

**Chief Executive's Report following the period
of Public Consultation on the Material
Alterations to the Draft County Donegal
Development Plan 2018-2024 as required by
Section 12 of the Planning and Development
Act 2000 (as amended) including
Commentary to Address Matters Raised in
Submissions Received.**

**Directorate of Community, Enterprise and
Planning Services**

2nd April 2018



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

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Appendix B: Maps associated with the Chief Executive's responses and/or recommendations

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1 INTRODUCTION

1.1 Background

The Draft County Donegal County Development Plan 2018-2024 (hereinafter referred to as the Draft CDP), Environmental Report and Appropriate Assessment were published for a period of public consultation from 19th May 2017 to 1st September 2017 inclusive. During the period of public consultation of the Draft CDP, Environmental Report and Appropriate Assessment, a total of 312 no. submissions/observations were made including 20 no. by prescribed authorities, 275 no. by the general public, 8 no. by elected members and groupings of elected members and a number of cross-directorate comments.

The Chief Executive's Report, dated October 2017, summarised and responded to each of these submissions/observations. Following consideration of this report, the Elected Members at an adjourned Council meeting on 13th December 2017, proposed a number of changes to the Draft Plan including 40 proposed Material Alterations and it was necessary to make them available for public consultation, in compliance with the requirements of Section 12(7) of the Planning and Development Act 2000 (as amended).

The review of the Draft County Donegal Development Plan 2018-2024 has been subject to an Appropriate Assessment (AA) and a Strategic Environmental Assessment (SEA) throughout the development plan process. An addendum to the SEA and the AA reports was prepared in respect of the Material Alterations.

The proposed Material Alterations that were published for public consultation consisted of the following three documents:

- Proposed Material Alterations to the Draft County Donegal Development Plan 2018-2024 (including Appendix A), February 2018.
- Strategic Environmental Assessment of Proposed Material Alterations to the Draft County Donegal Development Plan 2018-2024: Addendum to Part D Environmental Report, February 2018.
- Addendum to Appropriate Assessment: Natura Impact Report of Proposed Material Alterations to the Draft County Donegal Development Plan 2018-2024 (including Appendices A-C), February 2018.

The proposed Material Alterations to the Draft CDP were made available for public consultation during the period from 9th February 2018 to 8th March, 2018 inclusive. Submissions and observations in respect of the Material Alterations were invited during this time and a total of 32 no. submissions or observations have been received, 15 no. were received from the public and 15 no. were received from Statutory Consultees, within the consultation period. 2 no. submissions (one from the public and one from a prescribed body) were received outside the consultation period however these submissions have been incorporated into this report.

1.2 Legislative Requirements

In accordance with Section 12(8)(a) and (b) of the Planning & Development Act 2000 (as amended) [P&D Act 2000 (as amended)], the Chief Executive is required to prepare a report on the submissions and observations received in respect of the Material Alterations to the Draft County Donegal Development Plan 2018-2024. The Chief Executive's Report is specifically required to:

- (i) List the persons or bodies who made submissions or observations under this section,
- (ii) Summarise the issues raised by the persons or bodies in the submissions,
- (iii) Give the response of the Chief Executive to the issues raised, taking account of any directions of the members of the authority, the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives of the Government or of any Minister of the Government.

In accordance with Section (9)(b) of the P&D Act 2000 as amended, the consideration of the Draft CDP and the Chief Executive's Report shall be completed within 6 weeks of the submission of the Chief Executive's Report to the Elected Members.

1.3 Purpose of this Report

The Elected Members, at an adjourned Council meeting on 13th December 2017, decided to make the Draft County Donegal Development Plan 2018-2024 subject to changes that were Material Alterations (the 'proposed amendment'). It is the proposed amendment comprised of the Proposed Material Alterations that are now to be considered. In accordance with Section 12(10)(a) of the P&D Act 2000 (as amended), having considered the Chief Executive's Report, Members may decide by resolution to either make the Plan:

- (a.) without any of the proposed material alterations; or
- (b.) with all of the proposed material alterations; or
- (c.) with only a reduced number of the proposed material alterations.

Members may also further modify the proposed alterations subject to the undernoted criteria as contained in Section 12(10)(c)

(i.) (further modifications) may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site.

(ii.) (further modifications) shall not be made where it relates to:

- (I) an increase in the area of land zoned for any purpose; or
- (II) an addition to or deletion from the Record of Protected Structures.

In making their decision, Members are referred to Section 12(11) of the P&D Act 2000 (as amended) wherein it provides that:

'In making the development plan, Members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government.'

This purpose of this report is to inform and assist the Elected Members in the consideration of the proposed Material Alterations to the Draft CDP, having regard to and addressing the issues raised during the consultation period, by Statutory Bodies and the proper planning and sustainable development of the area. When consideration of the Chief Executive's Report is complete and the Members by resolution make the Plan, the County Donegal Development Plan 2018-2024 will become operational 4 weeks after the resolution of the Members.

1.4 Structure of Report

This report will comment upon each of the proposed Material Alterations in chronological order. There are a total of 40 Material Alterations proposed and these are listed in chronological order as they relate to the published Draft County Donegal Development Plan 2018-2024: Material Alterations Nos. 1-4 are proposed material alterations to Part A: The Strategic Plan; Nos. 5-15 are proposed material alterations to Part B: Objectives and Policies of the Plan and Nos. 16-40 are proposed material alterations to maps

for Letterkenny, Buncrana and the individual settlement frameworks contained within Part C: Objectives and Policies of the Towns.

The report provides a summary of the issues raised in the submissions or observations made in respect of each Material Alteration and it then provides an opinion in respect of the issues raised together with a recommendation. The recommendation will be to either:

- (a) Make the plan with the proposed amendment, or,
- (b) Make the plan without the proposed amendment, or,
- (c) Make the plan with amendments subject to modifications, provided they are minor in nature.

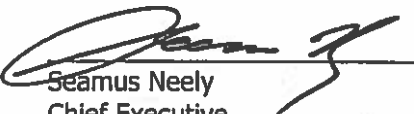
The summary of issues raised in submissions or observations is referenced to the name of each person/body that made a submission through Tables A.1 and A.2, contained in Appendix A of this report. Tables A.1 and A.2 provide the name of each person that made a submission with a unique Identity Reference Number and it also provides a summary of the issues raised in each submission. This facilitates each submission to be tracked to the summary of issues, which it has informed, and to trace how their submission has been considered. However, it should be noted, that those issues that have been raised that do not relate to a specific proposed Material Alteration are not considered in the Chief Executive's Report.

Where no submission has been made in respect of a Material Alteration the text will confirm this and an opinion in respect of the proposed Material Alteration will be provided under the heading 'Chief Executive's Response' together with a recommendation.

The final section of the report shall reference submissions or observations that have been made in respect of matters other than the proposed Material Alterations and it will be confirmed that they cannot be given further consideration, as they are not related to the Material Alterations.

1.5 Recommendation

Therefore and in accordance with Section 12(10) of the Planning and Development Act 2000 (as amended), it is recommended that the Members, having considered the Chief Executive's report and recommendations herein, make the County Donegal Development Plan 2018-2024.


Seamus Neely
Chief Executive
Donegal County Council

2 LIST OF PERSONS/BODIES WHO MADE SUBMISSIONS

A total of 32 no. submissions or observations were received during the consultation period as follows:

- 15 no. were received from the public,
- 15 no. were received from Statutory Consultees, and
- 2 no. submissions (one from the public and one from a Statutory Consultees) were received outside the consultation period however these submissions have been incorporated into this report

A full list of persons and bodies that made submissions or observations is provided in Tables A.1 and A.2 (Appendix A), together with a summary of each submission (other than Issue 3 in the submission of the Department of Housing, Planning & Local Government dated 8th March, 2018 which is addressed hereinunder) and the response of the Executive. However, it should be noted that those issues that have been raised that do not relate to a specific proposed Material Alteration are generally not considered in the Chief Executive's Report.

The aforementioned submission made by the Department of Housing, Planning & Local Government dated 8th March 2018 (see Appendix D) sets out observations on behalf of the Minister under five headings as set out below:

1. Strategic Residential Reserve / Residential Phase 2
2. Water Services (Infrastructure)
3. Strategic Environmental Assessment, Renewal Energy & Climate Change
4. Flood Risk
5. Extension of settlement framework boundaries

The summary of the issues raised (and the responses thereto) in relation to headings / issues numbered 1, 2, 4 and 5 are set out in the body of the report. As appears from the correspondence from the Department dated 8th March, part of the submission, as is reflected in Item 3 above, highlights apparent procedural failure with respect to the Strategic Environmental Assessment of Section 6.5(f) as contained in the Development Guidelines and Technical Standards. Part of the Department submission also suggests that the clearest and most effective way to remedy the apparent procedural failure would be to remove technical standard 6.5(f). The submission also recommends that the Council seek its own legal advices in the matter. These matters are under careful consideration and will form the subject of further correspondence to the Members before the end of the week beginning the 9th April.

CONCLUSIONS OF THE PUBLIC CONSULTATION

The public consultation on the material alterations to the Draft CDP 2018-2024 was held from 15 October 2018 to 15 November 2018. A total of 1,234 responses were received from a wide range of stakeholders, including individuals, businesses, and organisations. The responses were analysed and summarised in the following table:

Stakeholder Group	Number of Responses	Key Issues Raised
Individuals	456	Concerns over the impact of the changes on small businesses and the environment.
Businesses	321	Concerns over the impact of the changes on the economy and employment.
Organisations	457	Concerns over the impact of the changes on the environment and the community.

The following table shows the number of responses received from each stakeholder group:

Stakeholder Group	Number of Responses
Individuals	456
Businesses	321
Organisations	457

The following table shows the key issues raised by each stakeholder group:

Stakeholder Group	Key Issues Raised
Individuals	Concerns over the impact of the changes on small businesses and the environment.
Businesses	Concerns over the impact of the changes on the economy and employment.
Organisations	Concerns over the impact of the changes on the environment and the community.

3 CONSIDERATION OF MATERIAL ALTERATIONS

3.1 Introduction

3.1.1 Wind Energy

Five of the 40 no. proposed Material Alterations (Nos. 9-13) relate specifically to Wind Energy. Of the 15 no. submissions received from the public 6 no. relate to Material Alteration No. 12 at Meenbog, Ballybofey. There are no public submissions in relation to the other Wind Energy Material Alterations. Six of the 15 no. submissions received from prescribed bodies relate *inter alia* to one or more of the proposed Material Alterations Nos. 9-13. A number of other submissions also raised issues in relation to Wind Energy albeit not specifically related to any of the proposed Material Alterations. The majority of submissions received in relation to Wind Energy queried the justification for the classification of areas for Wind Energy as illustrated on Map 8.2.1 'Wind Energy' of the Draft County Donegal Development Plan (Draft CDP) as published.

Having regard to the number of submissions received in relation to Wind Energy this section provides a strategic overview of the evidence based approach used to assist in the formulation of policy and the identification of the three areas for consideration of proposed new developments namely areas 'Open to Consideration', 'Acceptable for Augmentation of/improvements to Existing Windfarms', and 'Not Acceptable' as identified on Map 8.2.1 'Wind Energy' in Chapter 8 of the Draft CDP as published. Wind Energy is further provided for in Sub-Section 6 (Wind Energy) of Part B, Appendix 3, 'Development Guidelines and Technical Standards'. This sub-section contains a range of factors to be considered in the preparation and assessment of planning applications, together with a set of specific requirements and standards to be met by such developments including bullet (f): '..set back distance of ten times tip height of proposed turbines from residential properties and other centres of human habitation.'

Section 8.2.1, Chapter 8 of the Draft CDP states "*The Council's approach to wind energy has been prepared having regard to the Planning Guidelines on Wind Energy Development, 2006-prepared by the (then) Department of the Environment, Heritage and Local Government. The review of the policy context guiding wind energy production has been augmented by the evidence base that is made up, in part, by the landscape character assessment process, the SEAI commissioned reports 'Examination of the Significance of Noise in Relation to Onshore Wind Farms' Marshall Day Acoustics. (November 2013), and 'Preliminary Report on Wind Turbine Noise Modelling' RPS (March 2015), the Donegal County Council Interreg Iva project, 'Practical Implementation of Freshwater Pearl Mussel Measures' report 'Windfarm Development Guidance - Dr Tony McNally (June 2014), the Eirgrid reports, 'All Island Ten Year Transmission Forecast Statement 2015' and 'Generation Capacity Statement 2017-2026'.*"

The evidence based approach adopted in relation to the identification of Wind Energy designations for the County consists of in excess of 40 layers of data including: Natura 2000 sites (SACs and SPAs), Sites of Freshwater Pearl Mussel Population (International), other National designations (such as NHAs and pNHAs), the North Western River Basin Management Plan, proximity to archaeological monuments/complexes and landscape designations (this list is not exhaustive). The landscape of the County has been categorised into three layers of value and are illustrated on Map 7.1.1 'Scenic Amenity' in the Draft CDP as published. These 3 layers of value have been classified as areas of 'Especially High Scenic Amenity', areas of 'High Scenic Amenity' and areas of 'Moderate Scenic Amenity', none of the landscapes of County Donegal have been classified as Low Value. The 'Scenic Amenity' mapping was also used to inform the Wind Energy mapping. Windfarm development is 'Open to Consideration' in areas that have been identified having regard to a range of factors, including wind energy potential, existing grid connections, proposed grid connections, natural heritage designations and landscape sensitivity, road infrastructure and where potential conflict with natural heritage designations may be managed effectively; windfarm development is 'Not Acceptable' in areas that have been identified having regard to their significant environmental, heritage and landscape constraints; and wind farm development is 'Acceptable for Augmentation of/improvements to Existing Windfarms' in areas that have been identified where there is existing or permitted windfarm developments, in most cases the

infrastructure, roads, hardstand, turbines, sub-station and fences have already been established, so there should be limited additional impact.

Having regard to all of the above it is considered that the evidence based approach adopted for the formulation of Wind Energy policy and the identification of the three policy areas for the consideration of new wind farm developments is informed by rigorously established objective evidence and provides a comprehensive justification for the identification of the Wind Energy designations for the County as illustrated on Map 8.2.1 of the Draft CDP as published.

