

TUAIRISC CHUIG CRUINNIÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:
REPORT TO COUNCIL MEETING HELD ON:
28th March 2022

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

The attached Executive Planners Report and Recommendation details and considers the submissions and observations received following the consultation process laid down in the Planning and Development Regulations 2001 (as amended) with regard to the Part VIII (local authority own development) for the proposed development of the Ramelton Re-Imagined – A Restorative & Transformational Historic Town Centre Public Realm Scheme at Ramelton Town Centre within the townland of Ramelton in the Letterkenny-Milford Municipal District of County Donegal.

CINNEADH ATÁ DE DHÍTH / DECISION REQUIRED: -

That the Council accept the recommendation to proceed with the development in accordance with the response contained in the attached report.

Leam Ward.

STIÚRTHÓIR SEIRBHÍSE
DIRECTOR OF SERVICE

21st March 2022

DÁTA
DATE



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

**RAMELTON RE-IMAGINED – A RESTORATIVE &
TRANSFORMATIONAL HISTORIC TOWN CENTRE PUBLIC REALM
SCHEME
AT RAMELTON TOWN CENTRE IN THE TOWNLAND OF RAMELTON 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 PG 22/02

EXECUTIVE PLANNER'S RECOMMENDATION

EXECUTIVE PLANNER'S RECOMMENDATION

Recommendation:

Having considered the Executive Planner's Report and the Planning Report Part 8 PG 22/02, it is recommended that the proposed development proceeds as proposed, subject to the 6 No. Conditions set out in the Planning Report, Part 8 PG 22/02 (Planning Report, *Appendix C*).

Prepared & Recommended by:



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

Date: 21st March 2022

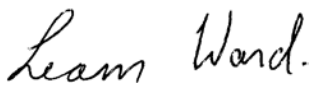
Reviewed by:



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

Date: 21st March 2022

Approved and Endorsed by:



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

Date: 21st March 2022

1. Introduction

Donegal County Council proposes to carry out a major restorative and transformational public realm scheme within the historic town core of the Heritage Town of Ramelton in the Letterkenny & Milford Municipal District. The project provides for a suite of integrated and heritage led public realm interventions that are designed to not only transform the physical environment but also to re-establish social purpose and commercial function to under-utilised and redundant public spaces and places of both prominence and scale. It will deliver high quality multi-functional recreation and amenity space which respects architectural heritage and conservation, is environmentally informed and provides a platform for the transition of Ramelton towards a low-carbon future.

The proposed development is located in the designated town centre of Ramelton, specifically relating to the historic commercial core of Ramelton, totaling 1.72 hectares. The site extends from Gamble's Square in the east, along Shore Road and the Quays to the west, and returning along Castle Street and Bridge Street, including the key civic spaces of Gamble's Square, Market Cross, Market Square and the central green space known as 'the Bing', together with the supporting infrastructure connecting these spaces.

The proposed development forms part of an ambitious, longer term collaborative Action Plan for the town that will transform the urban fabric through environmental improvements, that will contribute to a more attractive place for residents and visitors and will support and incentivise existing and prospective business, enterprise, community and voluntary activities and private sector investment in the renewal of the town. The development has its genesis in the Ramelton Action Plan – *'A Study of Heritage Led Actions for the Renewal and Regeneration of Ramelton'*, July 2020, and delivers on a number of the identified priority actions of the Plan to support the identification of Ramelton as a Strategic Town with a 'Special Economic Function' as a 'Heritage Town with significant built heritage resources' in the County Donegal Development Plan 2018-2024.

Broadly, the proposed development provides for re-imagined public realm environments at Gamble's Square, Market Cross, Market Square and the Quays to provide function, flexibility and an enhanced user experience through adjustments to the existing infrastructure and the introduction of a quality palette of materials including surface materials, street furniture, landscaping, public art and public lighting. A new multi-user public park environment is proposed at 'the Bing' to include a public garden and events space, children's play park, sensory and adventure trail incorporating new levels and topography to ensure all abilities access and opportunities for rest, play and gathering. A key emphasis of the project is to support the renewal of the town centre as a 'place for people', enabling new and high-quality permeability and accessibility through the site. The proposed development and associated investment will be a major catalyst in creating a vibrant town centre that actively promotes Ramelton as a destination to its residents, local businesses and visitors with significant

potential to activate and leverage the private sector in the regeneration of other town centre opportunities.

The proposed development has potential in relation to a fourth call for applications to the Rural Regeneration and Development Fund (RRDF) by the Department of Rural and Community Development in 2022. The RRDF call aims to implement the objectives of the Governments '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 the RRDF by Donegal County Council.

2. Nature of the Works

The proposed development will include the following proposed works:

1. Construction of a new public realm environment at Gamble's Square inclusive of new materials, pavements and surfacing together with modified footpaths, new crossing arrangements, new public seating and removable bollards delivering an enhanced capacity for civic events and social purpose;
2. Construction of a new public realm environment at the Market Cross inclusive of a new shared surface, modified junction alignment and the recreation of a civic meeting place inclusive of public seating area with a feature sculpture piece;
3. Construction of a new multi-user public park environment at 'the Bing' to include a public garden and events space, children's play park, sensory and adventure trail incorporating new levels and topography to ensure all abilities access and opportunities for rest, play and gathering;
4. Construction of a new public realm environment at Market Square including a new paved shared surface and street furniture;
5. Construction of a new public realm environment at the Quays with re-prioritisation for pedestrian priority use through the introduction of new surface materials and street furniture; and
6. All associated ancillary works to include new and improved surface and footpath upgrades, 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 and including Shore Road, Castle Street and Bridge Street.

The project is rooted in the principles of restoring and re-imagining the principal prominent civic spaces that are at the heart of the Historic Town Core of Ramelton together with the supporting public infrastructure connecting these spaces. Historically these spaces were valuable focal points within the town centre and were places of public gathering and the locations for town markets and such, however their value and prominence has been eroded over time resulting in under-utilised, vehicle dominant areas in poor environmental condition. There is also a lack of continuity and quality in pedestrian infrastructure throughout the historic town centre which creates a

disjointed and unsafe public realm for all its users. It is intended that the proposed development will transform the historic core to meet modern day lifestyles with the overall vision for the project described as:

'Recapturing the essence of the historic streets and spaces of Ramelton by enhancing the setting of the town and achieving a successful and sensitive design which provides function, flexibility and an enhanced user experience'.

The proposed Part 8 development will achieve multiple benefits for Ramelton including:

- Bringing under-utilised core town centre lands into productive use to compliment and protect the character and setting of this historic town;
- Creating new and high-quality public realm and enabling civic and community activity alongside cultural and artistic expression within the urban environment;
- Providing useable, adaptable outdoor public spaces for events and activities that respond to challenges around the public health environment and the need for social distancing;
- Enhancing pedestrian and cyclist connectivity and flow throughout the town for seamless accessibility and thus enabling modal shift and providing transportation choice for people;
- Maximising the natural assets of Ramelton and increasing the social and ecological value of the spaces to encourage healthy and low carbon lifestyles;
- Reducing dereliction and vacancy by giving catalytic effect to private sector investment;
- Increasing footfall in the town centre and activating spin-offs for local businesses;
- Contributing to a more competitive and vibrant town centre and business environment that acts as a catalyst to drive the local and regional economy;
- Strategically transforming how people engage with existing spaces in the historic town centre and extending the existing town centre functions eastwards towards its original core; and
- Strengthening the economic resilience of Ramelton to economic challenges such as Brexit by enhancing the heritage landscape and facilitating diversification and up-scaling in the tourism and business sectors.

The overall design concept for the project responds to the rich and unique built and cultural heritage of the historic core of Ramelton with an emphasis on high quality materials and finishes that are sympathetic to the existing architecture. Careful consideration has been given to the proposed level and nature of intervention within each space and the introduction of a quality palette of materials, including paving, street furniture, lighting and planting, to not only respect but also compliment and enhance the historic character and setting. The primary design considerations focus on materiality and connectivity as well as addressing the challenging level elements and the need to address the increased use of the outdoors by all. The establishment of attractive and adaptable spaces that are well connected and serviced will provide for a re-imagined and enlivened town centre adding to the economic and social vitality of Ramelton and stimulating wider regeneration.

Figures 1 – 6 below show extracts of the proposed Masterplan Layout and artists impressions of the development (published 1st February 2022).

