

TUAIRISC CHUIG CRUINIÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:
REPORT TO COUNCIL MEETING HELD ON:
26th SEPTEMBER 2022

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

The attached A/Senior Executive Planners Report and Recommendation details and considers the submissions and observations received following the consultation process laid down in the Planning and Development Regulations 2001 (as amended) with regard to the Part VIII (local authority own development) for the proposed development of 'Letterkenny 2040-Reimagined Market Square' at Market Square, Castle Street and Main Street, Letterkenny within the townland of Letterkenny in the Letterkenny-Milford Municipal District of County Donegal.

CINNEADH ATÁ DE DHÍTH / DECISION REQUIRED:-

That the Council accept the recommendation to proceed with the development subject to the modifications detailed in 'Proposed Site Layout Plan', Drawing no: LKRMS-0009/Revision A in accordance with the response contained in the attached report.

Leam Ward.

STIÚRTHÓIR SEIRBHÍSE
DIRECTOR OF SERVICE

12th September 2022

DÁTA
DATE



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

**‘LETTERKENNY 2040-REIMAGINED MARKET SQUARE’
AT MARKET SQUARE, CASTLE STREET AND MAIN STREET,
LETTERKENNY IN THE TOWNLAND OF LETTERKENNY IN THE
LETTERKENNY-MILFORD MUNICIPAL DISTRICT OF COUNTY
DONEGAL**

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

PART VIII – DEVELOPMENT

Planning Reference: Part 8 P.G.22/13

A/ SENIOR EXECUTIVE PLANNER’S RECOMMENDATION

A/SENIOR EXECUTIVE PLANNER'S RECOMMENDATION

Recommendation:

Having considered the A/Senior Executive Planner's Report and the Planning Report Part 8 PG 22/13, it is recommended that the proposed development proceeds as proposed subject to the modifications detailed in the modified 'Proposed Site Layout Plan,' Drawing No: LKRMS-0009/Revision A (Appendix D) and the 5 No. Conditions set out in the Planning Report, Part 8 PG 22/13 (Planning Report, Appendix E).

Prepared & Recommended by:



Sinead McCauley
A/ Senior Executive Planner
Regeneration & Development Team
Community Development & Planning
Services
Date: 12th September 2022

Approved and Endorsed by:



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

Date: 12th September 2022

1. Introduction

Donegal County Council proposes to carry out a development to enhance the existing public realm at Market Square, Letterkenny as a visually and physically open and accessible space and which has the capacity to be used as a dynamic, multi-user space. The proposed development will address the problems associated with the deficiency of the existing public space and upgrade and enhance it so that it is capable of meeting the needs of Letterkenny as the largest urban area in the County and as the Regional Centre in the Northwest City Region.

The proposed development is located at Market Square, Castle Street and Main Street, Letterkenny, in the townland of Letterkenny and in the Letterkenny-Milford Municipal District of County Donegal.

The proposed development consists of the demolition and removal of the existing public realm environment at Market Square including removal of the bandstand, walls, steps, trees and earth embankment to the rear. The development provides for the reimagining of the space through the construction of a new public realm environment inclusive of a new shared surface, traffic calming, stepped access to Main Street, 2 no. public plaza's including water feature, connecting accessibility infrastructure and integrated low-level planting, modified carriageways/junctions/footpaths, new public seating, lighting, street furniture and cycle stands. The proposed redevelopment will deliver an enhanced capacity for civic events and social purpose and will ensure all abilities access. In addition, the proposed development provides for the installation of public art at the rear of the site and at other locations throughout inclusive of the emerging Letterkenny 2040 brand logo and historical/heritage and place-related information. The proposed development includes for the relocation of the existing sculpture known as 'the Rabble Children' within the new public realm environment. The development also includes for revisions to car parking, loading bays, taxi ranks and disabled car parking spaces. A full description of the development is set out at section 2 of this report.

The proposed development follows a successful architectural competition led by Letterkenny Chamber of Commerce in partnership with Donegal County Council during 2020/2021. The winning design forms the basis for the proposed development.

The proposed development is an important lead project of a wider urban regeneration programme known as 'Letterkenny 2040' which also involves the preparation of an ambitious, transformative and overarching regeneration strategy for Letterkenny town centre to achieve its goals as a Regional Growth Centre in line with its identified role in the National Planning Framework (NPF), The Regional Spatial and Economic Strategy (RSES) and in the cross-border context of the North West City Region. The overarching vision of Letterkenny 2040 is to co-deliver a vibrant, liveable and fully functioning regional centre with a flourishing population that has a strong economy, employment and housing choice, healthy and restorative environments, community and social amenities, high quality of life and positive public and civic spaces. The proposed redevelopment of Market Square is an important project to contribute to the further establishment of the Cathedral Quarter as a key focal

point and destination in the town centre and it will deliver this transformational change on the ground.

The delivery of the project is supported by the Urban Regeneration and Development Fund (URDF) together with match funding from Donegal County Council subject to approval processes under the Public Spending Code.

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

2. Nature of the Works

The proposed development will include the following proposed works:

- i. Demolition and removal of existing public realm environment at Market Square inclusive of removal of existing bandstand and adjoining embankment at rear, steps, walls, trees, shrubbery and planting.
- ii. Construction of a new public realm environment inclusive of a new shared surface, traffic calming, stepped access to Main Street, 2 no. public plaza's including water feature, connecting accessibility infrastructure and integrated low-level planting, modified carriageways/junctions/footpaths, new public seating, lighting, street furniture and cycle stands delivering an enhanced capacity for civic events and social purpose and to ensure all abilities access.
- iii. Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information.
- iv. Relocation of existing sculpture known as 'the Rabble Children' within the new public realm environment.
- v. Removal of existing car parking/loading bays/taxi ranks from within Market Square and replacement with enhanced pedestrian civic spaces throughout the scheme.
- vi. Removal of 2 no. existing disabled car parking spaces located in front of Market Square and construction of 3 no. replacement disabled car parking spaces located to the front of Market Centre.
- vii. Removal of existing taxi rank located in front of Market Centre and construction of new replacement taxi rank on Main Street in lieu of 6 no. existing on-street parking spaces.
- viii. Revised parking arrangements on Main Street
- ix. All associated ancillary works to include regrading of existing profiles, enhancements to public lighting, drainage and utilities, connection to services, landscaping, development related signage & public art within the overall development area.

The proposed Part 8 development will achieve multiple benefits including:

- Creating high-quality public realm.
- Supporting an attractive urban environment
- Enhancing pedestrian and cyclist accessibility.
- Improve safety for pedestrians, cyclists and road users.
- Increasing footfall and dwell time in the town centre and activating spin-offs for local businesses.
- Contributing to a more competitive and vibrant town centre.

- Enabling civic and community activity and cultural and artistic expression within the urban environment.
- Activating the private sector in the further regeneration potential of surrounding land and buildings.
- Contributing to the tourism potential of the town by providing an attractive urban experience
- Providing a useable public space to respond to demand and changing mindset for outdoor spaces arising from the experience of the Covid-19 pandemic.

The site layout plan design concept for the proposed Reimagined Market Square aims to provide for an open, readily accessible, multi-user space that will function as a space for people to meet, to sit and gather in, to host events and to animate, as well as a space for businesses to spill out onto. The concept for the proposed development is fundamentally based on creating a more accessible space for people, removing conflicting vehicular movements where possible and thereafter managing vehicular movements where the pedestrian takes priority. The aim of the proposed development is to upgrade the existing Market Square public realm by employing simple design interventions working towards an attractive and healthier town centre in which people will choose to spend more time in, to live in, to visit, to work in and to invest in.

Figures 1-6 show extracts of proposed site layout, elevations and 3D views of the proposed development (published 21st July 2022). (See appendix B for images of all plans and drawings published for consultation on 21st July 2022)

Figure 1: Demolition-Site Layout Plan(published 21st July 2022)

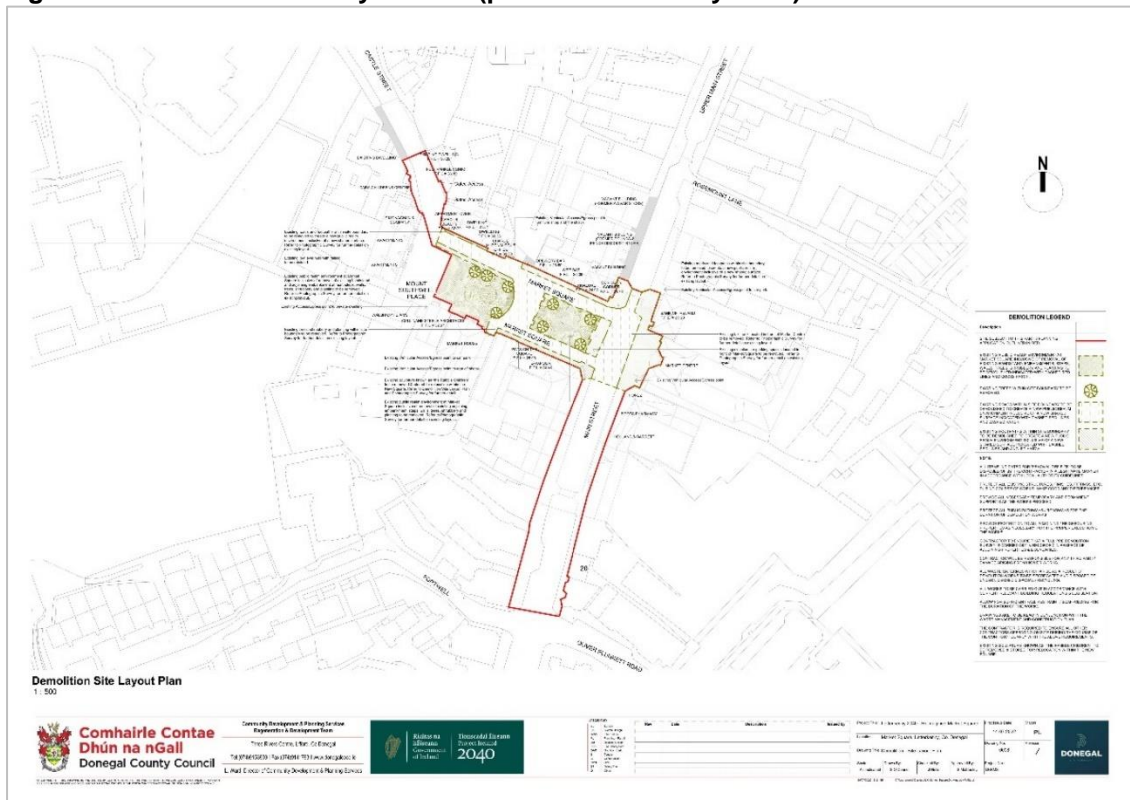


Figure 2: Proposed Site Layout Plan (published 21st July 2022)