3.1.2 Settlement Boundary Extensions

Twenty of the Proposed Material Alterations provide for extensions to settlement framework boundaries (excluding Lifford town centre area extension (MA25) and land rezonings in Letterkenny and Bunrana (MA's 16, 17 and 18). Whilst each is addressed individually through the relevant section of this report, a consistent approach has been taken to outline and consider the evidential basis for the proposed extension across a number of relevant planning matters including:

- The nature of the settlement and the Core Strategy objectives for it.
- The amount of undeveloped land already contained within the existing settlement envelope.
- The scale of the proposed expansion relative to the scale of the existing settlement envelope.
- The serviceability of the site, particularly the availability or otherwise of public effluent treatment capacity.
- The availability of evidence of the demand for development that would be accommodated on the proposed lands.
- The potential flood risk.
- Consideration of potential impacts on Natura 2000 designations.
- National Road speed limits.
- Planning history of proposed lands.
- The nature of the lands as greenfield, infill, brownfield or as lands consisting of existing established development.

3.2 Material Alteration 1

3.2.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part A: The Strategic Plan		
1	2: Core Strategy (i) Table 2.3, Section 2.3.3 (ii) Table 15.2 of Part C (iii) Layer 3 Settlement Framework maps contained in Part C.	(i) Amend Table 2.3, Section 2.3.3 so as to insert Portnablagh as a named town within 'Layer 3 Rural Towns and open Countryside.' (ii) Amend Table 15.2 of Part C so as to insert Portnablagh as Map 15.60; and (iii) Insert an additional Settlement Framework map (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 1') for Portnablagh into the Layer 3 Settlement Framework maps contained in Part C of the Draft CDP.

3.2.2 Summary of Submissions

One submission from a prescribed body (Transport Infrastructure Ireland) refers to the proposal to include Portnablagh as a named settlement within the settlement structure hierarchy. Specifically, the submission from TII (PB9) draws attention to section 2.5 of the DoECLG Spatial Planning and National Roads Guidelines in relation to lands adjoining National roads in the 60kph zone. The submission notes that limited direct access can be provided in such locations but any such proposals must be accompanied by a Road Safety Audit. TII request that the Development Plan reflects this requirement. The submission from TII notes that, in an earlier submission, they raised a number of examples where the proposed settlement envelopes in layer 2 and 3 towns extend along National Roads outside zones of reduced speed limits. TII consider that this introduces the potential for policy conflict which does not appear to be addressed in the proposed material alterations. TII consider that there is a requirement to review the settlement envelopes and associated development objectives for all settlement frameworks along the strategic National Road network prior to the adoption of the Development Plan.

3.2.3 Chief Executive's Response

Section 3.1.5 (pg. 19) of the Chief Executive's report of October 2017 has already set out the rationale for the identification of Portnablagh as a 'rural town' within Layer 3 of the County settlement structure. The report noted the extent of established housing in Portnablagh (whilst acknowledging the significant level of holiday home development) and its resultant role as a tourist base, and suggested that the identification of Portnablagh as a 'rural town' within Layer 3 is reasonable and may provide opportunities to consolidate future development and to identify other actions to advance the capacity in the area for tourism product development and other associated facilities. This rationale is still applicable and the proposed identification of Portnablagh as a Layer 3 settlement is considered reasonable.

With regard to TII comments regarding access onto the National Road network and potential conflict arising where the settlement boundary is outside the speed limit; National, Regional, Environmental and County development Plan objectives and policies would take precedence. In particular, the following Objectives and Policies shall apply:

Policy CS-P-4: It is the policy of the Council that within the boundaries of towns identified as Strategic Towns due to their 'Special Economic Function' (layer 2B) and in rural towns identified as Layer 3, applications for development will be assessed in the light of all relevant material planning considerations including any identified land use zonings, availability of infrastructure, relevant policies of the Development Plan, other regional and national guidance/policy and relevant environmental designations.

Objective T-O-6: To safeguard the carrying capacity and safety of National Roads and other specified Regional Roads.

Policy T-P-4: It is a policy of the Council not to permit developments requiring new accesses or which would result in the intensification of existing access points onto National Roads where the speed limit is greater than 60 kph or roads treated to National Primary Standards namely (Map 5.1.3 refers):

- R238 Bridgend-Buncrana Road (where the speed limit is greater than 60kph)

Notwithstanding the foregoing, in exceptional circumstances, developments of national and regional strategic importance may be considered where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed, subject to such developments being provided through the Local Area Plan or Development Plan making process, including in consultation with the TII.

Policy T-P-8: that "It is a policy of the Council to require a Traffic and Transport Assessment and Road Safety Audit for any development proposing access to the Strategic Road Network."

Thus, TII comments in this respect are already addressed in the Draft Plan.

3.2.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.3 Material Alteration 2

3.3.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part A: The Strategic Plan		
2	Chapter 2: Core Strategy; insertion of new objective as CS-O-17 in section 2.10	<p>Insert a new objective as CS-O-17 to read as follows:</p> <p>It is an objective of the Council to promote sustainable development and transportation strategies in urban and rural areas including the promotion of measures to:</p> <p>(i) Reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources;</p> <p>(ii) Reduce anthropogenic greenhouse gas emissions; and</p> <p>(iii) Address the necessity of adaptation to climate change.</p>

3.3.2 Summary of Submissions

No submissions were received in relation to the proposed material alteration.

3.3.3 Chief Executive's Response

The proposed new objective shall meet the requisite requirements of the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change, 2017 published by the Department of Housing, Planning, Community and Local Government. These Guidelines set out that planning authorities shall have regard to the following plans, policies and strategies when making a development plan:

- The National Renewable Energy Action Plan 2010 (Irish Government submission to the EC);
- The Government's Strategy for Renewable Energy 2012-2020 (DCENR)
- The Government's White Paper on Energy Policy-Ireland's transition to a Low Carbon Energy Future 2015-2030 (DCENR); and
- The Government's National Mitigation Plan, July 2017 (DCCA)

The proposed new objective shall also promote sustainable transportation strategies that are linked to areas of existing and/or planned development

3.3.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.4 Material Alteration 3

3.4.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part A: The Strategic Plan		
3	Chapter 2: Core Strategy; insertion of new objective as CS-O-18 in section 2.10	Insert a new objective as CS-O-18 to read as follows: To review the location and extent of lands zoned 'Strategic Residential Reserve' to ensure the appropriate supply of long term housing landbank.

3.4.2 Summary of Submissions

The submission from the Department of Housing, Planning and Local Government (PB12) has noted the proposed new objective to review the extent of lands zoned Strategic Residential Reserve (SRR) in the County. The Department submission focuses mainly on the extent of lands zoned as SRR in Letterkenny, Buncrana and Bundoran and the Department welcomes the clarification that Donegal County Council has provided in relation to these lands; specifically the fact that Local Area Plans are going to be prepared for these settlements which in turn will allow for a focussed review of SRR lands in the three towns.

3.4.3 Chief Executive's Response

The proposed objective clarifies the Councils position in terms of keeping the extent of 'Strategic Residential Reserve' lands under review. This is considered to be an entirely reasonable approach and will ensure that adequate lands are retained for housing supply in the future.

3.4.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.5 Material Alteration 4

3.5.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part A: The Strategic Plan		
4	Chapter 2: Core Strategy; amendment of policy CS-P-5 in section 2.11	Amend policy CS-P-5 so that it reads as follows (new text shown in blue lettering): It is a policy of the Council to guide development of towns in a sequential manner, outwards from the core area in order to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more remote areas and to make better use of under-utilised land. This policy shall not apply to small scale business enterprises (excluding retail development) of circa 1 to 5 employees. Retail development on an out-of-centre site will be considered only in exceptional circumstances where the applicant can demonstrate and the planning authority is satisfied that there are no sites or potential sites either within the centre or on the edge of the centre that are (a) suitable, (b) available and (c) viable.

3.5.2 Summary of Submissions

Two submissions from prescribed bodies were received in relation to (inter alia) proposed material alteration 4.

The submission from Transport Infrastructure Ireland (PB9) notes that TII has no objection in principle to the proposed material alteration but recommends that the proposed alteration provide an appropriate cross reference with Policy T-P-4 of the Draft Plan concerning restriction on access to national roads.

The submission from the Northern and Western Regional Assembly (PB15) suggests that the proposed material alteration could have the unintended effect of negatively impacting upon the vitality and viability of towns/villages. The NWRA note that the vitality and viability of towns and villages is a key issue in the NPF and suggest that the proposed material alteration should be reviewed to introduce more limiting provisions that would allow small scale business to establish on out-of-centre sites in defined exceptional circumstances only.

3.5.3 Chief Executive's Response

The proposed alteration to Policy CS-P-5 will ensure that small scale business enterprises are given the opportunity to locate on appropriate out-of-centre sites, subject to compliance with all other relevant policies of the CDP. This policy will serve to facilitate start-ups that are looking to test the market or small scale businesses in general and will serve to bolster the economies of the settlements within the county, whilst at the same time ensuring that larger business enterprises are directed in the first instance towards the centre of a given settlement and thereafter to 'edge of centre' sites. The comments of the NWRA in relation to the proposed material alteration are acknowledged; however, this policy has been drafted to encourage the development of small scale business within the towns and

villages of the County and proposals falling under the auspices of the policy will be subject to all other relevant policies and objectives of the County Development Plan. Given the limited scale of business that would be supported by the policy (max 5 employees) no significant impacts on the viability of town and village centres are envisaged.

TII suggestions regarding the need to cross-reference Policy T-P-4 are noted. However, it is generally considered that a cross reference is not necessary and would serve to place emphasis on just one material planning consideration, when in fact any development proposal would be subject to all relevant policies of the Plan.

3.5.4 Recommendation

It is recommended that the plan be made with the proposed amendment.

3.6 Material Alteration 5

3.6.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
5	Chapter 6: Housing; insertion of new objective as HS-O-9 in the Housing Strategy, section 6.1.5	Insert new objective as HS-O-9 to read as follows: It is an objective of the Council to explore opportunities to deliver necessary social housing to meet the needs of the County's rural population.

3.6.2 Summary of Submissions

No submissions were received in relation to the proposed material alteration.

3.6.3 Chief Executive's Response

This objective will ensure that social housing provision throughout rural areas of the county is kept under review and will facilitate the examination of solutions for the provision of rural social housing where need arises.

3.6.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.7 Material Alteration 6

3.7.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
6	Chapter 6: Housing; insertion of new policy HS-P-2 in the Housing Strategy, section 6.1.6	Insert new policy as HS-P-2 to read as follows: It is a policy of the Council to consider opportunities to deliver necessary social housing at locations around (i) rural schools; (ii) smaller settlements and; (iii) traditional clachan settlement patterns; subject to wastewater services being appropriately delivered and maintained by Donegal County Council as part of a social housing scheme and subject to all other relevant objectives and policies of the plan, including environmental considerations and compliance with the Habitats Directive.

3.7.2 Summary of Submissions

No submissions were received in relation to the proposed material alteration.

3.7.3 Chief Executive's Response

The objectives contained in Chapter 6 relating to the delivery of housing include the need to support a balanced approach to housing provision in rural areas to retain vibrancy and ensure the sustainability of established rural communities. The social housing need in smaller rural settlements, often associated with rural schools, in this context supports the delivery of appropriately serviced and located social housing units in the county's towns and smaller rural settlements. The delivery of social housing to meet such need would be undertaken subject to prevailing policies relating to housing provision in the plan, including objectives and policies contained within Chapter 5, Infrastructure, which focus on the facilitation of adequate and appropriate infrastructural services for such development.

Extending such a policy provision to un-serviced clachan settlement patterns would not be sustainable and would materially conflict with the rural housing provisions contained in Chapter 6. In this context it is not proposed to include this provision of the proposed amendment into the recommended policy below.

3.7.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to omit bullet no. (iii.) that referred to 'traditional clachan settlement patterns', so that the new policy HS-P-2 would read as follows:

It is a policy of the Council to consider opportunities to deliver necessary social housing at locations around (i) rural schools; and ii) smaller settlements; subject to wastewater services being appropriately delivered and maintained by Donegal County Council as part of a social housing scheme and subject to all other relevant objectives and policies of the plan, including environmental considerations and compliance with the Habitats Directive.

3.8 Material Alteration 7

3.8.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
7	Chapter 6: Housing; amendment of policy UB-P-5 in section 6.2.3	Amend policy UB-P-5 so that it reads as follows (new text shown in blue lettering): It is the policy of the Council to guide urban residential development in a sequential manner, outwards from the core area in order to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more remote areas and to make better use of underutilised land subject to compliance with Article 6 of the Habitats Directive (where applicable). Housing development on an out-of-centre site will be considered only in exceptional circumstances where the applicant can demonstrate and the planning authority is satisfied that there are no sites or potential sites either within the centre or on the edge of the centre that are (a) suitable, (b) available and (c) viable.

3.8.2 Summary of Submissions

Derry City and Strabane Council 'note' the proposed policy and make no further observations on this issue.

3.8.3 Chief Executive's Response

The proposed amendments to Policy UB-P-5 will strengthen the ability of the Council to ensure that new housing development is appropriately located in close proximity to the core of settlements, where public services and infrastructure are available and where residents have easy access to amenities. The amended policy will however allow for flexibility, whereby prospective developers will be able to make a case to the Council as regards the suitability of a given site where there are no other more appropriate sites available. It is considered that the policy is reasonable given, in particular, the clear qualification that such developments will be considered only in exceptional circumstances with the normal sequential considerations applying in the first instance.