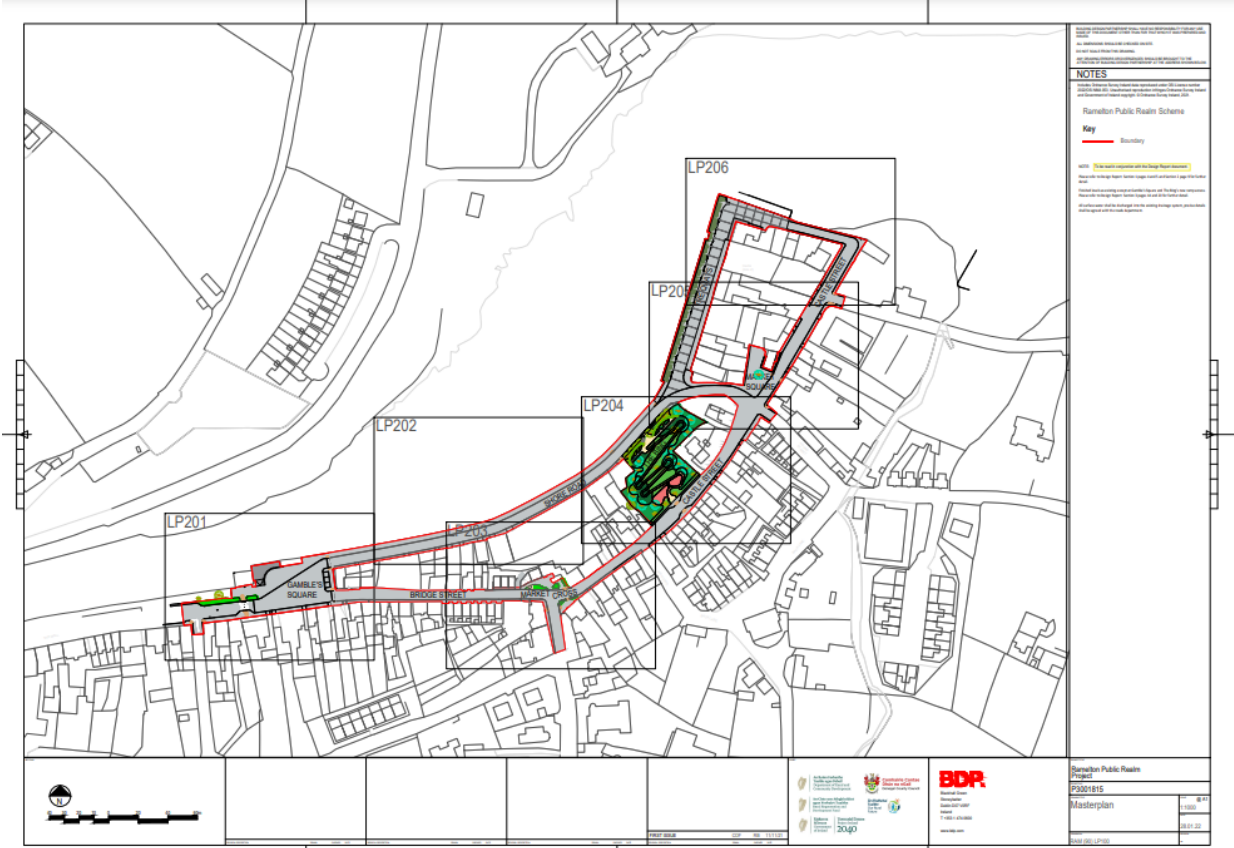


Fig.1 Proposed Masterplan Layout (published 01/02/2022)



Fig.2 Artist's Impression of proposed Gamble's Square (published 01/02/2022)



Fig.3 Artist's Impression of proposed Market Cross (published 01/02/2022)



Fig.4 Artist's Impression of proposed Bing area (published 01/02/2022)



Fig.5 Artist's Impression of proposed Market Square (published 01/02/2022)



Fig.6 Artist's Impression of proposed Quays area (published 01/02/2022)

The proposed development is also informed by a Design Report, a Built Heritage Audit & Impact Assessment, an Archaeological Desktop Constraints Report and a Flood Risk Screening.

The proposed development does not comprise a project listed in Schedule 5, Part 1 or Part 2, of the Planning and Development Regulations, 2001 (as amended) and therefore a Screening Determination in relation to Environmental Impact Assessment is not required.

The Council also carried out an Appropriate Assessment Screening in accordance with Article 250(1) of the Regulations and has made a determination in view of best scientific knowledge that the development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site in view of the site's conservation objectives and that Appropriate Assessment was not required.

3. Consultation Process

3.1 Pre-Part 8 (Informal)

Prior to the formal publication of the Part 8 development an informal public consultation event took place on Wednesday 3rd November 2021 at Sip 'n' Slice on the Shore Road Ramelton from 3.30pm to 7.30pm. This event was advertised in the Tirconaill Tribune, Highland Radio and through the social media accounts of Donegal County Council and all Elected Members of the Letterkenny & Milford Municipal District were notified on the event. Cllr. Ian McGarvey, Cllr. Ciaran Brogan and Cllr. John O'Donnell attended. Preliminary designs for the proposed development, which were emerging at that stage, were on display.

To ensure compliance with the Covid-19 and public health guidelines in place at the time, the event was held in an outdoor setting and numbers attending were controlled. Staff from BDP Consultants and Donegal County Council were in attendance to control the event, provide information and receive feedback from the public. The event was very well attended with c.60 persons attending over the course of the event and the feedback received was extremely positive. Information cards were also distributed to all those attending inviting submissions via email. Following the event, the emerging designs remained on public display on the Donegal County Council website and at the office of the Council until the 1st December 2022 and the public were invited to make submissions during this period. A total of 30 no. submissions were received in this period and again the responses were largely positive with one localised issue identified at Gamble's Square arising from the introduction of the new pedestrian crossing at this location. This issue has since been resolved through direct consultation with the affected parties.

Otherwise consultation with key stakeholder groups including the Ramelton Regeneration Group, Elected Members, local area staff, property owners and traders has taken place throughout the preparation of the Part 8 plans and proposals.

3.2 Part 8 Consultation (Formal)

As required by Part VIII of the Planning and Development Regulations 2001 (as amended), notice of the proposed development was published in the DONEGAL PEOPLES PRESS on Tuesday 1st February 2022 (**Appendix A**) and in accordance with the regulations site notices were erected on site on the same date.

The plans and particulars (**Appendix B**) of this proposed development were available for inspection or purchase 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 Services Centre, Neil T. Blaney Road, Letterkenny, Co. Donegal.
- Milford Public Services Centre, Main Street, Milford, Co. Donegal.

The proposed plans were available for inspection from Tuesday 1st February 2022 for a period of at least four weeks, until Tuesday 1st March 2022.

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

- An Chomhairle Ealaíon
- Fáilte Ireland
- An Taisce – The National Trust for Ireland
- The Heritage Council
- The Minister of Environment, Local Government & Heritage (Wildlife)
- The Minister of Environment, Local Government & Heritage (Nat. Mon.)
- Inland Fisheries Ireland
- Office of Public Works
- Irish Water
- ESB Networks
- EIR
- Donegal County Council Roads & Transportation Service
- Donegal County Council Road Design Office
- Donegal County Council Water & Environment Section (incl. C-Frams Unit)
- Donegal County Council Planning Service
- Donegal County Council Conservation Officer
- Donegal County Council Heritage 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 Wednesday 16th March 2022.

4. Submissions Received & Responses

Submissions were received from the following within the permitted time for receipt of submissions and observations (before 4:30pm on Wednesday 16th March 2022);

Public Submissions:

1. Donna Kerr McGinley
2. Catherine Kerr
3. Michael & Pauline Sugrue
4. Jim & Alice McDonald
5. Nicholas Stewart

Statutory Bodies & Internal Reports:

1. Inland Fisheries Ireland
2. Conservation Officer, Donegal County Council
3. Road Design, Donegal County Council

No other submissions or observations were received in respect of the proposed development within the specified time period.

4.1 Response to submissions:

Tables 1 & 2 below provide a summary of each submission received and the response of the Chief Executive to same.

Table 1: Public Submissions

1.	Submission:	Donna Kerr McGinley
	Received:	By email on 1 st February 2022
	Issues Raised:	<p>The submission received raising objection on behalf of parents who reside on Castle Street for the following reasons:</p> <ol style="list-style-type: none"> 1) Little to no parking space if these plans go ahead. 2) The noise level and the risk of antisocial behaviour. 3) The upkeep of the green areas.
	Chief Executive's Response:	<ol style="list-style-type: none"> 1) The ethos of this project is to restore and recapture the essence of the historic spaces and streets of Ramelton, which in itself is a highly valuable heritage asset for the County. The proposals build upon the findings of the Ramelton Action Plan which has received strong community endorsement and seek to improve the overall pedestrian experience of the space with improvements to pedestrian connections and the overall circulation and movement of people around the historic core. These improvements aim to promote social and economic renewal and furthermore aid in the transition to a low carbon future. <p>The provision of suitable pedestrian crossing points throughout the space is fundamental to ensuring consistent and connected pedestrian links to establish a better balance between pedestrians and vehicles. Careful consideration has been taken throughout the design to respond to the existing function of the town in terms of vehicular and pedestrian movement and minimal interventions are proposed with the overarching approach to retain the existing arrangements of two-way traffic movements and self-regulating on-street parking, and existing junction arrangements. The positioning of the new crossing points has been closely examined and considered to ensure the seamless movement of people into and out off the key civic spaces as well as across the historic town core overall. In the case of the new crossing on Castle Street leading to the upper access to the Bing there will be a loss of a very limited number of car parking spaces. On balance it is considered that this loss is offset by the improvements in pedestrian safety and movement and substantial parking remains for residents in this area.</p> <p>In terms of traffic generation, it is considered that the development will not generate a significant level of traffic concentrated at any one location however any new traffic associated with the development will be dispersed across the town centre area. The non-car-based nature of the development is</p>

		<p>noted together with the walking and cycling options available which will collectively provide for a more sustainable approach to traffic management.</p> <p>2) The proposed development is fully aligned with the principles of renewing the town centre as a 'place for people' and recapturing the social and commercial purpose of the central civic spaces within the historic town core. The design concept has been sensitively developed to ensure a balanced approach to increased footfall and activity in the town centre area and ensuring the encouragement of uses that are conducive to a town centre environment. The proposal for the Bing entails a new multi-user public park with interests for all age groups and users. Careful consideration has been taken throughout the design to provide the appropriate positioning of the principal elements of this space including the play park, the series of garden spaces and the events space to ensure sensitivity to neighbouring uses. The passive surveillance afforded to the play area by existing residential properties together with additional planting and sensitive lighting will reduce the risk of antisocial behaviour. The noise levels associated with these proposals would not be considered excessive for this town centre environment.</p> <p>3) The future management and maintenance of the scheme will be the responsibility of Donegal County Council working in close association with the local community, e.g. Tidy Towns Committee and the Community Employment Scheme.</p>
2.	Submission:	Catherine Kerr
	Received:	In writing on 14 th March 2022
	Issues Raised:	As per no. 1 above.
	Chief Executive's Response:	As per no. 1 above.
3.	Submission:	Michael & Pauline Sugrue
	Received:	In writing on 15 th March 2022
	Issues Raised:	<p>1) The proposed Belisha based pedestrian crossing at Gamble's Square will be detrimental to the heritage fabric of the space and will result in noise and disturbance to the residents of the Bank.</p> <p>2) The planned planting box will result in the loss of car parking spaces and the narrowing of the road will result in traffic congestion.</p> <p>3) Concerns that the materials used at Gamble's Square may be reconstituted concrete and not genuine stone consistent with the existing fabric of the square.</p>
	Chief Executive's Response:	<p>1) As outlined at item 1 above the principle design considerations for this project are to restore and recapture the essence of the historic spaces and streets of Ramelton and to establish a pedestrian priority space through improvements to pedestrian connections and the overall circulation and</p>

