 6719/PL-07 (revision 19/03/20), 6719/PL-08 (revision 19/03/20), 6719/PL-09 (revision 19/03/20) and 6719/PL-10 (revision 19/03/20) (*Appendix C*) in accordance with the response contained in the attached report.

Leam Ward.

STIÚRTHÓIR SEIRBHÍSE
DIRECTOR OF SERVICE

20th March 2020

DÁTA
DATE



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

BURTONPORT HARBOUR REDEVELOPMENT - PHASE 2 BUILDINGS

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

PART VIII – DEVELOPMENT

Planning Reference: Part 8 PG 20/06


EXECUTIVE PLANNER'S RECOMMENDATION

EXECUTIVE PLANNER'S RECOMMENDATION

Recommendation:

Having considered the Executive Planner's Report and the Planning Report Part 8 PG 20/06, it is recommended that the proposed development proceeds in accordance with the plans, particulars, details and specifications of the Part 8 Planning Application, subject to the modifications detailed in the revised plans and drawings (Revision 19/03/2020) (**Appendix C**) and the 11 No. Conditions set out in the Planning Report, Part 8 PG 20/06 (Planning Report, **Appendix D**).

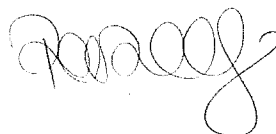
Prepared & Recommended by:



Ruth Diver
Executive Planner
Regeneration & Development Team
Community Development & Planning Services
Donegal County Council

Date: 20th March 2020

Approved and Endorsed by:



Paul Kelly
Senior Executive Planner
Regeneration & Development Team
Community Development & Planning Services
Donegal County Council

Date: 20th March 2020

1. Introduction

Donegal County Council proposes to carry out Phase 2 of the Burtonport/Aranmore 'Harbour to Island Regeneration' Project for the regeneration of Burtonport (Ailt an Chorráin) and Aranmore (Oileán Árinn Mhór). The approved Phase 1 of the project provides for the transformation of the Harbour area at Burtonport to a multi-user space with modern transport infrastructure, public amenities and services and parking and will develop a high quality shore front recreation, outdoor amenity and events space on Aranmore Island. Phase 2 of the project now proposes a new Harbour Building which will house Donegal County Council office accommodation, meeting room, public facilities, ferry offices, waiting area and tourist desk facility and a separate Enterprise Building containing a number of small mixed-use units at Burtonport Harbour, Burtonport in the Glenties Municipal District.

The proposed development is located in the Harbour Area of Burtonport (Ailt an Chorráin), specifically relating to a section of the Harbour Area at Burtonport directly adjacent to the ferry slipway, which is currently occupied by two existing store buildings located along the northeastern side of the Harbour which are to be demolished.

The proposed development forms part of a broader and linked project (Burtonport/Aranmore 'Harbour to Island Regeneration' Project – Phase 1) for the regeneration of Burtonport (Ailt an Chorráin) and Aranmore (Oileán Árinn Mhór) that will strengthen the physical, social and economic capacity of the Harbour and the town of Burtonport and therefore supports the identification of Burtonport as a Strategic Town with 'Special Economic Functions' in the County Donegal Development Plan 2018-2024.

Broadly, the proposed development provides for a new Harbour Building and an Enterprise Building that will present as an important physical element of the overall development and provide a valuable opportunity to introduce regenerative physical development, a diversification of uses and quality architecture to the marine and harbour environment. The Harbour Building will accommodate Donegal County Council staff, the ferry companies and public facilities that will be displaced as a result of the demolition of buildings provided for under Phase 1 of the Project and the Enterprise Building will accommodate 4 no. enterprise units that will help create employment opportunities and stimulate entrepreneurship.

The proposed development has potential in relation to a second call for applications to the Rural Regeneration and Development Fund (RRDF) by the Department of Rural and Community Development in 2020. The RRDF call aims to implement the objectives of the Government's 'Project Ireland 2040' and invites applications for funding for shovel ready projects grounded in broader regeneration strategies. Subject to appropriate completion of the Part VIII process, it is anticipated that the proposed development will be the subject of a future application for funding to RRDF by Donegal County Council.

2. Nature of the Works

The proposed development will include the following proposed works:

- i. Construction of Harbour Building (Building 1) to accommodate public waiting area and public toilet and shower facilities, Ferry Ticket Offices with associated storage, operators booths and shared kitchen facilities at ground floor level with new Harbour Masters Office, meeting room, wet room and dry room facilities, and viewing platform at first floor level;
- ii. Construction of Enterprise Building (Building 2) to accommodate 4 no. enterprise units with ancillary storage and toilet facilities and upper level mezzanine area ; and
- iii. All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage, connection & discharge to the public sewerage network.

The Harbour Building (Building 1) will house:

- 2 no. Ferry company ticket offices, each with their own kitchen facilities, storage and WC;
- 3 no. 'Operators' booths, one to be permanently used as a tourist information desk with prominent information board and two to be used as required by local operators
- Secure storage lockers/facilities for desk and office users;
- Public waiting area with seating for 15-30 people;
- Public facilities (Toilets including a fully accessible disabled toilet, baby changing, showers) accessible from both inside and outside the building;
- Shared private kitchenette for the staff;
- Harbour Masters quarters accessed directly from outside the building, including wet room and dry room facilities;
- Council meeting room; and
- Multi-purpose room for community use.

The Enterprise Building (Building 2) will house 4 no. small enterprise units with kitchenettes and toilets for each unit and upper mezzanine floor for storage purposes. All units have a rear door accessing onto a shared outdoor communal storage / utility area.

The proposal provides for the development of high quality accommodation designed to address the marine environment within which it is positioned to meet the brief for multiple uses within a limited site area. The main Harbour Building presents as a contemporary piece of architecture that is of its time and is innovative and well informed having regard to the specific requirements of the site and the location. The enterprise building is more simplistic in style and demonstrates a well informed use of traditional reference through the linear narrow plan form, the barrel style roof and the sliding door openings. This design was specifically informed by the former 'Auction House' building which is to be demolished. It is intended where feasible to use materials from this former building in the new buildings in order to further reflect the traditional. It is considered that the development on the whole respects and reflects our

traditional built heritage within the modern context and will establish a contemporary architectural legacy for future generations.

The proposed development in relation to location, layout and design respects the infrastructure works proposed on the pier as provided for under Phase 1 of the Project.

Fig.1 Location of the proposed buildings (published 23/01/2020)

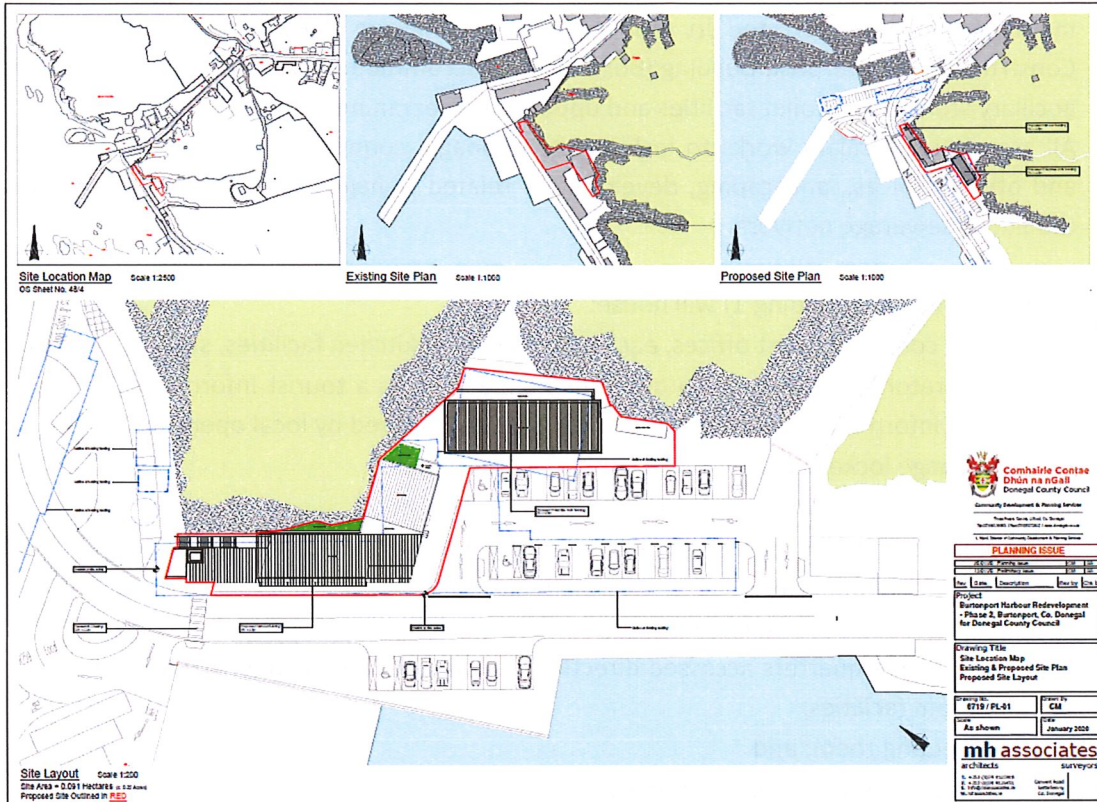


Fig.2 The proposed Harbour Building - Building 1 (published 23/01/2020)