3.8.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.9 Material Alteration 8

3.9.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
8	Chapter 6: Housing; Insertion of new policy as UB-P-29 in section 6.2.3	Insert new policy as UB-P-29 to read as follows: It is a policy of the Council that holiday home development will be considered within the settlement framework areas without the application of a restriction in terms of the balance between holiday homes and permanent homes (policy UB-P-24), subject to environmental and heritage designations and amenity considerations and where the applicant can demonstrate that the site is a brownfield site within the urban fabric of a settlement framework and its development for holiday home purposes is of a size and scale that would not be detrimental to the character of the settlement. A brownfield site is one that has been previously built upon. It excludes parks, recreation grounds, private or public open space, allotments, forestry lands/buildings agricultural lands and land where the remains of the previous use have blended into the landscape, or have been superseded by landuse zonings or lands of conservation value or amenity use.

3.9.2 Summary of Submissions

No submissions were received in relation to the proposed material alteration.

3.9.3 Chief Executive's Response

The proposed policy effectively repeats certain provisions of Policy RH-P-10 of the CDP 2012-2018 and would allow for the sustainable redevelopment of brownfield sites within settlement framework areas for holiday home use, in appropriate circumstances. It is considered that such development would be consistent with the proper planning and sustainable development of the settlements in the County.

3.9.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.10 Material Alteration 9

3.10.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
9	Chapter 8; Natural Resource Development; Amendment of Map 8.2.1 (Wind Energy) in relation to lands at Derrykillew, Ballyshannon	Amend Map 8.2.1 (Wind Energy) (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 9') so as to change the identification of the site of planning permission ref. no. 14/51400 from 'Not Acceptable' to 'Acceptable for Augmentation.'

3.10.2 Summary of Submissions

No submissions were received from the public in relation to proposed Material Alteration 9. Three submissions from Prescribed Bodies refer *inter alia* to Material Alteration 9 (submission Refs. PB3, PB6 and PB10).

The submission from Fermanagh and Omagh District Council (Ref. PB3) notes that the proposed Material Alterations Nos. 9 and 10 (see response in relation to No. 10 in Section 3.11.3 of this report) are the only Material Alterations likely to impact on the Council area. In relation to proposed Material Alteration No. 9 the submission notes that it is proposed to change the identification of the lands from 'Not Acceptable' to 'Acceptable for Augmentation.' The submission states that Fermanagh and Omagh District Council previously raised concerns about the potential visual impact of any new wind developments in the vicinity of two candidate Areas of High Scenic Value in a letter dated 10th August 2017 and it is considered that the proposed Material Alteration at Derrykillew, Ballyshannon could additionally affect the setting of the village of Belleek which is an important tourist destination in the district.

The submission from the Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) (Ref. PB6) states that DAERA NIE holds records of breeding and overwintering Hen Harrier within close proximity to the area covered by proposed Material Alteration 9. The submission notes that Hen Harrier is an Annex 1 species protected under the Birds Directive and as such highlights the potential risk from any wind farm development to Hen Harriers at this location.

The submission from the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) raises particular concerns that a number of the boundaries of the proposed Material Alterations for wind energy (including no. 9) are adjacent to or closer to a European Site. It states that development can potentially have an impact on any designated site and its associated ecological pathway and as such it is crucial that the NIR fully examines all potential impacts. In this regard the Department states that overlap or immediate proximity to a European Site is not specifically assessed in the NIR and this is considered to be an issue.

3.10.3 Chief Executive's Response

The subject area of Material Alteration 9 comprises the site of planning permission Ref. No. 14/51400 for a 5 turbine wind farm and associated development, plus the remainder of the townland in which the permission site is located. Section 8.2.1 of the Draft CDP states that 'Acceptable for Augmentation

of/improvements to Existing Windfarms' will be applicable in areas where there is existing or permitted windfarm developments. It is therefore considered that classifying the site of permission ref. no. 14/51400 as 'Acceptable for Augmentation of/improvements to Existing Windfarms' is acceptable as it would be consistent with the approach adopted for the rest of the Plan area. However, applying the same consistent approach, it is considered that there is no rationale for classifying the remainder of the townland area identified on the map that accompanied Proposed Material Alteration No. 9 as Acceptable for Augmentation as there is no existing permitted or developed wind farm in this area.

Notwithstanding the concerns raised in the Fermanagh and Omagh District Council submission (Ref. PB3) regarding the potential visual impact of any new wind developments on the surrounding environment it should be noted that such issues would have been assessed during processing of the relevant planning application.

In response to the concerns raised by the Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) (Ref. PB6) and the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) it is noted that as part of the iterative process of preparing the Draft CDP, the proposed Material Alterations to the Draft CDP are subject to Habitats Directive Appropriate Assessment. The 'Appropriate Assessment Natura Impact Report of the Draft County Donegal Development Plan 2018–2024' (NIR) (May 2017) examined and evaluated the likely significant effects of the Draft CDP on the Natura 2000 network in the zone of influence of the Plan including Annex I and II habitats and species of the Habitats Directive and conservation of birds listed in Annex I of the Birds Directive. An Addendum Report to the NIR was prepared in February 2018 which assesses the likelihood of significant effects resulting from proposed Material Alterations to the Draft CDP. It supplements and should be read in conjunction with the NIR in support of Stage 2 Appropriate Assessment of the Draft CDP, and the Strategic Environmental Assessment (SEA). Preparation of the assessment was undertaken using experienced ecological expertise to identify any risks of significant adverse effects on the Natura network of sites and general issues of concern for conservation in the County. A review of conservation objectives, qualifying interests and threats to site integrity for relevant European sites was undertaken to identify sites that might be impacted by the proposed Material Alterations to the Draft CDP. The Addendum Report concludes a Finding of No Significant Effects following the completion of Stage 2 of the process in relation to the proposed Material Alterations. It further states that "*the Draft CDP explicitly commits to not having (or perpetuating) adverse effects on the integrity of the Natura 2000 Network or any European site and that all policies and objectives of the Plan and their implementation are subject to compliance with Article 6 of the Habitats Directive.*" Therefore, having considered the proposed Material Alterations and the specific mitigation measures included in the Draft CDP to prevent impact, it was found that no direct, indirect or cumulative significant effects on the Natura 2000 network of sites or its integrity are likely.

Finally, it is noted that there was a minor error in the wording of proposed Material Alteration 9 in that it referenced all of the subject lands as being identified in the Draft CDP as 'Not Acceptable' whereas this should also have referenced a small area as being 'Open to Consideration'. It is considered that this is a minor issue that has no impact on either consideration of, or the outcome of, this matter.

3.10.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in red on the map contained in Appendix B of this report and entitled Proposed Material Alteration No. 9' (Amended).

3.11 Material Alteration 10

3.11.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
10	Chapter 8; Natural Resource Development; Map 8.2.1 (Wind Energy) in relation to lands at Derrykillew, Ballyshannon	Amend Map 8.2.1 (Wind Energy) (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 10') to change the identification of lands in part of: Derrykillew, Croaghbressy, Carricknahorna, Cashelard, Corlea, Doobally, Behy, Knader, Coolcholly, Tullyhorky from 'Not Acceptable' to 'Open to Consideration'.

3.11.2 Summary of Submissions

No submissions were received from the public in relation to the proposed Material Alteration 10. Three submissions from Prescribed Bodes relate *inter alia* to Material Alteration 10 (submission Refs. PB3, PB6 and PB10).

The submission from Fermanagh and Omagh District Council (Ref. PB3) notes that the proposed Material Alterations Nos. 9 and 10 (see response in relation to No. 9 in Section 3.10.3 of this report) are the only Material Alterations likely to impact on the Council area. In relation to proposed Material Alteration No. 10 the submission notes that it is proposed to change the identification of the lands from 'Not Acceptable' to 'Open to Consideration.' The submission states that Fermanagh and Omagh District Council previously raised concerns about the potential visual impact of any new wind developments in the vicinity of two candidate Areas of High Scenic Value in a letter dated 10th August 2017 and it is considered that the proposed Material Alteration at Derrykillew, Ballyshannon could additionally affect the setting of the village of Belleek which is an important tourist destination in the district.

The submission from the Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) (Ref. PB6) states that DAERA NIE holds records of breeding and overwintering Hen Harrier within close proximity to the area covered by proposed Material Alteration 10. The submission notes that Hen Harrier is an Annex 1 species protected under the Birds Directive and as such highlights the potential risk from any wind farm development to Hen Harriers at this location.

The submission from the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) raises particular concerns that a number of the boundaries of the proposed Material Alterations for wind energy (including no. 10) are adjacent to or closer to a European Site. It states that development can potentially have an impact on any designated site and its associated ecological pathway and as such it is crucial that the NIR fully examines all potential impacts. In this regard the Department states that overlap or immediate proximity to a European Site is not specifically assessed in the NIR and this is considered to be an issue.

3.11.3 Chief Executive's Response

In consideration of Proposed Material Alteration 10 a review of the environmental sensitivity mapping in relation to the wind energy mapping for the Draft CDP was carried out. It is noted that the area is located in an area of mostly high environmental sensitivity with some areas of extremely high environmental sensitivity dispersed throughout. The subject area is also located within an SAC and SPA

Buffer and a river body catchment at risk area. On the basis of this evidence, it is concluded that the identification of the subject area as 'Not Acceptable' for wind farm development in the Draft CDP was appropriate in light of its significant environmental, heritage and landscape constraints.

It is noted that the issues raised by Fermanagh and Omagh District Council (Ref. PB3), the Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) (Ref. PB6) and the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) in relation to *inter alia* the potential impacts on European Sites and the requirement for appropriate assessment as a result of proposed Material Alteration 10 are the same as those raised in relation to proposed Material Alteration 9. A detailed response to these issues is set out at Section 3.10.3 of this report.

Finally, it is noted that the area of proposed Material Alteration 10 included a small area that was already identified in the Draft CDP as 'Open to Consideration'. It is considered that this is a minor issue that has no impact on either consideration of, or the outcome of, this matter. Furthermore, this area would remain classified as 'Open to Consideration' even if the recommendation below is accepted.

3.11.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.12 Material Alteration 11

3.12.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
11	Chapter 8; Natural Resource Development; Map 8.2.1 (Wind Energy) In relation to lands at Altnapaste, Ballybofey	Amend Map 8.2.1 (Wind Energy) (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 11') to change the identification of lands in the Altnapaste, Ballybofey area from 'Not Acceptable' to 'Open to Consideration.'

3.12.2 Summary of Submissions

No submissions were received from the public in relation to the proposed Material Alteration 11. Four submissions from Prescribed Bodes relate *inter alia* to Material Alteration 11 (submission Refs. PB9, PB10, PB14 and PB15).

The submission from Transport Infrastructure Ireland (TII) (Ref. PB9) notes the proposals to alter lands for windfarm from 'Not Acceptable' to 'Open to Consideration' at Altnapaste and Meenbog and (see response for Meenbog under Section 3.13.3 of this report) and that primary access to these lands appears dependant on the N15. The TII recommends that alternatives to direct access to the National roads are identified to the lands at Altnapaste and Meenbog to ensure compliance with National Roads policy. Access to the sites have not been identified as 'exceptional circumstances' in accordance with Section 2.6 of the Department of Environment, Community and Local Government's (DoECLG) 'Spatial Planning and National Roads Guidelines' (2012) and may conflict with the provisions of official policy and Policy T-P-4 of the Draft County Donegal Development Plan. TII recommend that this issue be addressed prior to adoption of the County Development Plan.

The submission from the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) raises particular concerns that a number of the boundaries of the proposed Material Alterations for wind energy, (including no. 11) are adjacent to or closer to a European Site. It states that development can potentially have an impact on any designated site and its associated ecological pathway and as such it is crucial that the NIR fully examines all potential impacts. In this regard the Department states that overlap or immediate proximity to a European Site is not specifically assessed in the NIR and this is an issue.

The submission from Derry City & Strabane District Council (Ref. PB14) refers *inter alia* to the re-classification of lands from 'Not Acceptable' to 'Open to Consideration' for wind development at Altnapaste and Meenbog (see response under Section 3.13.3 of this report). The submissions states that these two areas would be most visually linked to their District and as such request that any future development proposals in either of these two areas be brought to their attention to enable full consideration be given to potential cross border visual amenity implications, having regard to existing/proposed wind development on both sides of the border. This is a project level concern that would be appropriately addressed through the development management process.

The submission from the Northern and Western Regional Assembly (Ref. PB15) notes that a number of the proposed Material Alterations relate to wind energy and as such the Draft CDP needs to be consistent with the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change', 'Wind Energy Development Guidelines 2006-Update on Review' and Circular

Letter PL5/2017. The submission states that the Material Alterations relating to Wind Energy (including Material Alteration No. 11) are not supported with justification for the proposed changes and are considered inappropriate having regard to their location within areas proposed to be Especially High Amenity and having regard to their setting within environmentally sensitive environments. It is further stated that the Assembly consider the proposed Material Alterations to be contrary to Policies NH-O-4 and NH-O-5 in the Draft CDP and this matter requires reassessment to ensure consistency with Government Guidelines.

3.12.3 Chief Executive's Response

In consideration of proposed Material Alteration 11 a review of the environmental sensitivity mapping in relation to the wind energy mapping for the Draft CDP was carried out. It is noted that the area subject to proposed Material Alteration 11 is located in an area of mostly high environmental sensitivity with some areas of extremely high environmental sensitivity and moderate environmental sensitivity dispersed throughout. The subject area is also located within an SAC and SPA Buffer and a river body catchment at risk area. It is also located in an area designated as 'Especially High Scenic Amenity' (as illustrated on Map 7.1.1 Scenic Amenity, of the Draft CDP as published). Having regard to the evidence based approach (see Section 3.1.1 of this report) adopted in the Draft CDP for the wind energy mapping it is concluded that the identification of the subject area as 'Not Acceptable' for wind farm development in the Draft CDP was appropriate in light of its significant environmental, heritage and landscape constraints. This review addresses the concerns raised in the submission of the NWRA.

It is noted that the issues raised by the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) in relation to *inter alia* the potential impacts on European Sites and the requirement for appropriate assessment as a result of proposed Material Alteration 11 are the same as those raised in relation to proposed Material Alteration 9 and Material Alteration 10. A detailed response to these issues is set out at Section 3.10.3 of this report.

The concerns raised by Transport Infrastructure Ireland (TII) (Ref. PB9) are noted. However, on the basis that non-national road access may be possible from the north and west of the site, it would be unreasonable for this concern to be a major factor in the consideration of policy decisions on this matter.