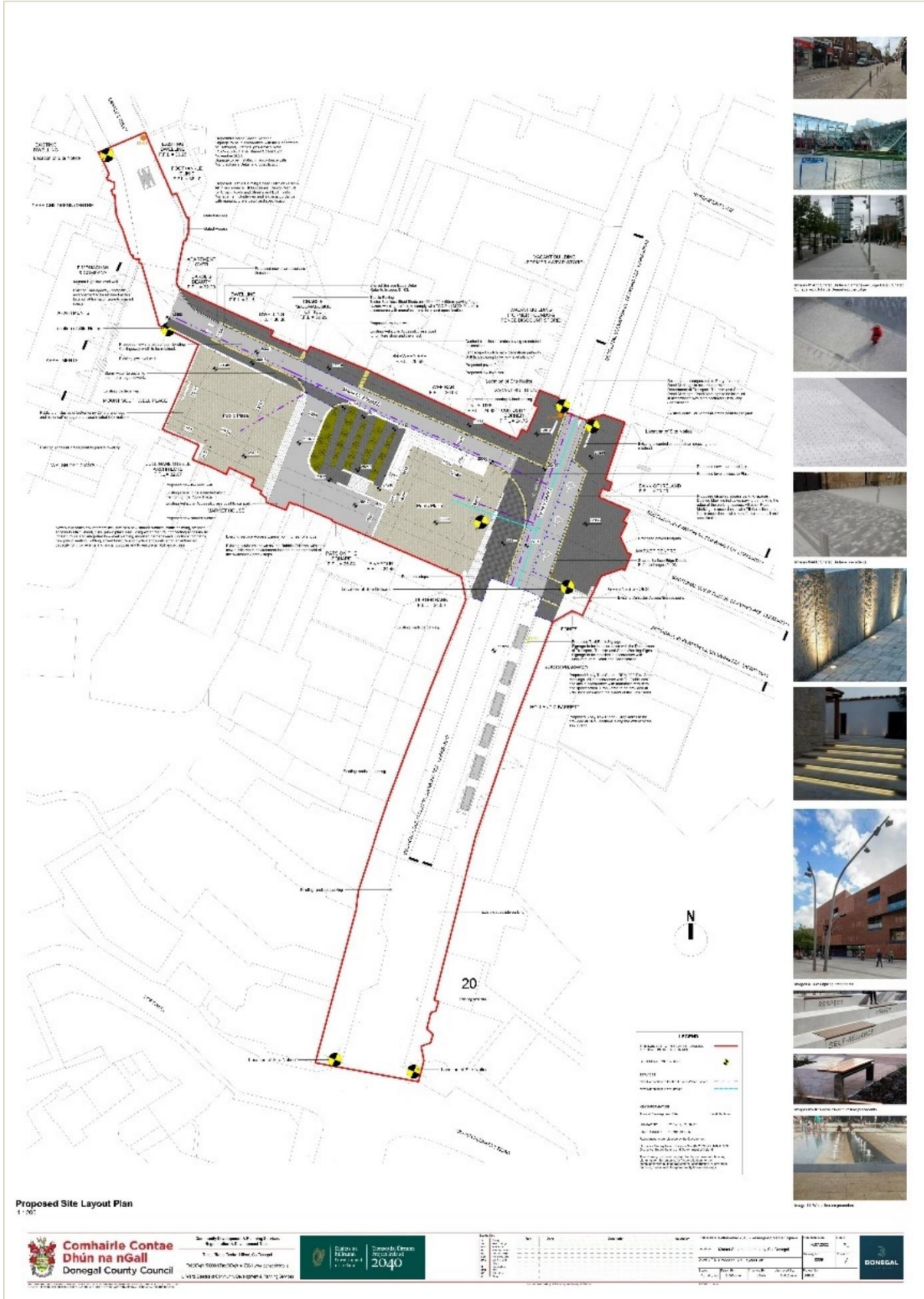
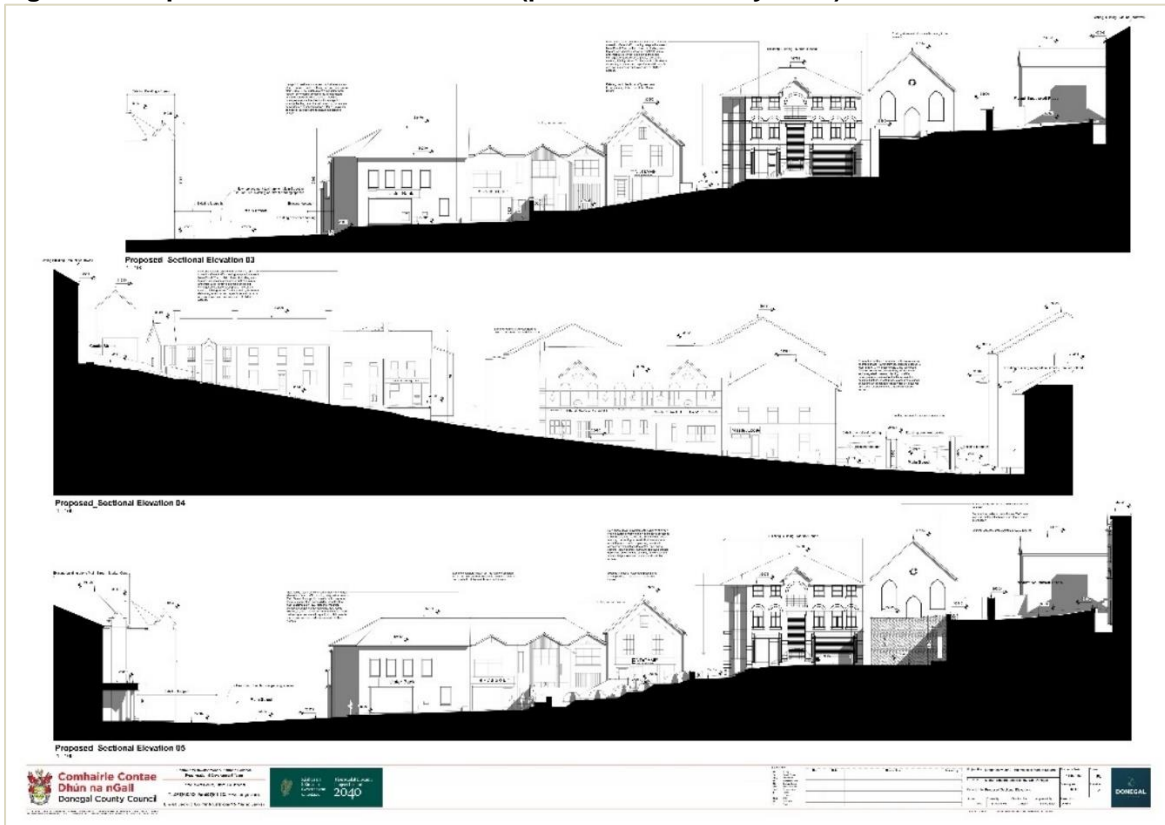


Figure 3: Proposed sectional elevations (published 21st July 2022)



Figure 4: Proposed Sectional Elevations (published 21st July 2022)



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.

The proposed development is also informed by a Stage 1 Road Safety Audit.

3. Consultation Process

As required by Part VIII of the Planning and Development Regulations 2001 (as amended), notice of the proposed development was published in the Donegal Democrat on Tuesday 19th July 2022 (Appendix A) and site notices were erected on site on Thursday 21st July 2022.

The plans and particulars (See Appendix B) of this proposed development were available for inspection or purchase from 21st July 2022 by prior appointment only at a fee not exceeding the reasonable cost of making a copy at;

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

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

The proposed plans were available for inspection from Thursday 21st July 2022 for a period of at least four weeks, until Friday 19th August 2022 (both dates inclusive).

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

- An Chomhairle Ealaíonn
- Fáilte Ireland
- An Taisce – The National Trust for Ireland
- The Heritage Council
- The Minister of Culture, Heritage and the Gaeltacht (Nat. Mon.)
- Regional Authority (NWRA)
- Irish Water
- ESB Networks
- EIR
- Office of Public Works
- Donegal County Council Roads & Transportation Service (Area Roads)

- Donegal County Council Road Design Office
- Donegal County Council Planning Service
- Donegal County Council Water & Environment Section
- Donegal County Council Waste Regulations Officer
- Donegal County Council Heritage Officer
- Donegal County Council Conservation Officer

Submissions and observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, were required to be made in writing to the Co. Secretariat, Donegal County Council, Lifford, County Donegal, before 4.30pm on Monday 5th September 2022.

Prior to the statutory Part 8 planning process outlined above, further significant consultation as regards the concept to reimagine Market Square occurred through:

1. A 'Day on the Square' consultation exercise in December 2019 to inform the Design Brief for the Architectural Competition.
2. Public consultation in respect of an Architectural Competition to reimagine Market Square. This resulted in circa 3,000 public votes and led to a winning design concept. The winning design concept formed the basis for the proposed development.
3. Direct consultation with Market Square users including business owners, residents and a taxi representative.
4. Consultation with Letterkenny Chamber of Commerce and Letterkenny Cathedral Quarter Group.

4. Submissions Received & Responses

Tables 1 and 2 list the submissions received from the public and statutory bodies/internal reports within the permitted time for receipt of submissions and observations (before 4.30pm on Monday 5th September 2022). Note that table 1 also provides information in relation to a public submission received outside the statutory consultation on 6th September 2022. Detail in relation to it is included for information.