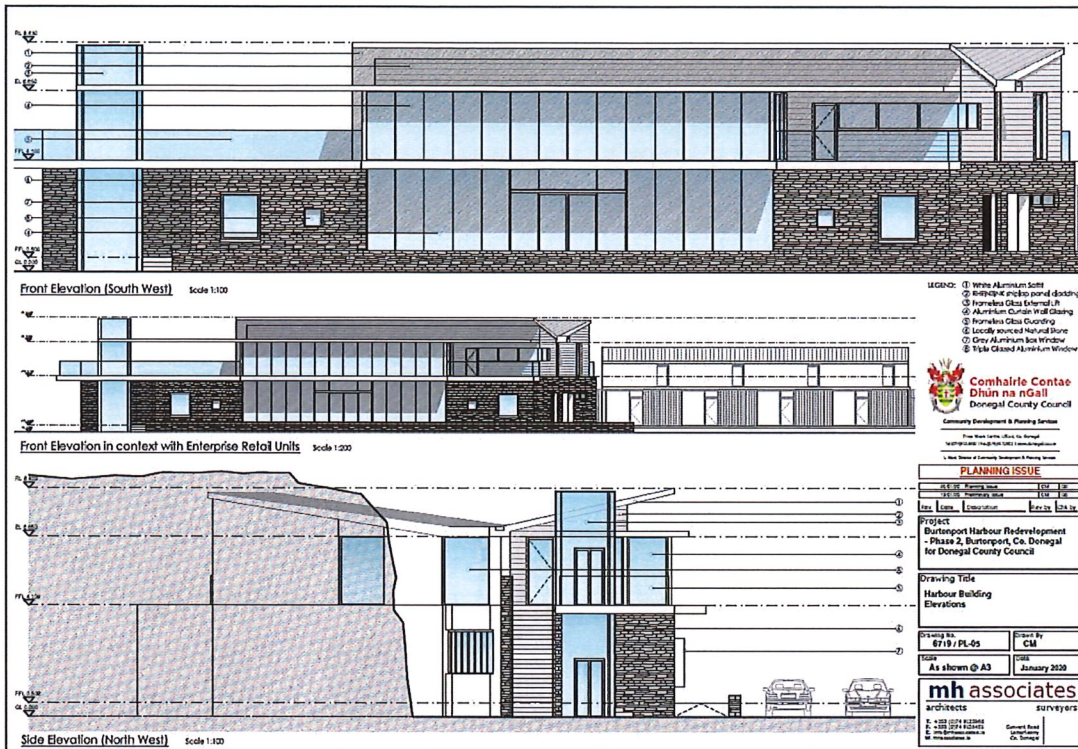
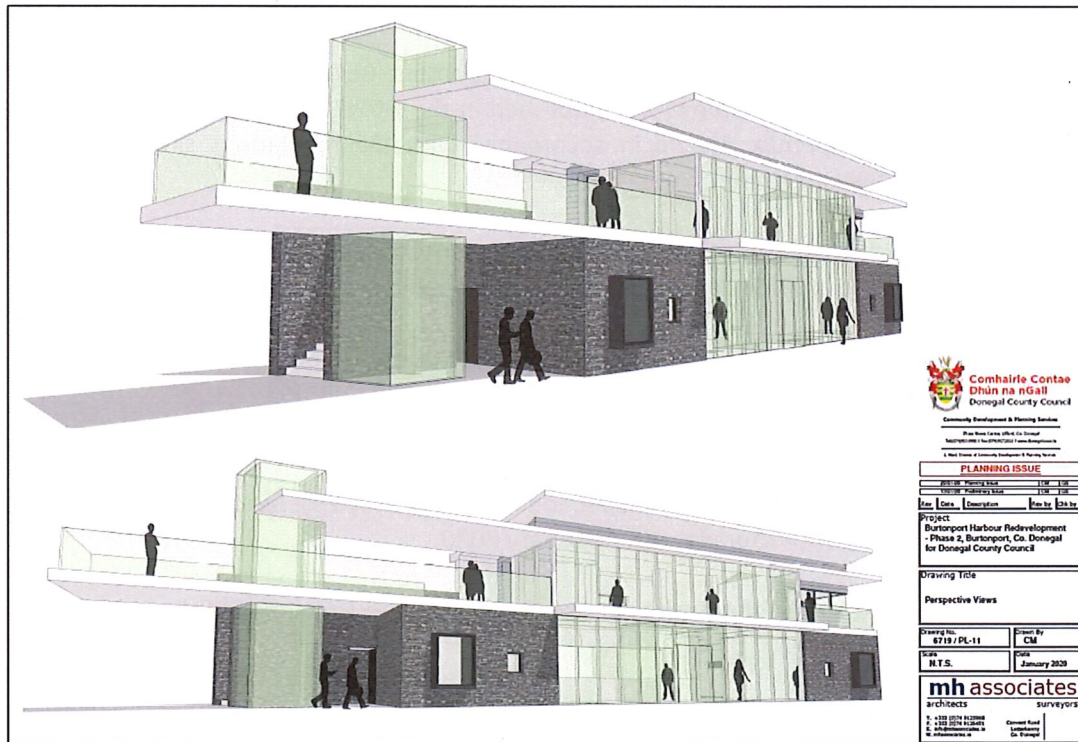


Fig.3 Perspective View of the proposed Harbour Building - Building 1 (published 23/01/2020)



- The Minister of Culture, Heritage and the Gaeltacht (Wildlife)
- The Minister of Culture, Heritage and the Gaeltacht (Nat. Mon.)
- Office of Public Works
- Údaras na Gaeltachta
- The Minister for Agriculture, Food and the Marine
- Health Service Executive
- Irish Water
- ESB Networks
- Eir
- Donegal County Council Roads & Transportation Service
- Donegal County Council Road Design Office
- Donegal County Council Water & Environment Section
- Donegal County Council Planning Service

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 Friday 6th March 2020.

A public information event was held on Tuesday 14th January from 5pm to 7pm in the Burtonport Community Centre. The plans and development particulars were on display and available for inspection at this event. Officials of the Regeneration Team were available throughout this event to address queries and provide information on the proposed development, the consultation process and the RRDF Fund. Notice of the event was published in the Donegal Democrat, a public information message was run on Highland Radio and notification of the event was issued on Twitter. All Elected Members were formally notified of the event and invited to attend. The event was attended by Cllr. Mícheál Choilm Mac Giolla Easbuig and c.30 no. members of the public.

A submission/observation sheet was available to all attendees together with a submissions box for receipt of submissions/observations on the day.

4. Submissions Received & Responses

Submissions were received from the following statutory bodies and relevant parties within the permitted time for receipt of submissions and observations (before 4:30pm on Friday 6th March 2020);

1. Health Service Executive
2. Irish Water (report received outside the statutory period for submissions)

No other submissions or observations were received in respect of the proposed development within the specified time period. It is considered that this is a strong indicator of the positive support for the proposed development and demonstrates the success of the consultation process carried out prior to publication of the Part 8 including the public consultation event and other direct consultations with the ferry companies, etc.

4.1 Response to submissions:

Statutory Bodies & Internal Reports:

- **Environmental Health Officer (HSE)**

A report was received on 20th February 2020. This report recommends that the proposed development should have regard to the following guidance:

- Guidance and standards for pest control from construction sites;
- Guidance and standards for waste management at construction sites published by the Department of Communications, Climate Action and Environment; and
- Guidance and standards for protection of surface and ground water from construction sites.

Standard advice is included to ensure adherence to the guidance and standards as recommended by the EHO.

- **Irish Water**

A report was received on 19th March 2020 which was outside the statutory period for submissions. This report seeks the submission of further information as follows:

1. Applicant to submit a pre-Connection Enquiry to Irish Water to assess feasibility of connection to the public water/wastewater infrastructure.
2. Applicant to engage with Irish Water's diversions section to assess feasibility of build over and/or diversion.

These matters are not considered to be conditional matters, but are post-consent issues. Through the Project Steering Group engagement with Irish Water has commenced and this includes servicing of the project and the scheduling of works. Accordingly, these matters are in hand.

The planning report includes advices to ensure a pre-Connection Enquiry is made at detailed design stage and that engagement with Irish Water's diversions section will also be undertaken at detailed design stage prior to commencement of development on site.

4.2 Burtonport/Aranmore Regeneration Project Steering Group Meeting

Steering Group Meetings are held monthly in respect of the Burtonport/Aranmore Regeneration Project which includes as a set item on the Agenda the Phase 2 Buildings. The Steering Group includes representation from the Regeneration and Development Team, Piers & Harbours, Road Design, Area Roads, Water Capital Design, Planning and Community & Enterprise. The Steering Group has on the whole received the proposed development positively and considers that the new buildings fully meet the brief in terms of the accommodation requirements specified and present a high quality innovative design that will provide a favourable contribution to the overall project.

Through detailed review consultations with the Piers & Harbours Department and the Councils Disability Access Officer some minor compatibility issues were identified between Phase 1 &

Phase 2 of the project and with the access arrangements from approved car parking. These issues are summarised as follows:

1. Protrusion of the Harbour Building past the corner of the rock at the western end of the site (obstruction of footpath).
2. Restricted pedestrian access to the Harbour Building from the footpath and car park to the front of the Enterprise Building arising from the level difference and the associated low wall.
3. Alterations to the alignment of the car park to the front of the Enterprise Building particularly at the northwest corner of this car park which has resulted in the loss of one parking space and the movement of all spaces to the right by half a space.
4. Lack of access for pedestrians and mobility users from the car park to the footpath located along the front of the Enterprise Building due to the level difference.
5. The seating and the plaque wall has been removed and the area included in the footprint of the building.
6. Potential for the low flat wall at the front of the Harbour Building to become an unofficial but convenient seating platform, causing issues for pedestrians and a potential interface between road users and the seated persons.
7. The location of the rock face at the rear of the buildings should be confirmed by the architect prior to any finalised design being published.
8. The security of the toilets should be considered and if possible one toilet only should be open 24/7 with restricted access to the remainder of the toilets.