Finally, it is noted that the area of proposed Material Alteration 11 included a small area that was already identified in the Draft CDP as 'Open to Consideration'. It is considered that this is a minor issue that has no impact on either consideration of, or the outcome of, this matter. Furthermore, this area would remain classified as 'Open to Consideration' even if the recommendation below is accepted.

3.12.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.13 Material Alteration 12

3.13.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
12	Chapter 8; Natural Resource Development; Map 8.2.1 (Wind Energy) in relation to lands at Meenbog, Ballybofey	Amend Map 8.2.1 (Wind Energy) (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 12') to change the identification of lands in the Meenbog, Ballybofey area from 'Not Acceptable' to 'Open to Consideration'.

3.13.2 Summary of Submissions

Six of the submissions from the public relate specifically to Material Alteration 12 (submission Refs. P5, P7, P12, P13, P14 and P15). A further five submissions from Prescribed Bodes relate *inter alia* to Material Alteration 12 (submission Refs. PB6, PB9, PB10, PB14 and PB15).

Submission ref. nos. P5, P7, P12, P13 and P15 all support the re-classification of lands at Meenbog to 'Open to Consideration'. However, they question the accuracy of the site identified in the Proposed Material Alteration. They state that an area to the east of that identified in the Proposed Material Alteration was the intended site and that it is the latter option that was agreed in the Council chamber as the site to go out as the Proposed Material Alteration. This is addressed in the Response below.

Submission Refs. P7 and P12 state that all nearby houses in the vicinity of Meenbog are in support of this proposal as it offers the possibility to build an amenity park, trails and other community benefits.

Submission Ref. P13 notes that it relates specifically to lands the subject of a strategic infrastructure development (SID) application by Planree Ltd. currently being considered by An Bord Pleanála (ABP Ref. 300460-17) (ie. lands to the east of the site identified in the Proposed Material Alteration). The submission makes the case that the area of that application site has been comprehensively assessed within an environmental impact assessment (EIA) process as part of the SID planning application (ABP Ref. 300460-17) and has been subject to a detailed Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) which provides detailed scientific analysis concluding that the subject site is an appropriate location for the provision of a wind farm site. This alternative identified area would be consistent with the application of a scientific and evidence based approach for appropriate locations for the provision of windfarms. The submission further states that the alternative identified area will respect other related objectives/policies within the current and Draft County Development Plans as well as national guidelines; acknowledge the consideration and decision of An Bord Pleanála in relation to the previous planning application for a wind farm on a larger site in the vicinity (previously referred to as the Carrickduff Wind Farm – ABP Ref. PA0040); respect the outcome of the detailed EIAR and NIS for the current SID application (ABP Ref. 300460-17); respect the protected view of Barnesmore Gap over Lough Mourne and facilitate the requirements of both the windfarm developers (Planree Ltd.) and Meenbog community in achieving their goal of incorporating significant amenity and recreational facilities at this location in conjunction with the current windfarm SID application (ABP Ref. 300460-17) being considered by An Bord Pleanála.

Submission Ref. P14 does not support the proposed Material Alteration 12 to change the identification of lands in the Meenbog area from 'Not Acceptable' to 'Open to Consideration'. The submission refers to the recent Strategic Infrastructure Development (SID) planning application at Meenbog and notes

that 38 submissions were received in relation to this from groups such as Birdwatch Ireland, Irish Study Raptor Group, Irish Water and Finn Valley Wind Action that included reports from Dr. Padraig O'Cathain and Professor Paul Johnston on hydrology and peat stability issues on the Meenbog area. The submission states that many experts in their field contend that this area is not suitable for wind farm development due to the environmental sensitivity of the site which has a high number of Annex 1 Protected Habitats and Species, red and Amber Listed bird species. Accordingly, the submission requests that the area be deemed as 'Not favourable' for windfarm development.

The submission from the Meenbog Community Group (Ref. P15) contends that the above-referenced alternative proposed site to the east of the Proposed Material Alteration site and closer to the border would not impact on the Barnesmore Gap's natural beauty. The submission states that it is hoped that the original intended location for wind development at Meenbog is included in the final Plan.

The submission from the Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) (Ref. PB6) states that DAERA NIE holds records of breeding and overwintering Hen Harrier within close proximity to the area covered by proposed Material Alteration 12. The submission notes that Hen Harrier is an Annex 1 species protected under the Birds Directive and as such highlights the potential risk from any wind farm development to Hen Harriers at this location.

The submission from Transport Infrastructure Ireland (TII) (Ref. PB9) notes the proposals to alter lands for windfarm from 'Not Acceptable' to 'Open to Consideration' at Meenbog and Altnapaste (see response under Section 3.12.3 of this report) and that primary access to these lands appears dependant on the N15. The TII recommends that alternatives to direct access to the National roads are identified to the lands at Meenbog and Altnapaste to ensure compliance with official policy. Access to the sites have not been identified as 'exceptional circumstances' in accordance with Section 2.6 of the Department of Environment, Community and Local Government's (DoECLG) 'Spatial Planning and National Roads Guidelines' (2012) and may conflict with the provisions of official policy and Policy T-P-4 of the Draft County Donegal Development Plan. TII recommend that this issue be addressed prior to adoption of the County Development Plan.

The submission from the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) raises particular concerns that a number of the boundaries of the proposed Material Alterations for wind energy, (including no. 12) are adjacent to or closer to a European Site. The submission states that proposed Material Alteration 12 almost certainly overlaps with Barnesmore Bog Natural Heritage Area (NHA) (site code 002375) and the Department is concerned with the lack of reference to the protection of NHAs within the proposed Strategic Environmental Objectives in the Environmental Report. It is further stated that this concern was raised in the Department's previous submission on the Draft CDP. The submission also notes that development can potentially have an impact on any designated site and its associated ecological pathway and as such it is crucial that the NIR fully examines all potential impacts. In this regard the Department states that overlap or immediate proximity to a European Site is not specifically assessed in the NIR and this is an issue.

The submission from Derry City & Strabane District Council (Ref. PB14) refers *inter alia* to the re-classification of lands from 'Not Acceptable' to 'Open to Consideration' for wind development at Meenbog and Altnapaste (see response under Section 3.12.3 of this report). The submissions states that these two areas would be most visually linked to their District and as such request that any future development proposals in either of these two areas be brought to their attention to enable full consideration be given to potential cross border visual amenity implications, having regard to existing/proposed wind development on both sides of the border.

The submission from the Northern and Western Regional Assembly (Ref. PB15) notes that a number of the proposed Material Alterations relate to wind energy and as such the Draft CDP needs to be consistent with the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change', 'Wind Energy Development Guidelines 2006-Update on Review' and Circular Letter PL5/2017. The submission states that the Material Alterations relating to Wind Energy (including Material Alteration No. 12) are not supported with justification for the proposed changes and are considered inappropriate having regard to their location within areas proposed to be Especially High Amenity and having regard to their setting within environmentally sensitive environments. It is further

stated that the Assembly consider the proposed Material Alterations to be contrary to Policies NH-O-4 and NH-O-5 in the Draft CDP and this matter requires reassessment to ensure consistency with Government Guidelines.

3.13.3 Chief Executive's Response

Firstly, it is important to deal with the concerns expressed in submission nos. P5, P7, P12, P13 and P15 in relation to the accuracy of the site identified in the Proposed Material Alteration. The concerns are two-fold: (1.) that the site of the Proposed Material Alteration was not as per that identified in the submission of Meenbog Community Group in response to the Draft CDP; and (2) that the site of the Proposed Material Alteration was not as per that agreed in the Council chamber as the site to go out for public consultation as a Proposed Material Alteration. With regards to point (1.), it is noted that the map that accompanied the aforementioned Draft CDP submission was indeterminate in terms of identifying a boundary. That being the case, the Executive took the position that the general area should at least be identified in the Chief Executive's Report to ensure that the submission was catalogued and presented to Members through the said Report and in the Council chamber. With regard to Point (2.), again it is noted that the relevant decision of the Council meeting of 13th December, 2017 was a resolution to materially alter the Draft CDP so as to identify the area shown in public submission P170 around Meenbog (ie, as identified in the map accompanying the Chief Executive's Report) as "Open to Consideration" for wind energy.

In consideration of proposed Material Alteration 12, and having regard to the concerns expressed in the preceding paragraph, a review of the environmental sensitivity mapping in relation to the wind energy mapping for the Draft CDP for both the site of the Proposed Material Alteration and the site referred to in the preceding paragraph was carried out. This review found that the area subject to proposed Material Alteration 12 is located in an area of mostly high environmental sensitivity with some areas of extremely high environmental sensitivity dispersed throughout. That area is also located within an SAC and SPA buffer, a NHA and a river body catchment at risk area. With regard to the alternative site as referenced in submissions P5, P7, P12, P13 and P15, the review found that that the site is located in an area of both moderate and high sensitivity, with SAC & SPA Buffers and a river body catchment at risk area in the high sensitivity area, and SAC & SPA buffers in the moderate area.

Having regard to the evidence based approach (see Section 3.1.1 of this report) adopted in the Draft CDP for the wind energy mapping it is concluded that the identification of both the site of the Proposed Material Alteration and the proposed alternative site as 'Not Acceptable' for wind farm development in the Draft CDP was appropriate in light of the significant environmental, heritage and landscape constraints attendant to both sites.

The concerns of the DAERA (ref. PB6) in relation to records of breeding and overwintering Hen Harrier within close proximity to the subject area are noted and reflected in the environmental sensitivity evidence referenced above.

The concerns raised by Transport Infrastructure Ireland (TII) (Ref. PB9) are noted. However, on the basis that non-national road access would appear to be possible from the north of the site, it would be unreasonable for this concern to be a major factor in the consideration of policy decisions on this matter.

The concerns of the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) that the boundary of the proposed Material Alteration is adjacent to or closer to a European Site is reflected in the commentary contained in the second paragraph of this section of the report.

The concerns of Derry City & Strabane District Council in relation to potential visual impact of development in this area and are noted. This is a project level concern that would be appropriately addressed through the development management process.

The concerns of the NWRA (Ref. PB15) around the need for consistency with the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change', 'Wind Energy Development Guidelines 2006-Update on Review' and Circular Letter PL5/2017, that the Proposed Alteration is not supported with justification for the proposed changes and is considered inappropriate having regard to its location within areas proposed to be Especially High Amenity and having regard to their setting within environmentally sensitive environments, and its consideration that the proposed Material Alteration is contrary to Policies NH-O-4 and NH-O-5 in the Draft CDP are noted. These concerns are reflected in the commentary contained in the second paragraph of this section of the report.

3.13.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.14 Material Alteration 13

3.14.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
13	Chapter 8; Natural Resource Development; Map 8.2.1: Wind Energy In relation to lands at Drumenan/Killymasney, Newmills, Letterkenny	Amend Map 8.2.1 (Wind Energy) (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 13') to change the identification of lands in the Drumenan/Killymasney, Newmills, Letterkenny area from 'Not Acceptable' to 'Open to Consideration.'

3.14.2 Summary of Submissions

No submissions were received from the public in relation to the proposed Material Alteration 13. Two submissions from Prescribed Bodes relate *inter alia* to Material Alteration 13 (submission Refs. PB10 and PB15).

The submission from the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) raises particular concerns that a number of the boundaries of the proposed Material Alterations for wind energy, (including no. 13) are adjacent to or closer to a European Site. It states that development can potentially have an impact on any designated site and its associated ecological pathway and as such it is crucial that the NIR fully examines all potential impacts. In this regard the Department states that overlap or immediate proximity to a European Site is not specifically assessed in the NIR and this is an issue.

The submission from the Northern and Western Regional Assembly (Ref. PB15) notes that a number of the proposed Material Alterations relate to wind energy and as such the Draft CDP needs to be consistent with the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change', 'Wind Energy Development Guidelines 2006-Update on Review' and Circular Letter PL5/2017. The submission states that the Material Alterations relating to Wind Energy (including Material Alteration No. 13) are not supported with justification for the proposed changes and are considered inappropriate having regard to their location within areas proposed to be Especially High Amenity and having regard to their setting within environmentally sensitive environments. It is further stated that the Assembly consider the proposed Material Alterations to be contrary to Policies NH-O-4 and NH-O-5 in the Draft CDP and this matter requires reassessment to ensure consistency with Government Guidelines.

3.14.3 Chief Executive's Response

Firstly, it is noted that there was an error in the wording of proposed Material Alteration 13 in that it referenced the subject lands as being identified in the Draft CDP as 'Not Acceptable' whereas the lands should have been referenced as 'Acceptable for Augmentation'.

In consideration of proposed Material Alteration 13 a review of the environmental sensitivity mapping in relation to the wind energy mapping for the Draft CDP was carried out. It is noted that the area subject to proposed Material Alteration 13 is located in an area of moderate environmental sensitivity. The subject area is also located within an SAC and SPA buffer. Having regard to the evidence based approach (see Section 3.1.1 of this report) adopted in the Draft CDP for the wind energy mapping it is

noted that the subject area would be consistent with other areas identified as being 'Open for Consideration'. A final point on this site is to note that whereas the site was identified in the Draft CDP mapping as being in an area 'Acceptable for Augmentation', there is in fact no extant permission or development at this site and thus the site should not have been identified in this way in the Draft CDP.

The concerns of the NWRA (Ref. PB15) around the need for consistency with the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change', 'Wind Energy Development Guidelines 2006-Update on Review' and Circular Letter PL5/2017, that the Proposed Alteration is not supported with justification for the proposed changes and is considered inappropriate having regard to its location within areas proposed to be Especially High Amenity and having regard to their setting within environmentally sensitive environments, and its consideration that the proposed Material Alteration is contrary to Policies NH-O-4 and NH-O-5 in the Draft CDP are noted. These concerns are addressed in the commentary contained in the second paragraph of this section of the report.

The concerns of the Department of Culture, Heritage and the Gaeltacht (Ref. PB10) that the boundary of the proposed Material Alteration is adjacent to or closer to a European Site is reflected in the commentary contained in the second paragraph of this section of the report.

