

TUAIRISC CHUIG CRUINNIÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:
REPORT TO COUNCIL MEETING HELD ON:
16th NOVEMBER 2020

UIMHIR NA MÍRE AR AN CHLÁR / AGENDA ITEM NO: 2

ACHOIMRE AR AN TUAIRISC / SUMMARY OF REPORT

The attached Senior Executive Planners Report and Recommendation details and considers the submissions and observations received following the consultation process laid down in the Planning and Development Regulations 2001 (as amended) with regard to the Part VIII (Local Authority Own Development) for the proposed Carndonagh Town Centre Regeneration Project in the townland of Churchland Quarters, Carndonagh, in the Inishowen 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

9th November 2020

DÁTA
DATE



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

CARNDONAGH TOWN CENTRE REGENERATION PROJECT

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

PART VIII- DEVELOPMENT

Planning Reference: PART 8 PG 20/20

SENIOR EXECUTIVE PLANNER'S RECOMMENDATION

SENIOR EXECUTIVE PLANNER'S RECOMMENDATION

Recommendation:

Having considered the Senior Executive Planners Report and the Planning Report Part 8 PG 20/20, it is recommended that the proposed development proceeds in accordance with the plans, particulars, details and specifications of the Part 8 planning application, subject to the 5.no conditions set out in the Planning Report, Part 8 PG 20/20 (**Planning Report, Appendix C**).

Prepared & Recommended by:



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

Date: 9th November 2020

Approved and Endorsed by:



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

Date: 9th November 2020

1. Introduction

Donegal County Council proposes to carry out a Town Centre Regeneration development at Churchland Quarters, Carndonagh, in the Inishowen Municipal District consisting of: New demountable canopy features in the Diamond area civic space; public realm improvements to Back Lane including surface materials, lighting and public art and a boundary wall to the town carpark; Redevelopment of the McDonagh & Co Ltd site (Mary Reids) to provide a new Co-working space including a digital hub, a Fablab, Offices, Youth Space, Community Kitchen, public realm and storage; associated re-development of the adjoining former Leprechaun Bar to provide public amenities, changing places facility and through access; Creation of a new pedestrian link and urban park between Pound Street and the Supervalu Retail Complex and redevelopment of an existing stone barn to a Creative Makers Hub with communal retail and workspace.

The proposed development is located in the designated town centre area of Carndonagh and proposes interventions in the areas of Back Lane, the Diamond Civic Space, Pound Street and the Supervalu Retail Complex. These areas are designated for regeneration and renewal in the Seven Strategic Towns Local Area Plan (Carndonagh) 2018-2024. The aim and objective of the project is to regenerate the vacant and derelict fabric of the town centre, improve pedestrian infrastructure and linkage from existing car parking (and retail) facilities to the town centre and provide public amenities. In so doing it is hoped to increase town centre footfall, staytime and spend. It is envisaged that a set of business, social, recreational and commercial conditions will be created within the town centre environment that would make Carndonagh a more attractive place to visit, work, live and stay thus further activating the private sector and achieving a dividend for all stakeholders.

The proposed development has potential in relation to a third call for applications to the Rural Regeneration and Development Fund (RRDF) by the Department of Rural and Community Development opened in June 2020. Subject to appropriate completion of the Part VIII process, it is anticipated that the proposed development will be the subject of an application for funding to the RRDF by Donegal County Council. The end project is being developed on the basis of a partnership collaborative approach with local social enterprise *Spraoi agus Spórt*. The current RRDF call aims to implement the objectives of the Government's 'Project Ireland 2040' and invites applications for funding for shovel ready projects grounded in broader regeneration strategies to be submitted by 1st December 2020. The call has been repositioned from previous calls in order to respond to the challenges arising from the Covid-19 crisis.

2. Nature of the Works

The proposed development will include the following proposed works:

- Partial demolition of the former Leprechaun Bar to create a new through access and change of use (of retained structure) to public amenities including a changing places facility,
- Restoration, refurbishment, alteration and extension of the former McDonagh Bros. Department Store and associated outbuildings to the rear providing for:
 - i. a new Digital Fabrication Laboratory (FabLab) and co-working Hub, office space, board room training room/exhibition space, kitchenette and toilets,
 - ii. a Social Space for Young People and Teenagers including a study hub, social room, kitchenette and toilets,
 - iii. a community Kitchen,

- iv. Communal storage, and
- v. A public realm courtyard with sensory garden.
- Creation of a new Pedestrian Street and public realm park between Pound Street/Bank Place and the Supervalu Retail Complex and the restoration, refurbishment and alteration of an existing stone outbuilding adjoining same to a Creative Makers Hub including a communal workshop and retail space for creative and craft industries;
- New demountable canopy feature(s) in the existing Diamond area civic space;
- New public realm improvements on Back Lane connecting the Diamond to the Town Car Park and Bridge Street including new surface materials, lighting scheme, murals, demolition of existing car park boundary wall and construction of a new replacement car park boundary wall; and
- All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network.
- All associated ancillary site works shall be located within the townland of Churchland Quarters, Carndonagh in the Inishowen Municipal District.

The central component of the project is the re-development of vacant and derelict property of scale right in the heart of the town centre to provide an integrated mix of new uses including a Co-working space and digital hub, a Fablab, office space, community kitchen, youth space, courtyard public realm, sensory garden and public amenities. The proposed FabLab is a technical prototyping platform for innovation and invention and will provide a stimulus for local entrepreneurship. It will be integrated with a co-working space and will enable businesses, entrepreneurs, freelancers and remote workers to build new business networks and support each other during economic recovery.

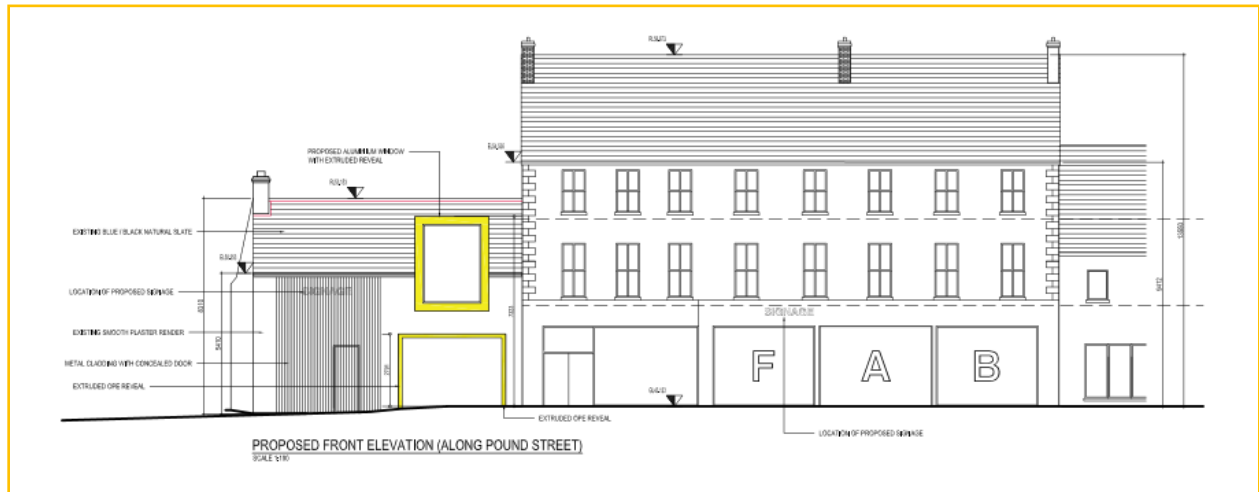


Fig.1 – Front elevation (facing Pound Street) of the refurbished Mc.Donagh & Co Ltd and adjoining Leprechaun Bar, showing the public amenities, rear access and Fablab.Co-working Hub.

The FabLab and Co-working space will be located in the former McDonagh & Co Ltd Department Store, known locally as ‘Mary Reids’. This striking three storey building is located on the streetscape and has a notable presence in the town centre environment. It is a historic heritage building which is currently in a vacant/derelict condition and the proposed development will provide for the restoration and refurbishment of same. This building will also accommodate office space for user(s) of the FabLab and

co-working space and Spraoi agus Spórt together with a reception area, toilets, kitchenette and new stair well and lift etc.

The McDonagh Bros building is adjoined by the former Leprechaun Bar. This modest two-storey building will be redeveloped to provide access to the rear of the McDonagh & Co Ltd site and otherwise to provide public amenities including a changing places facility for individuals with complex care needs. The access provided through this building from the streetscape will lead to an internal courtyard to the rear of the McDonagh & Co Ltd building. This is a large and generous space in a town centre environment and includes a number of derelict outhouses and buildings.

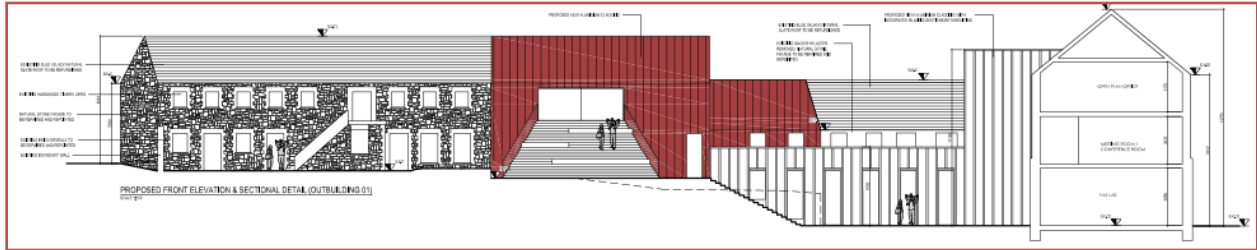


Fig.2 – Elevation Plan detailing (from left to right) the youth space and Fablab which open onto an internal public realm space.

It is proposed to re-purpose these buildings to provide: a youth space for teenagers and young people, a community kitchen and storage together with a public realm including a sensory garden all aimed at supporting the proposed enterprise and innovation use(s) but also providing a multi-purpose adaptable space and facility for the use of the Carndonagh community as a whole.

The ‘youth space’ is intended as a social space for young people and teenagers. It is a flexible space which would facilitate a range of uses in a manner which compliments existing service provision. The model being developed is particularly targeted at teenagers who at a certain age may seek a certain degree of independence or separation in their social life. It is hoped that by integrating this youth space within a social regeneration project that includes a Fab-Lab, a co-working space and a Creative Hub, an ecosystem of learning and innovation might emerge which would stimulate and foster both further education and entrepreneurship in our young people as they approach the stage of third level education or have already left the mainstream education system. It is also intended that the space would accommodate the existing programme of Foróige who currently use space provided by Spraoi agus Spórt but have expressed the need for improved facilities.

A second key component of the targeted interventions proposed in the town centre environment, is the restoration and extension of an existing stone barn to a new Creative Hub. The existing two-storey stone barn/store which is currently in a derelict condition has an important history in the town with one former use being as a shirt factory and the restoration of this building received a very positive response in a pre-part 8 public consultation exercise.