Following the identification of compatibility issues by the Piers & Harbours Department and the Disability Access Officer discussions took place with the appointed Architects, MH Associates, who have modified the proposals in order to address the concerns raised. The proposed modifications are detailed on revised Dwg.Nos. 6719/PL-01 (Revision 19/03/20), 6719/PL-02 (Revision 19/03/20), 6719/PL-03 (Revision 19/03/20), 6719/PL-04 (Revision 19/03/20), 6719/PL-05 (Revision 19/03/20) and 6719/PL-06 (Revision 19/03/20) (**Appendix C**) and include for the following:

1. Stepping back of the Harbour Building in line with the corner of the rock at the western end of the site. (Achieved by returning the external stairs along the wall of the external lift.)
2. Provision for ramped access at either end of both buildings and stepped access at the southeastern corner of the Harbour Building in order to facilitate adequate access for pedestrians and mobility users to the Harbour Building from the footpath and car park to the front of the Enterprise Building.
3. Realignment of the car park to the front of the Enterprise Building particularly at the northwest corner of this car park in line with the layout approved under the Phase 1 Part 8. This results in the loss of one car parking space within this car park however the Piers & Harbours Department has confirmed this to be acceptable having regard to the extent of car parking being provided overall within Phase 1 of the project.
4. As referenced in item no. 2 above an additional ramped access has been included at the eastern end of the site to facilitate access for pedestrians and mobility users from the car park to the footpath located along the front of the Enterprise Building.

5. Provision for seating and a plaque wall in the space beneath the viewing platform will be included for in the final design stage.
6. The inclusion of a rail atop the wall at the front of the Harbour Building.
7. The architect will be required to carry out a detailed and comprehensive site survey in order to accurately identify the location of the rock face at the rear of the buildings prior to the finalised design being published. The finalised design will be fully informed by the findings of the site survey.
8. A single toilet with external access is provided which will be open 24/7. The remainder of the toilets will be accessible internally within the building and will be secured when the building is closed. The proposal also includes for a fully accessible disabled toilet which will be serviced by both an internal and external door which has restricted access by means of a universal key.

It is considered that the modified proposal detailed in the Site Layout Plan, Floor Plans, Elevations and Section Dwg.Nos. 6719/PL-01 (revision 19/03/20), 6719/PL-02 (revision 19/03/20), 6719/PL-03 (revision 19/03/20), 6719/PL-04 (revision 19/03/20), 6719/PL-05 (revision 19/03/20), 6719/PL-06 (revision 19/03/20), 6719/PL-07 (revision 19/03/20), 6719/PL-08 (revision 19/03/20), 6719/PL-09 (revision 19/03/20) and 6719/PL-10 (revision 19/03/20) (**Appendix C**) has addressed the reservations or concerns identified by the Piers & Harbours Department and Disability Access Officer.

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

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

The Planning Department, has no objection to the proposed development from a planning point of view, subject to the modified scheme and 11 No. conditions as set out in **Appendix D**.

6. Recommendation & Conclusion:

Following consultations with the Piers & Harbours Section and the Disability Access Officer of Donegal County Council it has been decided to incorporate amendments in the proposed scheme. These are:

- (i) Stepping back of the Harbour Building in line with the corner of the rock at the western end of the site;
- (ii) Provision of ramped access at either end of both buildings and stepped access at the southeastern corner of the Harbour Building in order to facilitate adequate access for pedestrians and mobility users to the Harbour Building from the footpath and car park to the front of the Enterprise Building;
- (iii) Realignment of the car park to the front of the Enterprise Building particularly at the northwest corner of this car park in line with the layout approved under the Phase 1 Part 8;
- (iv) Inclusion of a rail atop the wall at the front of the Harbour Building;
- (v) Inclusion of an additional single toilet with external access; and
- (vi) External access door into the fully accessible disabled toilet.

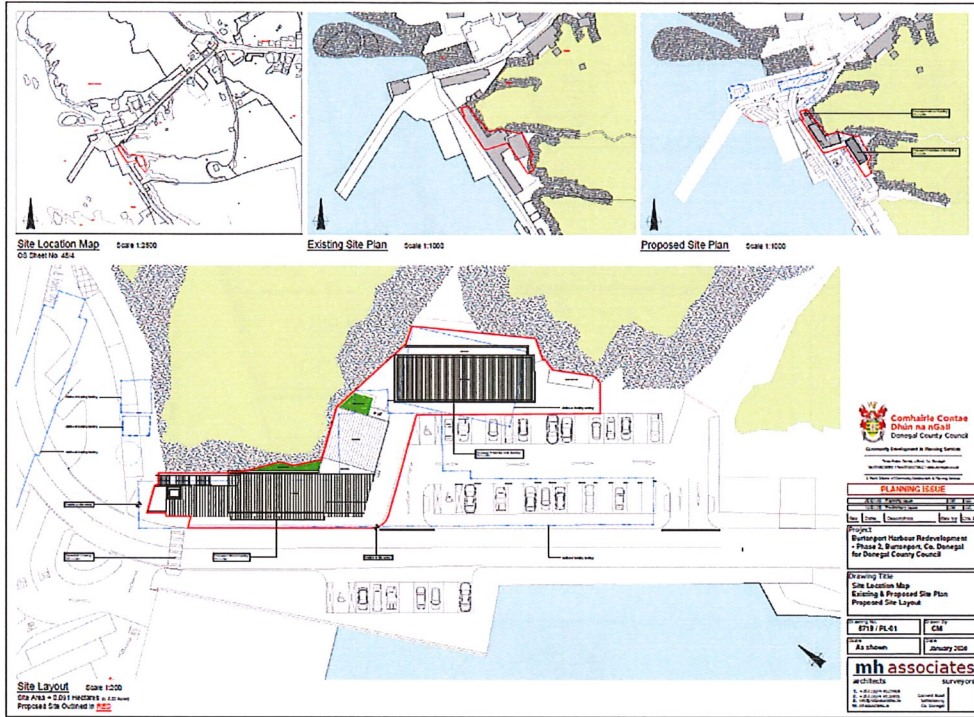
These modifications are included in Site Layout Plan, Floor Plans, Elevations and Section Dwg.Nos. 6719/PL-01 (revision 19/03/20), 6719/PL-02 (revision 19/03/20), 6719/PL-03 (revision 19/03/20), 6719/PL-04 (revision 19/03/20), 6719/PL-05 (revision 19/03/20), 6719/PL-06 (revision 19/03/20), 6719/PL-07 (revision 19/03/20), 6719/PL-08 (revision 19/03/20), 6719/PL-09 (revision 19/03/20) and 6719/PL-10 (revision 19/03/20) (**Appendix C**).

Following review of Submissions/Observations received and the Planning Report Part 8 PG 20/06, it is recommended that the proposed development proceed in accordance with the submitted Part 8 plans, particulars, details and specifications, subject to the modifications set out in Site Layout Plan, Floor Plans, Elevations and Section and detailed on Dwg.Nos. 6719/PL-01 (revision 19/03/20), 6719/PL-02 (revision 19/03/20), 6719/PL-03 (revision 19/03/20), 6719/PL-04 (revision 19/03/20), 6719/PL-05 (revision 19/03/20), 6719/PL-06 (revision 19/03/20), 6719/PL-07 (revision 19/03/20), 6719/PL-08 (revision 19/03/20), 6719/PL-09 (revision 19/03/20) and 6719/PL-10 (revision 19/03/20) (**Appendix C**) and the 11 No. conditions set out in the Planning Report Part 8 PG 20/06 (**Appendix D**).

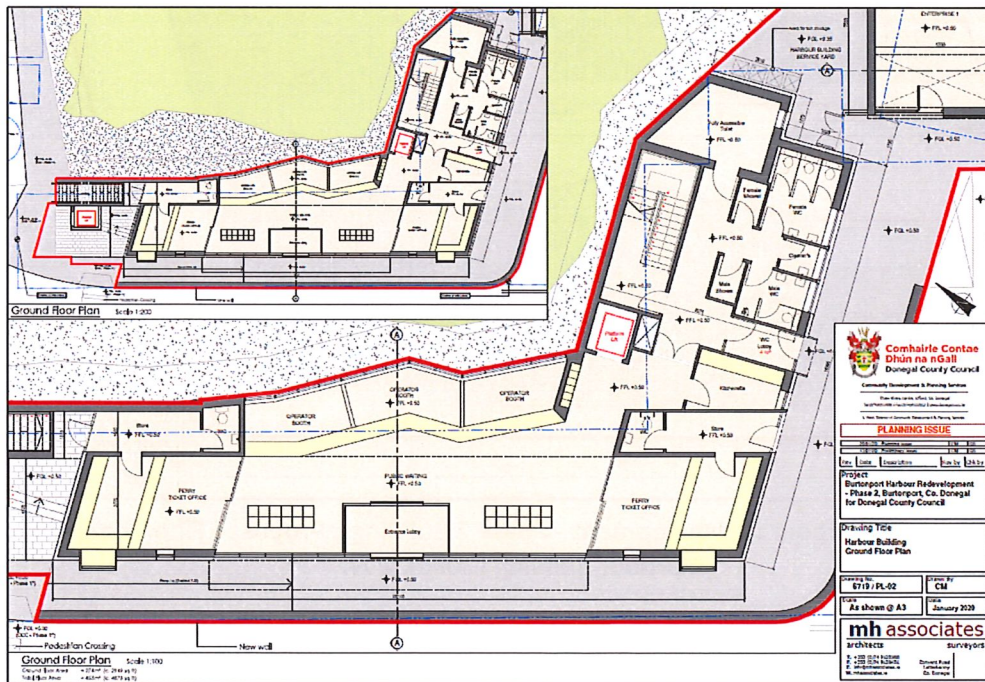
Ruth Diver,
Executive Planner,
Regeneration & Development Team,
Donegal Co.Co.