3.14.4 Recommendation

It is recommended that the Plan be made with the proposed amendment i.e. that the lands are identified on Map 8.2.1 (Wind Energy) as being 'Open to Consideration'.

3.15 Material Alteration 14

3.15.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
14	Chapter 10: Marine Resource and Coastal Management; amendment to objective MRCM-O-1 at section 10.2	<p>Amend objective MRCM-O-1 so that it reads as follows (new text shown in blue lettering):</p> <p>To maximise the social and economic potential of Donegal's marine sector by:</p> <ul style="list-style-type: none"> ▪ Supporting the fishing and seafood sector by maintaining and improving harbour infrastructure (in accordance with the Councils Marine Services Capital Investment Programme) and facilitating seafood processing industries and ancillary service developments. ▪ Consolidating and strengthening our Marine Leisure sector by, protecting the recreational and environmental quality of our coastal areas, maintaining and upgrading existing and providing new marine access infrastructure (in accordance with the Councils Marine Services Capital Investment Programme), facilitating ancillary onshore marine leisure developments, and marketing our marine tourism product. ▪ Facilitating developments which enable the sustainable harnessing of the offshore energy resource. ▪ Supporting the offshore primary production sector of the aquaculture industry, subject to adequate environmental assessments and safeguards being provided to the satisfaction of the Council and to the avoidance of the development giving rise to an overbearing visual impact in the locality in which it is proposed.'

3.15.2 Summary of Submissions

The Loughs Agency submission (Ref. PB11) requests that the wording of this objective be amended to refer to the 'sustainable seafood sector' as opposed to the 'seafood sector'. Furthermore, the Loughs Agency requests clarification in terms of which particular offshore primary production sectors would be supported by this objective.

3.15.3 Chief Executive's Response

The suggested text for Objective MRCM-O-1 is considered appropriate in that it sets out clear support for the sustainable development of the aquaculture industry, subject to the protection of the environment and the protection of the visual amenities of any given area. The Loughs Agency suggestion concerning the use of the phrase 'sustainable seafood sector' is considered reasonable and should be incorporated into the Plan. With regard to the Agency's query concerning the types of primary production sectors that would be supported by the objective, it should be noted that the County Development Plan is intended to provide a strategic framework within which development proposals will be assessed and rather than focus on any particular sector within the aquaculture industry, will instead set the context within which applications for aquaculture-related developments will be processed.

3.15.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.16 Material Alteration 15

3.16.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part B: Objectives and Policies of the Plan		
15	Chapter 10: Marine Resource and Coastal Management; amendment to policy MRCM-P-1 at section 10.3	Amend policy MRCM-P-1 so that it reads as follows (new text shown in blue lettering, text for deletion shown in strikethrough): It is a policy of the Council to safeguard and enhance the roles of Killybegs, Greencastle, and Burtonport, and Inver as centres of fleet activity, seafood processing and ancillary services, and, to facilitate the diversification of such locations into new areas of appropriate investment and employment opportunities, including marine related economic activity.

3.16.2 Summary of Submissions

No submissions were received in relation to the proposed material alteration.

3.16.3 Chief Executive's Response

The proposal recognises Inver as a port location with potential to develop existing marine related economic activity and facilitate the diversification of the settlement to become an area for future appropriate investment and employment **opportunities**.

3.16.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.17 Material Alteration 16

3.17.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
16	Map 12.1B, Letterkenny Land Use Zoning Map	Amend Map 12.1B (Land Use Zoning Map for Letterkenny) so as to change the zoning of lands at Kilttoy, Letterkenny from 'Primarily Residential' to 'Strategic Residential Reserve' (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 16').

3.17.2 Summary of Submissions

One submission was received from Irish Water (ref PB4). The submission simply notes that 'in the interests of public health and environmental sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water infrastructure will be subject to the constraints of Irish Water Capital Investment Programme.

3.17.3 Chief Executive's Response

The general approach to dealing with site specific zoning proposals for Letterkenny in the Plan was to take the position that the core strategic requirement of the Plan in terms of housing land supply is to allocate appropriate proportions of the overall identified housing land supply requirement for the County across the identified settlement layers, and that detailed site zoning matters would be more appropriately addressed through the preparation of the Letterkenny Local Area Plan. The zoning of the Kilttoy site in the Draft Plan was inconsistent with this approach. Particularly with preparation of the Letterkenny Local Area Plan now under way, it is considered that the general approach as outlined above remains appropriate, that the site zoning should not be amended through the County Development Plan process, and that the proposed amendment is therefore appropriate.

3.17.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.18 Material Alteration 17

3.18.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
17	Map 13.1A, Buncrana Land Use Zoning Map	Amend Map 13.1A (Land Use Zoning Map for Buncrana) so as to change the zoning of lands at Clonbeg, Buncrana from 'Strategic Residential Reserve' to 'Residential (Phase 1)' (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 17').

3.18.2 Summary of Submissions

One submission was received from Irish Water (ref PB4). The submission simply notes that 'in the interests of public health and environmental sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water infrastructure will be subject to the constraints of Irish Water Capital Investment Programme.

3.18.3 Chief Executive's Response

This site was addressed in the Chief Executive's Report of October, 2017 in response to submissions made during the Draft CDP consultation process. The report noted that the general approach to dealing with site specific zoning proposals for Buncrana in the Plan was to take the position that the core strategic requirement of the Plan in terms of housing land supply is to allocate appropriate proportions of the overall identified housing land supply requirement for the County across the identified settlement layers, and that detailed site zoning matters would be more appropriately addressed through the preparation of the Buncrana Local Area Plan. On this basis, the previous recommendation was not to change the zoning proposed in the submission.

It is noted that the site did previously have the benefit of planning permission (ref. 06/70672) but that this has since expired in July, 2016 (following the granting of an Extension of Duration permission). Notwithstanding, it is also noted that the site is located on the extreme edge of the northern side of Buncrana and that this gives rise to the concerns referred to above in terms of the requirement for a detailed assessment of all options and opportunities to meet the housing requirements of the Buncrana area.

On balance, it is considered that the general approach as outlined above remains appropriate, that the site zoning should not be amended through the County Development Plan process and therefore that the Plan be made without the proposed alteration.

3.18.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.19 Material Alteration 18

3.19.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
18	Map 13.1A, Buncrana Land Use Zoning Map	Amend Map 13.1A (Land Use Zoning Map for Buncrana) so as to change the zoning of lands at Cockhill Road, Buncrana from 'Amenity/Recreation' to 'Residential (Phase 1)' (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), Map entitled 'Proposed Material Alteration 18').

3.19.2 Summary of Submissions

One prescribed body submission (from Irish Water, ref PB4) and one public submission were received on this proposal. The submission from Irish Water simply notes that 'in the interests of public health and environmental sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water infrastructure will be subject to the constraints of Irish Water Capital Investment Programme.

The public submission (ref. P1) refers to flooding issues at the site, questions the compatibility of a housing zoning, and concludes with the opinion that no houses should be built here.

3.19.3 Chief Executive's Response

This site was addressed in the Chief Executive's Report of October, 2017 in response to submissions made during the Draft CDP consultation process. The report noted that the general approach to dealing with site specific zoning proposals for Buncrana in the Plan was to take the position that the core strategic requirement of the Plan in terms of housing land supply is to allocate appropriate proportions of the overall identified housing land supply requirement for the County across the identified settlement layers, and that detailed site zoning matters would be more appropriately addressed through the preparation of the Buncrana Local Area Plan. On this basis, the previous recommendation was not to change the zoning proposed in the submission

It is considered that the general approach as outlined above remains appropriate, that the site zoning should not be amended through the County Development Plan process and therefore that the Plan be made without the proposed alteration,

The concerns around flooding are noted and it is partly for this reason that the site was zoned in the Draft CDP as 'Recreation and Amenity'. It should be noted that that is not to say that the site cannot be reconsidered during preparation of the Buncrana LAP.

3.19.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.20 Material Alteration 19

3.20.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
19	Ailt an Chorráin (Burtonport) – Map 15.7	Amend Map 15.7 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 19') so as to extend the settlement framework boundary of Ailt an Chorráin (Burtonport).

3.20.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 19. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Ailt an Chorráin. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the Draft Development Plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 19.

3.20.3 Chief Executive's Response

Ailt an Chorráin (Burtonport) is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to (i) its tourism potential located along the Wild Atlantic Way; (ii) its marine importance and; (iii) its potential for an appropriate town enhancement scheme to strengthen communities. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.20.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including Ailt an Chorráin (Burtonport) together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

Ailt an Chorráin (Burtonport) has developed in a linear form extending from the port eastwards along the regional road and around the junction of the R260 and the R259. It adjoins the Rutland Island and Sound SAC (Natura 2000 site) to the East. There is no capacity in the existing waste water collection system and the town is included on the EPA's list of sites with no waste water treatment. A project is underway to provide a new waste water treatment plant to provide for the adequate treatment of existing development only. Ailt an Chorráin (Burtonport) is not identified on the OPW's CFRAM

programme and therefore there is no further information available in relation to flood risk. There are no live planning permissions on the lands proposed for extension. There are no Recorded Monuments on the lands proposed for extension.

The Proposed Material Alteration comprises two parts namely (i) to include an extended area to the east which predominantly consists of existing development including the National School and; (ii) to include two areas of greenfield land south of the regional road. Having regard to the absence of waste water treatment together with the proximity of the proposed extensions to a Natura 2000 site and the consequent potential impacts arising from the deficiency in waste water treatment, it is not considered appropriate to extend the settlement framework boundary to include greenfield undeveloped lands nor would the proposed extensions be in line with the Core Strategy objectives for Layer 2B towns. Furthermore, planning history has not evidenced a demand for development that would be accommodated on the proposed lands. Notwithstanding, it is considered that any such demand would be better provided for through reuse of vacant, derelict or underutilised properties in order to encourage regeneration of Ailt an Chorraín (Burtonport) or on the other undeveloped lands within the settlement framework boundary shown in the Draft CDP which are estimated to comprise 5 hectares.

It is considered appropriate however that the settlement framework boundary reflect the footprint of the core established development of Ailt an Chorraín (Burtonport) and therefore the recommendation at 3.20.4 provides for a minor modification of the Proposed Material Alteration in order to include the footprint of existing development within the proposed extension to the east.

3.20.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 19 at Ailt an Chorraín (Burtonport)') within the settlement framework boundary of Ailt an Chorraín (Burtonport) to reflect the existing footprint of established development.

3.21 Material Alteration 20

3.21.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
20	An Bun Beag-Doirí Beaga (Derrybeg)– Map 15.8	Amend Map 15.8 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 20') so as to extend the settlement framework boundary of An Bun Beag-Doirí Beaga (Derrybeg).

3.21.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 20. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg). Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the Draft Development Plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB 10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 20.

3.21.3 Chief Executive's Response

An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg) is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to (i) its identification as a Development Centre with a focus on business development; (ii) its tourism potential located along the Wild Atlantic Way; (ii) its importance in relation to the Irish language. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.21.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg) together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg) is located along the regional road stretching for approximately 2.3km in a linear manner. It displays a dispersed settlement pattern of predominantly single housing. It provides the significant economic and business centre at the Gaoth Dobhair Business Park and the continued development and strengthening of the Business Park is supported in the Plan

through the identification of An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg) as a Layer 2B Strategic Town.

There are no significant live planning permissions on the lands proposed for extension of the settlement framework boundary nor are there any Recorded Monuments noted. Although the OPW CFRAM programme provides flood risk data in relation to An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg), it does not indicate significant flood risk at the location of the proposed extensions.

The area is characterised by its coastal location with an undulating and rugged landscape punctuated by lakes. The environmental assets in the area are identified through the presence of 3 Natura 2000 sites namely Gweedore Bay and Islands SAC to the west, Fawnboy Bog/Nacung SAC along the Clady River in the south of the settlement framework area and West Donegal Coast SPA to the west. Notwithstanding an extensive network of Natura 2000 sites in the area, none of the areas proposed for extension of the settlement framework boundary are located within the designated sites and the AA of the Proposed Material Alteration concluded a finding of no likely significant impacts and identified mitigation through other objectives and policies of the Plan.

Of critical importance however, wastewater infrastructure is at present deficient to cater for the scale of growth that could be accommodated through the proposed extensions. In this regard, there is no sewage collection or treatment in place in An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg) with the majority of housing development in the area served by septic tanks. Irish Water is working to deliver an innovative project to provide a sewerage collection and treatment facility for the area and as a result an initial demonstration project involving 20-30 houses is being prepared. In the absence of existing or planned appropriate waste water services, the proposed extensions cannot be justified with the exception of a number of minor areas to encompass the footprint of existing development. In addition, the scale of the proposed extensions, beyond the existing footprint of the town would not be in line with the Core Strategy objectives for layer 2B towns. This approach is reflected in the recommendation at section 3.21.4.

For clarity, in error, the map published as Proposed Material Alteration 20 for An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg) did not display the 'Town Centre' areas and 'Catchment Areas for the Proposed Waste Water Treatment System' that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or the consideration of it and both items will be accurately displayed at the final publication of the adopted Plan.

3.21.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 20 at An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg)') within the settlement framework boundary of An Bun Beag-Doirí Beaga (Bunbeg-Derrybeg) to reflect the existing footprint of established development.

3.22 Material Alteration 21

3.22.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
21	An Fál Carrach (Falcarragh) – Map 15.10	Amend Map 15.10 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 21') so as to extend the settlement framework boundary of An Fál Carrach (Falcarragh).

3.22.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 21. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at An Fál Carrach. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the Draft Development Plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 21.