	<p>movement of people around the historic core.</p> <p>The provision of suitable pedestrian crossing points throughout the space is a key component of the design and careful consideration has been taken throughout the design to ensure the correct and appropriate positioning of all crossing points, none more so than the new crossings proposed at Gamble's Square. A number of options were examined at this location to ensure comprehensive consideration of all influencing factors and requirements including the creation of a Gateway and suitable pedestrian experience for users of the space. The introduction of a Belisha Beacon at this location will facilitate safe crossing for all abilities including, e.g. visually impaired people. It is essential that assisted crossing is provided at Gamble's Square and every effort had been made to ensure that this is undertaken with the minimal level of intervention to the space as possible. Measures to shield and lessen the impact of the beacon will be considered further at Detailed Design stage.</p> <p>2) The planned planting to the perimeter of Gamble's Square does not displace any designated parking and the resultant narrowing of the carriageway is a mechanism for traffic calming to further enhance pedestrian safety and identify the square as an active civic space within the town centre.</p> <p>3) Considerable care has been taken throughout the design to date to ensure that the proposed designs respond to the rich and unique cultural and architectural heritage of Ramelton. Details of the proposed palette of materials are provided in the Design Report which have been sensitively selected to be both sympathetic and complimentary to the built and architectural heritage of the space whilst responding to today's needs to provide longevity and ease of maintenance.</p> <p>Within Gamble's Square the details outlined in Sections 3 & 4 of the Design Brief confirm the use of natural stone slabs to the footpaths and natural stone setts to the carriageway and driveways together with granite kerbs.</p>								
4.	<table border="1"> <tr> <td data-bbox="242 1308 555 1350">Submission:</td> <td data-bbox="555 1308 1428 1350">Jim & Alice McDonald</td> </tr> <tr> <td data-bbox="242 1350 555 1393">Received:</td> <td data-bbox="555 1350 1428 1393">15th March 2022</td> </tr> <tr> <td colspan="2" data-bbox="242 1393 1428 1624"> Issues Raised: 1) Concern over the reduction in the width of car parking spaces due to the widening of the footpath and the narrowing of the road width at Gamble's Square and request made that no yellow lines be placed on the road edge in the future. </td> </tr> <tr> <td colspan="2" data-bbox="242 1624 1428 1928"> Chief Executive's Report: 1) This is a localised issue relating to individual properties. Direct consultation has taken place with the individual property owner and the scheme has been modified to ensure the retention of parking whilst introducing improved footpaths and discreet traffic management measures. The possible introduction of yellow lines in the future is a matter for the Roads Department and is outside the remit of this project. </td> </tr> </table>	Submission:	Jim & Alice McDonald	Received:	15 th March 2022	Issues Raised: 1) Concern over the reduction in the width of car parking spaces due to the widening of the footpath and the narrowing of the road width at Gamble's Square and request made that no yellow lines be placed on the road edge in the future.		Chief Executive's Report: 1) This is a localised issue relating to individual properties. Direct consultation has taken place with the individual property owner and the scheme has been modified to ensure the retention of parking whilst introducing improved footpaths and discreet traffic management measures. The possible introduction of yellow lines in the future is a matter for the Roads Department and is outside the remit of this project.	
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Received:	16 th March 2022								

<p>Issues Raised:</p> <p>1) Questions raised in relation to the final finishes and treatment of the space at the Fish House as part of the Gamble's Square proposals.</p>
<p>Chief Executive's Report:</p> <p>1) This is a localised issue relating to an individual property. Direct consultation has taken place with the individual property owner and all details of the final finishes and treatment at this location will be finalised at Detailed Design.</p>

Table 2: Statutory Body Submissions/Internal Reports

1.	Submission:	Inland Fisheries Ireland
	Received:	1 st March 2022
	<p>Comments:</p> <p>This submission recommends that the following recommendations and guidance be followed and adhered to throughout the entirety of the project:</p> <p><i>Construction Phase:</i></p> <ol style="list-style-type: none"> 1. During the construction phase and when groundworks are taking place, the storage, management and conveyance of materials must not permit any deleterious matter reaching adjacent surface water systems either directly or indirectly. There must be no run-off of fuels, oils, concrete or from stockpiles of materials or general run-off from the site. Stockpiles should be a minimum of ten metres from any surface water channels and battened back to a maximum angle of 45 degrees. 2. During the construction phase there must be no run-off of fuels, oils, concrete or from stockpiles of materials or general run-off from the site. Fuels, oils or other hazardous substances on site must be stored in lockable bunded containers. Appropriately sized spill kits should also be kept on site and staff trained in their use in case an incident occurs. Where temporary diesel or petrol driven pumps are required, they should be located within bunded units. Waste oils, empty oil containers and other hazardous wastes should be disposed of in accordance with the requirements of the Waste Management Act, 1996. 3. During construction the contractor should nominate a responsible person to oversee environmental monitoring and housekeeping on site and ensure that guidelines and good practice are being adhered to on site. <p><i>Operational Phase:</i></p> <ol style="list-style-type: none"> 4. Mitigation measures for the interception of suspended solids must be designed so as to comply with an upper limit of 25mg per litre for the discharge of Total Suspended Solids (TSS) to surface waters as specified in the Salmonid Waters Regulations, SI 293 of 1988. 5. In relation to any wastewater accumulated at the site, the planning authority should ensure that EPA guidelines are adhered to and that the cumulative impact of the new development does not have the potential to negatively impact on ground or surface waters in the vicinity. 6. All surface waters from the site and access roads should be channelled through adequately sized petrol / oil interceptors. SuDS principles should be 	

	<p>incorporated into surface water management plans to attenuate any run-off of suspended solids or other deleterious matter from the site.</p>	
	<p>Chief Executive’s Response: The recommendations and guidance of Inland Fisheries Ireland will be fully adhered to and the development will be carried out in accordance with best practice. A Construction and Waste Management plan will be prepared to ensure management of the works during both the construction and operational phases to ensure the that guidelines and good practice are adhered to at all times.</p>	
2.	Report:	Conservation Officer, Donegal County Council
	Received:	7 th March 2022
	<p>Comments: This report recommends that the Part 8development should be subject to the following conditions:</p> <ol style="list-style-type: none"> 1. All works are to be carried out in accordance with the recommendation set out in the ‘Ramelton Public Realm Project Inventory of Built Heritage and Impact Assessment’ carried out by Dedalus Architecture January 2022 and in line with best conservation practice. 2. A detailed record and schedule of how the consultants have taken into account each of the elements laid out in the impact assessment table and also the memorial seats/benches, buildings drainage gullies and downpipes, entrance thresholds of protected structures and other historic buildings and cast iron drain covers and vents is to be prepared by a suitably qualified conservation professional given their contribution to the historic streetscape for agreement with the conservation officer prior to commencement of development. 3. All proposed detailed designs and schedule of materials for each of the specific works for the five public realm areas and ancillary works within the overall development area including Shore Road, Castle Street and Bridge Street are to be agreed in writing with the Conservation Officer prior to the commencement of the development 4. All works should be supervised by and certified by an accredited Conservation Consultant and a completion report is to be submitted to the Planning Authority following final completion of the works. 	
	<p>Chief Executive’s Response: 1) The application is supported by the ‘Ramelton Public Realm Project Inventory of Built Heritage and Impact Assessment’ carried out by Dedalus Architecture in January 2022 and the Detailed Design is being developed in strict accordance with the recommendations contained therein. 2) – 4) The consultancy services secured to advance the project through Detailed Design and through the construction stage include for the services of a Grade 1 Conservation Architect and all detailed design proposals included proposed materials will be agreed with the Conservation Officer as recommended. These recommendations are noted and accepted as a recommended condition in the report of the Planning Authority.</p>	

3.	Report:	Road Design, Donegal County Council
	Received:	16 th March 2022
	<p>Comments:</p> <ol style="list-style-type: none"> 1. The design of the scheme to be in compliance with the Design Manual for Urban Roads and Streets (DMURS). 2. Further pedestrian linkage/footpath widening and traffic calming measures including junction tightening and raised tables and the following points to be utilised for consideration: <ol style="list-style-type: none"> 2.1 Gamble's Square LP201 <ol style="list-style-type: none"> a) Raised table at the Controlled Pedestrian Crossing to slow traffic entering the Gamble Square. b) Raised tables at the pedestrian crossings on the Shore Road and on Bridge Street in the Gamble Square area to slow traffic entering The Gamble Square from the Shore Road and Bridge Street. c) Further increase the width of the buildouts and move the Stop line further out at the R245/The Mall junction to improve visibility for road users turning left to continue on the R245 or right towards The Mall. 2.2 Shore Road – LP202 <ol style="list-style-type: none"> a) Increase the width of the footpath along the residential and commercial properties to provide a more desirable space for people to pass comfortably. b) Provide pedestrian linkage between footpaths on the Shore Road with the inclusion of pedestrian crossings. 2.3 Market Cross – LP203 <ol style="list-style-type: none"> a) Increase the width of the footpath along the residential / commercial properties on Bridge Street to provide a more desirable space for people to pass comfortably. 2.4 The Bing Site Layout Plan – LP204 <ol style="list-style-type: none"> a) Increase the width of the footpath in front of the Bing Area to provide a desirable space for small groups to pass comfortably. b) Increase the width of the footpath along the residential premises on Castle Street to provide a desirable space for people to pass comfortably. 2.5 The Quays South & Market Square – LP205 <ol style="list-style-type: none"> a) Tighten the junction, reduce the junction radii and provide a raised table at The Quays / Shore Road junction to reduce speed of traffic enter the Quay. Pedestrian prioritisation at the junction to enhance pedestrian linkage from the Shore Road to the Market Square. b) Increase the width of the footpath alongside McDaid's Football Special (Warehouse) from the Quay to the Market Square to provide a desirable space for small groups to pass comfortably and enhance pedestrian linkage to the Market Square. c) Junction tightening at Shore Road / Castle Street junction with the creation of a buildout at the junction opposite the Market Square. d) Provide further pedestrian linkage and traffic calming with a pedestrian crossing and raised table at the junction and a further pedestrian crossing at Castle Street (town side of Pound Street). 	