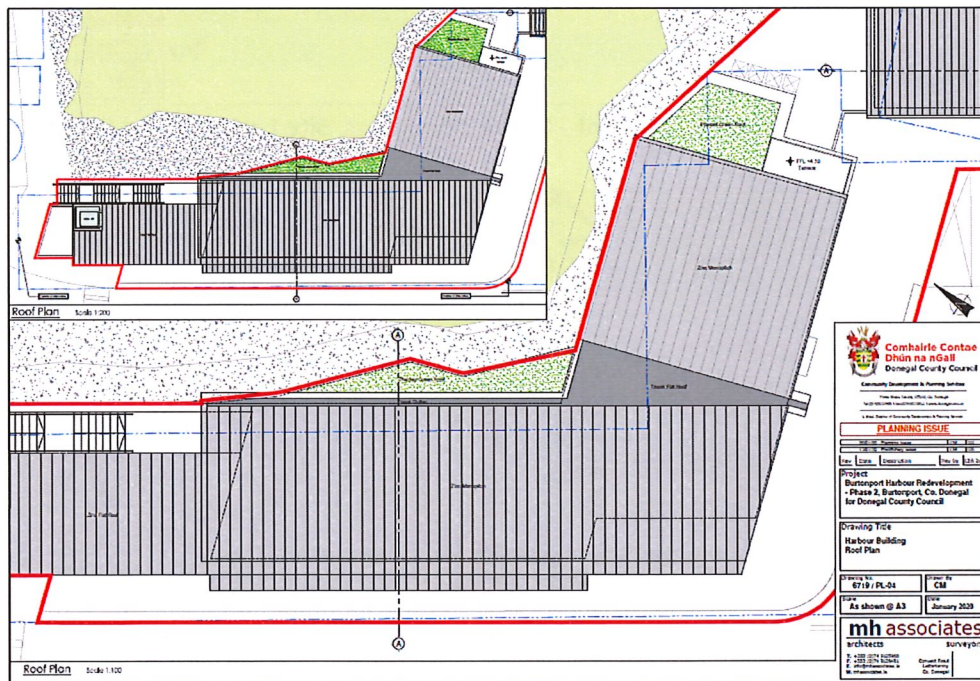
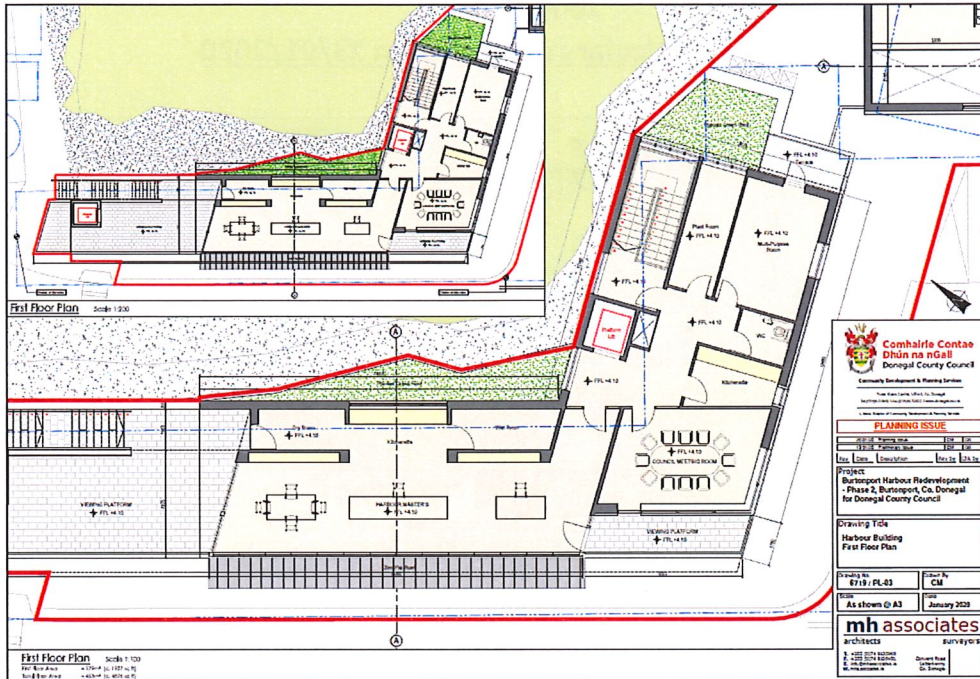
APPENDIX B

Plans & Particulars published on 23/01/2020

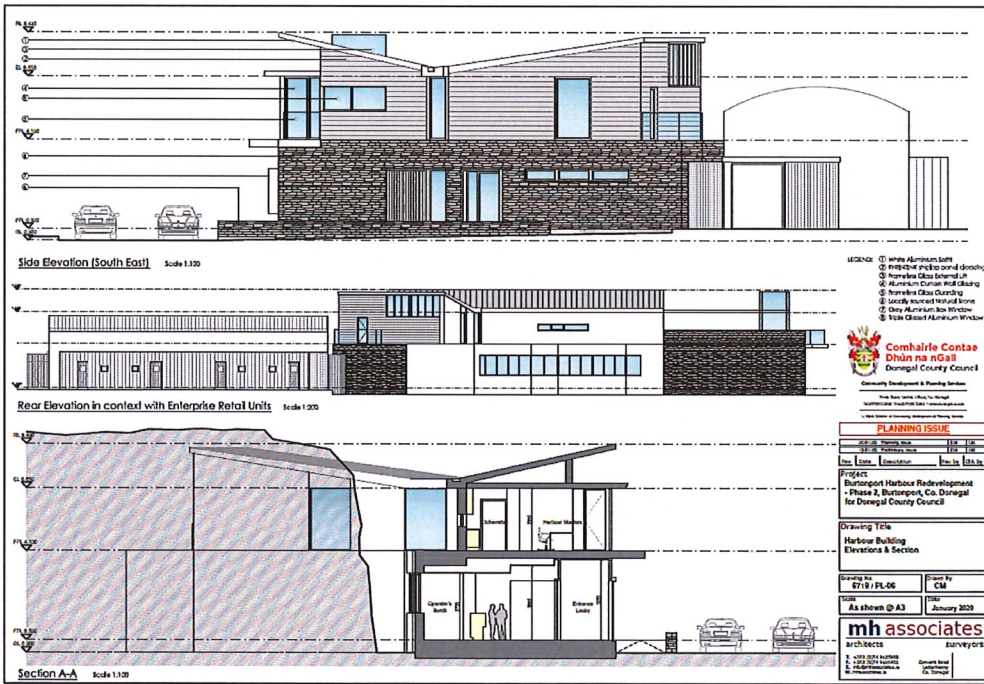
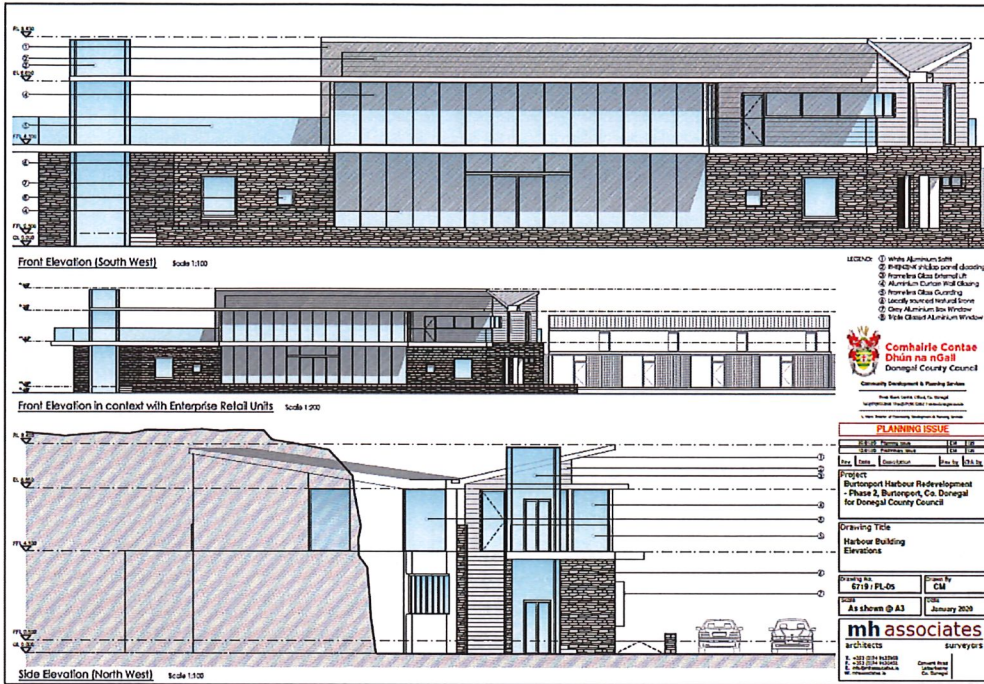