The restoration will deliver a new Creative Makers Hub for creative entrepreneurship including a print studio, a ceramic studio, training workshops and a communal workshop all at first floor level for new start and existing designer maker business. An associated new retail element at ground level will enliven a new pedestrian linkage which is also proposed from the Supervalu Shopping Complex to Pound Street.

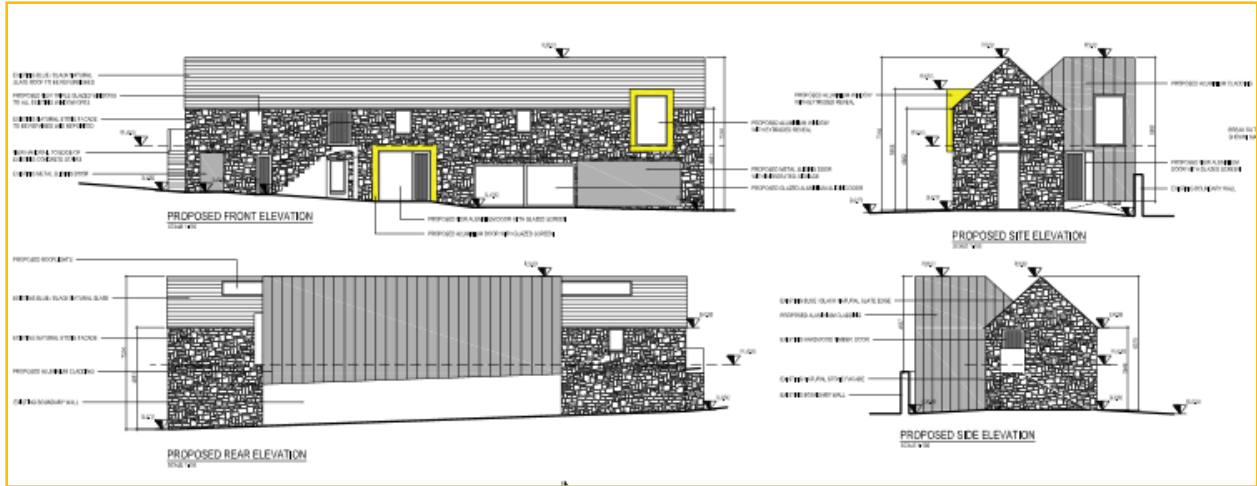


Fig.3 – Elevational plans of the proposed Creative Hub. This proposal provides for the refurbishment of an existing stone barn with a historical use as a factory. The new Hub will provide a shared workspace at first floor level and shared retail/exhibition space at ground floor level for local and indigenous designer makers.



Fig.4 – Cross section of the pedestrian link and Creative Hub from Pound Street to Supervalu Retail Complex.

The new pedestrian link from the Supervalu shopping complex to Pound Street, Bank Place and the Diamond is considered to be a key element of the project. For many years a number of business owners and Traders have sought to improve linkage between this complex and Diamond area. An opportunity has now presented to realise this important development and connect the commercial draw and customer footfall of the shopping complex with the traditional town centre environment and Diamond area.



Fig.5 – A site layout plan detailing the proposed pedestrian link and urban park connecting the existing Supervalu Retail Complex with Pound Street in the context of the new Creative Hub.

The plan proposes not simply a pedestrian link, but an architectural journey through a new urban park which will include landscaping, places for rest, shelter, performance and a range of social purposes and commercial functions. The intervention will be accessible to persons of all abilities and is fully inclusive in its design, connecting with a proposed new Creative Makers Hub, on its way to the proposed new public amenities and the Diamond area.

The design requirement to ensure all abilities access has resulted in a ramp which traverses the site and comprises a striking urban architectural feature of the design. This ramp ensures that any individual can use the linkage and negotiate the level change from the retail complex to Pound Street unaided. It is not however just functional, and has evolved from a concept that considered rest, performance and trading to deliver a multi-functional public realm feature of flexible purpose and potential.



Fig.6 & 7 – Precedent images showing how a ramped access catering for all abilities access, can be designed to function as an urban park and a highly functional piece of public realm infrastructure.

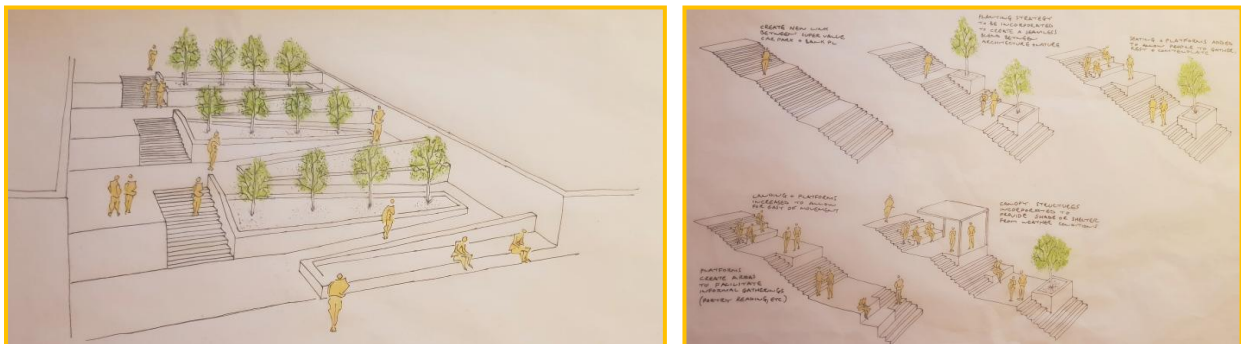


Fig 8 & 9 – Concept images, which detail the evolution of the Pedestrian Link and Urban Park design and which detail the potential for rest, shelter, performance, casual trading, landscaping etc throughout the proposed environment.

The scheme also proposes to better connect the Diamond Civic Space and town centre generally with the Town Car Park via Back Lane. The town car park is a considerable asset to the town having coach parks, air de service points for touring camper vans and e-car charging points. However it is in a back land location, bounded by a high wall and connected by an access arrangement which requires repair and upgrade.



Fig.10 – A site layout plan showing the relationship between the Diamond Civic Space, Back Lane and the Existing Town Car Park, together with detail of the public realm improvements proposed to same.

It is proposed to replace the high boundary wall with a low wall, which opens the car park up to Back Lane and to carry out a public realm improvement scheme to Back Lane which makes the access more attractive, safer and viable as a pedestrian route between Bridge Street, the town car park and the Diamond. It is proposed that these interventions together with signage will increase the viability and use of the Town Car Park as a key town centre asset.

The proposed Part 8 development also proposes canopies in the existing civic space area of the Diamond with a view to providing additional commercial capacity and improving the potential of the space to help the businesses of the town. This intervention received positive public feedback and response from the Traders given the potential to extend the commercial and social offer of the town to a safe outside space, over an extended business day and throughout additional seasons of the year.

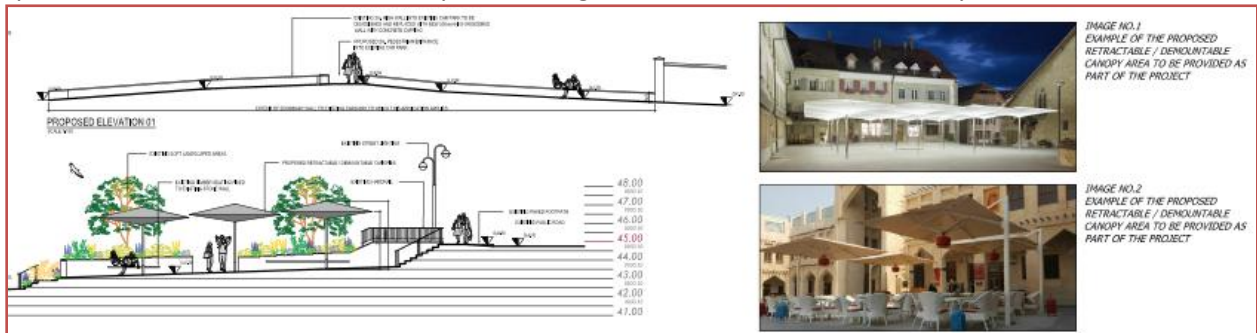


Fig.11 – Elevational plans of the new wall to the town car park which will be reconstructed at a height to allow informal seating, improved visibility and passive supervision. Cross-sectional detail of the proposed retractable canopies in the Diamond Civic Space.

The model proposed in the development provides for a demountable or retractable arrangement so that the small space remains flexible to other uses and in particular can still facilitate the traditional location for the erection of the towns Christmas Tree.



Fig.12 – precedent images demonstrating how a street can be animated by a tapestry of materials than intuitively lead a pedestrian to an origin and destination within a more attractive public realm environment, and how demountable canopies can transform the potential commercial function and social purpose of a civic space.

The construct of the scheme, at its broadest level, is to regenerate derelict and vacant town centre property through new enterprise and creative activities, to inter-connect the origins and destinations of the town centre environment with improved pedestrian infrastructure and public amenities all within a transformed public realm environment.

3. The Consultation process

3.1 Pre-Part 8 (Informal)

Prior to the formal publication of the Part 8 development, a public consultation event took place on 10th September 2020 at Spraoi agus Spórt, Unit 7 Supervalu, Carndonagh from 2pm to 8pm. This event was advertised in the Inishowen Independent, Highland Radio and through the social media accounts of Donegal County Council and Spraoi agus Spórt. Proposed plans and particulars for the proposed development, which were a work in progress at that stage, were on display on the day. The Elected Members were notified of the event and Cllr. Martin McDermot and Cllr. Albert Doherty attended.

In order to ensure compliance with the Covid-19 Regulations and public health guidelines in place at the time, the event was managed through eventbrite, with advance booking necessary and numbers attending controlled within 15min slots. Staff from both Spraoi agus Spórt and Donegal County Council were in attendance to both control the event and provide information. The event was very well attended with approx. 88 persons attending through out the day. A sign in sheet was maintained and feedback forms provided. In total 31 feedback sheets were filled out on the day or subsequently returned to the Council. The Council also received 5no. written submissions. These submissions generally welcomed and expressed support for the scheme and made a number of suggestions in relation to additional project elements. Of particular note was the strength of the support for the changing places facility. Although expressed by a limited number of respondents, this element of the project elicited a passionate response which underlined its importance. Correspondence was received requesting information in relation to the Part VIII planning process and a fulsome response was provided. Correspondence was also received from a concerned private Childcare provider, this

correspondence was received in written form and set out detailed concerns in relation to displacement. This correspondence also received a fulsome written response.

Generally the pre-part 8 consultation response was overwhelmingly positive.

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 INISHOWEN INDEPENDENT on Tuesday 22nd September 2020 (**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 online at www.donegalcoco.ie or for inspection and purchase (at a fee not exceeding the reasonable cost of making a copy) **by prior appointment only** at;

- The Planning Department/Reception, Donegal County Council, County House, Lifford.
- Carndonagh Public Services Centre, Malin Road, Carndonagh, Co. Donegal.

The proposed plans were available for inspection from Tuesday 22nd September 2020 for a period of at least 4 weeks until Tuesday 20th October 2020.