Table 1: Public submissions

Public submissions																																																							
1	<p>Hugh McFadden on behalf of taxi driver petition signatures (51 signatures) as follows: (Received by email 25th July 2022 and by post 4th August 2022)</p> <table border="0"> <tr> <td>- Hugh McFadden</td> <td>- William McGonagle</td> <td>- Dermot Crawford</td> </tr> <tr> <td>- Patrick Keeve</td> <td>- Cormac McElhinney</td> <td>- Jim McNamee Michelle Devenney</td> </tr> <tr> <td>- Brendan Brogan</td> <td>- Hugh McFadden</td> <td>- John Devenney</td> </tr> <tr> <td>- Michael (Surname not legible)</td> <td>- John McGinley</td> <td>- John Doherty</td> </tr> <tr> <td>- Michael Byrne</td> <td>- Kevin Doherty</td> <td>- (Name not legible)</td> </tr> <tr> <td>- Martin McKelvey</td> <td>- John Green</td> <td>- Eamon McGeehan</td> </tr> <tr> <td>- Timothy Samm</td> <td>- Thomas Ahearne</td> <td>- Paula Keeney</td> </tr> <tr> <td>- Iky O'Byeamu</td> <td>- Liam McGrath</td> <td>- Paul McGee</td> </tr> <tr> <td>- Faiaz Hayaez</td> <td>- Jim Murphy</td> <td>- Paul McGee</td> </tr> <tr> <td>- Gary Mangan</td> <td>- Noel McLaughlin</td> <td>- Noel Doherty</td> </tr> <tr> <td>- (Forename not legible) Scott</td> <td>- John McGuinness</td> <td>- Michael McDaid</td> </tr> <tr> <td>- Ian Doherty</td> <td>- Michael Crossan</td> <td>- Vincent Curran</td> </tr> <tr> <td>- (Forename not legible) McCool</td> <td>- Larry Carroll</td> <td>- Thomas Quill</td> </tr> <tr> <td>- Tony Russell</td> <td>- Eamon Begley</td> <td>- John Patton</td> </tr> <tr> <td>- Francis (surname not legible)</td> <td>- Gerry Gallagher</td> <td>- Grace Bonner</td> </tr> <tr> <td></td> <td>- John O'Neill</td> <td>- Joe Bonner</td> </tr> <tr> <td></td> <td>- Pat (Surname not legible)</td> <td>- Paul (Surname not legible)</td> </tr> <tr> <td></td> <td>- (Name not legible)</td> <td>- Danny McGinley</td> </tr> </table>	- Hugh McFadden	- William McGonagle	- Dermot Crawford	- Patrick Keeve	- Cormac McElhinney	- Jim McNamee Michelle Devenney	- Brendan Brogan	- Hugh McFadden	- John Devenney	- Michael (Surname not legible)	- John McGinley	- John Doherty	- Michael Byrne	- Kevin Doherty	- (Name not legible)	- Martin McKelvey	- John Green	- Eamon McGeehan	- Timothy Samm	- Thomas Ahearne	- Paula Keeney	- Iky O'Byeamu	- Liam McGrath	- Paul McGee	- Faiaz Hayaez	- Jim Murphy	- Paul McGee	- Gary Mangan	- Noel McLaughlin	- Noel Doherty	- (Forename not legible) Scott	- John McGuinness	- Michael McDaid	- Ian Doherty	- Michael Crossan	- Vincent Curran	- (Forename not legible) McCool	- Larry Carroll	- Thomas Quill	- Tony Russell	- Eamon Begley	- John Patton	- Francis (surname not legible)	- Gerry Gallagher	- Grace Bonner		- John O'Neill	- Joe Bonner		- Pat (Surname not legible)	- Paul (Surname not legible)		- (Name not legible)	- Danny McGinley
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2	John McGinley, McGinley Cabs (Received 31 st August 2022)																																																						
3	Letterkenny Chamber (Received 31 st August 2022)																																																						
4	Gerard McFadden (Received 1 st September 2022)																																																						
5	<p>Kristine Reynolds, Director of Courtyard Investment Management (LKY) Ltd/ Owner Reynolds & Associates Financial Broker on behalf of collective of business people (18 no.) as listed below: (NB: LATE SUBMISSION RECEIVED 6TH SEPTEMBER 2022)</p> <table border="0"> <tr> <td>- Kristine Reynolds, Director of Courtyard Investment Management (LKY) Ltd/ Owner Reynolds & Associates Financial Broker</td> <td>- Lee McCauley, Manger, Fonez</td> </tr> <tr> <td>- Maureen Gibbons, Manager, The Courtyard Shopping Centre</td> <td>- Kieran Boyle, Owner of Boyle Tailors</td> </tr> <tr> <td>- Adam Leadley, Director, AL Architects</td> <td>- Stevie Kleine, Owner of Sprint</td> </tr> <tr> <td>- Paul Scott, Director, AL Architects</td> <td>- Lester Speer, Owener Ernest Speer</td> </tr> <tr> <td>- Mark Bundschu, Owner of Bookmark</td> <td>- Peter Doherty, Manager, Tank & Skinny's at The Courtyard</td> </tr> <tr> <td>- Grace Burns, Manager, Holland and Barrett</td> <td>- Eunan (Surname not provided), Manager, Four Lanterns</td> </tr> <tr> <td>- Maria Neary, Assistant Manager, Boots Chemist</td> <td>- Oran Grimes, Owner of Stanley Road</td> </tr> <tr> <td>- Hugh Elliot, Owner of Ganleys Bar</td> <td>- Kevin Grimes, owner of Four Lanterns</td> </tr> <tr> <td></td> <td>- Joseph Reynolds, Director, Property Partners Paul Reynolds</td> </tr> <tr> <td></td> <td>- Austin Reynolds, Director, Property Partners Paul Reynolds</td> </tr> </table>	- Kristine Reynolds, Director of Courtyard Investment Management (LKY) Ltd/ Owner Reynolds & Associates Financial Broker	- Lee McCauley, Manger, Fonez	- Maureen Gibbons, Manager, The Courtyard Shopping Centre	- Kieran Boyle, Owner of Boyle Tailors	- Adam Leadley, Director, AL Architects	- Stevie Kleine, Owner of Sprint	- Paul Scott, Director, AL Architects	- Lester Speer, Owener Ernest Speer	- Mark Bundschu, Owner of Bookmark	- Peter Doherty, Manager, Tank & Skinny's at The Courtyard	- Grace Burns, Manager, Holland and Barrett	- Eunan (Surname not provided), Manager, Four Lanterns	- Maria Neary, Assistant Manager, Boots Chemist	- Oran Grimes, Owner of Stanley Road	- Hugh Elliot, Owner of Ganleys Bar	- Kevin Grimes, owner of Four Lanterns		- Joseph Reynolds, Director, Property Partners Paul Reynolds		- Austin Reynolds, Director, Property Partners Paul Reynolds																																		
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Table 2: Statutory bodies and internal reports

Submissions from statutory bodies and internal reports	
1	Department of Housing, Local Government and Heritage, Development Applications Unit
2	Joseph Gallagher, Heritage Officer, Donegal County Council
3	Collette Beattie, Conservation Officer, Donegal County Council

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

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

4.1.1 Public Submissions

1. Hugh McFadden on behalf of 51 taxi driver petition signatures as listed in Table 1

Issues raised:

The submission and associated petition objects to the proposed development at Market Square stating that taxis have been in Market Square for over 50 years and are an important part of the town. Submission requests that the development does not proceed and questions who it will benefit while noting that it 'looks good.'

Chief Executives Response:

This submission specifically relates to the substantive issue raised across a number of submissions as regards provision for taxi operations and loss of on-street car parking. Please see section 4.1.3 of this report for the consolidated response of the Chief Executive on this issue.

2. John McGinley, McGinley Cabs

Issues raised:

1. Concerns regarding the impact on taxi operators stating that Market Square holds between 10-12 taxis. The submission queries the nature of the proposed plans, whether the proposal is to relocate all existing taxi bays at Market Square to the area to the front of Boots Pharmacy connecting to the existing taxi rank opposite Voodoo and also around the corner.

2. Queries whether taxi operators were consulted and requests that a meeting be organised with taxi companies.
3. References the difficult economic context within which taxis operators are working and states that the funding would be better directed towards homelessness, mica and dereliction.
4. Asserts that the message behind the proposed development is that cars are no longer welcome in the town centre.
5. Refers to Market Square in the past stating that it previously provided a parking area and states that this would be a better idea.
6. Outlines concerns regarding the amount of traffic management roadworks across the town and traffic congestion in the town centre.

Chief Executive Response:

Response to Issues 1-2:

This submission specifically relates to the substantive issue raised across a number of submissions as regards provision for taxi operations and loss of on-street car parking. Please see section 4.1.3 of this report for the consolidated response of the Chief Executive on this issue.

Response to Issue 3:

A provisional allocation of funding has been secured from the Urban Regeneration and Development Fund (URDF). The objective of URDF targets projects to increase the level of residential and commercial development in town centres through transformative regeneration projects such as the proposed public realm scheme at Market Square or through projects to reuse vacant and derelict buildings such as the Council vision for the currently vacant former Courthouse and for the strategic acquisition and consequent redevelopment of strategic sites on Lower Main Street. The Council continues to work within National Funding Programmes as regards Mica and 'Housing For All.'

Response to Issues 4-5:

The aim of the proposed development is to reduce the dominance of vehicular movements within Market Square and thus to release the potential of the Square as a safe, flexible place for people to sit in, to rest, to gather, to hold events in, to animate and for business to spill out onto. Therefore, the delivery of a public space of this kind requires the careful reallocation of prime town centre space from cars to people so as to create an attractive and vibrant town centre. The proposed scheme aims to retain vehicular access where necessary for the purposes of operation of businesses, service accessibility, emergency vehicles and also retains the vehicular through-route from Castle Street/Cathedral. On that basis, vehicular accessibility remains high to the surrounding area.

Response to Issue 6:

Wider roadworks programmes aim to improve traffic flows throughout the town centre alongside the improvement of accessibility for pedestrians and cyclists through the

implementation of active travel projects. Notwithstanding, the wider road improvement projects are outside the remit of the proposed redevelopment of Market Square.

3. Letterkenny Chamber

Issues raised:

1. Welcome the proposed development and note the work of the Chamber to progress the project with Council over the last number of years. State that the Chamber is encouraged by the proposed development that it will become a space that can be utilised, welcoming and be a gathering space for citizens and visitors. Notes that if the proposed development is carried out to a high quality then it will set the standard for other public realm projects and will open up a wider conversation.
2. In relation to the **demolition element**, welcomes the proposed development to completely remove and replace the existing public realm and acknowledges that construction will result in disturbance.
3. In relation to **construction of new public realm**, the submission
 - States that the proposed design provides a flexible shared space with high quality shared surfaces, tiered seating and potential for spill out of businesses and will be adaptive for use for small or large events. Also welcomes the emphasis on an open flexible space with low level planting and visual connectedness throughout. The submission encourages the use of smart design techniques to ensure the space is not misused or lend itself to anti-social behaviour.
 - Notes that the original winning design from the Architectural Competition showed a building and toilets at the back of the Square. States that the Chamber support a more open space, that there are too many existing unused buildings and state that another new building will not add anything to the proposal.
 - Support the inclusion of a water feature.
 - Suggests the back of the site will require something attractive to draw people in together with creative use of lighting to ensure safety.
4. In relation to **public art** states:
 - Encourage the use of LKY branding and the historical referencing also to give a sense of place and allowing for social media and injecting fun into the Square.
 - States that the 'Rabble Children' sculpture is important and can be retained and moved to another part of the Square, being more integral to the finished design.
5. In relation to **removal of car parking**, states:
 - The design will ensure cars do not dominate the Square making it a more peaceful and safe space at all times including during events.
 - Taxi rank at Ulster Bank is never used and taxi rank outside the Brewery is mostly used at night-time therefore states the removal of these ranks should not impact taxi services as people move toward taxi apps.

- Welcomes the replacement of taxi rank outside Market Centre with disabled accessible parking to meet a need.
 - States that the proposed taxi rank further down the street should be for 3 spaces only to replace those at Market Centre. States that given there is an existing taxi rank outside the Kitchen, allocating a further 6 spaces is unnecessary. States that the proposed plan is reallocating taxi spaces that are not used during the day and allocating them to an area of high daytime footfall and parking spaces with a high turnaround frequency.
 - State the Chamber does not agree with the proposal to allocate car parking spaces for taxis from the Square to the pedestrian crossing and outlines that these spaces could currently equate to 100 shoppers/business users per day and to lose this would be damaging to businesses.
 - Suggests that this is an opportunity to review and consult on taxi rank provision generally.
6. In relation to **casual trading**, states:
- References participation in the ongoing County-wide review of Casual Trading by-laws and this presents an opportunity to review those in Letterkenny. States that there will be times when markets and casual trading should be encouraged.
 - States that this requires electricity points and states that stalls/cabins should be provided to encourage artisan traders and give a tidy and uniform feel.
7. The submission outlines a number of **general comments**:
- High quality materials should be used. The images in the Part 8 are what had been envisaged.
 - Electricity points and necessary infrastructure required as a modern public space should be provided.
 - Request a refillable water tap/ fountain be incorporated.
 - Request consideration of a retractable cover for part of the Square indicating a good location probably at the back.
 - Support the inclusion of cycle stands and accessible design features.
 - Support the plan to make the space a safer, better lit, open area that can be used day and night.

Chief Executive Response:

Response to Issues 1-4 and 7:

Comments are noted and evidence the appropriateness of the scheme proposed. Further detail in relation to matters such as lighting, placement and treatment of the 'Rabble Children' sculpture, materials, finish and creative treatment of the rear plaza, retractable covers and other matters raised will be further addressed through Detailed Design stage. It is noted that all such design considerations will be taken in the context of practical, safety, design and cost issues.

Response to Issue 5:

This matter relates to the substantive issue raised across a number of submissions as regards loss of on-street car parking and provision for taxi operations. Please see section 4.1.3 of this report for the consolidated response of the Chief Executive on this issue.

Response to Issue 6:

The participation of the Chamber in the ongoing review of Casual Trading Bye-Laws in County Donegal is welcome. An alignment exists between the proposed development and the designation of Casual Trading locations and is being explored as part of the Casual Trading review process as regards a future subsequent amendment to the bye-laws on completion of the construction of the project and once the full potential for casual trading within the new public space can be fully considered and executed.