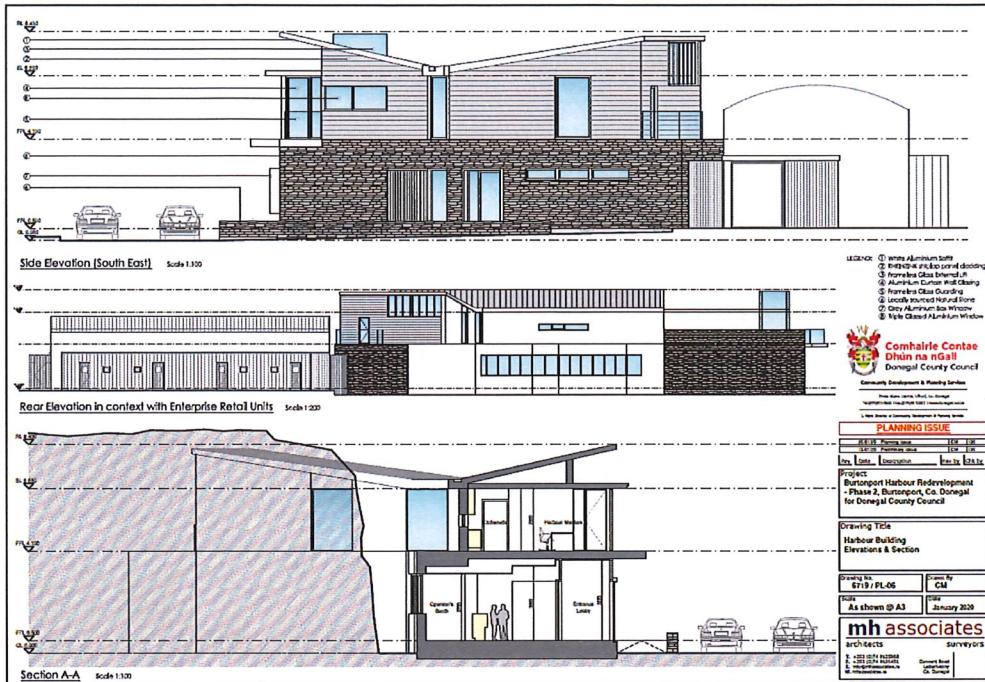
Burtonport Harbour Redevelopment - Phase 2 Buildings. Site Location and Extents.



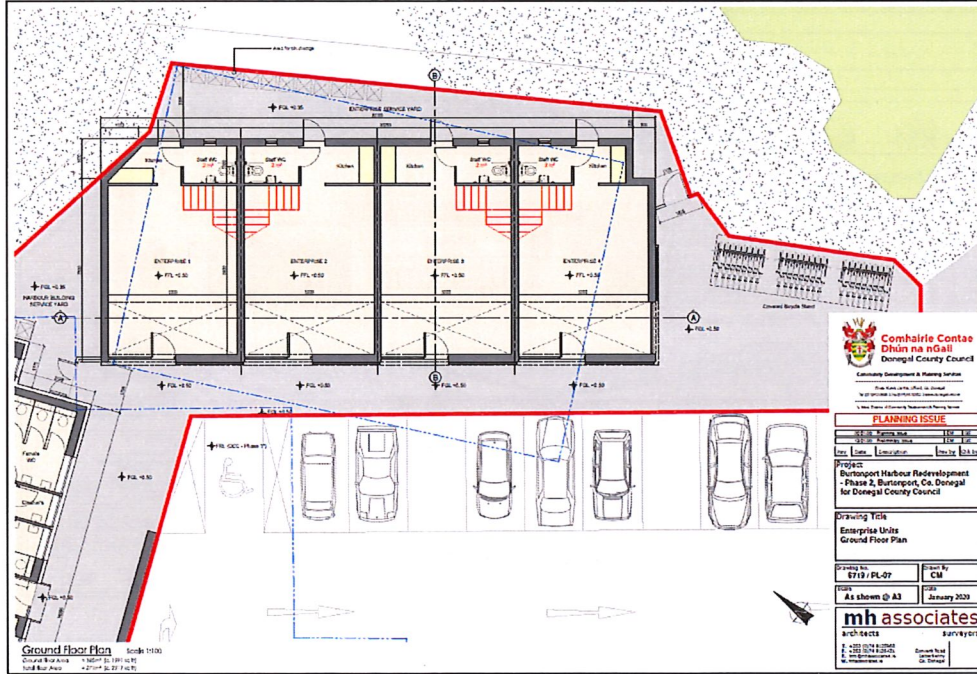


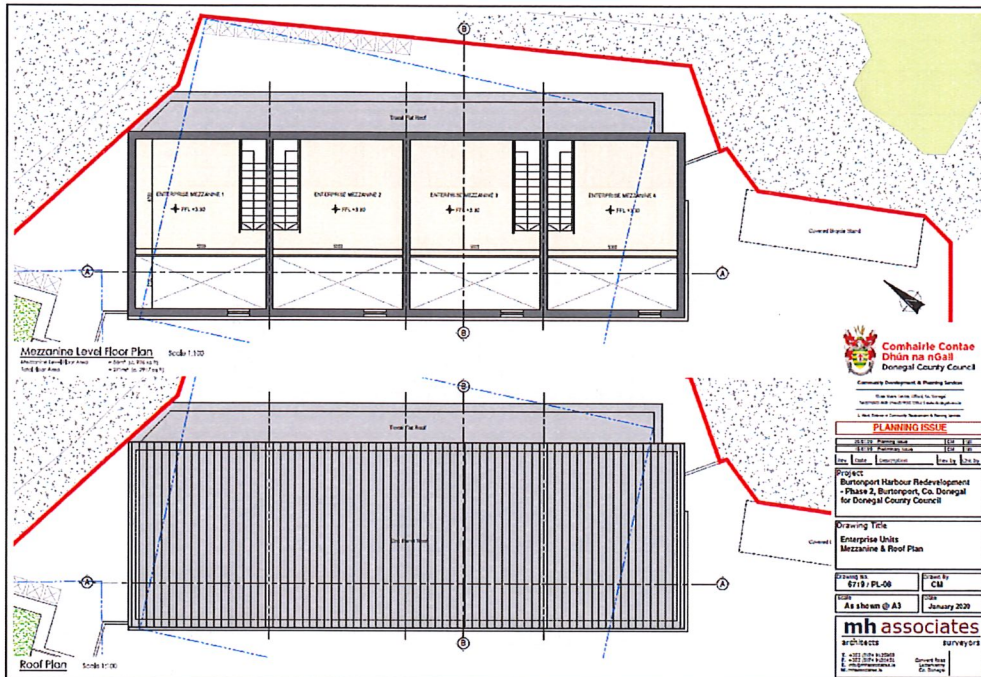
Burtonport Harbour Redevelopment - Phase 2 Buildings. Proposed Floor Plans for Harbour Building (Building 1).