	<p>e) Increase the width of the footpaths on Castle Street to provide a desirable space for people to pass comfortably.</p> <p>3. Cycle parking to be provided in compliance with the County Development Plan.</p> <p>4. Drainage design to be in accordance with TII DN-DNG-03066.</p> <p>5. Road Safety Audit Stage 1&2 in accordance with TII GE-STY-01024, TII GE-STY-01025 & TII GE-STY-01027 to be carried out on the proposed design.</p> <p>6. Should the scheme receive planning approval, we would ask for further consultation between the design team and DCC's Road Design Office prior to developing the detailed design for the scheme.</p>
	<p>Chief Executive's Response:</p> <p>1) The submitted scheme particulars confirm that it has been designed in accordance with DMURS. 2) The suggested amendments have been discussed with Road Design and it is agreed that they constitute minor adjustments only, which will be examined in any event RSA, considered at detailed design stage and where practical or necessary then incorporated in the final scheme design. In this regard the requirement for a stage 1, 2 and 3 RSA is recommended and accepted as a condition. Road Design have also clarified that where footpaths are not proposed or proposed to be altered then existing footpaths are not subject to DMURS. 3) The scheme has been designed in accordance with the recommended standards and applicable guidelines and the arrangements will be confirmed at detailed design stage. 4) The submitted scheme particulars confirm that drainage will be provided to the required industry standards. 5) The proposed scheme provides for Stage 1 and 2 RSA at detailed design stage and a Stage 3 Audit prior to first public use. 6) As a key stakeholder Area Roads and Roads Design are a part of the project review team and this will continue at Detailed design stage.</p>

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

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

The Planning Department is satisfied that the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates and has no objection to the proposed development subject to the 6 no. conditions as set out in Appendix C.

6. Recommendation & Conclusion:

Following review of submissions/observations received and the Planning Report Part 8 PG 22/02, it is recommended that the proposed development proceed as proposed,

subject to the 6 No. conditions set out in the Planning Report Part 8 PG 22/02
(Appendix C).


A handwritten signature in cursive script that reads "Ruth Diver".

Ruth Diver,
Executive Planner,
Regeneration & Development Team,
Donegal County Council

APPENDIX A

Newspaper Advertisement

www.donegalire.ie
DONEGAL DEMOCRAT



**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: RAMELTON RE-IMAGINED - A RESTORATIVE & TRANSFORMATIONAL
HISTORIC TOWN CENTRE PUBLIC REALM SCHEME**

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 (d) below, which is located in the town centre of Ramelton in the townland of Ramelton in the Letterkenny & Milford Municipal District.

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

- (i) Construction of a new public realm environment at Gamble's Square inclusive of new materials, pavements and surfacing together with modified footpaths, new crossing arrangements, new public seating and removable bollards delivering an enhanced capacity for civic events and social purpose;
- (ii) Construction of a new public realm environment at the Market Cross inclusive of a new shared surface, modified junction alignment and the recreation of a civic meeting place inclusive of public seating area with a feature sculpture piece;
- (iii) Construction of a new multi-user public park environment at 'the Bing' to include a public garden and events space, children's play park, sensory and adventure trail incorporating new levels and topography to ensure all abilities access and opportunities for rest, play and gathering;
- (iv) Construction of a new public realm environment at Market Square including a new paved shared surface and street furniture;
- (v) Construction of a new public realm environment at the Quays with re-prioritisation for pedestrian priority use through the introduction of new surface materials and street furniture; and
- (vi) All associated ancillary works to include new and improved surface and footpath upgrades, 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 and including Shore Rd, Castle Street and Bridge Street as shown on the site location map and site layout plan(s) included in the plans and particulars referred to at paragraph (d) below.

(c) 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 (d) below.

(d) Plans and particulars of the proposed development will be available for inspection online at www.donegalcoco.ie or for inspection at the Council's offices below and purchase (at a fee not exceeding the reasonable cost of making a copy) by prior appointment only (for Covid reasons) at:

Location	Address	Telephone/email	Opening Hours
The Planning Department, Donegal County Council	County House, Lifford, Co. Donegal, F93 Y622	Tel: 074 9153900 Email: planning@donegalcoco.ie	9:00am - 12.30pm and 1.00pm - 5.00pm from Monday to Thursday, and 9:00am - 12.30pm and 1.00pm - 4.30pm on Fridays.
Letterkenny Public Services Centre	Neil T. Blaney Rd, Letterkenny, Co. Donegal, F92 TNY3	Tel: 074 9153900 Email: planning@donegalcoco.ie	
Milford Public Services Centre	Main Street, Milford, Co. Donegal, F92 TDOP	Tel: 074 9153900 Email: planning@donegalcoco.ie	

The said plans and particulars will be available for inspection as above from Tuesday 1st February 2022 until Tuesday 1st March 2022 (both dates inclusive).

(e) Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated may be made in writing to The Co. Secretariat, Donegal County Council, Lifford, County Donegal, before **5.00pm on Wednesday 16th March 2022**.

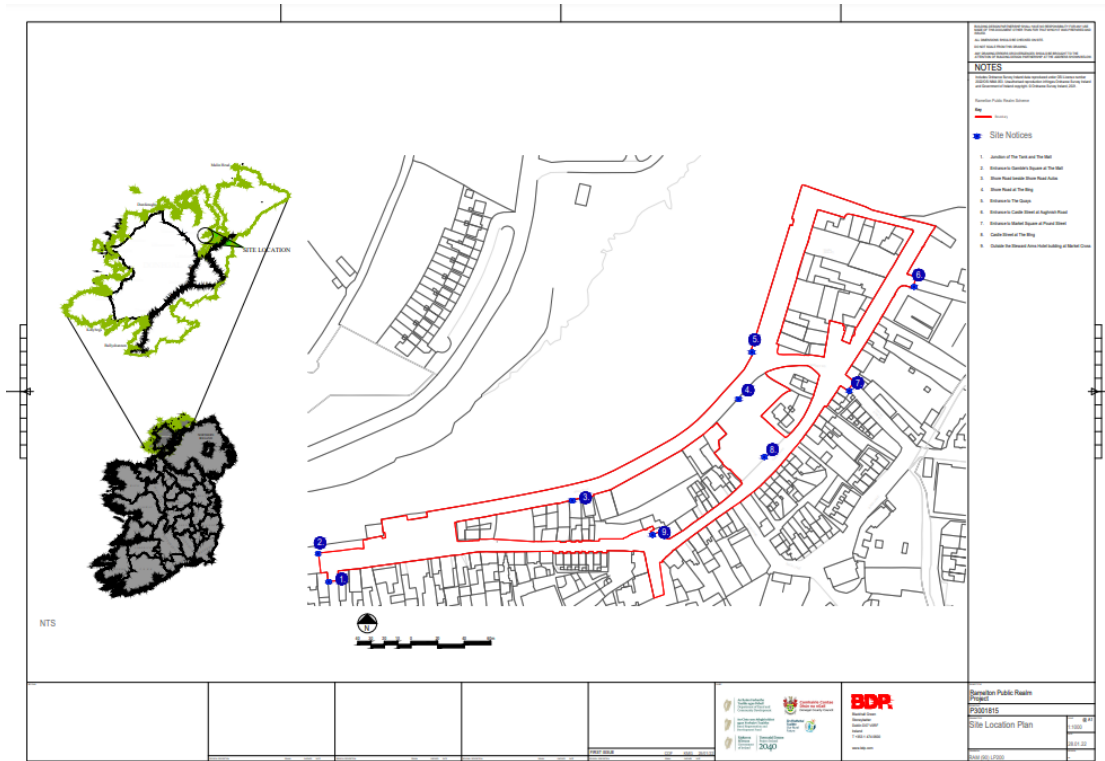
Please mark the front of the envelope with the project name
'Ramelton Re-Imagined - A Restorative & Transformational Historic Town Centre Public Realm Scheme'.