4. Gerard McFadden

Issues raised:

1. Queries the design remit given to the architects for the project.
2. Questions useability in an Irish climate and specifically (i) who is the target segment of the community to use the development daily or even in good weather (ii) how many days is it viable to sit outdoors comfortably and (iii) how will the ageing population use the space.
3. Queries longevity of material in relation to wooden benches and permanence or otherwise of the market proposal/ ability to keep tarpaulin covers fixed.
4. Queries the cost of the development.
5. Queries whether the proposed development cuts off traffic from the Cathedral area and queries whether simulation of traffic flow on Main Street has been carried out to determine impact.
6. Queries whether there is provision for charging points for market stalls and charging points for cars and electric vans.
7. Queries what will happen to Ulster Bank when it closes and references condition of vacant building on north end of the Square.
8. Queries why retail outlets and hospitality businesses in this area are not busier than the retail park.
9. Queries whether provision is made for a bus stop or a small area for electric tram or electric light rail.
10. Queries if the bicycle area is covered.
11. Queries whether there is a stage area.
12. Queries if local businesses on the Square will be able to put canopies in front of their buildings to cover outdoor seating and standing areas.
13. Queries whether old materials will be recycled or wasted.
14. Queries what it will be like for residents in the future living in this area.
15. Suggests examination of options to cover parts of streets or half of the Square so as to contend with the level of rainfall.
16. States that the space needs to be accessible even to park and walk and it must also be comfortable for the majority of the year. Suggests the development must provide a good experience, be sustainable and be future proofed for all age groups.

Chief Executive Response:

Response to Issue 1:

The Design Brief in respect of the previous Architectural Competition informed and underpinned the proposed scheme. This included the re-imagining of Market Square as a place for people and which specifically sought,

'...concept design proposals that embrace architecture and design in creating great places that people want to experience and spend time in. Concept design proposals are to imagine how Market Square can be a central public space that conveys and communicates the DNA of Letterkenny and its people. Design proposals are to be innovative, visionary and creative in architecture and urban design to present an exciting multi-functional civic space that will actively encourage public use, responding in particular to our needs in a post Covid-19, 'new normal' environment and be capable of activating further regeneration and vibrancy in our historic town centre'.

Response to Issue 2:

The redevelopment of the space is to serve the needs of the entire community including residents, businesses and visitors and will provide a platform for civic, cultural and community expression. Across Ireland open, flexible, outdoor public spaces are evidenced as critical components in making successful town centres with animation, functionality and use adapting and changing across the seasons and continuing to be highly used in all weather conditions.

Response to Issue 3:

The proposed development emphasises the importance of careful choice of appropriate materials to ensure longevity. The use of timber in relation to the proposed tiered seating is excluded due to sustainability and maintenance issues. Precise finish and materiality will be determined through the Detailed Design process. The placement of market stalls within the public space is visualised as a potential temporary and intermittent use of the space on an events basis or as a weekly town centre market. In that context, there is no intention for the installation of any form of tarpaulin covers on a permanent basis as referred to in the submission.

Response to Issue 4:

The up-to-date cost estimate in respect of the proposed scheme is expected to be in the region of €2.5- €3m. As the project progresses through its design stages, greater certainty in this regard will be developed.

Response to Issue 5:

The proposed development retains vehicular access from Castle Street/ Cathedral to Main Street therefore there is no material impact on traffic circulation and flows.

Response to Issue 6:

Detailed Design process will ensure the integration of appropriate electricity supply within the public space to accommodate markets and events. Electric vehicle charging points will not form part of the development due to the absence of car parking within the upgraded Square.

Response to Issue 7:

The Ulster Bank and other existing vacant properties are outside the scope the public realm scheme however the proposed investment in the redevelopment of Market Square as a vibrant, attractive and useable space is expected to increase the attractiveness of the surrounding area and buildings and therefore has significant potential to activate the private sector.

Response to Issue 8:

The comparative vibrancy of Main Street relative to the retail parks is a matter beyond the scope of the proposed Part 8 development. The proposed scheme aims to enhance the town centre environment in the area of Main Street in order to enhance attractiveness and thus increase footfall and business viability in the area.

Response to Issue 9:

An existing Town Bus stop is located further along Main Street and is to be retained. Any future public transport scheme linking to Main Street and Market Square can be considered as an integrated and much wider public realm improvement scheme. Any other provision at this point would be premature.

Response to Issue 10:

Design of cycle stands including the potential for cover is a matter for Detailed Design stage.

Response to Issue 11:

The scheme provides for two plaza areas both of which have the potential perform as stage areas. Furthermore, the proposed development will facilitate multiple options for the installation of temporary stage set ups dependant on event type and size. This approach provides for a flexible and multi-purpose space.

Response to Issue 12:

Use of the public realm by businesses for outdoor shelter and dining space is a matter for consideration under a separate legislative process namely section 247 of the Planning and Development Act and therefore does not form part of the proposed scheme. The design does however enable this type of activity by means of increased footpath and public realm space.

Response to Issue 13:

Options for the reuse of materials removed from the site will be explored and further considered by means of a Construction and Waste Management Plan.

Response to Issue 14:

The proposed development aims to enhance the character of the area as a more attractive place to live, work and invest and therein will provide a quality, vibrant and liveable townscape to support residents of the town centre.

Response to Issue 15:

Options for integration of temporary or retractable canopy structures will be explored through the Detailed Design of the project and is subject to consideration in the context of practical, safety, design and costs issues.

Response to Issue 16:

Comments noted and agreed. The delivery of an accessible, flexible space that will enhance the experience of Letterkenny town centre underpins the proposed scheme.

**5. Kristine Reynolds, Director of Courtyard Investment Management (LKY) Ltd/
Owner Reynolds & Associates Financial Broker on behalf of collective of
business people (18 no.)**

NB: LATE SUBMISSION RECEIVED 6TH SEPTEMBER 2022

Issues raised:

Duplicate letter of objection from each business owner to the replacement of 6 existing on-street parking spaces from 'Fonez' to 'The Four Lanterns' with a designated taxi rank and requests that the 6 no. on-street car parking spaces be retained for the following reasons:

- Current on-street spaces have a high turnaround which easily equates to 100 shoppers/business users per day. Reassignment of these spaces to taxi will have a detrimental impact on businesses in the immediate proximity and within walking distance.
- An existing rank for 3-4 taxis is located below this area outside 'The Kitchen' and another rank in close proximity is not necessary.
- At present, the 3 spaces at Market Square are used on a limited basis and rarely occupied at all times.

Chief Executives Response:

This duplicate submission specifically relates to the substantive issue raised across a number of submissions as regards loss of on-street car parking and provision for taxi operations. Please see section 4.1.3 of this report for the consolidated response of the Chief Executive on this issue.

4.1.2 Statutory Body Submissions/ Internal Reports

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

Issues raised:

1. The development falls within a Zone of Archaeological Potential (historic town of Letterkenny) Reg. DG053042 and as such all ground works should be monitored. Recommends the inclusion of archaeological monitoring conditions.

Chief Executives Response:

1. Comments noted as regards the location of the proposed development within a Zone of Archaeological Potential. As outlined in the 'Description of the Nature and Extents of the Proposed Development' that accompanied the Part 8 drawings, it is intended to undertake archaeological monitoring during groundworks and this approach reflects the submission received from DHLGH, Development Applications Unit.

2. Joseph Gallagher, Heritage Officer, Donegal County Council

Issues raised:

1. In relation to **archaeological heritage**:
 - Notes that the area of the development is located within DG053-042- Historic Town and advises that the opinion of an archaeologist should be sought at this stage to confirm that there would be no material impact.
 - Notes the Part 8 proposes archaeological monitoring during groundworks and welcomes same advising that this should be carried out by an archaeologist appointed by Donegal County Council and independent of the development team and contractors.
 - Advises that the proposed development should be sent to National Monuments Service for review.
2. In relation to **public realm**:
 - Concerns regarding lack of detail regarding materials for public realm in historic setting and the lack of proposed lighting scheme. Cautions over the use of off-the-shelf materials that do not bear any relevance to the existing built heritage or built environment. Also advises that care should be taken that the scheme is not over-engineered.
3. In relation to **Part 8 drawings**:
 - Concerns regarding minor anomalies and inaccuracies in the drawings accompanying the Part 8 and asserts that the drawings cannot be relied upon to

be an accurate archive of the built environment of our towns and villages from a heritage perspective.

Chief Executives Response:

1. Comments noted as regards the location of the proposed development within a proposed Zone of Archaeological Potential. As outlined in the 'Description of the Nature and Extents of the Proposed Development' that accompanied the Part 8 drawings, it is intended to undertake archaeological monitoring during groundworks. This position is reflective of the submission received from DHLGH, Development Applications Unit and recommended action therein.
2. The need for sensitive and careful consideration of materials, finish and lighting scheme is acknowledged having regard to the location of the development within the historic core of Letterkenny town centre and the presence of a number of historic buildings (protected and otherwise). These matters will be considered in detail through the next phase of project progression namely 'Detailed Design' and will seek to ensure a balance between achieving complementarity with the historic environment and the reinvention of the space to secure an appropriate character, capacity and innovation to respond to the future needs of Letterkenny town centre to 2040 and beyond.
3. The plans and drawings accompanying the Part 8 proposed development express the complex and detailed surrounding environment of Market Square aiming to evidence the contextual environment into which the proposed development will integrate with a focus of scale, massing and character of the existing surrounding built environment. The anomalies noted in the submission are minor in nature and cause zero impact on the consideration of the proposed scheme for Part 8 purposes. Further survey will be undertaken upon the appointment of an Architect-Led Design and Supervision Team for Detailed Design stage and through which any minor anomalies can be effectively captured.

3. Collette Beattie, Architectural Conservation Officer, Donegal County Council

Issues raised:

1. The submission outlines the presence of 4 no. buildings on the Record of Protected Structures (Mountsouthwell Terrace and Bank of Ireland) located in the area of the proposed development and also the presence of 1 no structure listed on the NIAH (former Methodist Church/meeting house)
2. Advises there will be no material impact on Mountsouthwell Terrace and suggests some consideration be given to the rear retaining wall in terms of colour and detailing in order to complement and enhance the protected structures and built heritage.
3. Advises the Bank of Ireland is at a distance from the proposed development and as such there are no conservation comments in relation to this structure.
4. Notes that the proposed development will render the NIAH structure more visible within Market Square and suggest consideration given to colour and detailing of

proposed wall in this area to ensure the scheme complements the building and wider historic environment.

Chief Executives Response:

The comments (1-4) of the Conservation Officer are noted and are welcomed as regards the potential of the scheme to enhance visibility and setting of the identified NIAH and Protected Structures. The suggestions as regards consideration of colour and detailing as regards the public realm scheme are noted and will be considered through the Detailed Design stage of the project to ensure the suggested complementarity with the surrounding built heritage environment.

4.1.3 Chief Executives response in relation to issues raised regarding on-street car parking and provision for taxi operations.

The divergence of commentary as regards the proposed scheme relating to on-street car parking and provision for taxi operations are noted. As a fundamental objective, the reimagining of Market Square aims to capture the full potential of the public space to perform as a dynamic, accessible, safe, flexible and multi-user civic space, the upgrade of which is a key component in the necessary reinvention of the historic town centre. To achieve this objective, it is critical to design at the pedestrian level, prioritising experience, embracing identity and the character of the historic built fabric and working to create a highly desirable place for public life. Ultimately, this means that the design in respect of Market Square must (i) provide a visually and physically open and accessible space and (ii) must critically prioritise pedestrians over cars by reallocating roads/car parking/taxi rank space to footpaths and public realm.

The latter in relation to reallocating car space to pedestrians is an essential component of the project. In doing so, a balance must be struck. The proposed development published on 21st July 2022 therefore provided for:

- Removal of existing car parking/loading bays/taxi ranks from within Market Square and replacement with enhanced pedestrian civic spaces throughout the scheme.
- Removal of 2 no. existing disabled car parking spaces located in front of Market Square and construction of 3 no. replacement disabled car parking spaces located to the front of Market Centre.
- Removal of existing taxi rank located in front of Market Centre and construction of new replacement taxi rank on Main Street in lieu of 6 no. existing on-street parking spaces.
- Revised parking arrangements on Main Street

The issues raised in the submissions on this matter focus on (i) the historic presence of taxis within Market Square and to the front of Market Centre; (ii) the apparent demand/ need or otherwise for taxi rank space and (iii) the reallocation of 6 no. on-street car parking spaces to taxi rank. Each of these elements are discussed in detail below.