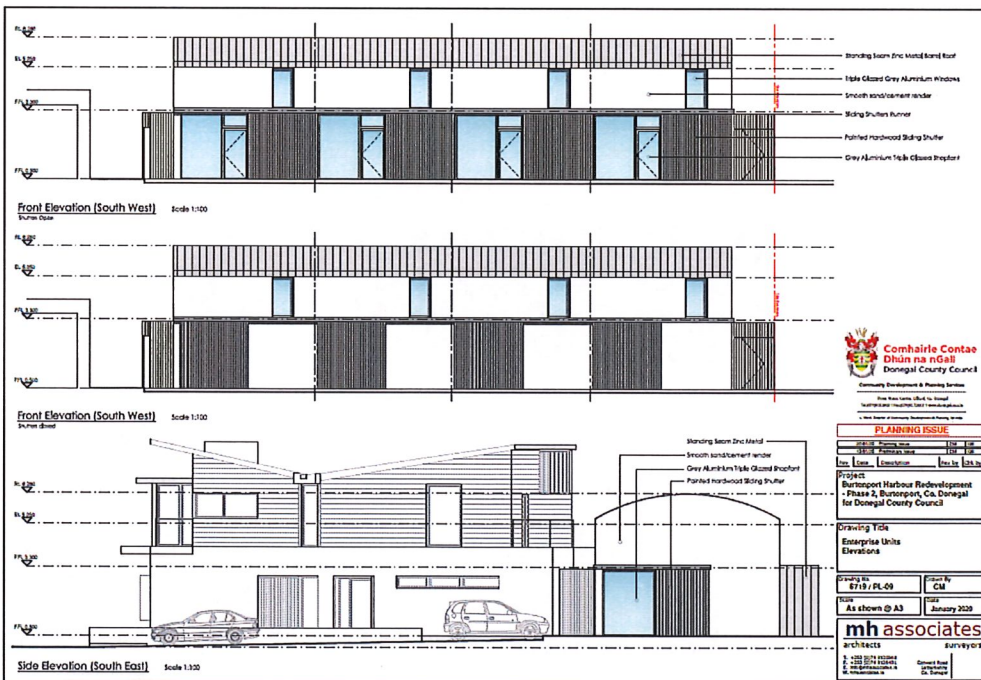


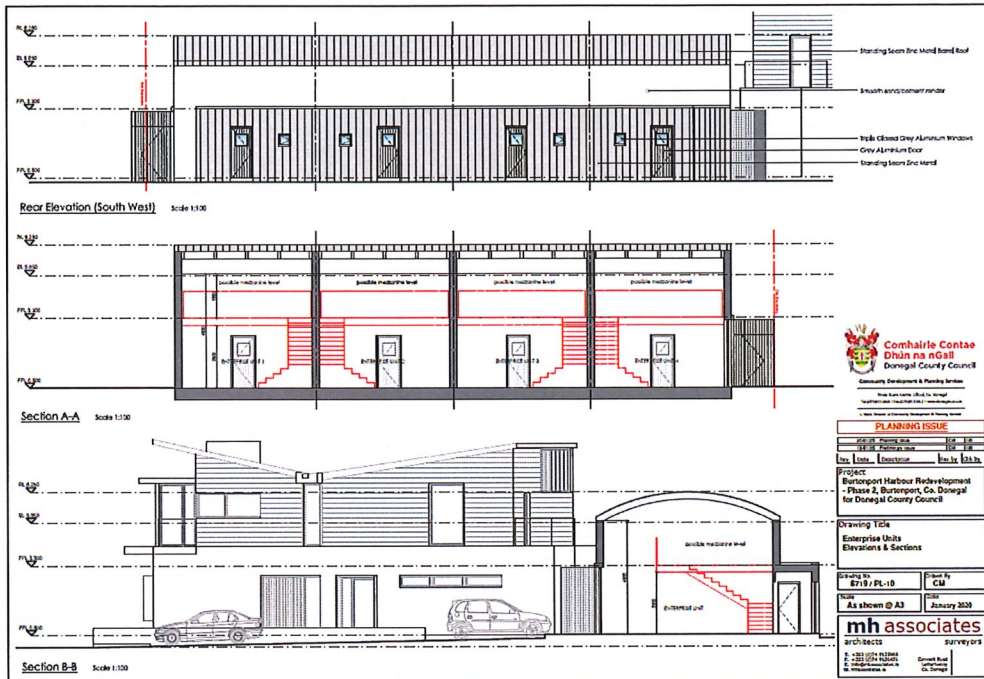
Burtonport Harbour Redevelopment - Phase 2 Buildings. Proposed Elevations for Harbour Building (Building 1).



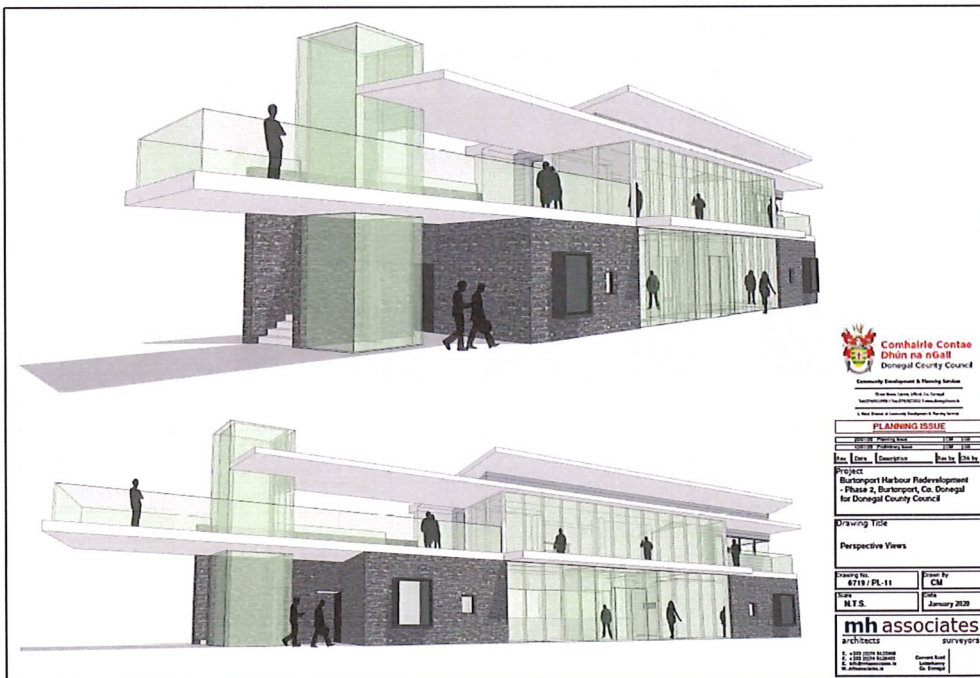


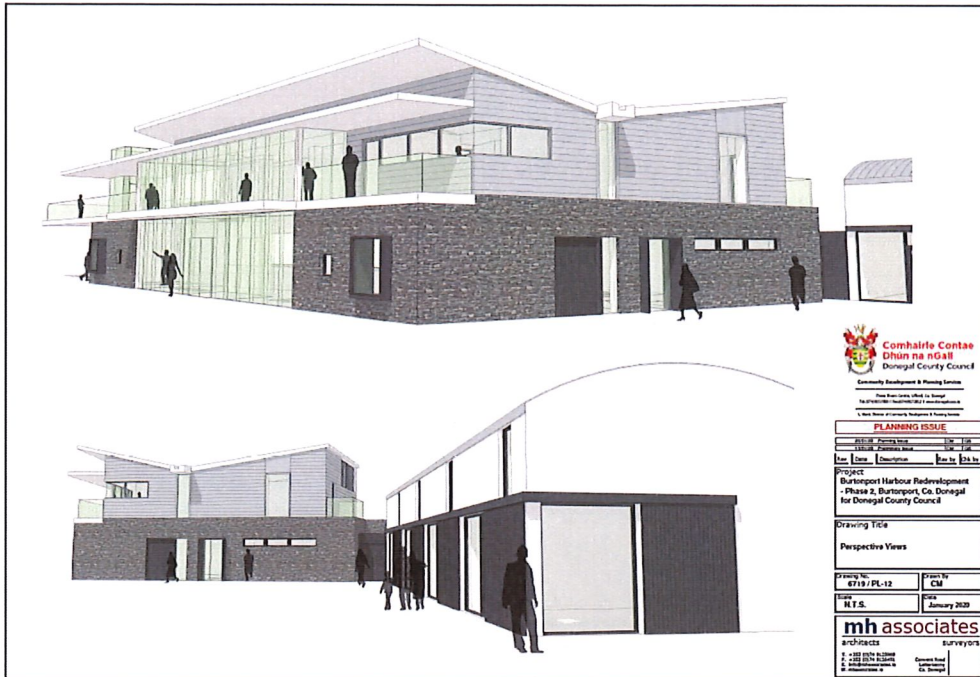
Burtonport Harbour Redevelopment - Phase 2 Buildings. Proposed Floor Plans for Enterprise Building (Building 2).





Burtonport Harbour Redevelopment - Phase 2 Buildings. Proposed Elevations for Enterprise Building (Building 2).