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 for Arts, Heritage and the Gaeltacht (Wildlife)
- The Minister for Arts, Heritage and the Gaeltacht (Nat Mons)
- Health Service Executive (HSE)
- Irish Water
- ESB Networks
- EIR
- Donegal County Council Roads & Transportation Service (Area Roads)
- Donegal County Council Planning Service
- Donegal County Council Water & Environment Section
- 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, Co. Donegal before 5:00pm on Wednesday 4th November 2020.

4. Submissions received & Responses

No statutory reports were received in response to the statutory consultee referrals.

A single internal report from Area Roads (Inishowen) was received by email on Friday 6th November 2020 advised no comments to make, and that the scheme would be a big improvement.

Submissions were received from the following within the permitted time for receipt of submissions and observations (5:00pm on Wednesday 4th November 2020):

1. Carndonagh Foroige Club Leaders, Laura Duncan & Maire Moyne (By email)
2. Sarah Quigley Burns, Little Acorns Nursery, Montessori Playschool & Acorns After School, 8-17 Gaelic Park, Carndonagh, Co. Donegal
3. Cian Coyne (By email)
4. Leanne McLaughlin, Creative Associate, The Arts Council (by email).
5. Odel Ward.
6. John Doherty, Chairperson, Colgan Community & Resource Centre Ltd, Chapel Street, Carndonagh, Co. Donegal.

A summary of each submission received and the response of the Council to same is provided hereunder:

1.	Submission:	Carndonagh Foroige Club Leaders, Laura Duncan & Maire Moyne (By email)
	Received:	Friday 2nd October 2020.
	Issues Raised:	
	<p>This submission advises that Carndonagh Foróige Junior and Senior Clubs have a membership of almost 50 young people between the ages of 10 & 18 years and is volunteer led on a weekly basis. The submission advises that they are limited in the services, programmes and events they can provide due to the lack of facilities and suitable indoor and outdoor space in the town. This restricts their ability to facilitate extra young people and more programmes. At the same time interest in Foróige from both parents and young people is growing. The submission states that the facilities and space proposed by the development for young people and teenagers would allow Foróige to grow their programmes and events to meet increased demand in a safe place for young people to meet, have fun, learn new skills and take part in active citizenship within the town and community.</p> <p>The submission states that the plans for the regeneration of the town centre would be an</p>	

	<p>invaluable asset to Foróige’s young people each week. The submission supports the plan in its entirety and its positive impact on the youth in the area. The submission states that Foróige cannot stress enough the importance of it becoming a reality for Carndonagh.</p>
	<p>Chief Executive’s Response:</p>
	<p>It is noted that Foróige is the leading youth organisation in Ireland and has been working with young people since 1952. Its purpose is to enable young people to involve themselves consciously and actively in their development and the development of society. Foróige works with all young people (10-18) encouraging them to take responsibility for themselves and to be part of shaping the world around them while developing their talents, skills and abilities. It works with vulnerable young people who require additional support through a full range of targeted services, which help young people to deal with issues associated with poverty, marginalization and social exclusion, under-achievement at school, early school leaving, youth crime, substance abuse and family difficulties in a safe friendly environment.</p> <p>It is noted that Foróige currently use limited accommodation provided by Spraoi agus Spórt to deliver their youth services and programmes in Carndonagh, which as stated constrains their capacity to grow and develop. If this project is successful it is intended that Foróige and Spraoi agus Spórt would continue their collaboration within the development thereby enabling the sustainable growth of their important youth services and programmes.</p>

2.	Submission:	Sarah Quigley Burns, Little Acorns Nursery, Montessori Playschool & Acorns After School, 8-17 Gaelic Park, Carndonagh, Co. Donegal.
	Received:	12th October 2020.
	Issues Raised:	
	<p>Ms Quigley Burns states her objection to the proposed development on the grounds of potential displacement of her current business. The submission states that the business already provides “a Social Space for Young People and Teenagers including a study room and social rooms, kitchenette and toilets”.</p> <p style="text-align: center;">Conditions on any grant of permission are sought that:</p> <ol style="list-style-type: none"> 1) Spraoi agus Spórt will not carryout and Early Years or School Aged Childcare Activities that are currently offered by her business, 2) Spraoi agus Spórt will not provide any Early Years or School Aged Childcare Activities that are eligible for Department of Children and Youth Affairs (DCYA) funding or subvention, and 3) A rider statement is included that her private childcare facility is not displaced by any social or educational activities that Spraoi agus Spórt intend to directly or indirectly offer. 	

The submission clarifies that the conditions are sought in respect of a number of specified plans only, being essentially all elements of the redeveloped McDonagh & Co Ltd and Leprechaun Bar site and including: the public amenities, Fablab, co-working space, offices, community kitchen, public realm & sensory garden and Youth Space.

Ms. Quigley Burns further states that she has worked tirelessly over 13 years to develop her business and is very concerned about displacement. She describes her business as having survived flooding and battling to maintain services in the public health pandemic. She informs that her business employs more than 37 people in Carndonagh with additional indirect employment and in light of the detrimental effects of Covid-19 on rural business would like assurances that her business will not be put in further jeopardy by displacement.

Ms. Quigley Burns stresses that her concerns are not unresponsive of the Carndonagh Regeneration Plan and that she considers herself to be a proactive member of the Carndonagh Community. Assurances are sought that the complaint will not cause negative repercussions in her future personal and professional dealings with the Council or Spraoi agus Spórt.

Chief Executive's Response:

This submission is considered to be primarily about the risk of displacement to an existing Childcare business in the town. This concern was previously communicated to the Council in a written correspondence received further to the public consultation event held on 10th September 2020 and which correspondence received a fulsome written response from the Council on 16th September 2020.

The 'youth space' is one element of this overall project but it is not intended for Childcare. The proposed youth space is intended as a social space for young people and teenagers. It is a flexible space which would facilitate a range of uses in a manner which compliments existing service provision in the town. The model being developed is particularly targeted at teenagers who at a certain age may seek a certain degree of independence or separation in their social life (from home/childcare settings). It is also intended that the space would accommodate the existing youth programme and services of Foróige who currently use space provided by Spraoi agus Spórt. It is hoped that by integrating this youth space and services within a social regeneration project that includes a Fab-Lab, a co-working space and a Creative Hub, an ecosystem of learning and innovation might emerge which would stimulate and foster both further education and entrepreneurship in our young people as they approach the stage of third level education or have already left the mainstream education system. In this regard it is not considered that this element of the project presents any risk to the business of childcare providers in the town, or further a field and that a risk of displacement does not arise.

At this stage the proposed development is a Local Authority own development. It is not a planning permission as such and is not subject to use conditions in the normal sense. If the proposed Part 8 development is successful it is intended that the project will be submitted to the RRDF for capital funding by 1st December 2020 under the current funding call.

The business model for the project is still under-development as are the arrangements for governance and management, however the potential end project is being developed in

partnership with the local social enterprise *Spraoui agus Spórt*. There is no formal arrangement or legal framework for the partnership at this early stage of the project, and it is considered that it would be premature to put such arrangements in place prior to confirmation of funding. Accordingly the Council cannot accede to conditions which seek to control the activities of what is a separate entity at this time. It is the case that *Spraoui agus Spórt* provide childcare activities from their own premises and which are not a part of this project. They have done so for sometime and are free to so continue.

Furthermore it is considered that the Council cannot accede to a request that *Spraoui agus Spórt* do not provide any Early Years or School Aged Childcare Activities that are eligible for Department of Children and Youth Affairs (DCYA) funding or subvention. It is anticipated that the end project will provide for services to young people and teenagers who up to the age of 15 are considered to be 'school aged'. The model being developed envisages services including cookery classes or art or such similar, that will be fee based over the course of their duration. Parents who wish to send their children to such classes or services will be entitled to apply for DCYA funding or subvention which is subject to means testing. This means that low income families and vulnerable children will be able to attend fee paying services and classes and this will be an important opportunity for the project to ensure its reach to vulnerable children and/or and low income families. It would not be just, reasonable or feasible to remove or restrict potential DCYA help from families or children who may wish to access services that maybe offered by the end project.

The central issue at hand here is whether or not the proposed space for young people and teenagers, blended with a community kitchen, Fablab and co-working space presents any risk of displacement to a private childcare business. It is considered that it does not in that childcare is not proposed, rather the provision of targeted youth services as described.

The submission seeks assurances that it will not result in negative repercussions in future personal and professional dealings with the Council. The Council conducts all its public service business without fear or favour and with the highest levels of impartiality, objectivity and integrity. The Council can unequivocally state that this submission has been considered objectively and that it will not in any way affect the personal or professional dealings of Ms. Quigley Burns or Little Acorns Childcare with the Council, present or future.

3.	Submission:	Cian Coyne (By email)
	Received:	29th October 2020
	Issues Raised:	
	<p>This submission suggests that a traffic warden should be employed in Carndonagh together with paid parking, with the profits invested in the community. The submissions raises safety issues experienced whilst walking in Carndonagh because of inconsiderate parking and delivery traffic obstructing public footpaths.</p>	

	Chief Executive's Response:
	<p>Neither parking restrictions nor paid parking are proposed as a part of this project. However the project proposes to increase the functionality of existing car parks within the town by better connecting them to the town centre environment via an improved public realm and new pedestrian linkages. As a result it is intended that the usage of existing car parks and their viability will increase and car journeys will decrease as walking becomes a more attractive, safe and viable option.</p>

4.	Submission:	Leanne McLaughlin, Creative Associate, The Arts Council (by email)
	Received:	2nd November 2020
	Issues Raised:	
	<p>This submission proposes a collaborative public art project together with Carndonagh National School and the Arts Council. The submission advises that Carndonagh Community School are part of the Creative School Initiative since 2019 and the students have voiced an interest in developing the visual aesthetics of both the school and their local community and would relish the opportunity to produce a piece of public art. The students are currently working with illustrator/historian John D Ruddy and Carndonagh Artist Ben Holmes. The submission suggests the transformation of selected electric boxes within the town into works of art and requests consideration of the proposal.</p>	
	Chief Executive's Response:	
	<p>The Regeneration and Development Team is delighted to receive this submission. The proposed development provides for public art as a part of the improved public realm works and it is therefore fully intended to follow up this submission with the school and the Arts Council with a view to examining the potential for collaboration and facilitation of the project and the possibility that this could inform the public art within the new public realm.</p>	

5.	Submission:	Odel Ward
	Received:	3rd November 2020
	Issues Raised:	
	<p>This submission describes the proposed development as a wonderful and exciting project</p>	

	<p>for the town. The submission requests that sheltered bicycle racks be provided in the town centre to further improve the accessibility and sustainability of Carndonagh. It is suggested that there should be a secure point for locking up bicycles and that it is best if the racks are covered. The submission is of the view that the provision of such facilities will encourage people to travel by bicycle and would make an attractive feature of this wonderful regeneration plan. The submission states that schools and government encourage cycling and walking but without proper facilities it is increasingly difficult for parents to allow children travel by bike. The submission hopes for positive consideration and the further improvement of the quality of life in the town, making Carndonagh more attractive and sustainable.</p>
	Chief Executive's Response:
	<p>The points made by this submission are accepted in full. Bicycle racks will be incorporated into the design at appropriate locations.</p>