(i) **The historic presence of taxis within Market Square and to the front of Market Centre**

As exists, taxi ranks occupy road space along the frontage of the Ulster Bank, along the frontage of the Brewery Bar and along the frontage of Market Centre. Whilst not delineated per vehicle, the total capacity of the identified existing taxi ranks is circa 11-14 spaces. In addition, a further taxi rank exists nearby, located outside 'The Kitchen'/opposite 'Voodoo' having capacity for a circa further 3 no. taxis.

(ii) **The apparent demand/ need or otherwise for taxi rank space**

To inform the consideration of submissions in respect of the proposed development, the Regeneration and Development Team undertook a survey of occupancy of the existing taxi ranks over a period of 6 weeks (between 21st July- 6th September 2022) across 48 inspections. Records of occupancy at the existing ranks at the Ulster Bank, the Brewery Bar, Market Centre and the Kitchen were taken at intermittent times across day-time hours when the space is under its highest demand by multiple users. The evidence is outlined in Appendix C. **In summary, the evidence shows that the highest recorded number of occupied taxi bays across all taxi ranks surveyed was 7 and this occurred on only one occasion. It also shows that for 96% of the inspections, 5 or less taxis occupied bays across all of the surveyed ranks at any one time.**

Breaking down to more detail, the survey evidences that:

- There is **zero demand/need for taxi rank space at the Ulster Bank** as the survey evidences zero occupancy of this space at any point.
- There is **limited demand/need for taxi rank space at the Brewery Bar** as the survey evidences that, out of the 48 inspections, this rank was unoccupied for 43 inspections. When surveyed on the 5 remaining inspections, this rank was occupied by at most 2 no. taxis. This evidences surplus capacity at The Brewery.
- There is a **medium demand/need for the taxi rank at the front of Market Centre** as the survey evidences that this rank showed occupancy during 36 of the 48 inspections. Of this occupancy, the rank, which has capacity for 3 vehicles currently, was occupied to full capacity during 14 inspections only and thereafter was only occupied by 1-2 vehicles for a further 22 inspections. This evidences that surplus capacity exists at Market Centre.
- There is **limited demand/ need for taxi rank space at the Kitchen** as the survey evidences that, out of the 48 inspections, the rank was occupied for 26 inspections and was only ever at capacity on one inspection. This evidences surplus capacity at the Kitchen.

(iii) **The reallocation of 6 no. on-street car parking spaces to taxi rank**

The proposed development published on 21st July 2022 provided for the reallocation of 6 no. on-street car parking spaces to taxi rank. This proposed arrangement, taken with existing taxi spaces (3no.) at the Kitchen would result in capacity for circa 9 no. taxis at any one time. Having regard to the evidence outlined above in relation to occupancy, the proposed development as published on 21st July 2022 would result in an over-supply of

taxi rank space within a highly contested area and thus the reallocation of 6 no. car parking spaces to taxi bays together with 3 no. existing taxi bays at the Kitchen, is not justified.

Having regard to the foregoing, it is evidenced that the appropriate taxi rank capacity required to meet demand/ need for such space is a maximum total of 6 no. bays within the area between Market Square and St. Oliver Plunkett Road. This capacity can be supplied by the existing taxi rank outside The Kitchen (3no. bays) together with the reallocation of 3 no. on-street car parking spaces on Main Street to taxi rank in lieu of the reallocation of 6no. car parking spaces as published on 21st July 2022.

As a result, modified Drawing number 'LKRMS-0009/Revision A' (Appendix D refers) entitled, 'Proposed Site Layout Plan', sets out a modification to the proposed development to reallocate only 3 no. on-street car parking spaces to taxi rank on Main Street.

As regards the level of consultation undertaken with taxi operators, it is considered that positive steps have been taken to engage broadly with all users of the Square, including taxi operators and this included:

1. A 'Day on the Square' consultation exercise in December 2019 to inform the Design Brief for the Architectural Competition.
2. Public consultation in respect of the Architectural Competition to reimagine Market Square. This resulted in circa 3,000 public votes and led to a winning design concept. The winning design concept formed the basis for the proposed development.
3. Direct consultation with Market Square users during January-July 2022 including business owners, residents and a taxi representative.
4. Consultation with Letterkenny Chamber of Commerce and Letterkenny Cathedral Quarter Group.
5. Statutory consultation in the context of this Part VIII proposed development from 21st July 2022 to 5th September 2022.

In addition, engagement with all stakeholders will continue to ensure effective communication and information sharing as the project progresses through detailed design stage and ultimately to site including consideration of a Construction Management Plan and associated phasing of works elements.

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 including the modified 'Proposed Site Layout Plan,' Drawing Ref 'LKRMS-0009/Revision A' (Appendix D).

The Planning Department is satisfied that the proposed development would be consistent with the proper planning and sustainable development of the area to which the development

relates and has no objection to the proposed development, subject to the modified scheme (Drawing No. LKRMS-0009/Revision A) and 5 no. conditions as set out in Appendix E.

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 as proposed, subject to the modified Proposed Site Layout Plan, Drawing No; LKRMS-0009/Revision A and the 5 No. conditions set out in the Planning Report Part 8 PG 22/13 (Appendix E).



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

APPENDIX A

Newspaper Advertisement

Tuesday, July 12, 2022
www.donegal.ie
DONEGAL DEMOCRAT

NEWS 9



15kg of marine litter lifted by volunteers in beach clean-up

Fifteen kilograms of marine litter were removed by volunteers who joined Clean Coasts and Fáilte Ireland on Saturday for a clean-up of Killahoe Beach in Dunfanaghy.

The overall aim was to raise awareness about keeping our marine and wildlife spaces clean for locals and tourists alike to enjoy and admire.

Clean Coasts Coastal Communities Manager Sínead McCoy stated on the event: "With the summer in full swing, the Wild Atlantic Way is a prime route for both Irish and international tourists alike to explore and with the sunny weather there is no better place to explore in the west than the glorious beaches and coastal landscapes.

"We are proud of our partnership with Fáilte Ireland for this series of community clean-ups where we and participants across all seven of our events ensured that these popular west coast bathing spots were free of litter for all to enjoy.

"We are also extremely grateful for the participants insight and feedback which will help us to clean coasts provide the most effective and functional clean-up events for volunteers and groups within these areas," she stated.

This event on Killahoe beach included tea and coffee for participants to enjoy.



Comhairle Contae Dhún na nGall
Donegal County Council

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

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

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

Project Name:
LETTERKENNY 2040 - REIMAGINED MARKET SQUARE

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 a site shown on a site location map included in the plans and particulars referred to at paragraph (e) below, which is located at Market Square, Castle Street and Main Street, 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:-
 - i. Demolition and removal of existing public realm environment at Market Square inclusive of removal of existing bandstand and adjoining embankment at rear, steps, walls, trees, shrubbery and planting.
 - ii. Construction of a new public realm environment inclusive of a new shared surface, traffic calming, stepped access to Main Street, 2 no. public plaza's including water feature, connecting accessibility infrastructure and integrated low-level planting, modified carriageways/junctions/footpaths, new public seating, lighting, street furniture and cycle stands delivering an enhanced capacity for civic events and social purpose and to ensure all abilities access.
 - iii. Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information.
 - iv. Relocation of existing sculpture known as "the Rabble Children" within the new public realm environment.
 - v. Removal of existing car parking/loading bays/taxi ranks from within Market Square and replacement with enhanced pedestrian civic spaces throughout the scheme.
 - vi. Removal of 2 no. existing disabled car parking spaces located in front of Market Square and construction of 3 no. replacement disabled car parking spaces located to the front of Market Centre.
 - vii. Removal of existing taxi rank located in front of Market Centre and construction of new replacement taxi rank on Main Street in lieu of 6 no. existing on-street parking spaces.
 - viii. Revised parking arrangements on Main Street.
 - ix. All associated ancillary works to include regrading of existing profiles, enhancements to public lighting, drainage and utilities, connection to services, landscaping, development related signage & public art within the overall development area as shown on the site location map and site layout plan(s) included in the plans and particulars referred to at paragraph (e) below.
- (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 in accordance with Article 120 (1)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required. A copy of this Preliminary Examination will be available for inspection or purchase along with the documents referred to at paragraph (e) below.
- (d) In order to ascertain whether the proposed development required Appropriate Assessment ("AA") the Council carried out a screening of same in accordance with Article 250(1) of the Regulations and made a determination in view of best scientific knowledge that the development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site in view of the site's conservation objectives and that AA was not required. A copy of this determination including the main reasons and considerations on which the determination was based will be available for inspection or purchase along with the documents referred to at paragraph (e) below.
- (e) Plans and particulars of the proposed development will be available for inspection online at www.donegalcoco.ie or for inspection at the Council's offices below and purchase (at a fee not exceeding the reasonable cost of making a copy) by prior appointment only (for Covid reasons) at:

Location	Address	Telephone/Email	Opening Hours
The Planning Department, Donegal County Council	County House, Lifford, Co. Donegal, F93 V622	Tel: 074 915 3900 Email: planning@donegalcoco.ie	9:00am - 12:30pm and 1:00pm - 4:30pm from Monday to Friday
Letterkenny Public Services Centre	Neil T. Blaney Rd, Letterkenny, Co. Donegal, F92 THY3	Tel: 074 915 3900 Email: planning@donegalcoco.ie	

The said plans and particulars will be available for inspection as above from Thursday 21st July 2022 until Friday 19th August 2022 (both dates inclusive).

- (f) Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated may be made in writing to The Co. Secretariat, Donegal County Council, Lifford, County Donegal, before 4.30pm on Monday 5th September 2022. Please mark the front of the envelope with the project name "Letterkenny 2040-Reimagined Market Square."

Paddy Doherty,
Acting Director of Service, Community & Planning Services,
Donegal County Council, County House, Lifford.
Date: Thursday 21st July 2022

Improved water supply for St Johnston

A long awaited project to improve water supplies in the St Johnston area is set to get underway.

For many years now the locals in the east Donegal location have been campaigning to enjoy improved service and have made countless representations to Donegal County Council for upgrades.

Irish Water has announced that it will commence works shortly on the replacement of old cast iron water mains in the border village to provide a secure, safe, and robust water supply.

The new water mains will not only promise the area a more reliable water supply with fewer bursts and outages, but they will reduce the amount of clean drinking water lost in the ground.

Declan Cawley, Leakage Reduction Programme Regional Lead with Irish Water, said he is looking forward to ensuring customers in St Johnston experience improved water quality and fewer disruptions to their water supply.

"Working in partnership with Donegal County Council, we have prioritised leakage reduction works to those areas which need it most.

"This project will see the replacement of approximately 2.9km of old cast iron water mains. Replacing these pipes is a first step in improving water quality, tackling water pressure, supply and leakage issues which affect some homes and businesses in the St Johnston area.

"The works will not only reduce the amount of drinking water lost to leakage, it will also significantly improve water quality and supply for the local community."

Farrans Construction will carry out the works on behalf of Irish Water and works are due to be completed by November.

TRAFFIC MANAGEMENT

Traffic management will be in place to facilitate the works however local and emergency traffic will be maintained at all times.