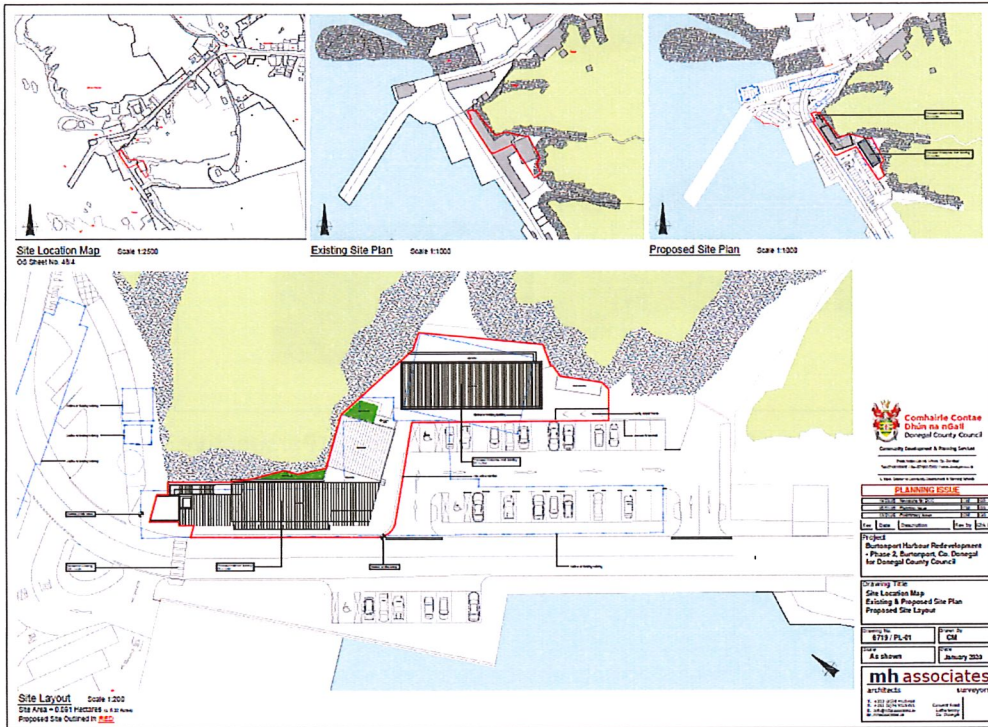


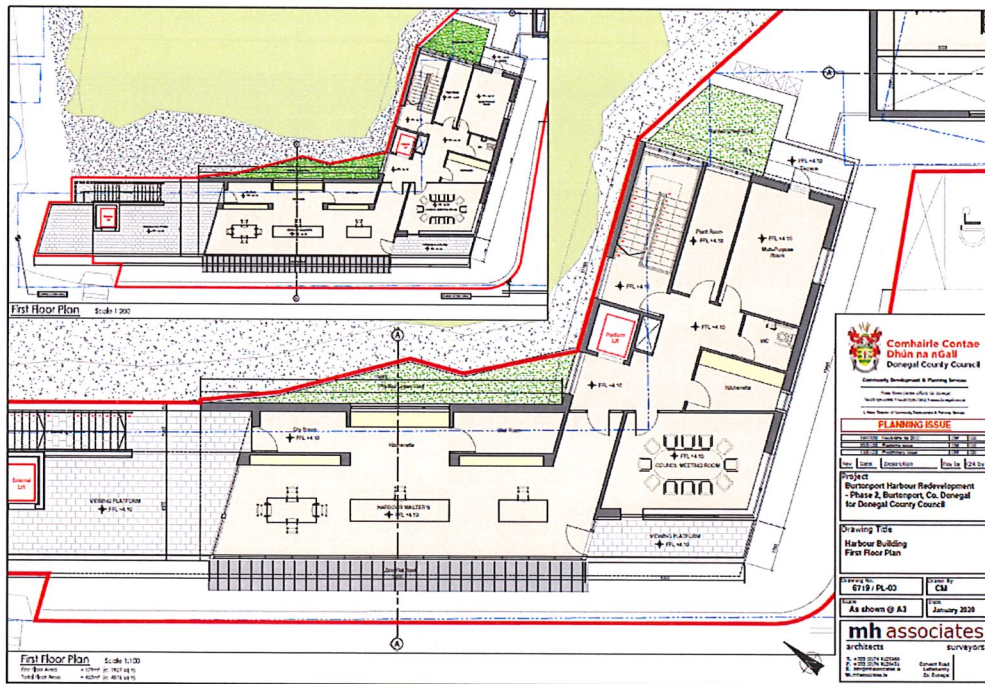
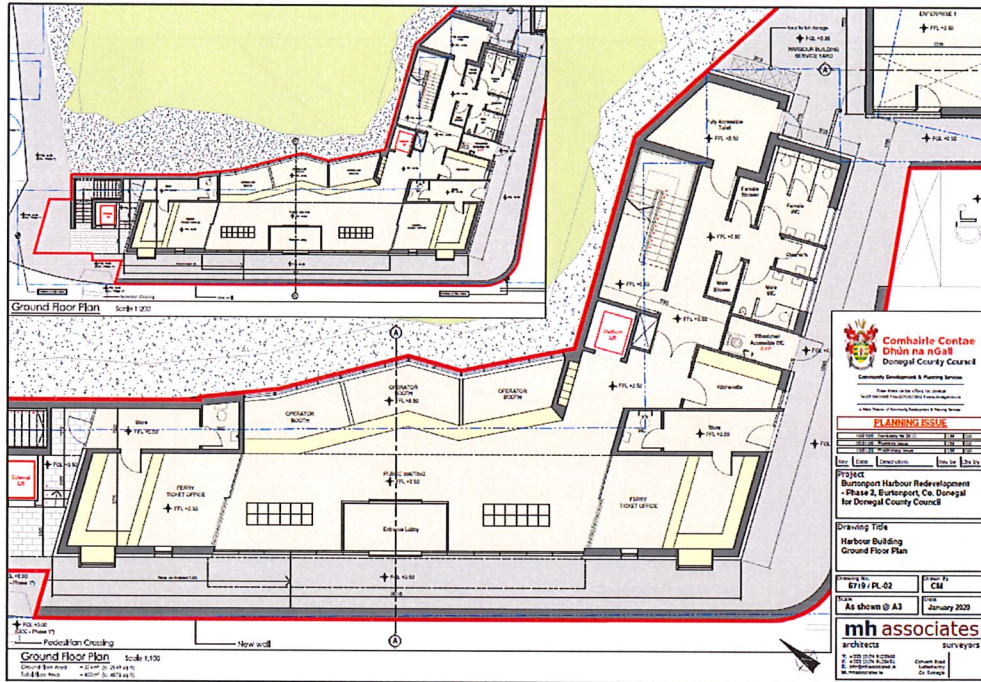


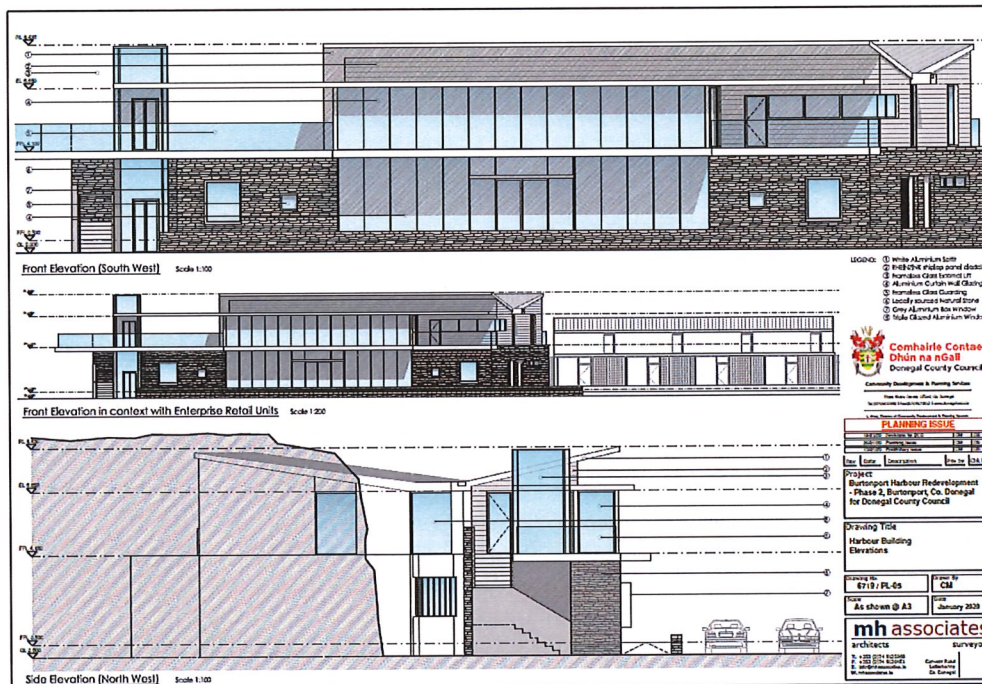
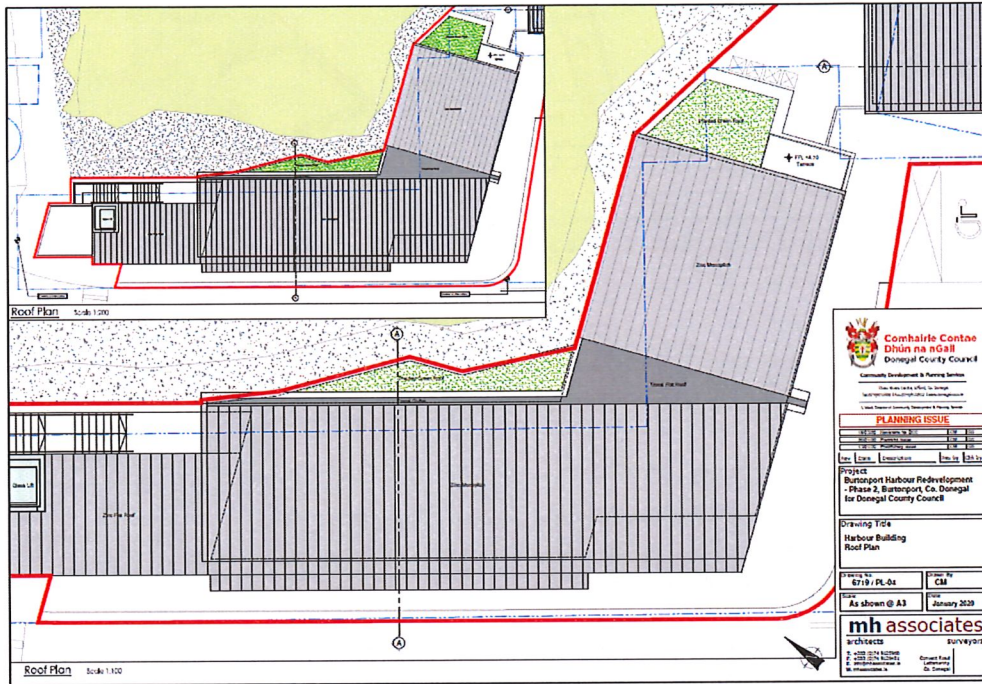
Burtonport Harbour Redevelopment - Phase 2 Buildings. Perspective View of the proposed buildings.