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

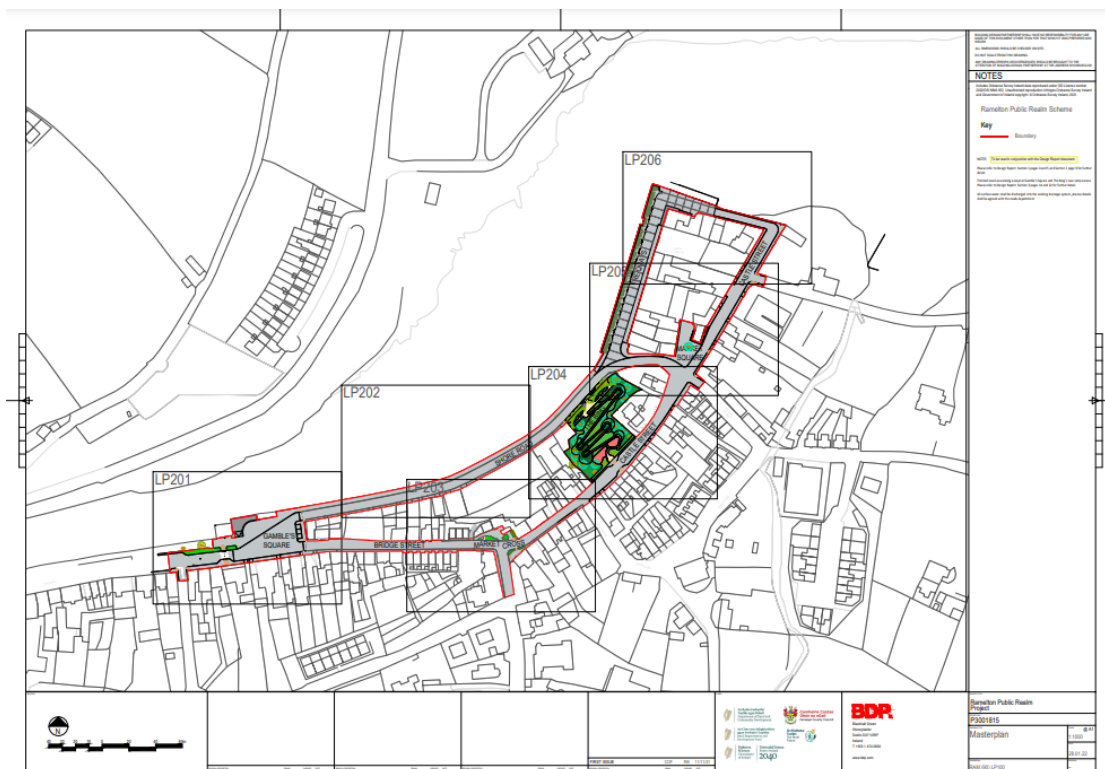
Date: Tuesday 1st February 2022.

APPENDIX B

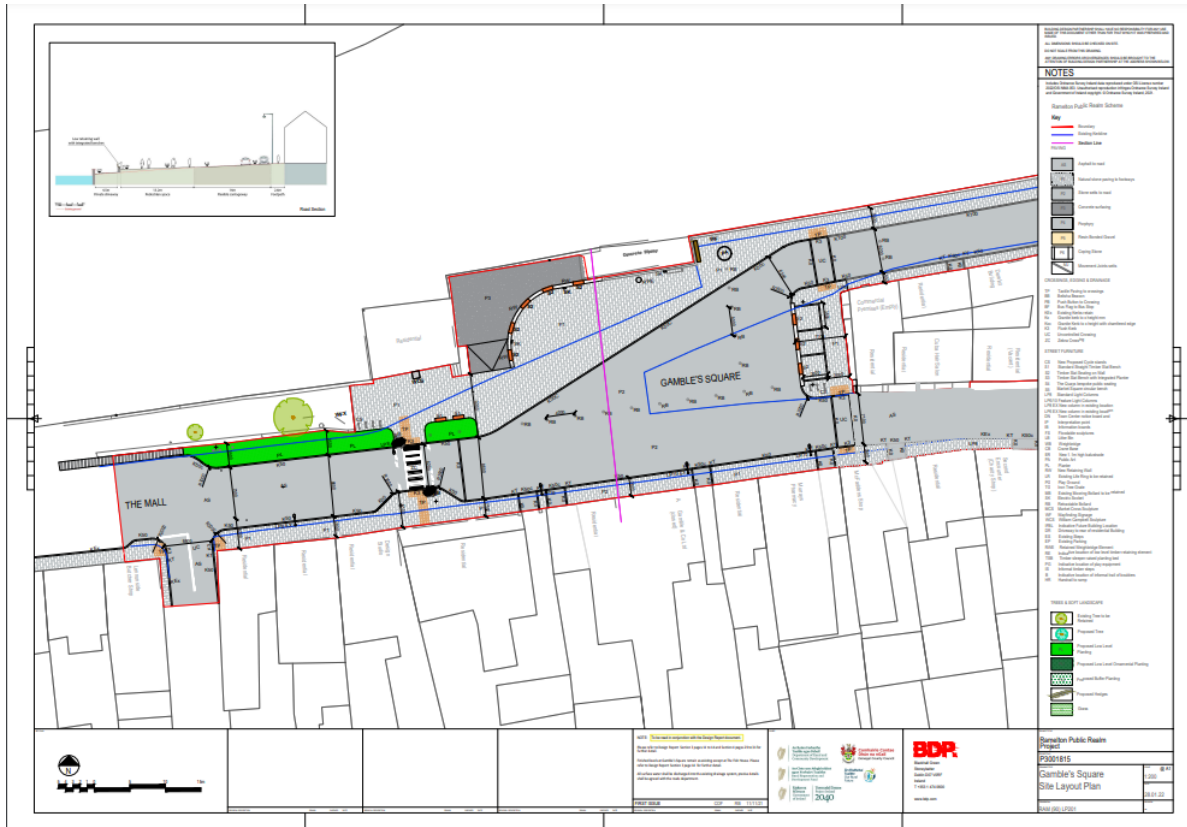
Plans & Particulars published on 01/02/2022



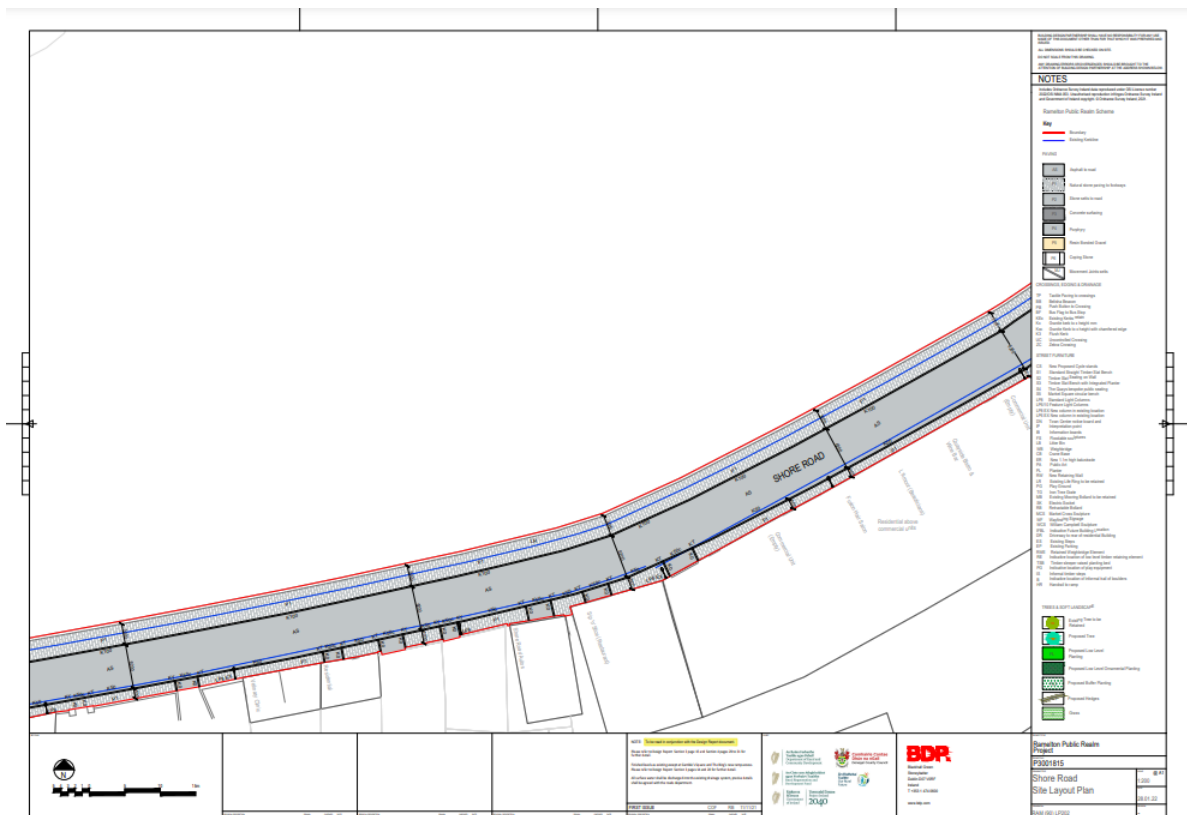
Drawing No. RAM (90) LP 200: Site Location Plan



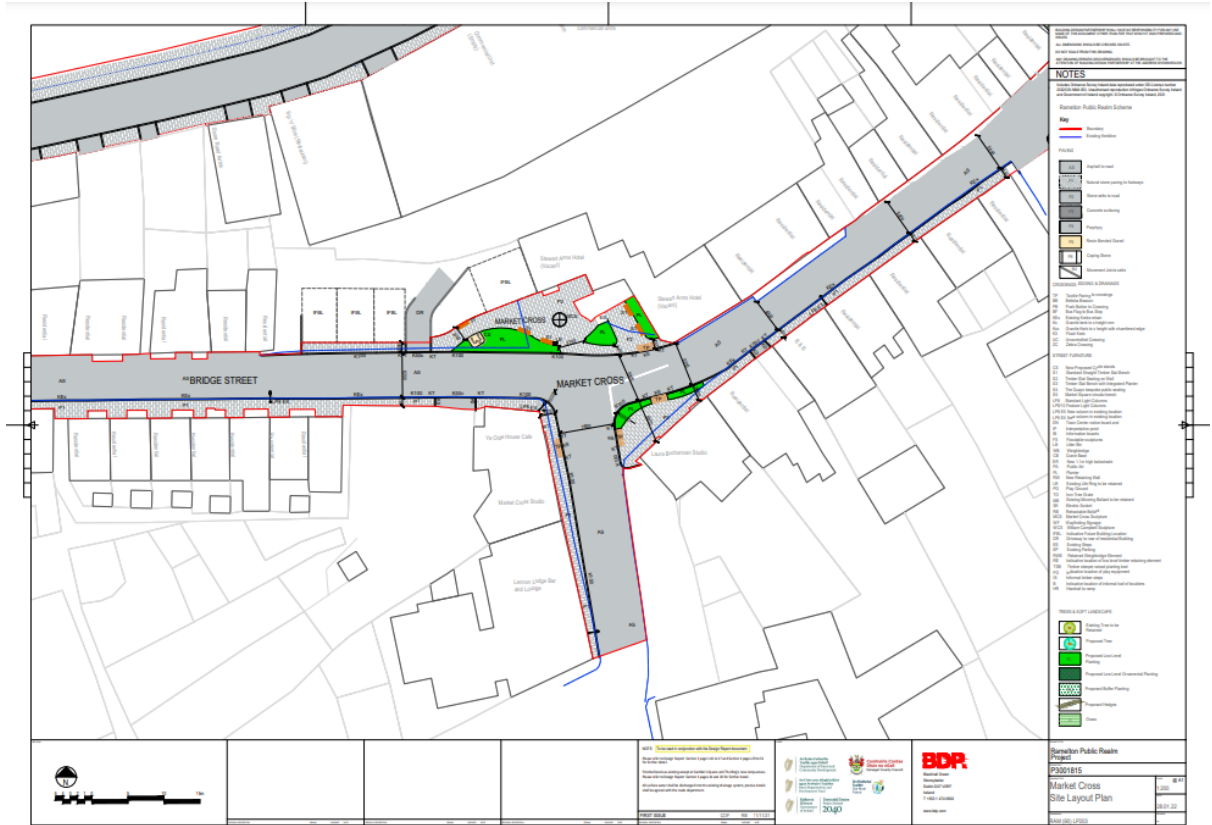
Drawing No. RAM (90) LP 100: Site Masterplan