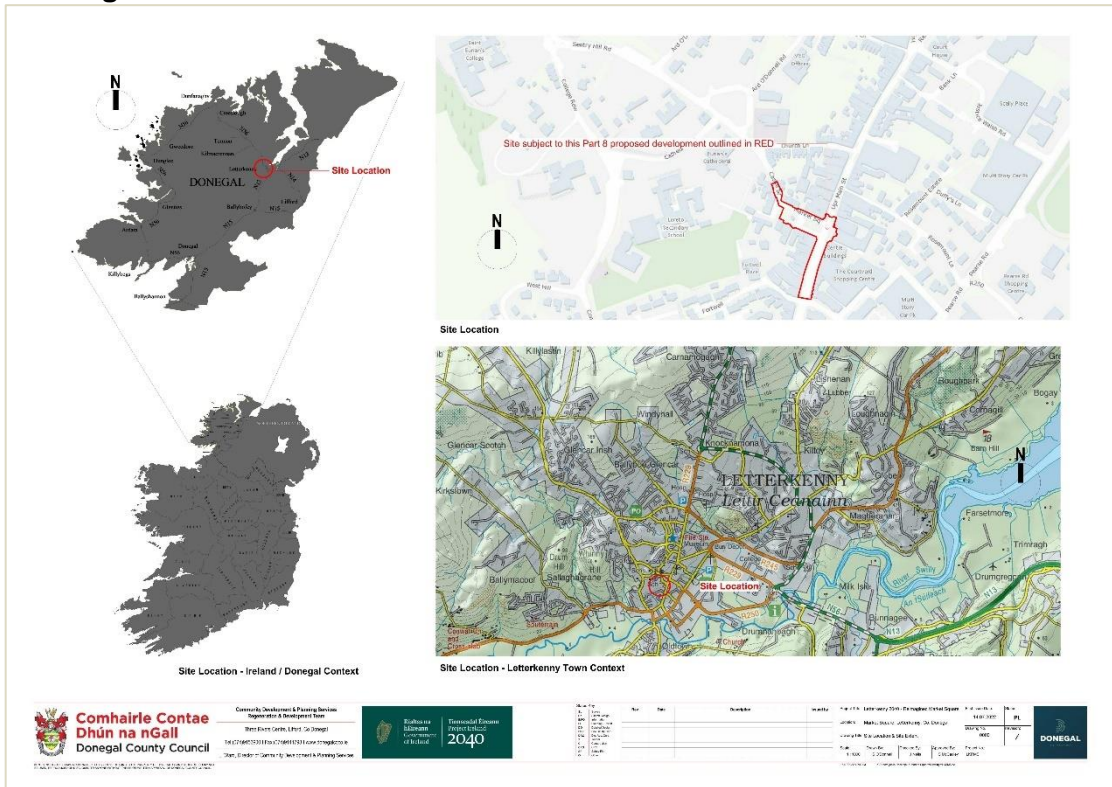
In order to minimise disruption, the works will be carried out in sections in the following locations along the: L-1264, Ard Na Mela to Chapel Road Junction, L-5354 Chapel Road, L-5354 Main St Junction to Ard Baithin, L-12643 Church Street, L-1264 and L-12644, Church St Junction to Railway Road, R236 Derry Road and Church View Junction to the R265 junction.

Details of any supply interruption associated with the project will also be provided on the Water Supply Updates of the Irish Water website www.water.ie

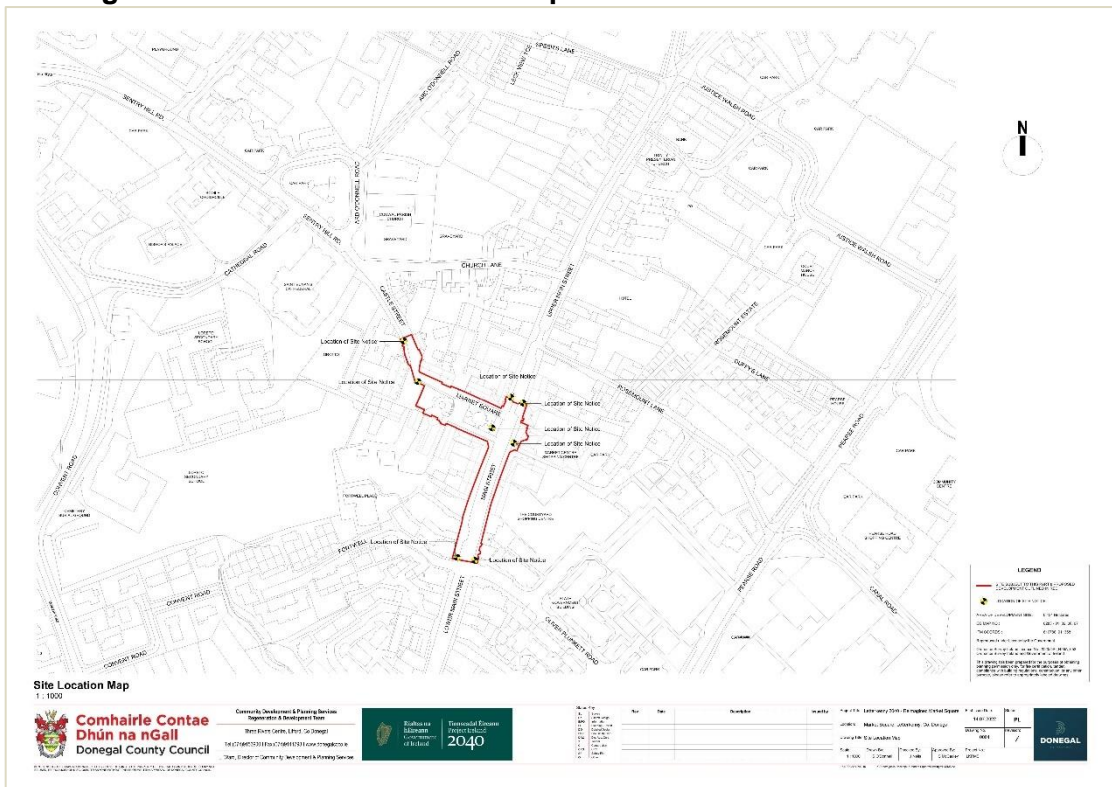
APPENDIX B

Plans & Particulars published on 21st July 2022

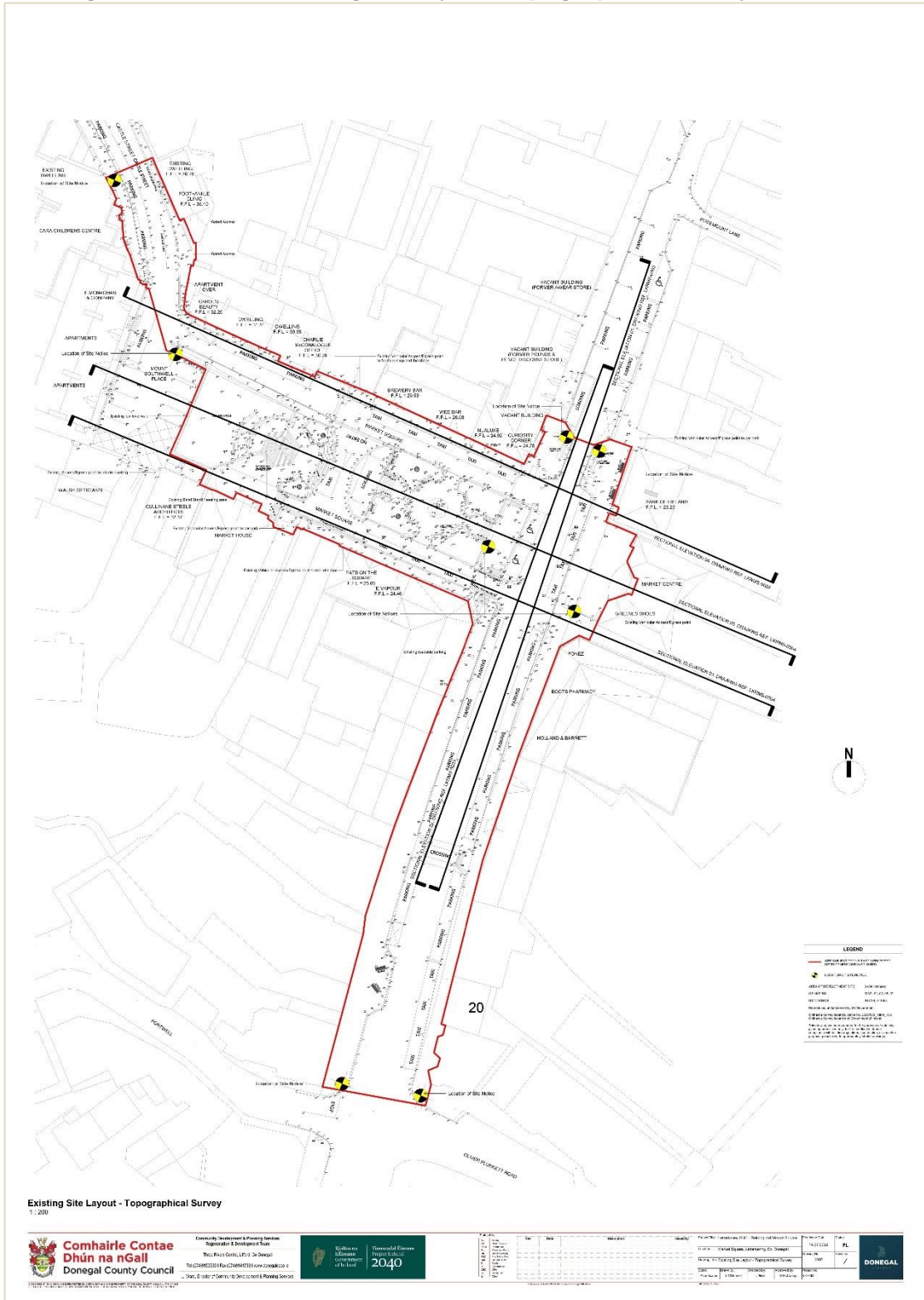
Drawing LKRMS-0000: Site location and site extent



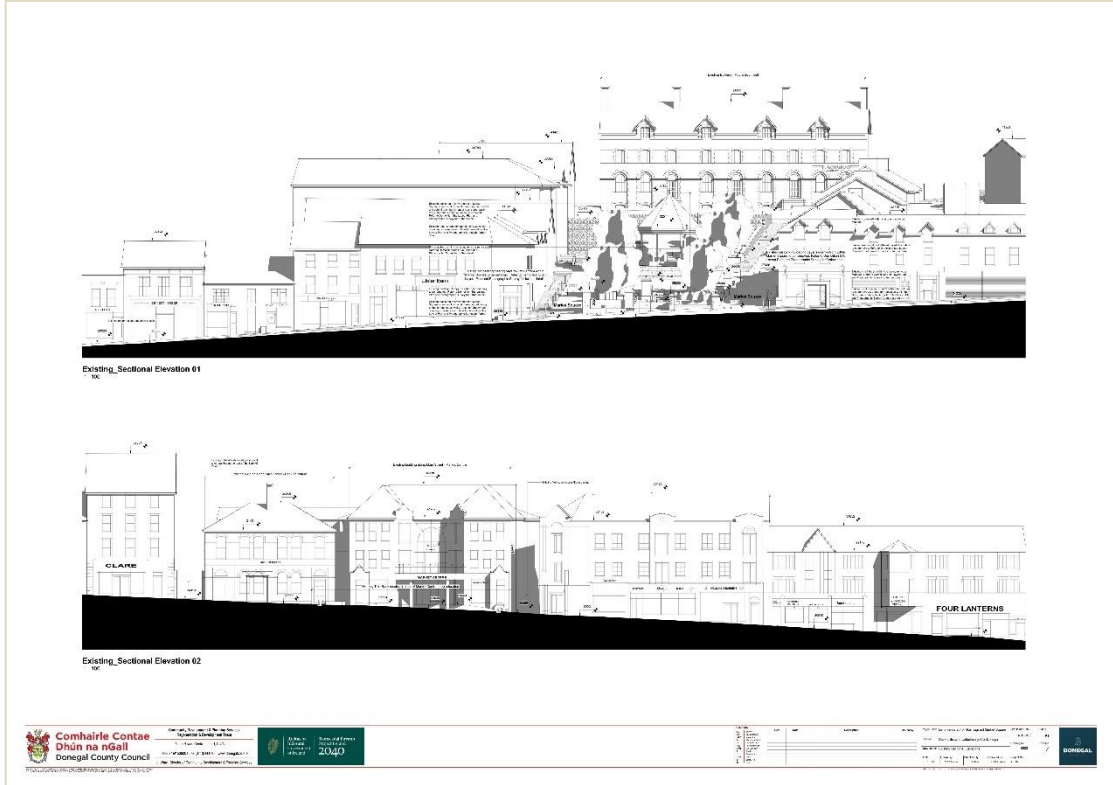
Drawing LKRMS-0001: Site location map



Drawing LKRMS-0002: Existing site layout- topographical survey



Drawing LKRMS-0003: Existing sectional elevations



Drawing LKRMS-0004: Existing sectional elevations



Drawing LKSURS_0005: Existing site photographic survey- Image reference sheet

Existing Site Photographic Survey - Image Reference Sheet
1:1500

Comhairle Contae Dhún na nGall
Donegal County Council

Community, Development & Planning Services
Regeneration & Development Team
Barrack Street, Letterkenny, Co. Donegal
Tel: 071 933 5111 Fax: 071 933 5112 Email: info@donegal.ie