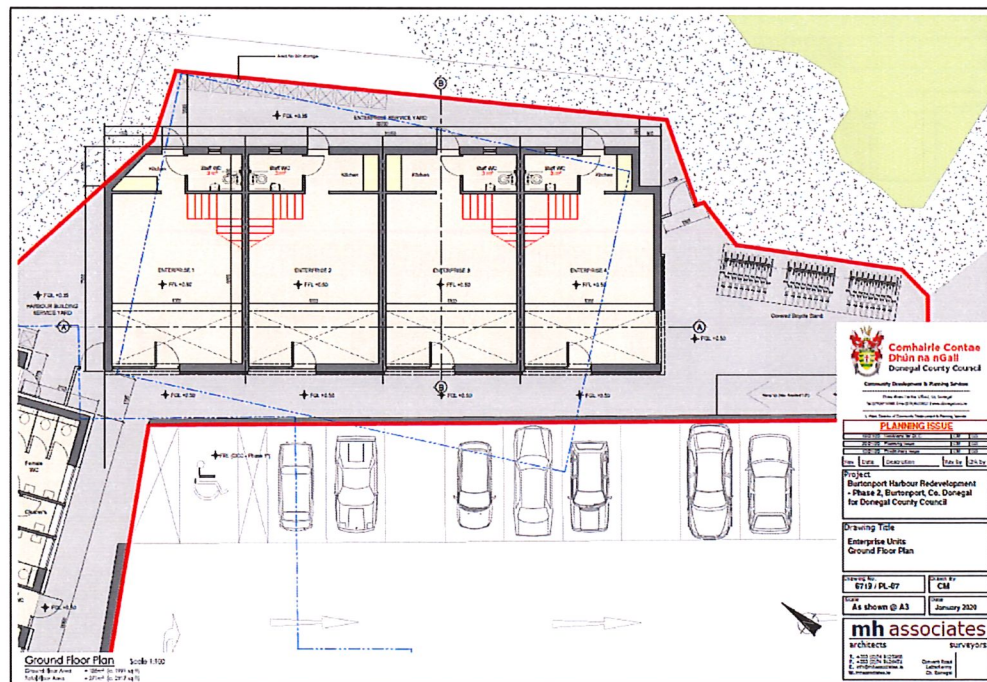
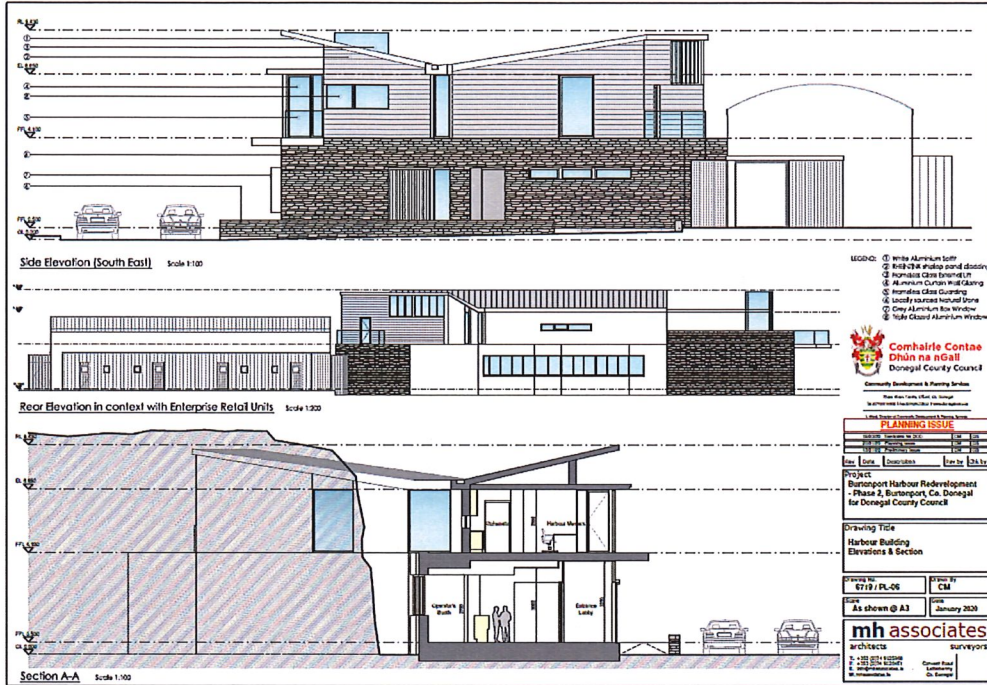
APPENDIX C

Modified Site Layout Plan, Floor Plans, Elevations & Section Dwg.Nos.
6719/PL-01 (Revision 18/03/20), 6719/PL-02 (Revision 18/03/20),
6719/PL-03 (Revision 18/03/20), 6719/PL-04 (Revision 18/03/20),
6719/PL-05 (Revision 19/03/20) and 6719/PL-06 (Revision 19/03/20)









APPENDIX D

Planning Report Part 8 PG 20/06



Part 8 – PG20/06

20th March, 2020

Monica O' Donnell
Regeneration and Development Team
Planning Services
Donegal County Council
Three Rivers Centre
Lifford
Co Donegal

Re: Development to carry out the following works:

- **Construction of Harbour Building (Building 1) to accommodate public waiting area and public toilet and shower facilities, Ferry Ticket Offices with associated storage, operators booths and shared kitchen facilities at ground floor level with new Harbour Masters Office, meeting room, wet room and dry room facilities, and viewing platform at first floor level,**
- **Construction of Enterprise Units Building (Building 2) to accommodate 4 no. enterprise units with ancillary storage and toilet facilities and upper level mezzanine area, and**
- **All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage, connection & discharge to the public sewerage network.**

At: Burtonport, 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 11 no. conditions:-

1. Development shall be carried out in accordance with the published plans, particulars and details and specifically as then modified in the plans and particulars set out hereinunder:

Site Location Map (Existing & Proposed Site Plan/Proposed Site Layout) DWG.No. 6719/PL-01 (Revision 19/03/2020)

Harbour Building Ground Floor Plan DWG.No. 6719/PL-02 (Revision 19/03/2020)

Harbour Building First Floor Plan DWG.No. 6719/PL-03 (Revision 19/03/2020)

Harbour Building Roof Plan DWG No. 6719/PL-04 (Revision 19/03/2020)

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

Harbour Building Elevations DWG No. 6719/PL-05 (**Revision 19/03/2020**)

Harbour Building Elevations & Section DWG No. 6719/PL-06 (**Revision 19/03/2020**)

Enterprise Units Ground Floor Plan DWG.No. 6719/PL-07 (**Revision 19/03/2020**)

Enterprise Units Mezzanine & Roof Plan DWG.No. 6719/PL-08 (**Revision 19/03/2020**)

Enterprise Units Elevations DWG.No. 6719/PL-09 (**Revision 19/03/2020**)

Enterprise Units Elevations & Sections DWG.No. 6719/PL-10 (**Revision 19/03/2020**)

Reason: To define the permission.

2. The Enterprise Building herein permitted shall be used in accordance with the uses defined under Use Class 2 and Use Class 3 of Schedule of 2 of the Planning and Development Regulations, 2001 (as amended) unless otherwise agreed in writing with the Planning Authority.

Reason: To define the terms of the permission and to cater for orderly development of the area.

3. Appropriate flood resistant construction measures and proprietary flood protection devices shall be implemented in the detailed design stage process.

Reason: To define the approved scheme and in the interest of traffic safety, public convenience and orderly development.

4. 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.

5. The construction of the development shall be managed in accordance with a Construction Management Plan. This plan shall provide for, inter alia, the phasing of construction works and the management of traffic flows on the public road during on-site construction works.

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

6.
 - (a) Electrical and telephone service shall be underground.
 - (b) Any bulk fuel storage tank shall be screened from public view.
 - (c) Precise details of all external finishes shall be agreed with the Planning Authority in writing prior to commencement of the development.

Reason: To preserve the amenities of the area.

7. No signs, symbols or other means of advertisement shall be erected or posted on site or on the buildings without prior written agreement of the Planning Authority and in any event signage shall not be in the form of plastic, internally illuminated, box facia signs or similar.

Reason: To cater for orderly development.

8. (a) All external lights shall be hooded and aligned so as to prevent direct spillage of light onto public road.
(b) No L.E.D, neon or similar lights shall be erected on the subject premises, structure or site.
(c) No digital displays or similar illuminated streaming media shall be erected or displayed on the subject premises, structure or site.

Reason: To cater for orderly development and in the interests of public safety.

9. (a) Public signage shall abide by the provisions of The Official Languages Act 2003, An tOrduLogainmneacha (Ceantair Ghaeltachta) 2004, Signage Regulations S.I. No. 391 or 2008 and the Road Traffic Manual in relation to the use of Irish and English.

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.

- (b) Business and/or community 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 signs provided in 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.

10. All waste materials shall be stored to the rear of buildings in environmentally safe conditions. All waste shall be stored in such a manner so as to ensure runoff shall not seep into surface water drainage system.

Reason: To cater for orderly development of the area.

11. A B.S. 750 round threaded outlet fire hydrant on a 100mm minimum diameter watermain shall be located within 50m of proposed development along verge of surfaced roadway.

Reason: To obviate fire hazards.

Advice

Adequate provision shall be made to facilitate access to and the use of the proposed development by disabled persons. The access and use requirements shall be in accordance with Part M of the Building Regulations.

Applicant is advised of the requirement to submit a Commencement Notice and to ensure that all building works carried out comply with the Building Regulations 1997 – 2014 and the Building Control Regulations 1997 – 2016.

Applicant shall engage with Irish Water by submitting a pre-Connection Enquiry prior to detailed design stage.

Applicant shall engage with Irish Water's diversions section to agree details of build over and/or diversion or existing water or wastewater services prior to detailed design stage.

Applicant shall ensure compliance with the following Guidance and Standards documents:

- EHS Guidance: RODENTS CONTROL FOR CONSTRUCTION INDUSTRY
<https://www.hse.ie/eng/services/publications/environmentalhealth/rodent-control-for-the-construction-industry-pdf>
- CRRU UK: Best Practice & Guidance for Rodent Control & the Safe Use of Rodenticides (March 2015)
<https://bpca.org.uk/write/MediaUploads/Documents/Codes%20of%20Best%20Practice/COBP-CRRU-Rodent-Control-and-Safe-Use-of-Rodenticides-2015.PDF>
- Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Waste Projects (July, 2006)
[https://www.dccae.gov.ie/en-ie/environment/topics/waste/producer-responsibility-initiative/Pages/Construction-and-Demolition-\(CD\)-waste.aspx](https://www.dccae.gov.ie/en-ie/environment/topics/waste/producer-responsibility-initiative/Pages/Construction-and-Demolition-(CD)-waste.aspx)
- UK Guidance: Working at construction and demolition sites: PPG6 Pollution Prevention Guidelines
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/485215/pmho0412bwfe-e-e.pdf
- CIRIA: Control of water pollution from construction sites: Guidance for consultants and contractors, London (2001)
<http://www.orneywind.co.uk/advice/SEPA%20Pollution%20Advice/circa%20c532.pdf>
- Fisheries Ireland: Guidelines on protection of fisheries during construction works in and adjacent to waters
<https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacnet-to-waters/file.html>

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