3.22.3 Chief Executive's Response

An Fál Carrach (Falcarragh) is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to (i) its tourism potential located along the Wild Atlantic Way; (ii) the Irish language and; (iii) its potential for an appropriate town enhancement scheme to strengthen communities. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.22.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including An Fál Carrach (Falcarragh) together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

An Fál Carrach (Falcarragh) is located along the N56. Its urban form is compact in its nature and footprint yet it comprises a number of undeveloped lands (estimated at 6 hectares) within the settlement framework boundary displayed in the Draft CDP and there are also other vacant, derelict and under utilised properties within the town. It is connected to Ballyness Bay SAC to the west and north while the Falcarragh to Meenlarragh SPA overlaps with the footprint of existing development in the north of the town. Significant investment has been made to the Ardsbeg Water Treatment Plant which will provide adequate treatment capacity and water availability. A new Waste Water Treatment

Plant (1,675 p.e.) is to be provided by Irish Water and is listed on the 3 year capital investment programme with estimated commencement of construction early 2019.

An Fál Carrach is not identified on the OPW's CFRAM programme and therefore there is no further information available in relation to flood risk. There are no live planning permissions for significant development on the lands proposed for extension. There are no Recorded Monuments on the lands proposed for extension.

The Proposed Material Alteration comprises two parts namely (i) to include an extended area to the north to encompass the existing Údarás na Gaeltachta Business Park and additional lands for expansion of economic activities and; (ii) to include an extended area to the west to encompass existing development made up predominantly of single houses and including additional greenfield land on the western extremity.

In relation to existing development, it is considered appropriate that the settlement framework boundary reflect its existing footprint both on the western extension and importantly to the north in order to encompass the existing economic development within the Údarás na Gaeltachta Business Park. This approach recognises the established urban form activities particularly to the north of the town and supports the identification of An Fál Carrach (Falcarragh) as a 'Strategic Town performing a Special Economic Function.' Furthermore, having regard to the available/planned capacity in water and waste water services including recent and planned investment, it is considered appropriate to provide for the inclusion of additional undeveloped lands in the northern proposed extension for the future growth and expansion of the existing economic activities. As concluded in the AA of the Proposed Material Alterations, this area encroaches on Natura 2000 sites however potential impacts can be mitigated to an acceptable level at project stage through the implementation of the environmental related objectives and policies of the Draft CDP. The recommendation at section 3.22.4 provides therefore for the inclusion of the northern extension in total and for inclusion of part of the proposed extension to the west in so far as to encompass the existing footprint of established development. The recommendation therefore provides for a modification to exclude the lands on the western extremity that are greenfield in nature as there are an estimated 6 hectares of other undeveloped lands within the settlement framework boundary displayed in the Draft CDP that are sufficient to cater for future growth in line with the Core Strategy objectives for Layer 2B towns together with other vacant, derelict and under-utilised buildings.

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 21 for An Fál Carrach (Falcarragh) did not display 'Town Centre' areas, 'Amenity Areas' and the correct settlement framework boundary (at a point along the southern edge of the town) that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, the accurate settlement framework boundary, 'Town Centre and 'Amenity' areas are displayed in the map referred to in the recommendation at section 3.22.4.

3.22.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 21 at An Fál Carrach (Falcarragh)') within the settlement framework boundary of An Fál Carrach (Falcarragh).

3.23 Material Alteration 22

3.23.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
22	Ardara – Map 15.11	Amend Map 15.11 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 22') so as to extend the settlement framework boundary of Ardara.

3.23.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 22. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Ardara. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the Draft Development Plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 22.

3.23.3 Chief Executive's Response

Ardara is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to (i) its tourism potential (linked to Glenties) located along the Wild Atlantic Way and; (ii) its status as a Heritage Town with significant built heritage resources. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.23.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including Ardara together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

Ardara is located along the N56 and the site which is proposed for inclusion within the settlement framework is largely located within the 50kph speed limit. The town is compact in its nature comprising a substantial number of multiple residential developments and individual one off houses. It displays a strong streetscape along its main street that is characteristic of its designation as a Heritage Town. There are a number of undeveloped lands within the town however the site proposed for inclusion represents infill lands intervening two housing developments to its east and to its west. A Natura 2000 site (West of Ardara/Mass Road SAC) is located to the west and north of the town and the Owentocker

River which adjoins the proposed lands for inclusion, flows to the SAC. Furthermore, the Owentocker River is the source of fluvial flood risk on the lower part of the lands closest to the River as identified through the OPW's CFRAM programme. Capacity is available in both water and waste water services to accommodate additional growth.

There are no live planning permissions for significant development on the lands proposed for extension. There are no Recorded Monuments on the lands proposed for extension.

Having regard to the foregoing, the proposed Material Alteration provides for the inclusion of infill lands that intervene two existing housing developments and therefore it would provide for the sequential growth of the town in an incremental manner thus serving to strengthen and renew the urban fabric of the town in line with the Core Strategy objectives for layer 2B towns. Its inclusion is furthermore supported by the adequate availability of waste water services and availability of access onto the N56 within the 50kph speed limit. Recognising the presence of a Natura 2000 site (West of Ardara/ Maas Road SAC), the AA of the Proposed Material Alterations concluded that mitigation of potential impacts can be provided to an acceptable level through the implementation of the environmental related objectives and policies of the plan at project stage. Recognising the flood risk previously referred to on the lower part of the proposed extension the recommendation at section 3.24.4 provides for a modification to the Proposed Material Alteration in order to exclude the area identified as at flood risk in the CFRAM study and thus also ensure a separation buffer between a suitable future proposed development and the river.

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 22 for Ardara did not display 'Town Centre' or 'Amenity Areas' that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, 'Town Centre and 'Amenity' areas are displayed in the map referred to in the recommendation at section 3.23.4.

3.23.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 22 at Ardara') within the settlement framework boundary of Ardara.

3.24 Material Alteration 23

3.24.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
23	Dunfanaghy – Map 15.14	Amend Map 15.14 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 23') so as to extend the settlement framework boundary of Dunfanaghy.

3.24.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 23. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Dunfanaghy. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the Draft Development Plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

One public submission (P8) has been received in relation to Material Alteration 23. This submission contends that insufficient lands have been zoned in Dunfanaghy and requests that further lands be zoned for development as shown on the map contained in Appendix C of this report entitled, 'Location of Public Submission P8 in Dunfanaghy'.

3.24.3 Chief Executive's Response

Dunfanaghy is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to its tourism potential located along the Wild Atlantic Way. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.24.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including Ardara together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

Dunfanaghy is located along the N56 although none of the proposed extensions would require access onto the national secondary road. Its urban form is compact in its nature and footprint yet it comprises a number of undeveloped lands estimated at 9.5 hectares within the settlement framework boundary displayed in the Draft CDP and there are also other vacant, derelict and under utilised properties within the town. The extensions provided for in the Proposed Material Alteration consist of 20 hectares of land in total which is approximately double the estimated undeveloped lands that already exist within the

existing footprint and therefore to include the proposed extensions within the settlement framework boundary would not be in line with the Core Strategy objectives of the Plan. The proposed extension on the western side of the town adjoins two Natura 2000 sites namely Horn Head and Rinclevan SAC and Horn Head to Fanad SPA.

At present, there is insufficient capacity in both water and waste water services to accommodate the scale of the proposed extensions. It is noted that planned investment will improve capacity issues in relation to water treatment and availability (expected 2019) and in waste water (estimated construction 2020). Notwithstanding, the proposed extensions would be premature particularly in the absence of a more imminent position in relation to waste water treatment. There is no flood risk identified within the CRFAM programme in relation to the lands for extension through the Proposed Material Alteration nor are there any Recorded Monuments at these locations.

Therefore, having regard to (i) the extent of the proposed extensions comprising some 20 hectares and resultant conflict with the Core Strategy objectives of the plan (ii) the availability of other undeveloped lands within the existing footprint of the town estimated at 10 hectares (iii) the potential for reuse of vacant, derelict or under utilized buildings in the context of regeneration proposals and; (iv) the current insufficient capacity in both water and waste water services, it is not considered appropriate to extend the settlement framework boundary of Dunfanaghy with the exception of a limited area to the south of the town in order to reflect the footprint of established development. This is provided for through the recommendation at section 3.24.4.

For clarity, public submission P8 comprises 10.6 hectares of land, the northern part of which overlaps an area identified as part of the Proposed Material Alteration. Thereafter the lands to the southern part of public submission P8 are outside the extent of the Proposed Material Alteration and therefore its inclusion within the settlement framework boundary cannot be considered as a minor modification of the Proposed Material Alteration in accordance with section 12(10) of the Planning and Development Act 2000 (as amended).

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 23 for Dunfanaghy did not display 'Town Centre,' 'Amenity' or 'Tourism' areas that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, 'Town Centre,' 'Amenity' and 'Tourism' areas are displayed in the map referred to in the recommendation at section 3.24.4.

3.24.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 23 at Dunfanaghy') within the settlement framework boundary of Dunfanaghy.

3.25 Material Alteration 24

3.25.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
24	Glenties - Map 15.15	Amend Map 15.15 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 24') so as to extend the settlement framework boundary of Glenties.

3.25.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 24. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Glenties. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 24.

3.25.3 Chief Executive's Response

Glenties is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to its tourism potential located along the Wild Atlantic Way with links to Ardara. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.25.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including Glenties together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

Glenties is located along the N56 although the areas proposed for extension of the settlement framework boundary are both located along County roads. The town consists of a defined and historic main street comprising a positive and strong townscape character. There are a number of unfinished housing estates in Glenties and an estimated 5.5 hectares of greenfield and undeveloped lands. The extensions provided for in the Proposed Material Alteration consist of 9.5 hectares of land in total. There are no recorded Monuments at the location of the proposed extensions.

A Natura 2000 site (West of Ardara/Maas Road SAC) runs through Glenties town along the Stracashel and Owenea Rivers and the most easterly proposed extension adjoins this SAC. As concluded in the AA of the Proposed Material Alterations, potential impacts can be mitigated to an acceptable level at project stage through the implementation of the environmental related objectives and policies of the Draft CDP. Capacity is available in both water and waste water services to accommodate additional growth.

There are no live planning permissions relating to the most easterly proposed extension. An existing Enterprise Centre comprising a number of incubator units is located within the western proposed extension while the north western quadrant of this area benefited from planning permission for a nursing home and residential development. It is noted that this planning permission expired on 12th March 2018 having provided for amendment of a previous permission and EOD granted.

The OPW CFRAM programme provides flood risk data in relation to Glenties and indicates a flood risk on the most western proposed extension (at the location of the previous permission for nursing home and residential development) in respect of a 1% and 0.1% fluvial event (Flood Zone B) and therefore highly vulnerable development such as housing, hospitals, residential care homes would require a justification test in line with the Flood Risk Management Guidelines 2009.

Having regard to the previous permission granted, the presence of the existing Enterprise Centre and the availability in water and waste water services and its proximity to the existing footprint of the town, the western extension is considered a potential viable site for inclusion within the settlement framework boundary. It is however highlighted that future development proposals would require a site specific Flood Risk Assessment (FRA) in order to address the flood risk identified in the CFRAM programme and it is noted that any such FRA may limit the range of appropriate uses for the site.

The eastern proposed extension however cannot be justified for reason of (i) its nature as entirely greenfield and undeveloped (having only a shed building located thereon) and thereby, the resultant conflict with the Core Strategy objectives of the Plan for Layer 2B towns when taken in addition to the western extension; (ii) the lack of evidence as to the demand for development that would be accommodated on the proposed lands and (iii) the extent of other undeveloped lands provided through the western extension and within the settlement framework boundary that was displayed in the Draft CDP.

Therefore, the recommendation at section 3.25.4 provides for a modification to the Proposed Material Alteration.

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 24 for Glenties did not display 'Town Centre' or 'Amenity Areas' that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, 'Town Centre and 'Amenity' areas are displayed in the map referred to in the recommendation at section 3.25.4.

3.25.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 24 at Glenties') within the settlement framework boundary of Glenties.

3.26 Material Alteration 25

3.26.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
25	Lifford – Map 15.17	Amend Map 15.17 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 25') so as to extend the town centre boundary of Lifford.

3.26.2 Summary of Submissions

One submission (PB12) has been received in relation to Material Alteration 25. There was no submission received referring directly to this Material Alteration.

3.26.3 Chief Executive's Response

Lifford is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to (i) its proximity to the Northern Ireland border and its cross border context and; (ii) its role as a centre for delivery of local authority services. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.27.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including Lifford together with their regeneration and renewal. The extension provided for through the proposed Material Alteration 25 is limited to the inclusion within the town centre boundary of the site of the existing Community Hospital. This site is located in the centre of Lifford, located adjacent to the national road network and positioned immediately adjacent to the border with Northern Ireland thereby giving the site an ideal location to take advantage of any opportunities that may arise from Brexit.

It is noted that the eastern portion of the site as it slopes towards the river is identified in the OPW programme mapping as being located within Flood Zone A and B. Notwithstanding, the town centre uses provided for through a town centre zoning (ie) 'Less Vulnerable uses' as defined in the Planning System and Flood Risk Management - Guidelines for Local Authorities are not precluded by the said guidelines but instead may be addressed by way of a Site Specific Flood Risk Assessment.

Note that Material Alteration 26 at section 3.27 of this report relates to a proposed extension of settlement framework boundary in Lifford and within the consideration of it, clarifications are made in relation the accurate mapping of the settlement framework boundary and a number of land use zonings/ reservations including 'town centre'. The recommendation in relation to Material Alteration 26 refers to a map which shows the accurate settlement framework boundary and land use zonings and it also reflects the town centre boundary that is provided for through Material Alteration 25 and the associated recommendation at section 3.26.4.

3.26.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.27 Material Alteration 26

3.27.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
26	Lifford – Map 15.17	Amend Map 15.17 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 26') so as to extend the settlement framework boundary of Lifford.

3.27.2 Summary of Submissions

Five submissions from prescribed bodies related to Proposed Material Alteration 26. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Lifford. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

Transport Infrastructure Ireland (TII) (PB9) comment in relation to the Lifford proposed extension stating that it is located along the N15 where the 100kph applies. TII outline that section 2.5 of the DoECLG Spatial Planning and National Road Guidelines apply where new additional access points onto national roads should be avoided and request therefore that the Council to review the proposal to extend the settlement boundary to ensure compliance with official policy relating to new access on national roads.

There were no public submissions in relation to Proposed Material Alteration 26.