European Union
Department of Housing, Local Government & Heritage
2040

No.	Date	Observer	Weather	File No.	Latitude/Longitude	Image Size	Image Type
01	10/05/2017
02	10/05/2017
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49	10/05/2017
50	10/05/2017

Donegal

Drawing LKRMS-0006: Existing site photographic survey- sheet 1

Images to the left & above:
Photographical Survey of the existing Market Square

Images to the left & above:
Photographical Survey of the existing site boundaries and carriageways around the Market Square

Images below:
Photographical Survey of the existing site boundaries, carriageways around the Market Square & Castle Street

Comhairle Contae Dhún na nGall
Donegal County Council

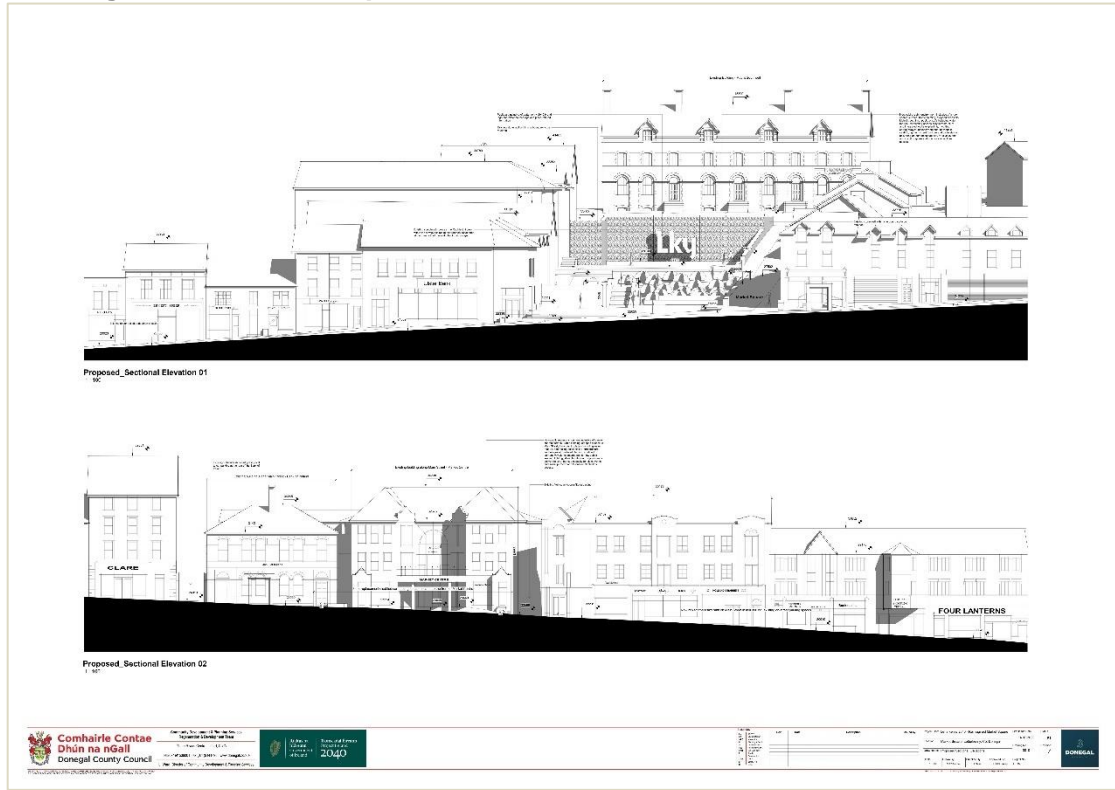
Community, Development & Planning Services
Regeneration & Development Team
Barrack Street, Letterkenny, Co. Donegal
Tel: 071 933 5111 Fax: 071 933 5112 Email: info@donegal.ie

European Union
Department of Housing, Local Government & Heritage
2040

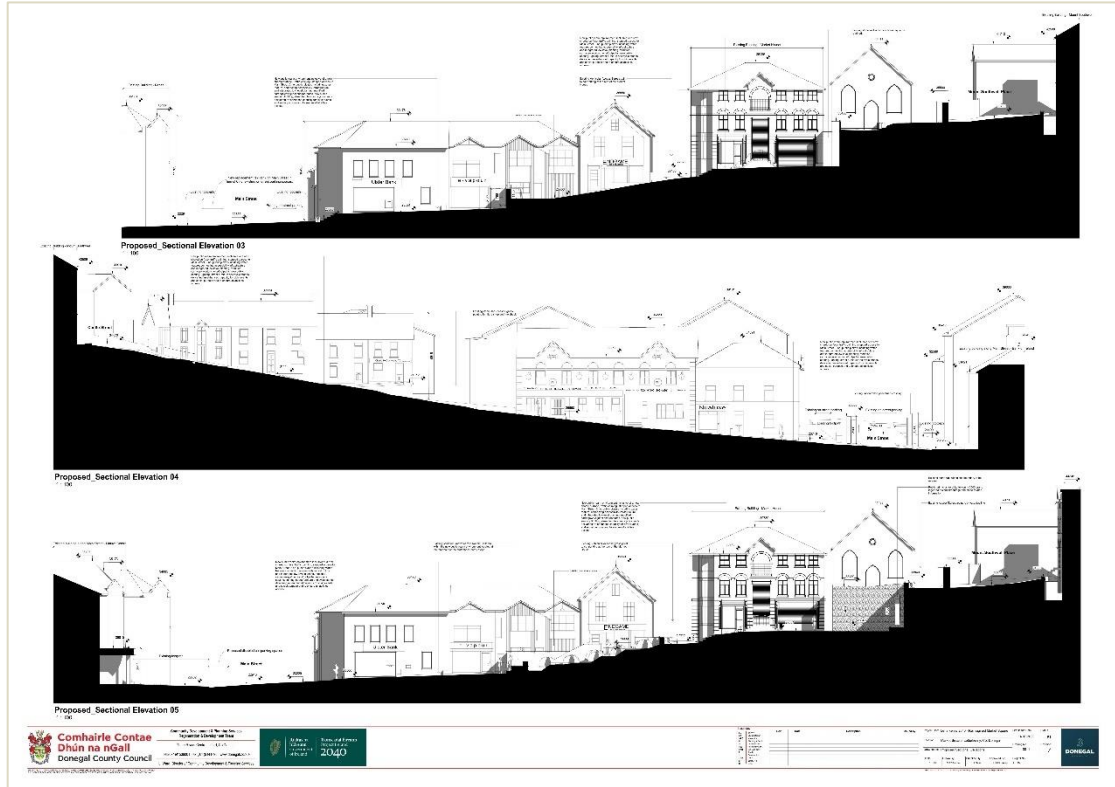
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05	10/05/2017
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Donegal

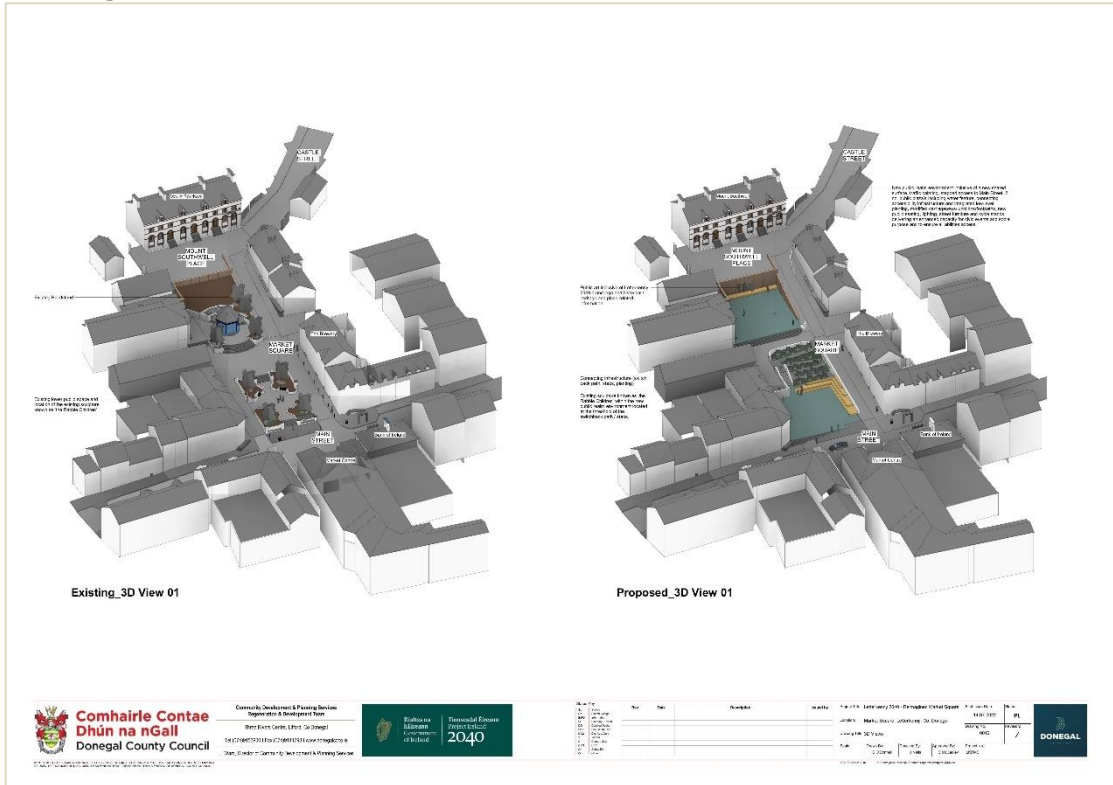
Drawing LKRMS-0010 Proposed sectional elevation