6.	Submission:	John Doherty, Chairperson, Colgan Community & Resource Centre Ltd, Chapel Street, Carndonagh, Co. Donegal
	Received:	4th November 2020.
	Issues Raised:	
<p>This is a supportive submission. The submission provides background to the Colgan Community & Resource Centre Ltd and their work over the course of the last 20 years to regenerate the Colgan Hall and establish an inclusive community resource centre that serves the community of Carndonagh and the surrounding parishes. They currently provide a mixed use community resource which facilitates both traditional social and recreational activities such as bingo, Irish dance, music and drama whilst also providing a well equipped corporate space for training courses and a meeting centre for a wide variety of educational and community uses. Their target demographic ranges from the very young to the senior citizens of society. A list of general users is attached to the submission and funding information is provided.</p> <p>The submission expresses excitement and encouragement to see the proposals for the regeneration of the town centre which will allow development of the existing social and community activities within Carndonagh together with the opportunity for new and innovative development of creative activities that will greatly serve the young people of the town. The submission acknowledges a recent meeting (23/10/20) with Donegal County Council (Regeneration & Development Team) and Spraoi agus Spórt and at which the possibility of establishing a social and community enterprise steering group for the town and the regeneration project was discussed. The submission states that the Colgan</p>		

	<p>Community and Resource Centre Ltd would strongly support an approach that would serve to align the objectives of the current groups within the town and ensure that all are working towards goals which support and compliment each other's enterprises whilst avoiding displacement. The submission offers emphatic support for the project and looks forward to working together with all of the community to ensure its delivery and success.</p>
	<p>Chief Executive's Response:</p>
	<p>This submission and its spirit of collaboration is welcomed. It is acknowledged that the Colgan Community & Resource Ltd are an existing community enterprise in Carndonagh who have been very successful in their own right in both regeneration and provision of community services. In recognition of this position and to ensure appropriate communication a meeting was facilitated on 23/10/20 at which the Colgan Community & Resource Ltd were afforded an opportunity to tell their story and both the Council and Spraoi agus Spórt provided further information on the genesis and vision of the project. It was generally agreed and accepted that there was no risk of social or community enterprise displacement and that the projects would not be operating in the same space.</p> <p>A central difference was apparent in that the Colgan Hall is more of a traditional community hall type facility, that is not retained by a single use or tenant, but is available for many and facilitates events such as bingo, slimming world, pantomimes etc, that this project is not simply not designed to cater for. Rather the project and its youth space in particular will be retained for youth services and programmes and will not be available for booking or alternative such uses. Indeed it was generally agreed that this project actually presented an opportunity for better and more effective communication between community and social enterprise groups in the town and collaboration in the range and delivery of services and programmes provided. It was agreed in principle that if the project was approved governance arrangements should include for a broad representation of community and business interests in the town and this is considered to be a positive and healthy proposal which will be examined further in the development of the a RRDF application for funding if the Part 8 is successful.</p>

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

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

The Planning Department has no objection to the proposed development from a planning point of view, subject to the 5 no. conditions as set out in **Appendix C**.

6. Recommendation & Conclusion:

Following review of the Submissions/Observations received and the Planning Report Part 8 PG 20/20, it is recommended that the proposed development proceed in accordance with the submitted Part 8 plans, particulars, details and specifications, subject to the 5 no. conditions set out in the Planning Report Part 8 PG 20/20 (**Appendix C**).



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

APPENDIX A
Newspaper Advertisement

PLANNING

Green cards in the townland of Derrinveale. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County House, Lifford during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee within the period of 2 weeks beginning on the date of the receipt by the authority of the application, and such submission or observation will be considered by the planning authority in making a decision on the application. The planning authority may grant

permission subject to or without conditions, or may refuse to grant permission.

Planning Application to: DONEGAL COUNTY COUNCIL
 Tullykeel Lane, Buncrana, Co. Donegal
 Liam McCarron an tSúiligh le Donegal County Council for planning permission to demolish and rebuild the existing dwelling to incorporate a new roof with flat roof construction with conversion to existing septic tank and all associated site development works at Tullykeel Lane, Buncrana in the townland of Tullykeel Lane. The Planning Application may be

inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County House, Lifford during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee within the period of 2 weeks beginning on the date of the receipt by the authority of the application, and such submission or observation will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

NOTICE



Comhairle Contae
 Dhùn na nGall
 Donegal County Council

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

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

TAKE NOTICE that Donegal County Council (Regeneration & Development Team) proposes to carry out development at Churchland Quarters, Carrindrough in the Inishowen Municipal District as described in the schedule below.

SCHEDULE OF PROPOSED WORK

No.	Title	Townlands	Local Offices for Viewing Plans (By prior arrangement only)
1	Carrindrough Town Centre Regeneration Project	Churchland Quarters	Donegal County Council, County House, Lifford, Co. Donegal, F93 Y622 Carrindrough Public Services Centre, Main Road, Carrindrough, Co. Donegal, F93 VV9N

Description and Extent

Donegal County Council proposes to carry out the following works:

- Partial demolition of the former Leprechaun Bar to create a new through access and change of use (of retained structure) to public amenities including a changing (shower) facility.
- Restoration, refurbishment, alteration and extension of the former Carrindrough Bros. Department Store and associated outbuildings to the rear providing for:
 - a new Digital Fabrication Laboratory (3D Print) and co-working hub, office space, board room, training room, exhibition space, kitchenette and toilets.
 - a Social Space for the young people and teenagers including a study hub, social room, kitchenette and toilets.
 - a community kitchen.
 - Communal storage, and
 - A public realm courtyard with sensory garden.
- Creation of a new Pedestrian Street and public realm park between Pound Street/Bank Place and the Supervalu Retail Complex and the restoration, refurbishment and alteration of an existing stone outbuilding adapting same to a Creative Makers Hub including a communal workshop and retail space for creative and craft industries.
- New demountable canopy feature(s) in the existing Diamond area (park space).
- New public realm improvements on Back Lane connecting the Diamond to the Town Car Park and Bridge Street including new surface materials, lighting scheme, murals, demolition of existing car park boundary wall and construction of a new replacement car park boundary wall and
- All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network.

All associated ancillary site works shall be located within the townland of Churchland Quarters, Carrindrough in the Inishowen Municipal District.

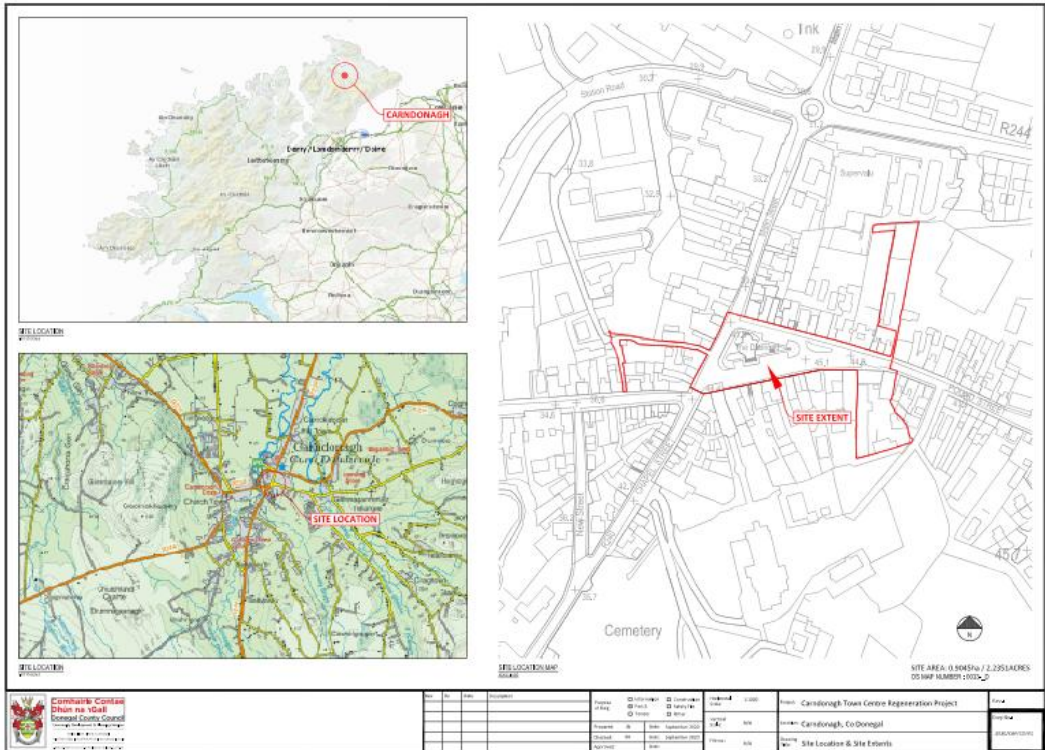
Note that in accordance with Article 12(1)(b)(ii) of the Planning and Development Regulations 2001 (as amended) Donegal County Council has concluded, based on a preliminary examination of the nature, size and location of the development, that an Environmental Impact Assessment (EIA) is not required. The plans and particulars of the proposed development will be available for inspection online at perm.donregalccoco.ie or for inspection and purchase of a fee not exceeding the reasonable cost of making a copy, by prior arrangement only at:

Location	Address	Telephone/Email	Opening Hours
The Planning Department/ Reception, Donegal County Council	County House, Lifford, Co. Donegal, F93 Y622	Tel: 07643600 Email: planning@donregalccoco.ie	9:00am - 12:30pm and 1:00pm - 5:00pm from Monday to Thursday and from 9:00am - 12:30pm and 1:00pm - 4:30pm on Fridays.
Carrindrough Public Services Centre	Main Road, Carrindrough, Co. Donegal, F93 VV9N	Tel: 07493500 Email: frontdesk@carrindrough@donregalccoco.ie	