3.27.3 Chief Executive's Response

Lifford is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to (i) its proximity to the Northern Ireland border and its cross border context and; (ii) its role as a centre for delivery of local authority services. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.27.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including Lifford together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

The extension provided for through the Proposed Material Alteration 26 is limited to the inclusion within the settlement framework boundary of Lifford of the footprint of an existing and occupied housing estate (Beechwood Grove) together with a number of existing individual houses and terraced dwellings (known as the Cottages) and thereby to recognise that the area forms part of the urban fabric of the town. It does not provide for the inclusion of additional greenfield/undeveloped land and therefore its inclusion in the settlement framework boundary will not give rise to further development pressures within the town including that it will not give rise to additional traffic volumes onto the N15. Therefore, it is not considered that the Proposed Material Alteration will result in any significant impact on the environment, infrastructural services or Core Strategy and this is reflected in the recommendation set out at section 3.27.4.

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 26 for Lifford did not show the correct settlement boundary and a number of specified land use zones/reservations (Opportunity Site and associated text, Amenity Areas, Amenity Buffer, Town Centre and infrastructure/utilities) that had been published at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, the accurate settlement framework boundary is displayed in the map referred to in the recommendation at section 3.22.4. Note that the map referred to shows the 'Town Centre' boundary recommended through consideration of Material Alteration 25.

3.27.4 Recommendation

It is recommended that the Plan be made with the proposed amendment and also to clarify/restate the settlement framework boundary and land use zonings/reservations (and associated text) that were displayed at Draft Plan stage together with 'Town Centre' boundary recommended through material Alteration 25 as shown in the map contained in Appendix B of this report and entitled 'Settlement Framework Map for Lifford and Proposed Material Alterations 25 and 26'.

3.28 Material Alteration 27

3.28.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
27	Raphoe – Map 15.21	Amend Map 15.21 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 27') so as to extend the settlement framework boundary of Raphoe.

3.28.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 27. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Raphoe. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 27.

3.28.3 Chief Executive's Response

Raphoe is identified in the Draft CDP as a Layer 2B 'Strategic Town performing a Special Economic Function' due to (i) its status as a Heritage Town with significant built heritage resources; (ii) its importance in relation to archaeological heritage and; (iii) due to its tourism potential and the Wild Atlantic Way. The comments of prescribed bodies are noted in relation to the evidential base for the Proposed Material Alteration and therefore the relevant matters are set out through the following paragraphs and through the recommendation at section 3.28.4.

The Core Strategy of the Plan prioritises the economic development of layer 2B towns including Raphoe together with their regeneration and renewal. It also anticipates a limited level of new housing in Layer 2B towns in recognition that, in general, there are significant infrastructural constraints.

The extension provided for through the Proposed Material Alteration 27 is limited to the inclusion within the settlement framework boundary of Raphoe of:

- a) The footprint of a number of existing and occupied individual dwellings in the south of the town together with one undeveloped area that has the benefit of permission for extension of duration for the construction on 1 no. house and;
- b) The footprint of an existing established business (Raphoe Hardware Company Ltd).

The Proposed Material Alteration is limited to encompassing the footprint of established development and will not therefore give rise to further development pressures within the town. As a result, it is not considered that Proposed Material Alteration 27 will result in any significant impact on the environment, infrastructural services or Core Strategy and this is reflected in the recommendation set out at section 3.28.4.

For clarity, in error, the map published as Proposed Material Alteration 27 for Raphoe did not display the 'Town Centre' area that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or the consideration of it and will be accurately displayed at the final publication of the adopted Plan.

3.28.4 Recommendation

It is recommended that the Plan be made with the proposed amendment.

3.29 Material Alteration 28

3.29.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
28	Anagaire (Annagry) – Map 15.22	Amend Map 15.22 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 28') so as to extend the settlement framework boundary of Anagaire (Annagry) and also to include an area of amenity along the coastline.

3.29.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 28. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Anagaire (Annagry). Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 28.

3.29.3 Chief Executive's Response

Anagaire (Annagry) is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Anagaire (Annagry), it is located along a regional road (R259) and consists predominantly of clusters of individual dwellings, church, graveyard, national school and local level services including local convenience shopping. There are two parts to Proposed Material Alteration 28 namely (i) four areas of proposed extension to the settlement framework boundary and; (ii) the identification of coastal areas as 'Amenity'.

Addressing the proposed extension to the settlement framework boundary firstly, the extensions provided for in the Proposed Material Alteration consist of 12.7 hectares of land in total comprising a small area of 4 existing units to the east of the town and thereafter providing predominantly for the inclusion of undeveloped and greenfield lands. There are a number of pockets of other undeveloped lands within the settlement framework boundary displayed at Draft Plan stage which total approximately 3.6 hectares and in one such location, permission for extension of duration has been granted for 7 no. residential units. In this context, the cumulative scale of the proposed extensions would conflict with the Core Strategy objectives of the plan for layer 3 Rural Towns.

A Natura 2000 site (Gweedore Bay and Islands SAC) is located to the north west of the town and none of the proposed extensions are within the SAC. Capacity is not available in waste water services to accommodate additional growth at the scale provided for in the proposed extensions. There are no live planning permissions relating to the areas of the proposed extensions. There is no data available in relation to flood risk through the OPW's CFRAM programme. There are no recorded Monuments at the location of the proposed extensions.

Having regard to the foregoing, the proposed extensions, where they relate to undeveloped greenfield lands, cannot be justified for reason of (i) the conflict with the Core Strategy objectives of the Plan for layer 3 Rural Towns; (ii) the inadequacy of waste water infrastructure to accommodate the scale of development that could be provided by the extensions; (iii) the nature of the lands as greenfield and undeveloped rather than infill lands; (iv) the lack of evidence as to the demand for development that would be accommodated on the proposed lands and (v) the extent of other undeveloped lands within the settlement framework boundary that was displayed in the Draft CDP. Notwithstanding, it is considered reasonable that the settlement framework boundary encompass the footprint of established development in Anagaire (Annagry) within the eastern proposed extension together with inclusion of existing single house on the western part of the town. This is reflected in the recommendation at 3.29.4.

The second element of the Proposed Material Alteration provides for the identification of 3 areas of coastal lands as 'Amenity'. Having regard to the coastal location adjoining the Gweedore Bay and Islands SAC, it is considered that this element of the Proposed Material Alteration is appropriate and this is provided for in the recommendation at section 3.29.4.

3.29.4 Recommendation

It is recommended that the Plan:

- (i) Be made with the proposed amendment in relation to the identification of 3 land areas as 'Amenity' and;
- (ii) Be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 28') within the settlement framework boundary of Anagaire (Anagry).

3.30 Material Alteration 29

3.30.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
29	Carrigans – Map 15.27	Amend Map 15.27 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 29') so as to extend the settlement framework boundary of Carrigans.

3.30.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 29. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Carrigans. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 29.

3.30.3 Chief Executive's Response

Carrigans is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Carrigans, it is located along a regional road (R236) and consists of a number of multiple residential developments as well as individual one off houses and other local level services along its attractive and long established Main Street including a local shop, church, post office and public house. It also comprises an area of agricultural activity and a car parts business on the southern exit (Lifford side) and additional economic development (tile shop) on the northern exit (Derry side). Dunmore House, a Protected Structure is located immediately outside the settlement framework boundary.

The Proposed Material Alteration provides for the extension of the settlement framework boundary on the northern side of the town and to the rear of the Mill Park and Imlick Villas housing developments

and comprise 0.7 hectares in total. There are other substantially sized areas (15 hectares in total) within the settlement framework boundary displayed at Draft Plan stage that are undeveloped or form part of unfinished housing developments. In this context, the proposed extension would conflict with the Core Strategy objectives of the Plan for the layer 3 Rural Towns.

A Natura 2000 site (River Finn SAC) is located along the southern boundary of the settlement framework area and this represents the northern section of the River Finn SAC. The proposed extension is not situated within the SAC but is located in proximity of a watercourse that connects to it. Capacity is not available in waste water services to accommodate the additional growth that could be provided by the proposed extensions. There are no live planning permissions relating to the area of the proposed extension and there is no data available in relation to flood risk through the OPW's CFRAM programme. There are no recorded Monuments at the location of the proposed extension.

Having regard to the foregoing, the proposed extension cannot be justified for reason of (i) the conflict with the Core Strategy objectives for layer 3 towns (ii) the inadequacy of waste water infrastructure to accommodate the development that could be provided through the extension; (iii) the nature of the lands as greenfield and undeveloped rather than infill lands; (iv) the lack of evidence as to the demand for development that would be accommodated on the proposed lands and (v) the extent of other undeveloped lands and unfinished housing developments within the settlement framework boundary that was displayed in the Draft CDP. This is reflected in the recommendation at 3.30.4.

3.30.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.31 Material Alteration 30

3.31.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
30	Castlefinn- Map 15.29	Amend Map 15.29 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 30') so as to extend the settlement framework boundary of Castlefin.

3.31.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 30. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Castlefinn. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 30.

3.31.3 Chief Executive’s Response

Castlefinn is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Castlefinn, it is located along the National Road network (N15) although the proposed extension would access onto the local road network. Of the rural towns in Layer 3, it is of larger size comprising a substantial level of existing housing development and a mix of economic, social and community activities.

The Proposed Material Alteration provides for the extension of the settlement framework boundary on the northern side of the town and comprises 5.3 hectares in total. There are a number of other areas (5.9 hectares in total) within the settlement framework boundary displayed at Draft Plan stage that are undeveloped/greenfield lands or form part of an unfinished housing development as well as

opportunities for the renewal and regeneration of existing vacant or underutilised buildings, the development of which would serve to strengthen the town. The proposed extension would result in a doubling of the supply of undeveloped lands within the settlement framework boundary. In this context, the proposed extension would conflict with the Core Strategy objectives of the Plan for the layer 3 Rural Towns.

A Natura 2000 site (River Finn SAC) is located south of the settlement framework area and the proposed extension is not situated within the SAC. Although the town forms part of an EU Interreg project (SWELL) aimed at protecting the Foyle, Finn and Carlingford Lough, capacity is not currently available, nor imminent in waste water services to accommodate the additional growth that could be provided by the proposed extension and to proceed in the absence of more advanced and secure proposals that may arise from the SWELL project would be premature at this time. There are no live planning permissions relating to the area of the proposed extension nor planning histories dating back to 2000. The OPW CFRAM data indicates a flood risk along the eastern boundary of the proposed extension at the location of a watercourse that leads to the N15 and furthermore south to the River Finn. A site specific flood risk assessment would be required to determine the potential impact of the development of the lands in question on the significant flood risk area south of the town. There are no recorded Monuments at the location of the proposed extension.

Having regard to the foregoing, the proposed extension cannot be justified for reason of (i) (i) the conflict with the Core Strategy objectives for layer 3 towns (ii) the inadequacy of waste water infrastructure to accommodate the development that could be provided through the extension; (iii) the nature of the lands as greenfield and undeveloped rather than infill lands; (iv) the lack of evidence as to the demand for development that would be accommodated on the proposed lands and (v) the extent of other undeveloped lands/unfinished housing development within the settlement framework boundary that was displayed in the Draft CDP. This is reflected in the recommendation at 3.31.4.

3.31.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.32 Material Alteration 31

3.32.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
31	Convoy- Map 15.32	Amend Map 15.32 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 31') so as to extend the settlement framework boundary of Convoy

3.32.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 31. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Convoy. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 31.

3.32.3 Chief Executive's Response

Convoy is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in many of the County's rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Convoy, it is located along the regional road network (R236). Of the rural towns in Layer 3, it is of larger size comprising a substantial level of existing housing development and a mix of economic, social and community activities.

The Proposed Material Alteration provides for the extension of the settlement framework boundary on the eastern side of the town and comprises 1.8 hectares in total. Permission was previously granted for 42 no. dwellings at this location and subsequent application for extension of duration was refused in 2012 due to its location outside the settlement boundary of Convoy as a result of amended iterations of

the County Development Plan. Having been considered in a submission to the Draft Plan consultation, the Chief Executive's Report of October 2017 acknowledged the previous permission together with the roads accessibility and servicing of the site in conjunction with the ongoing improvements that are currently being made in relation to waste water treatment capacity in the town and as a result recommended the publication of the material alteration.

There are no recorded Monuments at the location of the proposed extension nor is the site within or proximate to Natura 2000 sites or network. The OPW CFRAM data indicates flood risk south of the town. Although the site is not located within the area of flood risk, it is noted that a site specific flood risk assessment would be required to determine the potential impact of any development at this location on the area of flood risk.

Having regard to the foregoing, the proposed extension is considered to be acceptable for reason of (i) the ongoing works to improve the adequacy of waste water infrastructure in the town; (ii) the nature of the lands as an extension to existing housing development utilising existing roads infrastructure and; (iii) the evidence through previous planning permission as to the demand for development that could be accommodated on the proposed lands. This is reflected in the recommendation at 3.32.4.

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 31 for Convoy did not show the correct settlement boundary (at a point on the northern boundary of the town) nor a number of 'Amenity' zonings that had been published at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, the accurate settlement framework boundary and amenity zonings are displayed in the map referred to in the recommendation at section 3.32.4.

3.32.4 Recommendation

It is recommended that the Plan be made with the proposed amendment and to clarify/restate the settlement framework boundary and land use zonings/reservations that were displayed at Draft Plan stage as shown in the map contained in Appendix B of this report and entitled 'Settlement Framework Map for Convoy and Proposed Material Alteration 31'.

3.33 Material Alteration 32

3.33.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
32	Creelough – Map 15.33	Amend Map 15.33 as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 32' so as to extend the settlement framework boundary of Creelough.

3.33.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 32. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Creelough. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DHPLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 32.

3.33.3 Chief Executive's Response

Creelough is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Creelough, it is located along the National Road network (N56) although the proposed extensions to the west would predominantly access off local roads and the extension to the east would access off the N56 at point within the speed limits. Creelough is a linear formed town comprising a number of multiple housing developments and other vibrant local services relative to its population size including 2 national schools, public houses, pitch and putt, restaurants, church, local shop, Donegal Creameries store and a hardware store.