Drawing No. RAM (90) LP 201: Gamble's Square Site Layout Plan



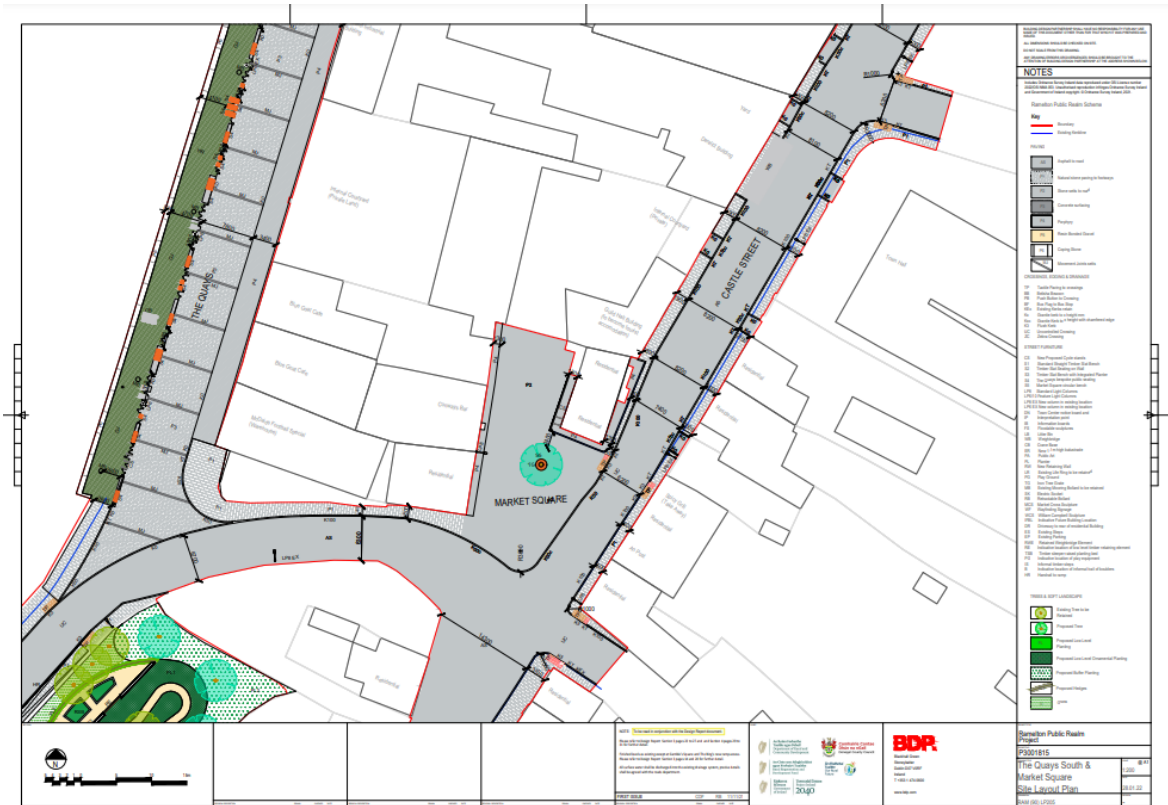
Drawing No. RAM (90) LP 202: Shore Road Site Layout Plan



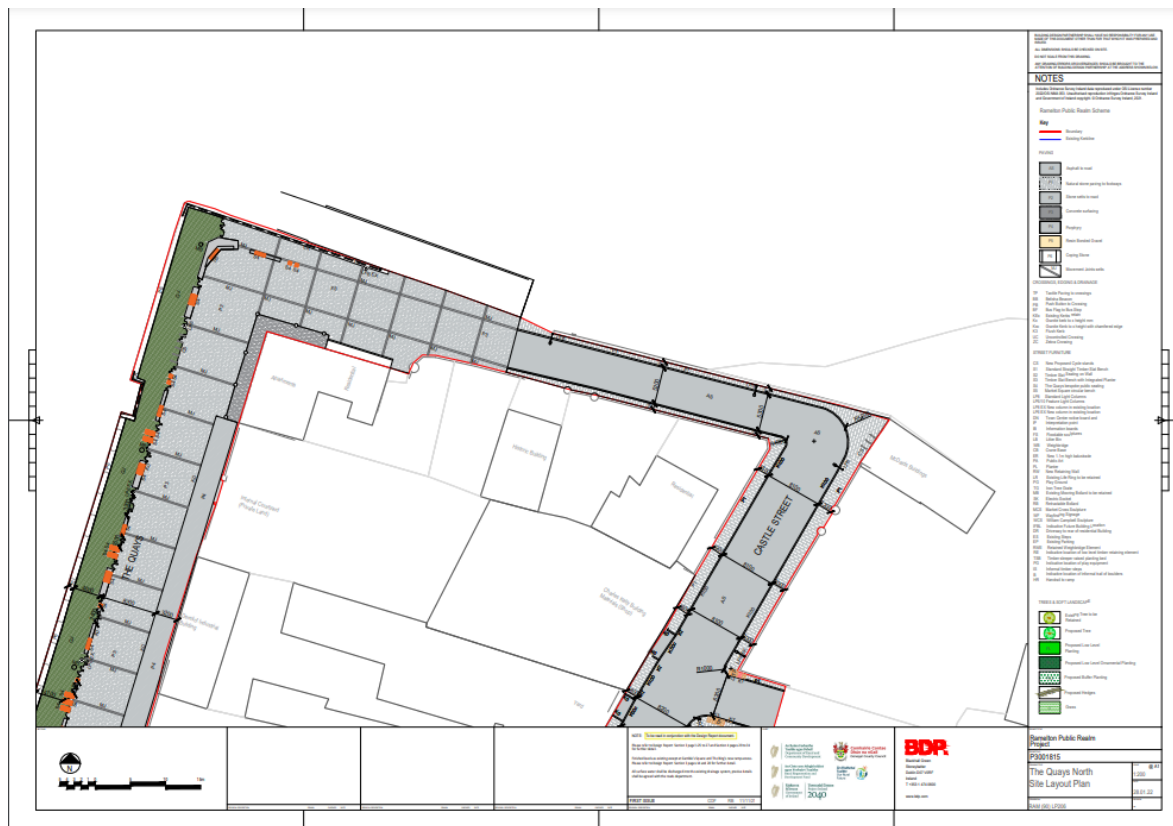
Drawing No. RAM (90) LP 203: Market Cross Site Layout Plan



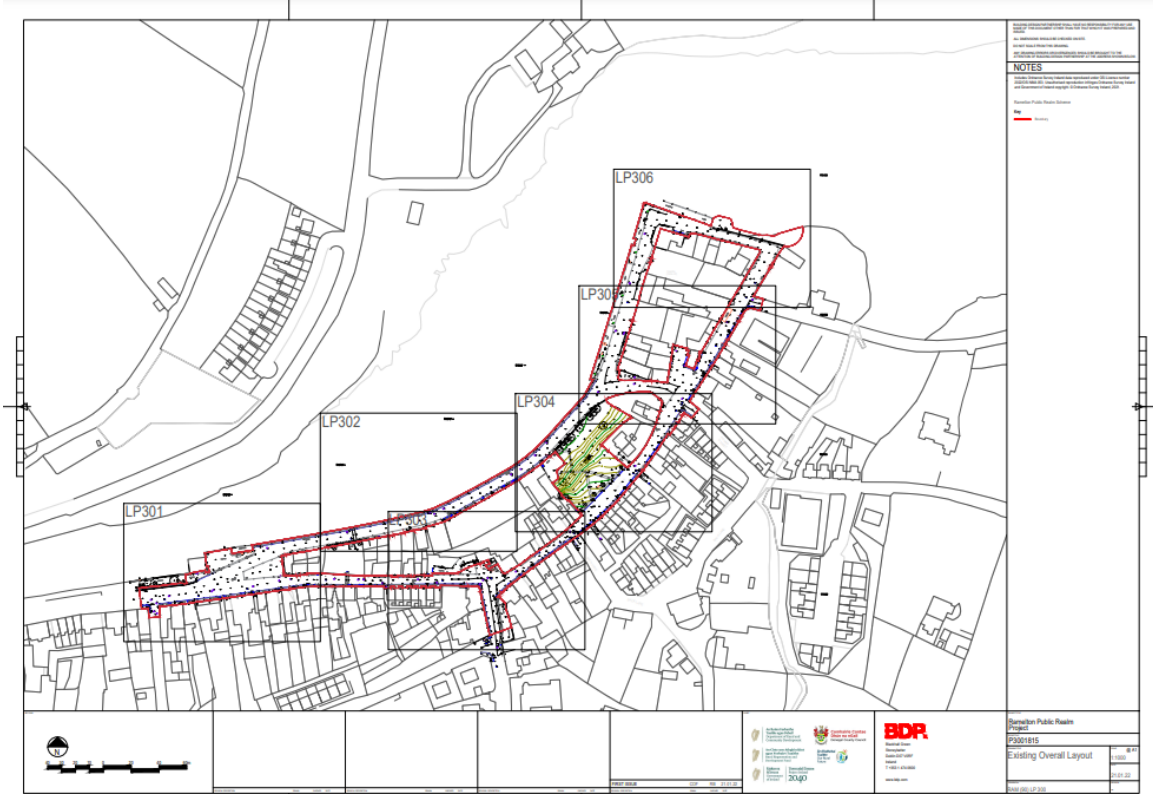
Drawing No. RAM (90) LP 204: The Bing Site Layout Plan