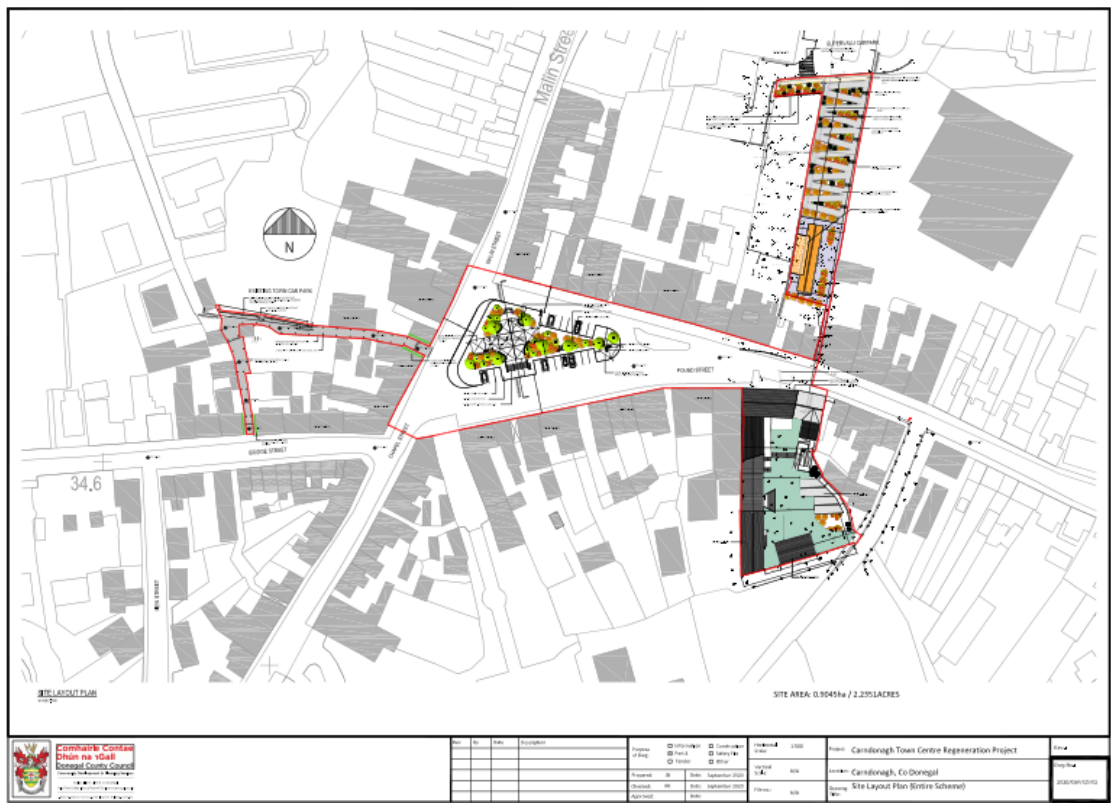
The proposed plans will be available for inspection from Tuesday 22nd September - Tuesday 30th October 2020. Submissions and observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated may be made in writing to the Co. Secretary, Donegal County Council, Lifford, County Donegal, before 5:00pm on Wednesday 4th November 2020. Please mark the front of the envelope with the project name as per the above schedule.

Signed: Liam Ward, Director of Service Community & Planning Services,
 Donegal County Council, County House, Lifford.
 Date: Tuesday 22nd September 2020

APPENDIX B
Plans & Particulars published on 22/09/2020



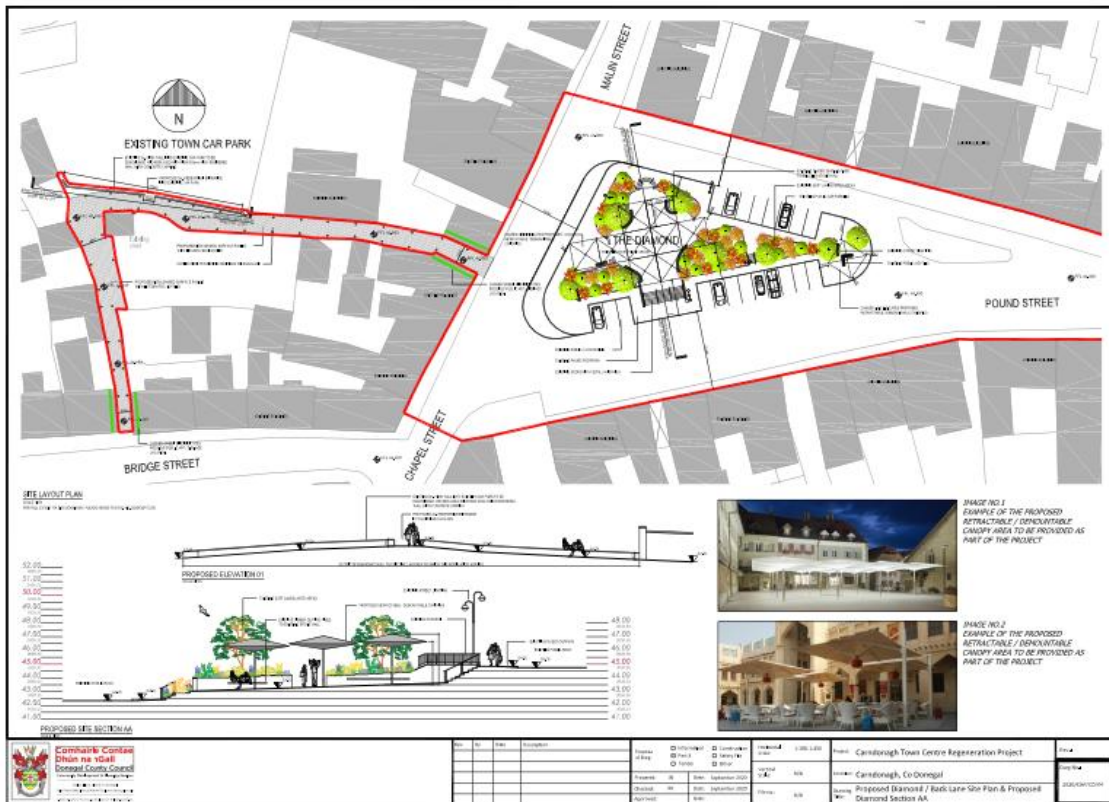
Drawing No: 2020/C&P/CD/01: Site Location & Extents



Drawing No: 2020/C&P/CD/02: Site Layout Plan (Entire Scheme)



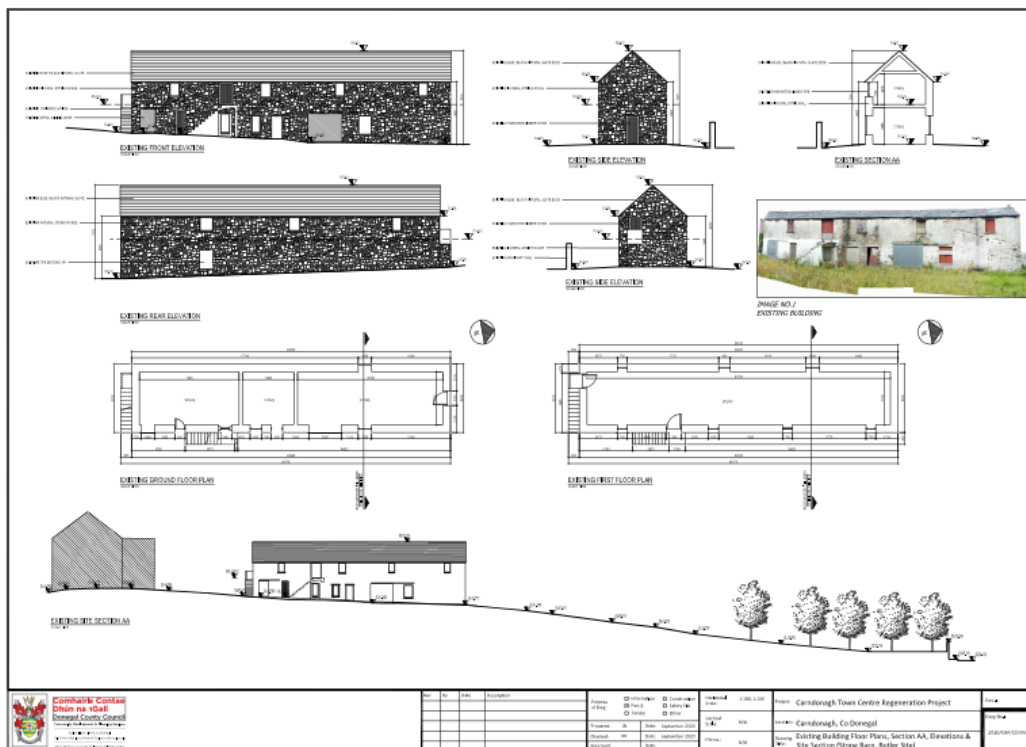
Drawing No: 2020/C&P/CD/03: Existing Diamond/Back Lane Site Plan & Existing Diamond Section AA



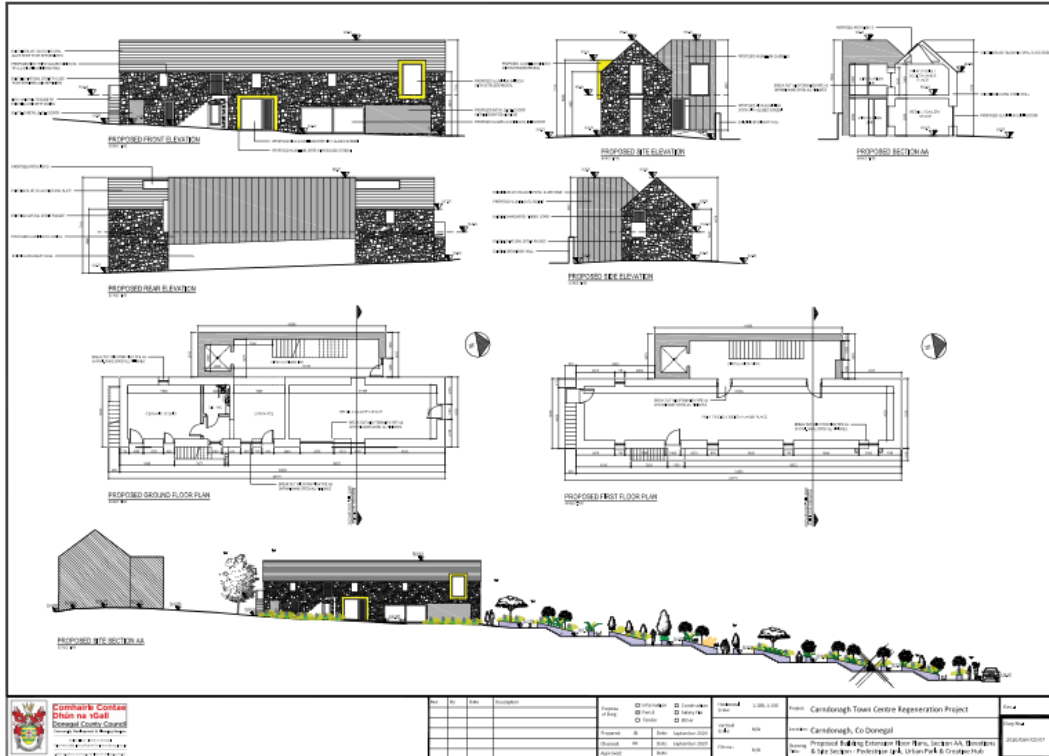
Drawing No: 2020/C&P/CD/04: Proposed Diamond/Back Lane Site Plan & Proposed Diamond Section AA