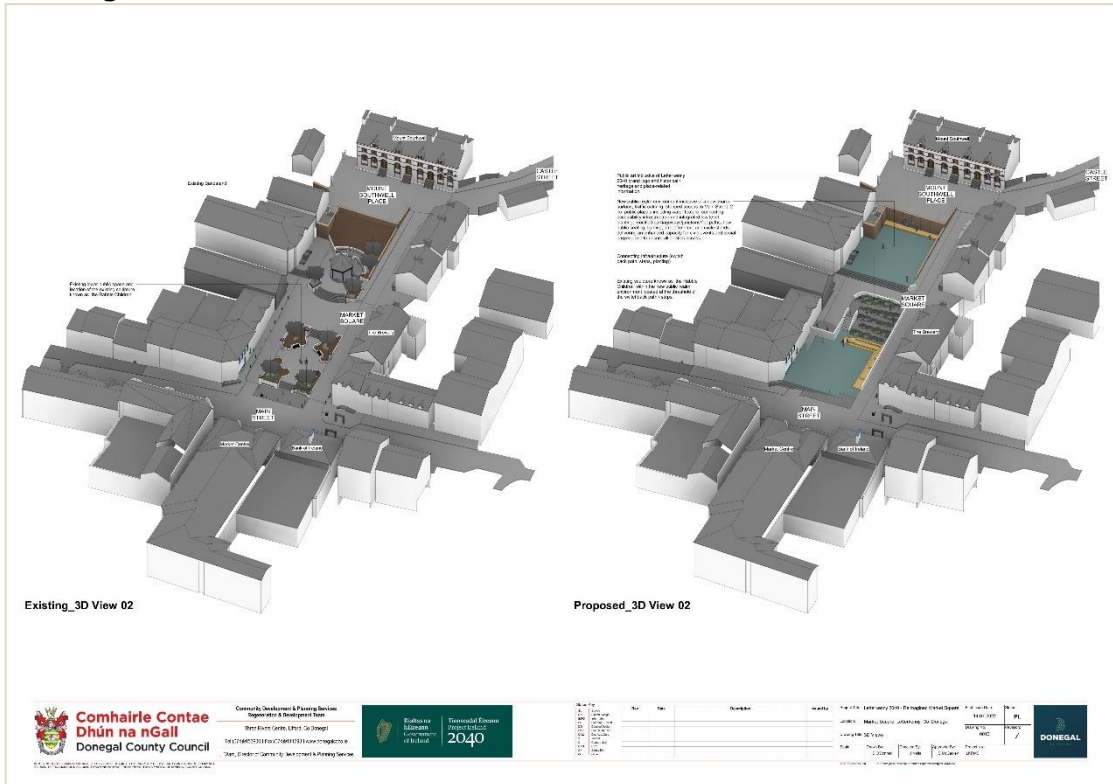
Drawing LKRMS-0011 Proposed sectional elevation



Drawing LKRMS-0012 Level -3D views



Drawing LKRMS-0013 Level -3D views



APPENDIX C

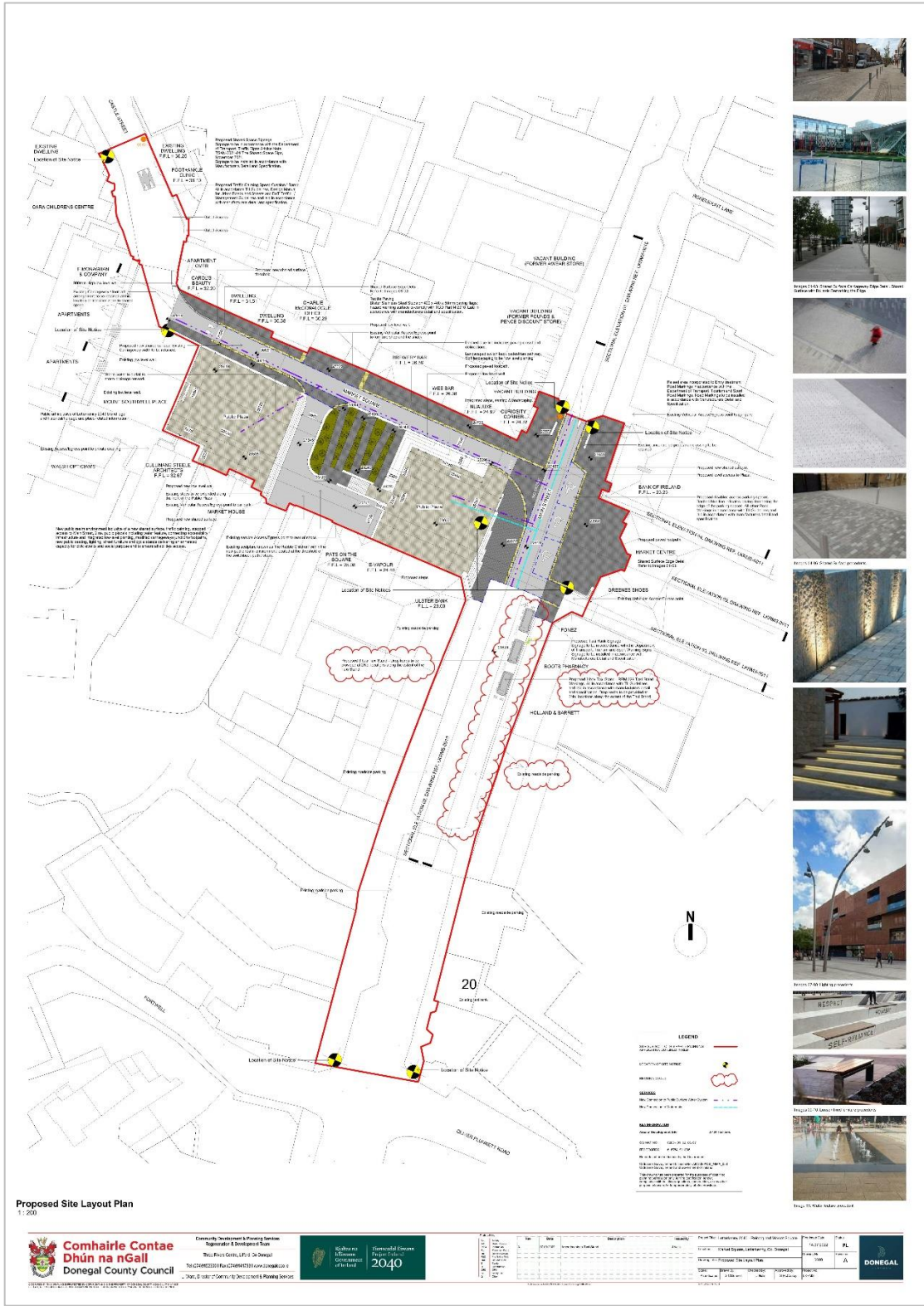
Data collection regarding occupancy of existing taxi ranks

Date	Time	Ulster Bank	Brewery	Market Centre	The Kitchen	TOTAL
13/06/2022	12.50pm	0	1	3	0	4
27/06/2022	9.30am	0	0	2	0	2
21/07/2022	12.45pm	0	0	0	0	0
27/07/2022	2.50pm	0	0	1	1	2
28/07/2022	8.50am	0	0	0	1	1
28/07/2022	10.30pm	0	0	1	1	2
29/07/2022	9.40am	0	0	0	0	0
29/07/2022	4.20pm	0	0	3	0	3
31/07/2022	4.05pm	0	0	2	0	2
01/08/2022	10.50am	0	0	1	0	1
01/08/2022	5.10pm	0	0	2	0	2
02/08/2022	8.12am	0	0	0	2	2
02/08/2022	1.18pm	0	0	0	0	0
03/08/2022	11.00am	0	0	1	0	1
03/08/2022	4.35pm	0	2	3	1	6
04/08/2022	11.20am	0	0	1	0	1
04/08/2022	5.10pm	0	0	2	0	2
05/08/2022	8.10am	0	0	0	1	1
08/08/2000	9.50am	0	0	3	1	4
09/08/2022	9.40am	0	0	3	1	4
09/09/2022	12.06pm	0	0	3	1	4
10/08/2022	9.43am	0	0	2	2	4
12/08/2022	9.27am	0	0	3	0	3
15/08/2000	10.10am	0	0	2	3	5
15/08/2022	4.45pm	0	0	3	2	5
16/08/2022	5.00pm	0	2	3	2	7
17/08/2022	10.10am	0	1	3	0	4
18/08/2022	12.45pm	0	0	3	2	5
18/08/2022	3.00pm	0	0	3	2	5
22/08/2022	11.46am	0	0	2	0	2
24/08/2022	9.26am	0	0	2	1	3
24/08/2022	4.05pm	0	0	2	0	2
25/08/2022	9.51am	0	1	2	1	4
29/08/2022	10.00am	0	0	2	1	3
29/08/2022	3.25pm	0	0	1	1	2
30/08/2022	10.15am	0	0	3	0	3

Date	Time	Ulster Bank	Brewery	Market Centre	The Kitchen	TOTAL
30/08/2022	1.45pm	0	0	0	0	0
30/08/2022	5.00pm	0	0	1	0	1
31/08/2022	12.25pm	0	0	0	0	0
31/08/2022	3.00pm	0	0	1	0	1
31/08/2022	5.00pm	0	0	0	1	1
01/09/2022	8.29am	0	0	0	1	1
01/09/2022	1.51pm	0	0	1	0	1
01/09/2022	5.30pm	0	0	3	0	3
02/09/2022	11.00am	0	0	2	0	2
05/09/2022	8.20am	0	0	0	0	0
06/09/2022	9.02am	0	0	0	1	1
06/09/2022	10.39am	0	0	1	0	1

APPENDIX D

Modified Proposed Site Layout Plan, Drawing No: LKRMS-0009/ Revision A



Proposed Site Layout Plan
1:200



Community, Development & Planning Services
Regeneration & Development Team
The Council Offices, Letterkenny, Donegal
Tel: 071 91 22000 Fax: 071 91 22001 Email: info@donegal.ie



NO.	DATE	BY	FOR	REVISION
1	15/05/2024	...	...	...
2	...	...	...	...

NO.	DATE	BY	FOR	REVISION
1	15/05/2024	...	...	...
2	...	...	...	...



APPENDIX E

Planning Report Part 8 PG 22/13



Part 8 – PG22/13

9th September, 2022

Sinead McCauley
Regeneration and Development Team
Planning Services
Donegal County Council
Three River's Centre
Lifford
Co Donegal

- Re: • **Demolition and removal of existing public realm environment at Market Square inclusive of removal of existing bandstand and adjoining embankment at rear, steps, walls, trees, shrubbery and planting.**
- **Construction of a new public realm environment inclusive of a new shared surface, traffic calming, stepped access to Main Street, 2 no. public plaza's including water feature, connecting accessibility infrastructure and integrated low-level planting, modified carriageways/junctions/footpaths, new public seating, lighting, street furniture and cycle stands delivering an enhanced capacity for civic events and social purpose and to ensure all abilities access.**
 - **Installation of public art inclusive of Letterkenny 2040 brand logo and historical/heritage and place-related information.**
 - **Relocation of existing sculpture known as 'the Rabble Children' within the new public realm environment.**
 - **Removal of existing car parking/loading bays/taxi ranks from within Market Square and replacement with enhanced pedestrian civic spaces throughout the scheme.**
 - **Removal of 2 no. existing disabled car parking spaces located in front of Market Square and construction of 3 no. replacement disabled car parking spaces located to the front of Market Centre.**
 - **Removal of existing taxi rank located in front of Market Centre and construction of new replacement taxi rank on Main Street in lieu of 6 no. existing on-street parking spaces.**

- Revised parking arrangements on Main Street.
- All associated ancillary works to include regrading of existing profiles, enhancements to public lighting, drainage and utilities, connection to services, landscaping, development related signage & public art within the overall development area as shown on the site location map and site layout plan(s)

At: Market Square, Castle Street and Main Street, 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 5 no. conditions:-

1. The development shall be carried out in accordance with the published plans, particulars and documents inclusive of modified 'proposed Site Layout Plan,' Drawing no: LKRMS-0009/Revision A, save as hereinunder otherwise required.

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

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

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

Reason: To protect the archaeological heritage of the area.

4. Any signage shall be in the Irish language only, or if bilingual signage is proposed, then the Irish language shall be first and shall be of an area, size and prominence that is at least equal to or greater than the area, size and prominence of other languages.

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

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

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

E. Reid,

For A/Senior Ex. Planner
Planning Services

/jp