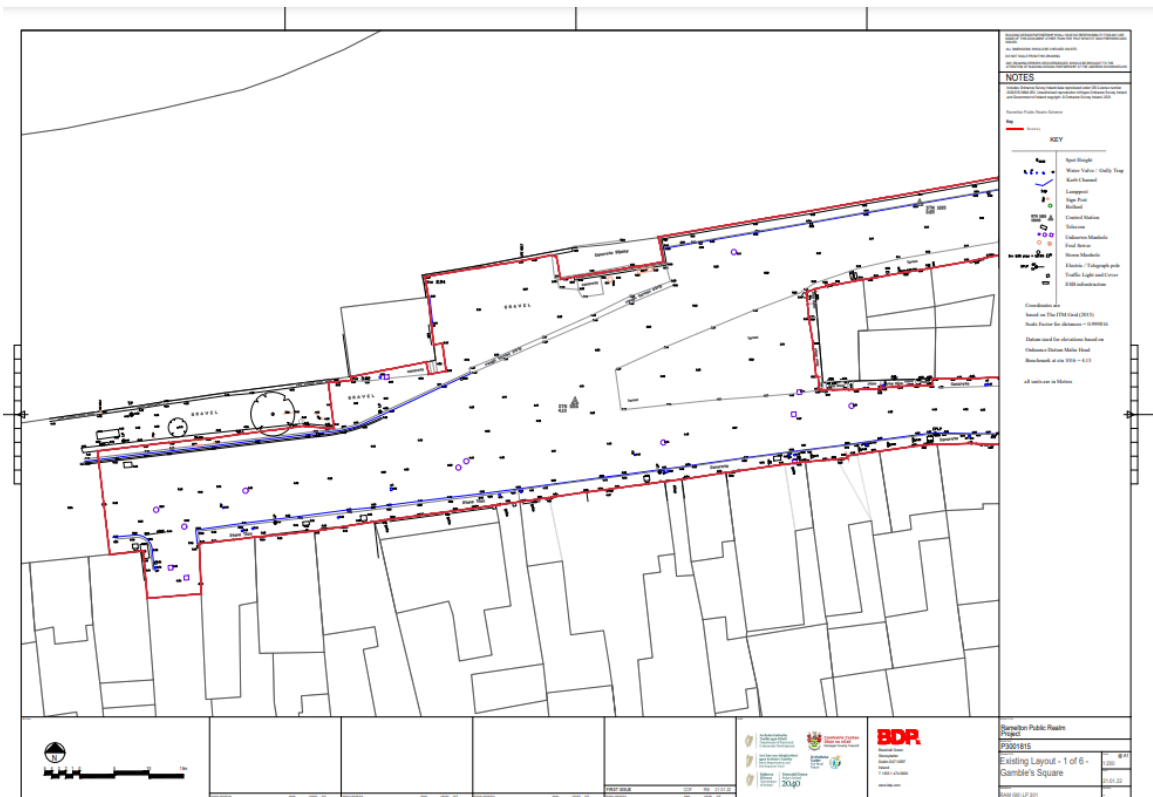
Drawing No. RAM (90) LP 205: The Quays South and Market Square Site Layout Plan



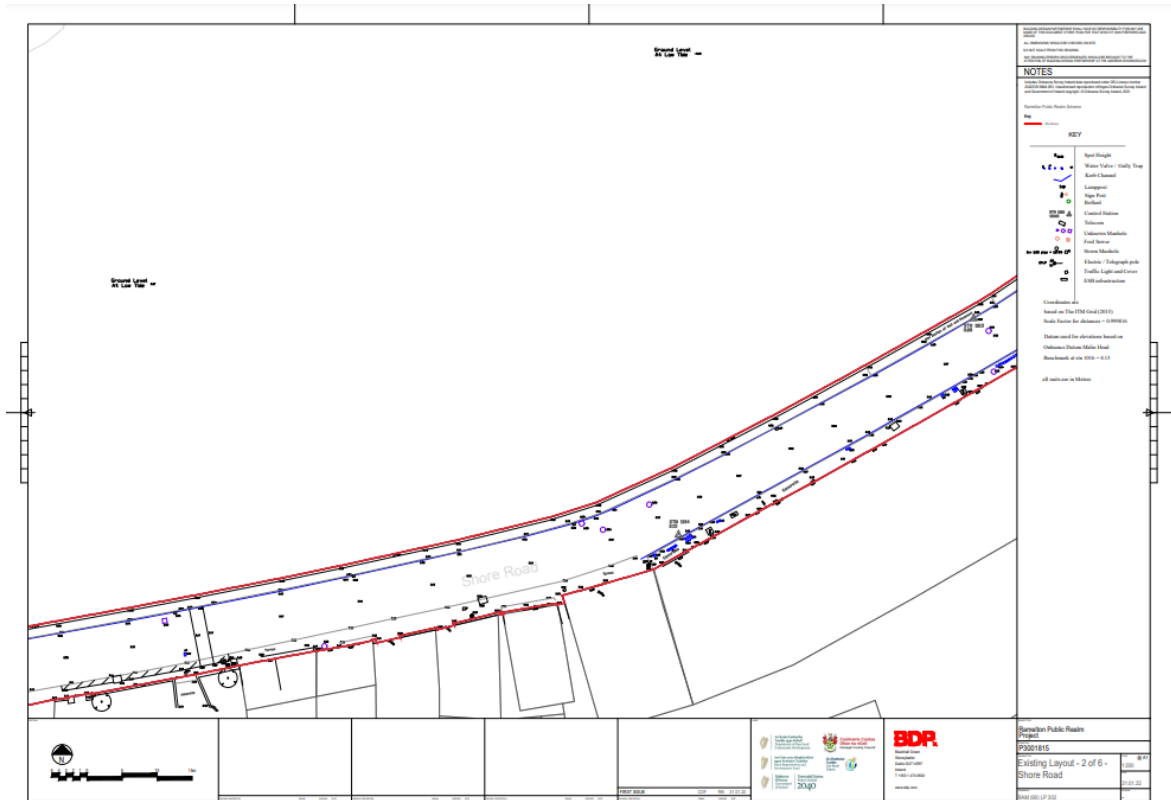
Drawing No. RAM (90) LP 206: The Quays North Site Layout Plan



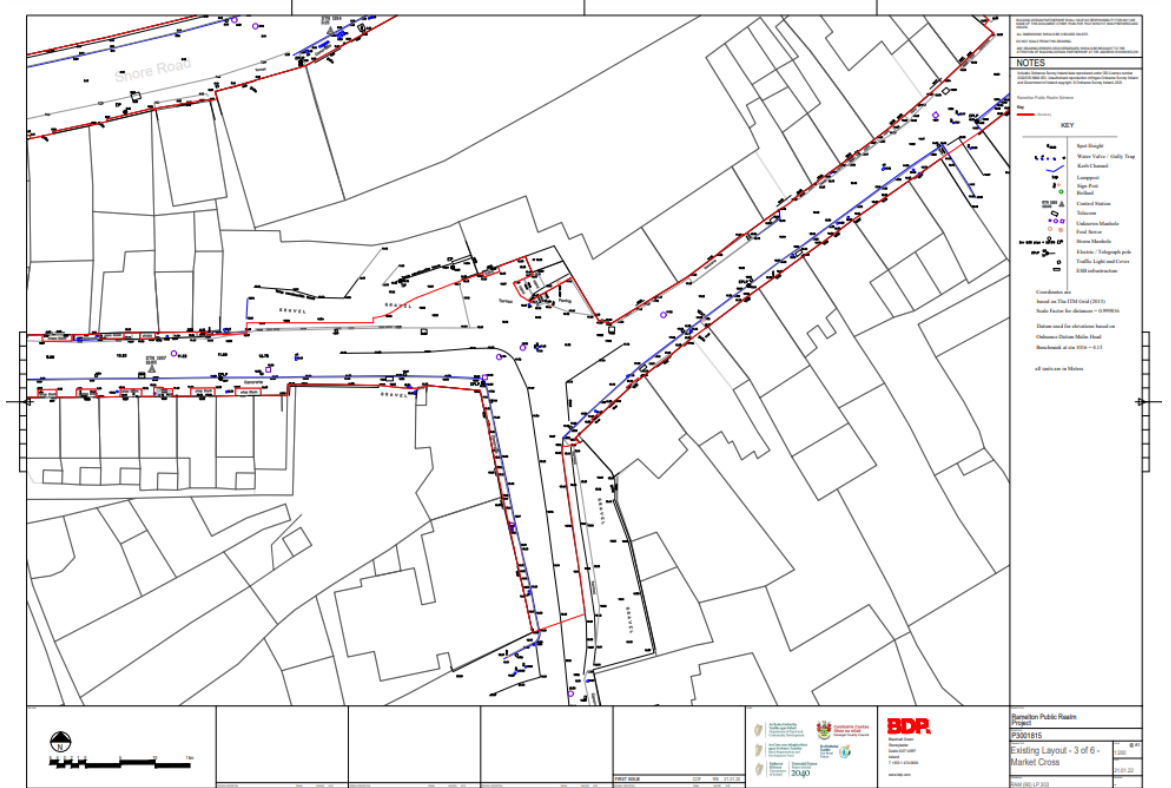
Drawing No. RAM (90) LP 300: Existing Overall Layout