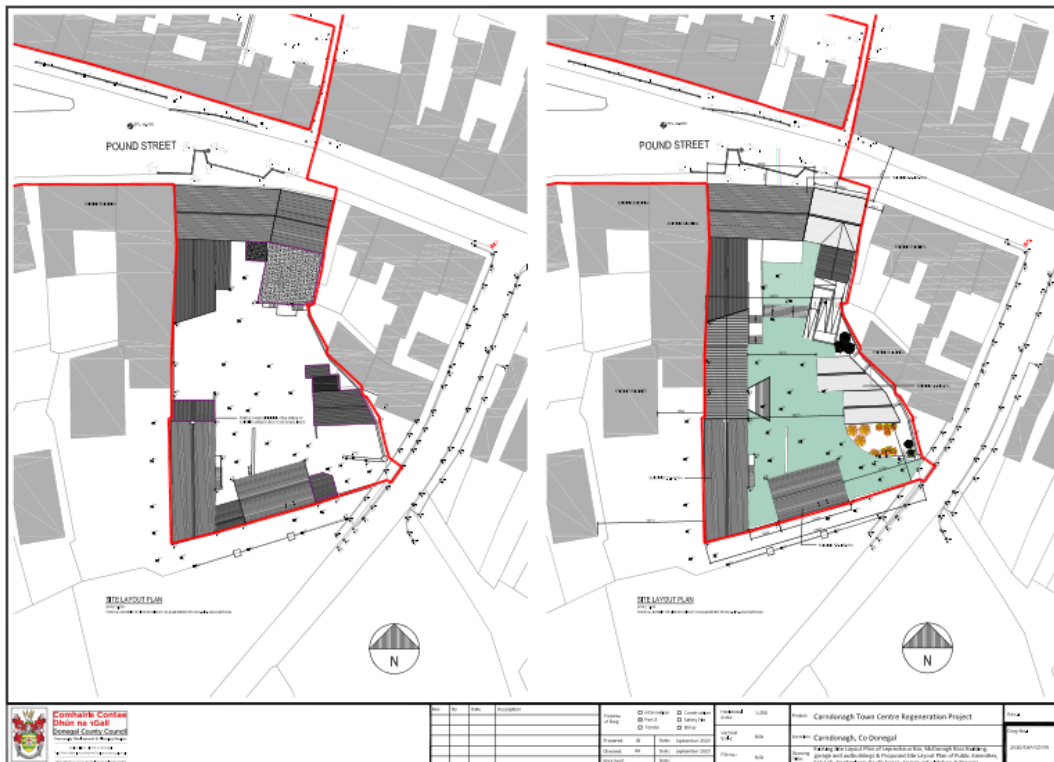
Drawing No: 2020/C&P/CD/05: Existing & Proposed Site Layout Plans Pedestrian Link, Urban Park and Creative Hub



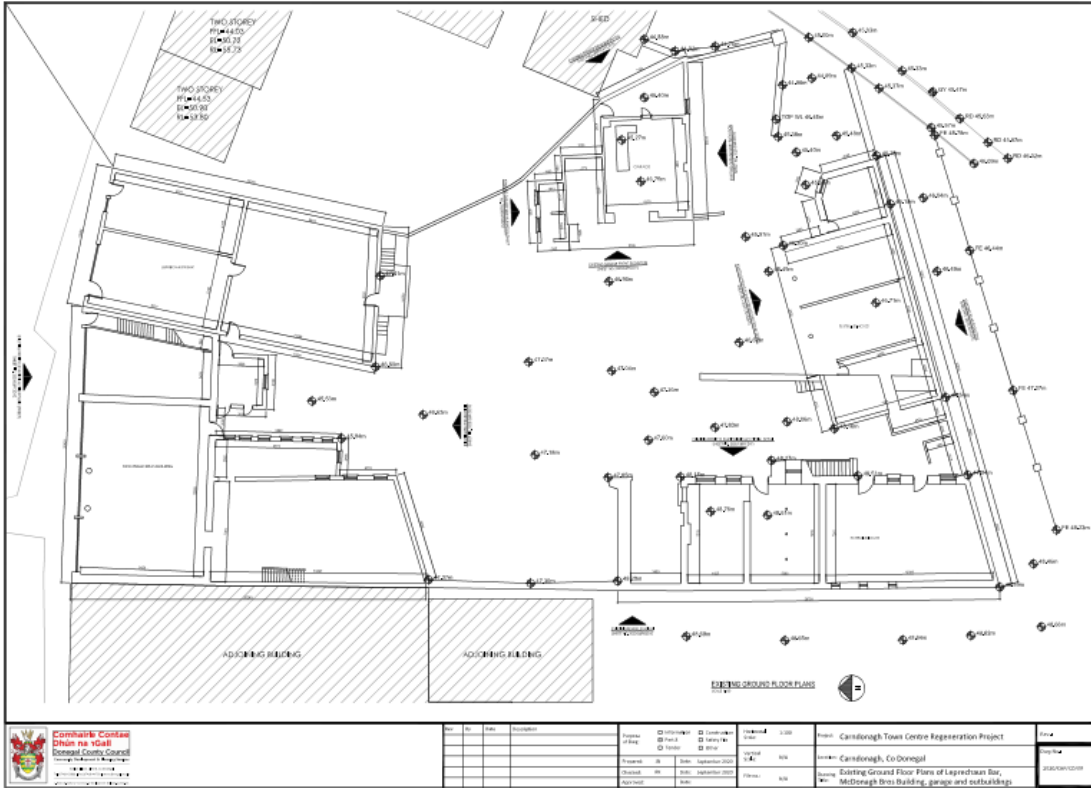
Drawing No: 2020/C&P/CD/06: Existing Building Floor Plans, Section AA, Elevations & Site Section (Stone Barn Butler Site)



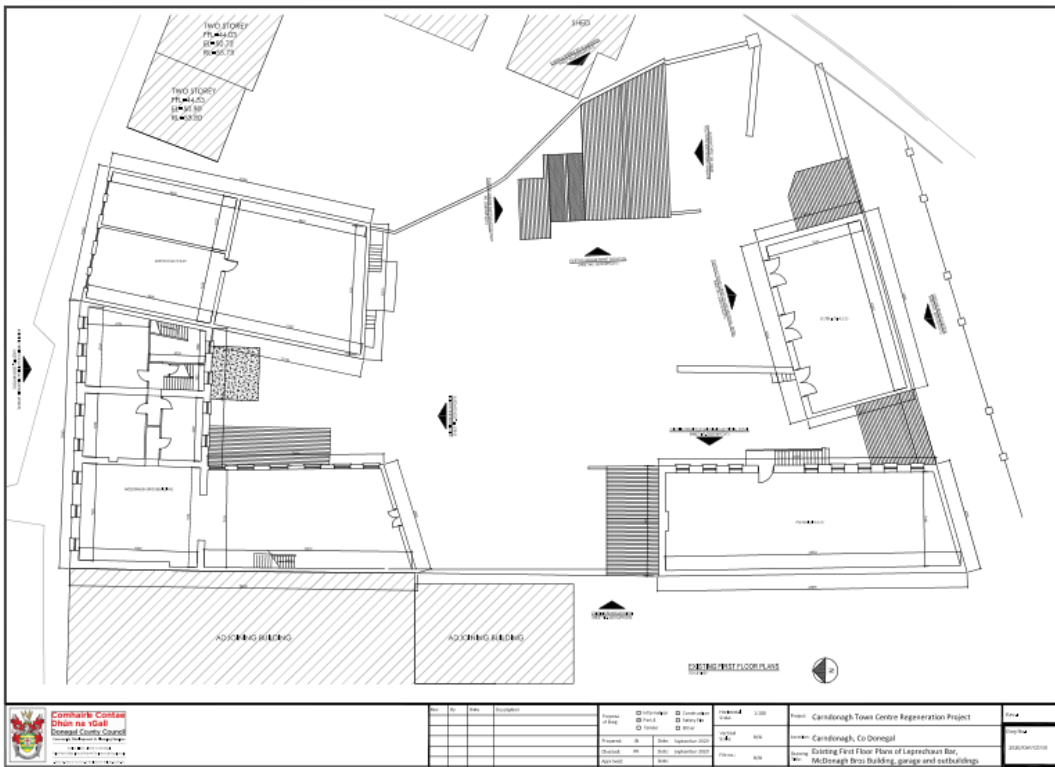
Drawing No: 2020/C&P/CD/07: Proposed Building Extension, Floor Plans, Section AA, Elevations & Site Section - Pedestrian Link, Urban Park and Creative Hub



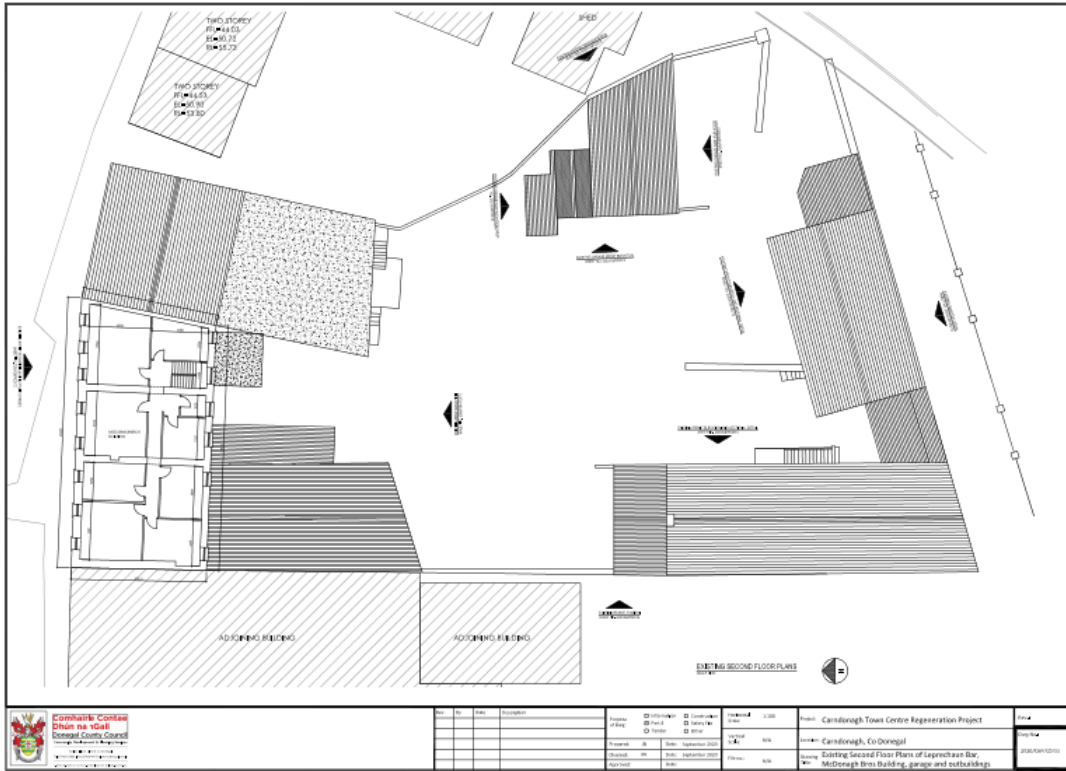
Drawing No: 2020/C&P/CD/08: Existing Site Layout Plan of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings & Proposed Site Layout Plan of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen, Storage & Public Realm Courtyard.



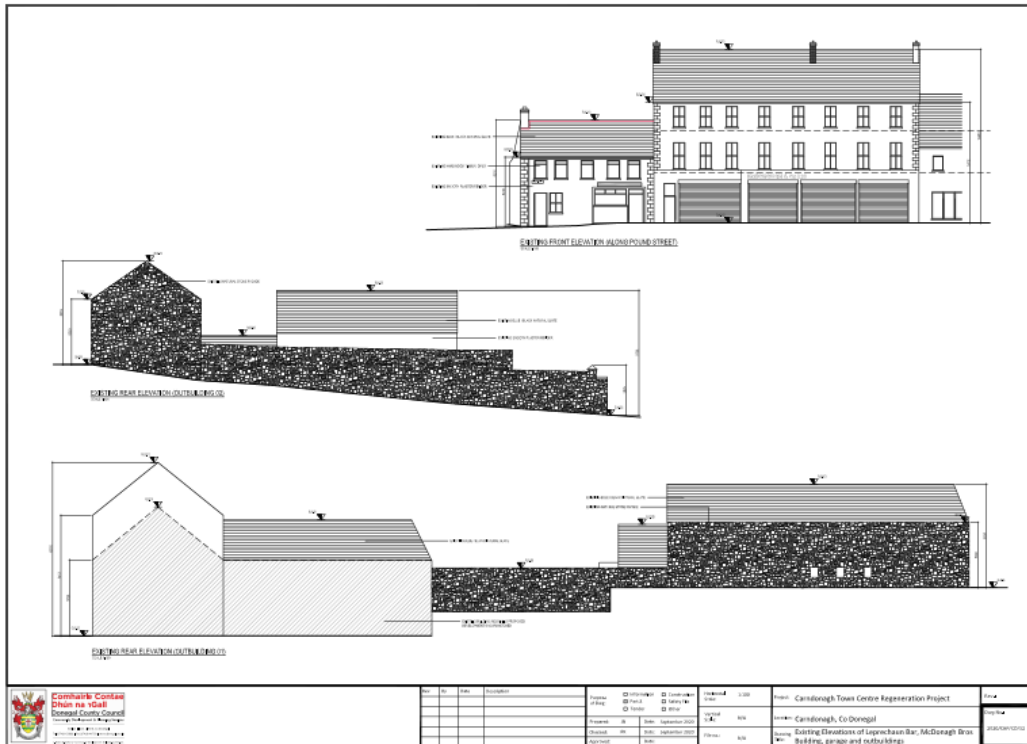
Drawing No: 2020/C&P/CD/09: Existing Ground Floor Plans of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings



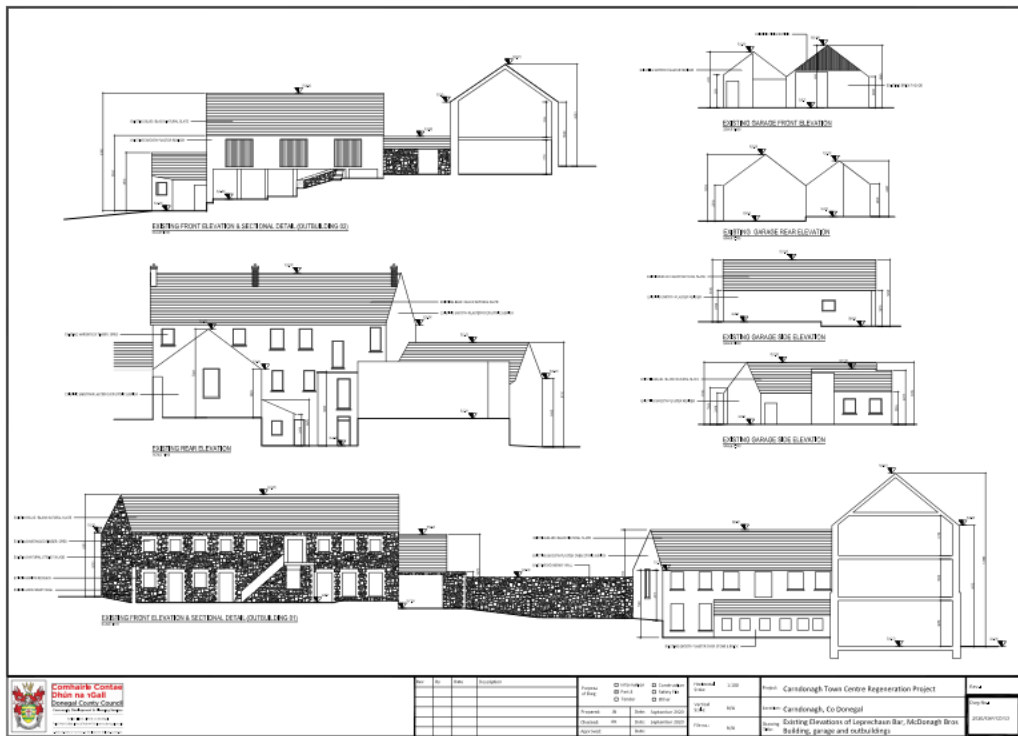
Drawing No: 2020/C&P/CD/10: Existing First Floor Plans of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings



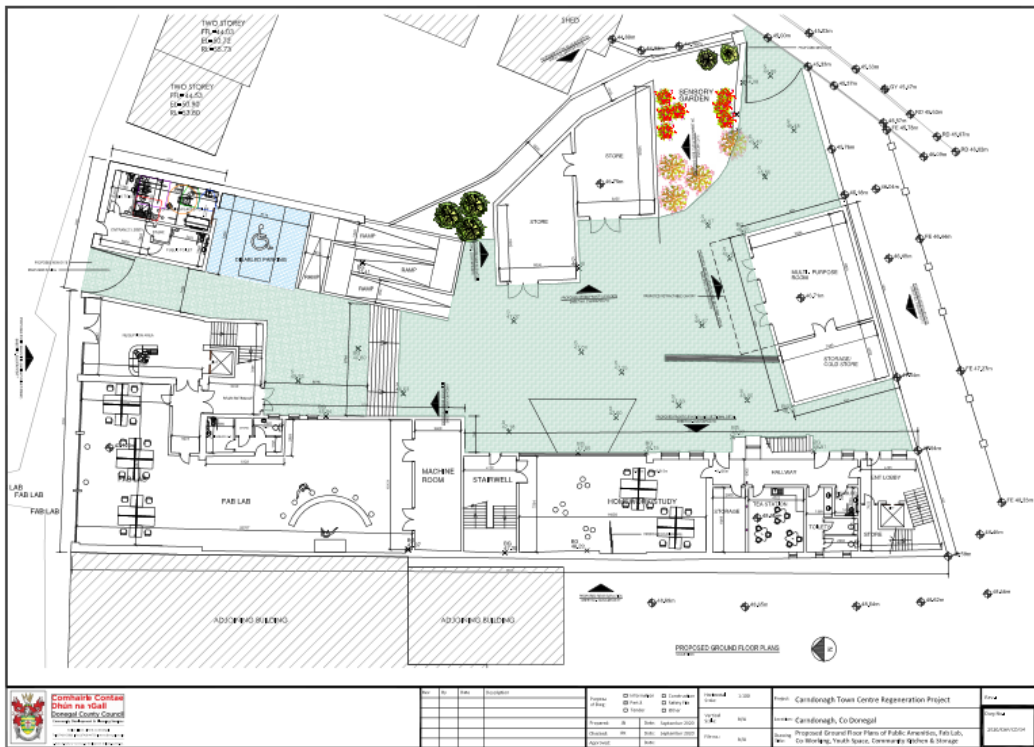
Drawing No: 2020/C&P/CD/11: Existing Second Floor Plans of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings



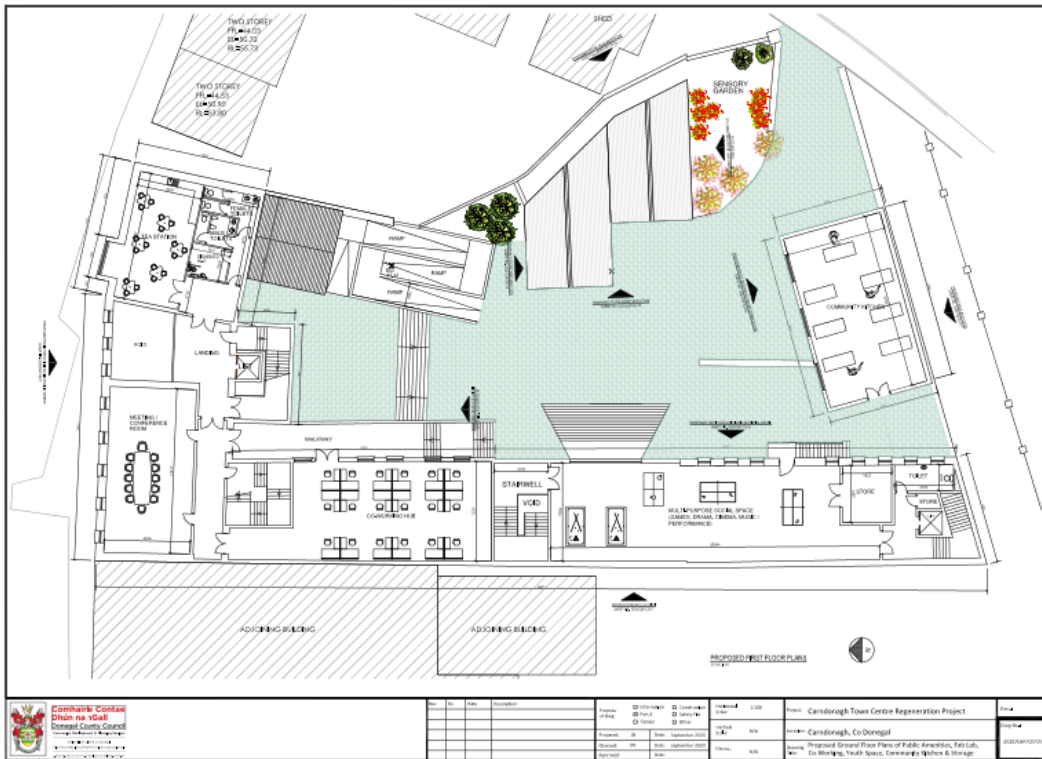
Drawing No: 2020/C&P/CD/12: Existing Elevations of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings