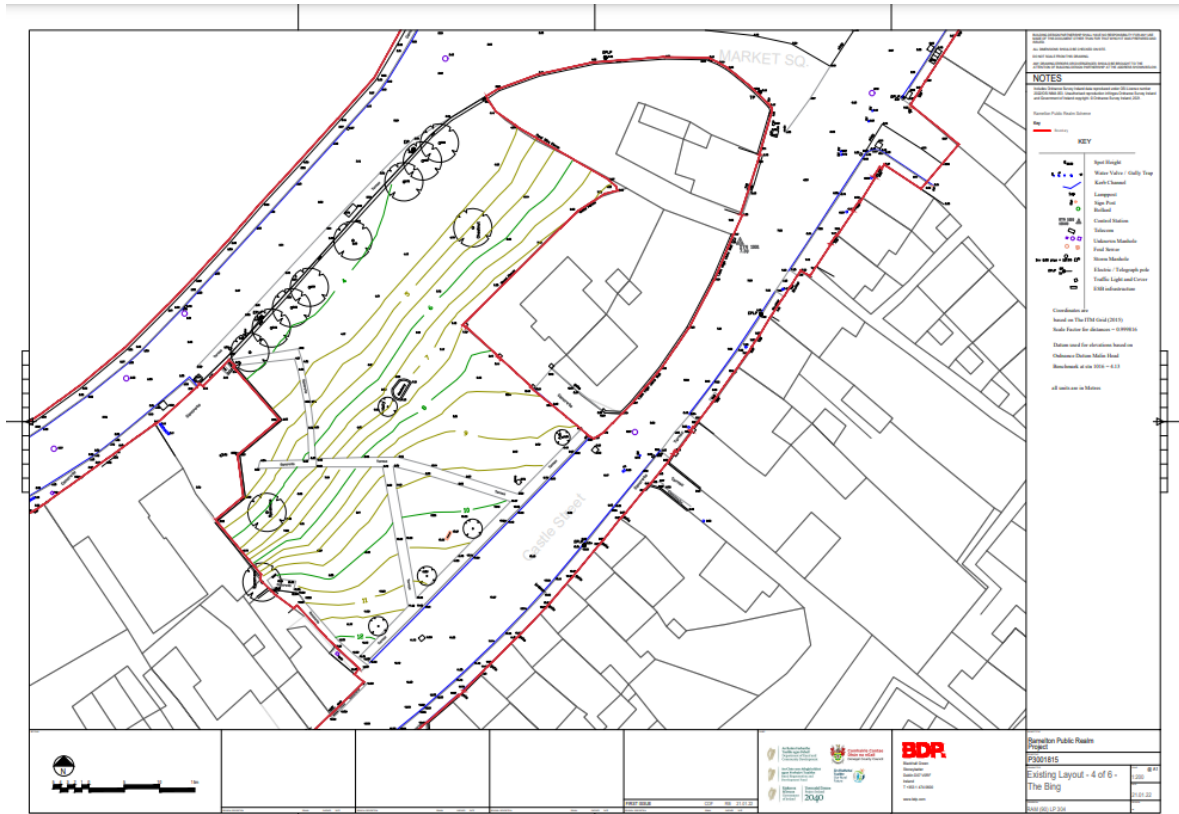
Drawing No. RAM (90) LP 301: Existing Layout – 1 of 6 – Gamble's Square



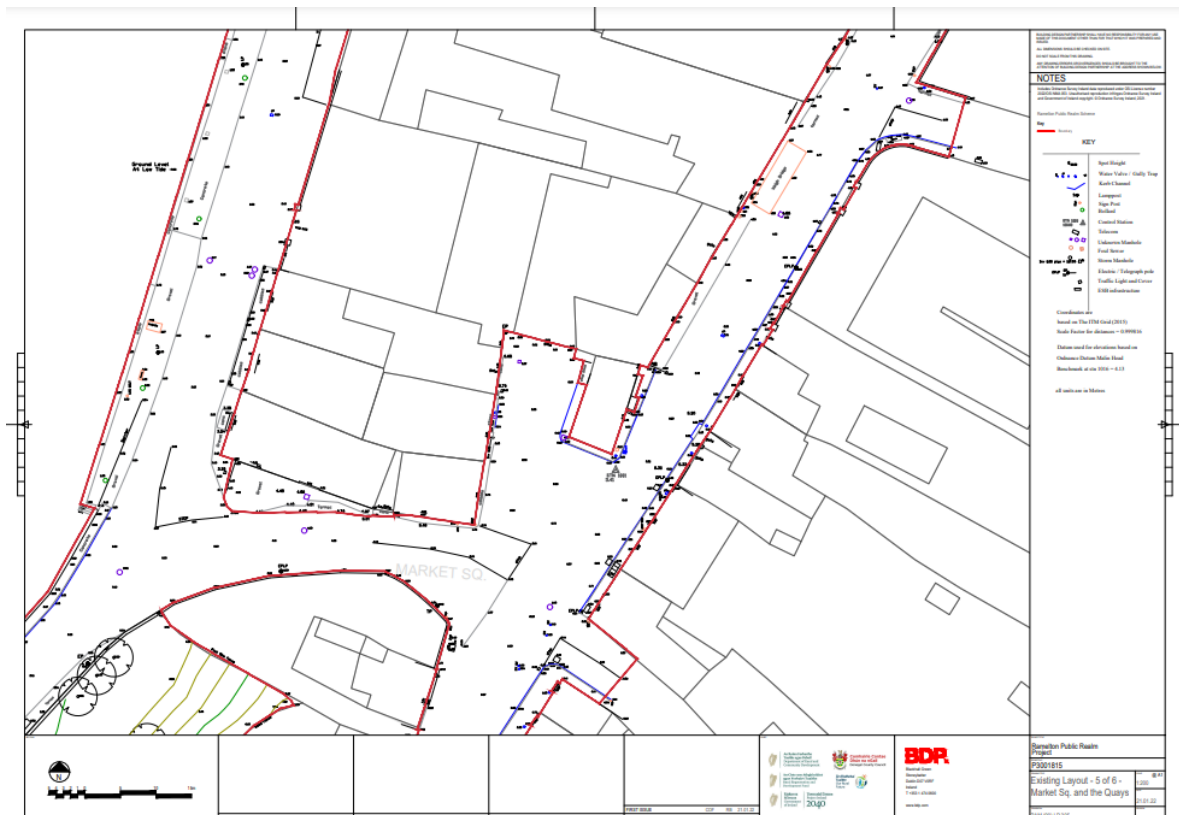
Drawing No. RAM (90) LP 302: Existing Layout – 2 of 6 – Shore Road



Drawing No. RAM (90) LP 303: Existing Layout – 3 of 6 – Market Cross



Drawing No. RAM (90) LP 304: Existing Layout – 4 of 6 – The Bing



Drawing No. RAM (90) LP 305: Existing Layout – 5 of 6 – Market Square & the Quays

APPENDIX C

Planning Report Part 8 PG 22/02



Part 8 – PG22/02

21st March, 2022

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

- Re:**
- (i) Construction of a new public realm environment at Gamble's Square inclusive of new materials, pavements and surfacing together with modified footpaths, new crossing arrangements, new public seating and removable bollards delivering an enhanced capacity for civic events and social purpose;**
 - (ii) Construction of a new public realm environment at the Market Cross inclusive of a new shared surface, modified junction alignment and the recreation of a civic meeting place inclusive of public seating area with a feature sculpture piece;**
 - (iii) Construction of a new multi-user public park environment at 'the Bing' to include a public garden and events space, children's play park, sensory and adventure trail incorporating new levels and topography to ensure all abilities access and opportunities for rest, play and gathering;**
 - (iv) Construction of a new public realm environment at Market Square including a new paved shared surface and street furniture;**
 - (v) Construction of a new public realm environment at the Quays with re-prioritisation for pedestrian priority use through the introduction of new surface materials and street furniture; and**
 - (vi) All associated ancillary works to include new and improved surface and footpath upgrades, 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 and including Shore Road, Castle Street and Bridge Street.**

At: Ramelton Town Centre, Ramelton, Co Donegal

For: Donegal County Council

Cont'd - PG22/02

I wish to confirm that there is no objection to the proposed development from a planning point of view subject to the following 6 no. conditions:-

1. The development shall be carried out in accordance with published plans, particulars and documents including the Design Report, the Ramelton Public Realm Project Inventory of Built Heritage and Impact Assessment carried out by Dedalus Architecture and the Archaeological Desktop Constraints Report carried out by John Cronin & Associates, save as herinunder required.

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

2. Archaeological monitoring shall be carried out during subsurface site investigations and 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 resiting, 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.

3. (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 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 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.

4. 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.

Cont'd - PG22/02

5. Any signage shall be in the Irish Language only, or if bilingual signage is proposed, then the Irish language shall be first and shall be of an area, size and prominence that is at least equal to or greater than the area, size and prominence of 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 (as varied).

6. (a) Detailed design shall consider each of the elements laid out in the impact assessment table including the memorial seats/benches, buildings drainage gullies and downpipes, entrance thresholds of protected structures and other historic buildings, cast iron drain covers and vents and a detailed record and schedule of how they shall be treated in the final scheme design shall be prepared by a suitably qualified conservation professional in consultation with the Conservation Officer prior to commencement of development.
- (b) All detailed designs and the schedule of materials for each of the specific works for the five public realm areas and ancillary works within the overall development area including Shore Road, Castle Street and Bridge Street shall be determined and specified in consultation with the Conservation Officer.
- (c) All works should be supervised by and certified by an accredited Conservation Consultant and a completion report shall be prepared following final completion of the works.

Reason: To protect the architectural heritage of the area.



For A/Senior Ex. Planner
Planning Services

/mp