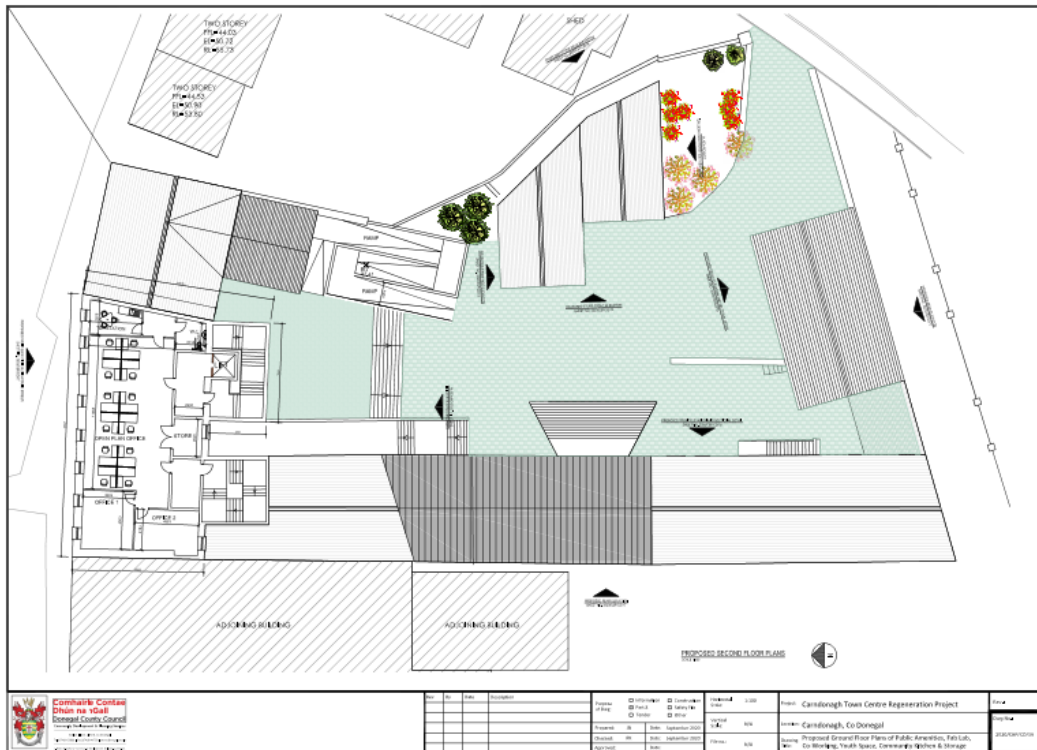
Drawing No: 2020/C&P/CD/13: Existing Elevations of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings



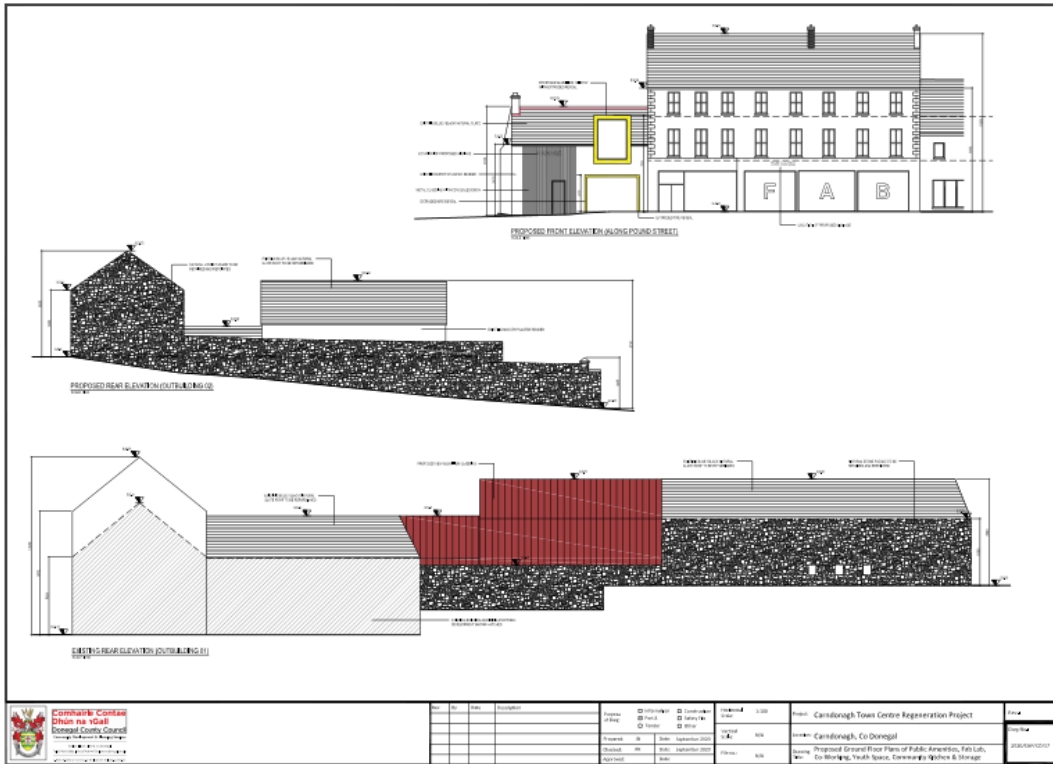
Drawing No: 2020/C&P/CD/14: Proposed Ground Floor plans of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage



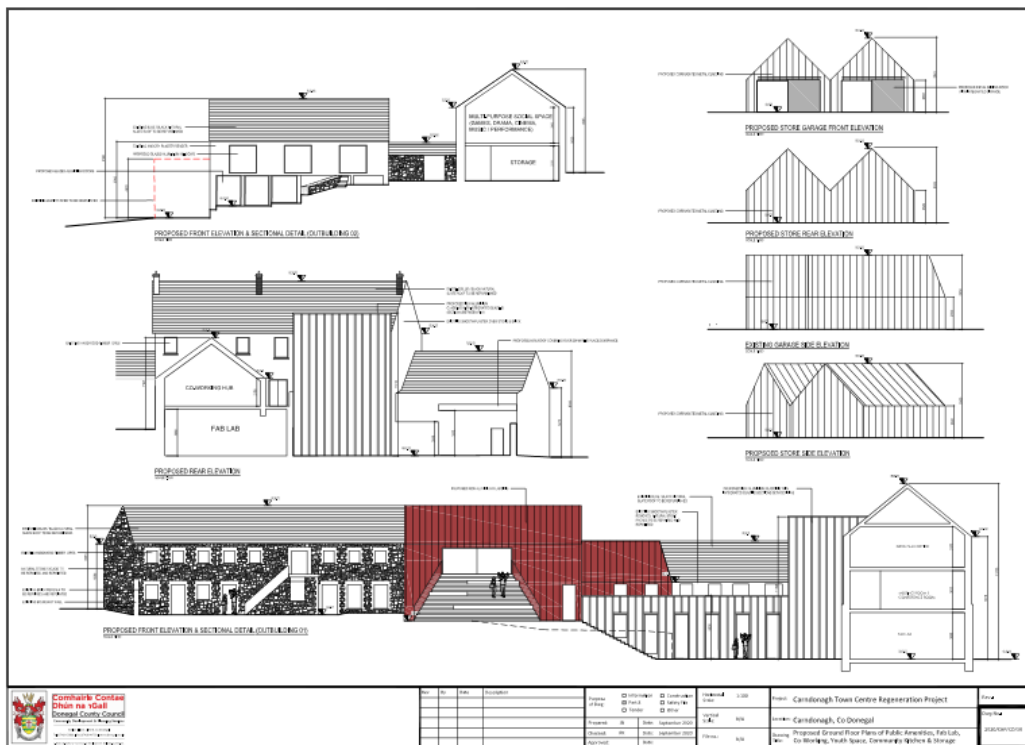
Drawing No: [2020/C&P/CD/15](#): Proposed First Floor plans of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage



Drawing No: [2020/C&P/CD/16](#): Proposed Second Floor plans of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage



Drawing No: **2020/C&P/CD/17**: Proposed Elevations of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage



Drawing No: **2020/C&P/CD/18**: Proposed Elevations of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage

APPENDIX C

Planning Report Part 8 PG 20/20



Part 8 – PG20/20

9th November, 2020

Paul Kelly
Regeneration and Development Team
Planning Services
Donegal County Council
Three Rivers Centre
Lifford
Co Donegal

Re: Development to carry out the following works:

- **Partial demolition of the former Leprechaun Bar to create a new through access and change of use (of retained structure) to public amenities including a changing places facility,**
- **Restoration, refurbishment, alteration and extension of the former McDonagh Bros. Department Store and associated outbuildings to the rear providing for:**
 - i. **A new Digital Fabrication Laboratory (FabLab) and co-working Hub, office space, board room training room/exhibition space, kitchenette and toilets,**
 - ii. **A Social Space for Young People and Teenagers including a study hub, social room, kitchenette and toilets,**
 - iii. **A community Kitchen,**
 - iv. **Communal storage, and**
 - v. **A public realm courtyard with sensory garden.**
- **Creation of a new Pedestrian Street and public realm park between Pound Street/Bank Place and the Supervalu Retail Complex and the restoration, refurbishment and alteration of an existing stone outbuilding adjoining same to a Creative Makers Hub including a communal workshop and retail space for creative and craft industries;**
- **New demountable canopy feature(s) in the existing Diamond area civic space;**
- **New public realm improvements on Back Lane connecting the Diamond to the Town Car Park and Bridge Street including new surface materials, lighting scheme, murals, demolition of existing car park boundary wall and construction of a new replacement car park boundary wall; and**
- **All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network.**
- **All associated ancillary site works**

Cuir freagra chuig: Áras an Chontae, Leifear, Contae Dhún na nGall, Éire F93 Y622
Please reply to: County House, Lifford, Co. Donegal, Ireland F93 Y622

At: Churchland Quarters, Carndonagh

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 strictly in accordance with the published plans, particulars, details and specifications.

Reason: In the interests of orderly development.

2. Adequate bicycle parking facilities will be incorporated into the design and shall be provided at appropriate locations.

Reason: In the interest of the proper planning and sustainable development of the area.

3.
 - (a) Electrical and telephone services shall be underground.
 - (b) Public lighting shall consist of low energy LED lights. Luminaries shall comply with I.S. EN 60598-2-3.
 - (c) No digital displays or similar illuminated streaming media shall be erected or displayed on the subject premises, structure or site.
 - (d) All gullies to be provided within the scheme shall be lockable.

Reason: In the interest of the proper planning and sustainable and orderly development of the area and public safety.

4.
 - (a) Construction work shall only take place after 08.00 and before 18.00 hours on weekdays and 08.30 to 15.00 hours on Saturdays and no construction work shall be carried out on Sundays and public holidays.
 - (b) 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.
 - (b) All waste associated with the development shall be disposed of in an environmentally friendly manner and off site at an authorised/licensed facility.

Reason: To preserve the amenities of the area and in the interests of traffic safety and orderly development.

5.
 - (a) Business or Community signage shall be in the Irish Language only, or if bilingual signage is proposed, then the Irish language shall be first and shall be of an area, size and prominence that is at least equal to or greater than the area, size and prominence of other languages.
 - (b) Public Signage shall abide by the provisions of The Official Languages Act 2003, An tOrduLogainmneacha (Ceantair Ghaeltachta) 2004, Signage Regulations S.I. No. 391 or 2008 and the Road Traffic Manual in relation to the use of Irish and English.

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

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

J. Bar-af
for A/Senior Ex. Planner
Planning Services

/mp