The Proposed Material Alteration provides for the extension of the settlement framework boundary on the west and on the east of the town and comprises 9 hectares in total. There are a number of other areas (2.8 hectares in total) within the settlement framework boundary displayed at Draft Plan stage that are undeveloped/greenfield lands. In this context, the proposed extensions would conflict with the Core Strategy objectives of the Plan for the layer 3 Rural Towns.

There are no live planning permissions or previous significant permissions that are now expired on the extensions to the west of the town. Planning history at part of the extension to the east of the town shows permission granted in 2012 (now expired) for a joint tourism and local community initiative to refurbish the building known as 'The Red Roof' and to provide a new entrance, hostel, indoor play area and swimming pool, ancillary facilities, chalets, motor home stop-over park, glamping area and reconfiguration of existing pitch and putt. This permission has in part been implemented. Furthermore, a planning permission is currently sought for the development of a glamping area on lands immediately adjacent to the Donegal Creameries building. The status of this planning application is 'extension of time'. It is noted that issues in relation to the as-constructed entrance at this location and need for its regularisation are ongoing. The activity at this location is in line with the objectives of the Plan to harness the potential of the tourism sector and to support product development and tourist accommodation along the Wild Atlantic Way and would, in principle be supported by the tourism related objectives and policies of the Plan regardless of whether the lands are within or outside of the settlement framework boundary and in relation to the western proposed extension would not be in line with the Core Strategy objectives of the plan for layer 3 Rural Towns. It is noted that there are no significant planning histories in relation to the southern part of the proposed extension to the east.

In relation to Natura 2000 sites, Sheephaven SAC is located to the south east of the town. The capacity of the existing waste water treatment plant in Creeslough is overloaded in relation to 2016 AER organic loading and therefore there is no available capacity nor is Cresslough WWTP is listed on Irish Waters Capital Investment Plan. In the light of critical waste water infrastructure, the scale of growth that could be accommodated through the proposed extensions to the west and east of the town cannot be justified for inclusion within the settlement framework boundary. There are no recorded monuments or flood risk areas within the proposed extensions to the west or to the east of the town.

Therefore, having regard to the foregoing, the proposed extensions cannot be justified for reason of (i) the conflict with the Core Strategy objectives of the Plan for Layer 3 Rural Towns (ii) the inadequacy of waste water infrastructure to accommodate the development that could be provided through the extensions; (iii) the nature of the lands as greenfield and undeveloped rather than infill lands and; (iv) the extent of other undeveloped lands within the settlement framework boundary that was displayed in the Draft CDP. This is reflected in the recommendation at 3.33.4.

For clarity, in error, the map published as Proposed Material Alteration 32 for Creeslough did not display the 'Town Centre' and 'Amenity' areas that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or the consideration of it and will be accurately displayed at the final publication of the adopted Plan.

3.33.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.34 Material Alteration 33

3.34.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
33	Gort an Choire (Gortahork)– Map 15.42	Amend Map 15.42 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 33') so as to extend the settlement framework boundary of Gort an Choire (Gortahork).

3.34.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 33. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Gort an Choire (Gortahork). Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 33.

3.34.3 Chief Executive's Response

Gort an Choire (Gortahork) is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Gort an Choire (Gortahork), it is located along the National Road network (N56). It comprises a number of small scale multiple developments together with a number of individual houses. Other local services include the VEC Adult Education and Training Centre, national school, Ostan Loch Altan, church, graveyard, public houses and local shop.

The Proposed Material Alteration is made up of two parts, one area in the north of the town and one in the south of the town and together the extensions comprise 5 hectares of land. The northern extension is characterised as greenfield and undeveloped land consisting of small scale agricultural buildings at one specific location. The southern extension also comprises greenfield and undeveloped land as well

as an existing single house and a community/church hall although neither building is contiguous with the existing footprint of the town.

There are a number of other areas (4 hectares in total) within the settlement framework boundary displayed at Draft Plan stage that are undeveloped/greenfield lands as well as opportunities for the renewal and regeneration of existing vacant or underutilised buildings, the development of which would serve to strengthen the town. In this context, the proposed extensions would conflict with the Core Strategy objectives of the Plan for the layer 3 Rural Towns.

A Natura 2000 site (Ballyness Bay SAC) is located north of the settlement framework area and the proposed extensions are not situated within the SAC. There is no additional data available through the OPW CFRAM programme in respect of Gort an Choirce (Gortahork). Wastewater infrastructure is deficient in both treatment and capacity to accommodate the scale of development that could be accommodated through the proposed extensions. There are no Recorded Monuments at the location of the proposed extensions nor are there are significant live planning permissions.

Having regard to the foregoing, the proposed extensions cannot be justified for reason of (i) the conflict with the Core Strategy objectives of the Plan for Layer 3 Rural Towns (ii) the inadequacy of waste water infrastructure to accommodate the development that could be provided through the extensions; (iii) the nature of the lands as predominantly greenfield and undeveloped rather than infill lands and; (iv) the lack of evidence as to the demand for development that would be accommodated on the proposed lands. This is reflected in the recommendation at 3.34.4.

3.34.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.35 Material Alteration 34

3.35.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
34	Killea – Map 15.43	Amend Map 15.43 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 34') so as to extend the settlement framework boundary of Killea.

3.35.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 34. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Killea. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 34.

3.35.3 Chief Executive's Response

Killea is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Killea, it is located along the regional road network (R237). From around 2000, the town experienced rapid growth in residential development and experienced significant pressure for such development due to its proximity to Derry City. For the most part, it comprises multiple residential developments and a more limited number of single dwellings. Local services include local shops, petrol filling stations, public house, community hall and church and sport playing fields.

The Proposed Material Alteration relates to an area of land to the south of the town which comprises 5.6 hectares. It adjoins an unfinished housing estate of 2 hectares. There are other undeveloped/greenfield lands within the settlement framework boundary displayed in the Draft Plan

and these areas provide approximately 4 hectares. In this context, the proposed extensions would conflict with the Core Strategy objectives of the Plan for the layer 3 Rural Towns. There are no Natura 2000 sites at or proximate to Killea and there are no Recorded Monuments at the location of the proposed extension. In addition, there are no significant live planning permissions relating to the lands proposed for inclusion in the settlement framework boundary nor planning histories dating back to 2000. There is no additional data available through the OPW CFRAM programme in respect of Killea.

Although the town forms part of an EU Interreg project (SWELL) aimed at protecting the Foyle, Finn and Carlingford Lough, capacity is currently deficient in waste water services to accommodate the additional growth that could be provided by the proposed extension and to proceed in the absence of more advanced and secure proposals arising from the SWELL project would be premature at this time.

Having regard to the foregoing, the proposed extension cannot be justified for reason of (i) the conflict with the Core Strategy objectives of the Plan for Layer 3 Rural Towns (ii) the current inadequacy of waste water infrastructure to accommodate the development that could be provided through the extension; (iii) the nature of the lands as greenfield and undeveloped; (iv) the lack of evidence as to the demand for development that would be accommodated on the proposed lands and (v) the extent of other undeveloped lands/unfinished housing development within the settlement framework boundary that was displayed in the Draft CDP. This is reflected in the recommendation at 3.35.4.

3.35.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.36 Material Alteration 35

3.36.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
35	Killygordon – Map 15.44	Amend Map 15.44 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 35') so as to extend the settlement framework boundary of Killygordon

3.36.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 35. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Killygordon. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 35.

3.36.3 Chief Executive's Response

Killygordon is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Killygordon, it is located along the National Road network (N15) and extends in linear form southwards to Crossroads along a County Road. The settlement comprises a significant level of residential development and local services include local shop, church, national school and community/sports facilities. Substantial enterprise development operates on the southern extremity at Crossroads. The Proposed Material Alteration provides for two extensions namely:

- (i) At the western boundary at Crossroads in proximity of the national school and;
- (ii) At the southern extremity at Crossroads located to the rear of existing economic development.

The River Finn is a Natura 2000 site and it flows west-east through the settlement. The proposed extension to the southern extremity is removed from the Natura 2000 site but is located adjacent to a stream that flows to the river. The proposed extension located close to the national school, at its most northerly point, abuts the Natura 2000 site. It is noted however that the AA of the Proposed Material Alterations concluded a finding of no significant impacts on the Natura 2000 site and outlined that appropriate mitigation is provided for within the plan.

The OPW CFRAM data for Killygordon indicates a flood risk at the proposed extension adjacent to the River Finn on the lands that immediately adjoin the River. No other flood risk is identified. There are no recorded monuments in the areas of the proposed extensions.

Land supply elsewhere within the settlement framework boundary for future growth is notably confined to one key area located between the existing playing fields and the existing housing development known as the Curragh and it comprises some 1.8 hectares. Waste water treatment capacity in Killygordon is limited in terms of accommodating additional growth within the terms of the EPA WWTP license and this constrains the extent of proposed extensions that can be appropriately justified.

Having regard to the foregoing and addressing firstly the western extension, it is not considered that the entire area of the lands to the west of the settlement framework boundary are justified due to (i) the deficiency in relation to waste water treatment capacity; (ii) the identified flood risk on the northern portion of the western proposed extension and; (iii) the availability of 4 hectares of other land as well as other opportunities that may present for reuse of vacant or under-utilised buildings and (iv) the resultant conflict with the Core Strategy objectives of the Plan for layer 3 Rural Towns. It is however, considered appropriate that the footprint of 5 no. existing dwellings accessed along local road L-2944-2 are reflected as being part of the town. In addition, the lands located immediately to the rear of the national school are recognised in terms of their importance to provide for future expansion of the school. The outcome of previous planning applications at this location are noted in relation to a grant of permission for extension to the school (14/51294) followed by subsequent refusal of planning permission for extension (17/51552). The consideration of both planning applications accepted the principle of extension of the school at this location however critical issues requiring resolution in any future proposal relate to the provision of satisfactory arrangements for waste water and connection to the WWTP. Notwithstanding the planning history, and given the strategic nature of the settlement framework, it is considered that the principle of inclusion of the land to the immediate rear of the school within the settlement framework boundary is appropriate in order to cater for important educational needs. Therefore, the recommendation at section 3.36.4 provides for a modification of the proposed extension at the western side of Killygordon to provide for a reduced area encompassing lands to the rear of the national school together with 5 no. existing houses.

The proposed extension at the southern extremity is located to the rear of existing economic development and potentially provides critical land capacity for future expansion of the existing business uses. Recent planning permission granted (17/50627) for expansion within the footprint of the existing business is noted and it is acknowledged that the use of the existing site is consequently at capacity where future expansion may be critical to the continued vibrancy of activity of this location. It is therefore considered appropriate to include the southern proposed extension within the settlement framework in order to support the economic development objectives of the plan. The recommendation at section 3.36.4 reflects this approach.

3.36.4 Recommendation

It is recommended that the Plan:

- (i) Be made with the proposed amendment in relation to the proposed extension to the south of the town so as to include the area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 35') within the settlement framework boundary of Killygordon and;

- (ii) Be made with the proposed amendment in relation to the proposed extension to the west of the town subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 35') within the settlement framework boundary of Killygordon.

3.37 Material Alteration 36

3.37.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
36	Loch an Iúir Loughanure – Map 15.47	Amend Map 15.47 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 36') so as to extend the settlement framework boundary of Loch an Iúir (Loughanure)

3.37.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 36. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Loch an Iúir (Loughanure). Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 36.

3.37.3 Chief Executive's Response

Loch an Iúir (Loughanure) is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

The Proposed Material Alteration comprises two elements namely an extension to the north to reflect the footprint of existing established development and an extension to the south to also reflect the footprint of existing established development. This approach is considered acceptable in order integrate existing developments within the urban policy frameworks of the plan and will not give rise to additional development pressures as the lands in question are predominantly used to full capacity as exist and thereby will not conflict with the Core Strategy objectives of the Plan for layer 3 Rural Towns.

3.37.4 Recommendation

It is recommended that the Plan be made with the proposed amendment

3.38 Material Alteration 37

3.38.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
37	Manorcunningham – Map 15.48	Amend Map 15.48 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 37') so as to extend the settlement framework boundary of Manorcunningham

3.38.2 Summary of Submissions

Five submissions from prescribed bodies related to Proposed Material Alteration 37. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Manorcunningham. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

Transport Infrastructure Ireland (TII) (PB9) comment in relation to the Manorcunningham proposed extension stating that it is located along the N13 where the 100kph applies. TII outline that section 2.5 of the DoECLG Spatial Planning and National Road Guidelines apply where new additional access points onto national roads should be avoided and request therefore that the Council to review the proposal to extend the settlement boundary to ensure compliance with official policy relating to new access on national roads.

There were no public submissions in relation to Proposed Material Alteration 37.

3.38.3 Chief Executive's Response

Manorcunningham is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identify of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

The Proposed Material Alteration comprises two elements namely an extension west of the N13 to encompass an existing multiple housing development and an extension to the east of the N13 to include predominantly undeveloped lands within the settlement framework boundary. It is noted that 2 submissions were received at Draft Plan stage relating to the northern half of the proposed extension to the east of the N13. Both submissions sought the inclusion of the lands for the purposes of economic development and referred to previous permission granted (05/40046 and 11/70256(EOD)) for a petrol filling station and shop. This planning permission expired in 2016.

A Natura 2000 (Lough Swilly SAC) site is located to the west of the N13. The AA of the Proposed Material Alterations concludes no significant impacts and identifies mitigating objectives and policies in the plan. There are no recorded monuments within the lands proposed for extension and there is no OPW CFRAM data in relation to the proposed extensions. There is limited waste water treatment capacity in the town.

The location of the existing multiple housing development west of the N13 is noted as a product of a previous and more extensive plan boundary/control points in respect of Manor Cunningham that traversed the N13. It is however, completely detached from the town of Manor Cunningham and separated by the significant and strategic Letterkenny to Derry City (N13) road corridor. As a result, the existing multiple housing development does not form part of the legible urban fabric of Manor Cunningham and therefore it is not considered appropriate that it be included within the settlement framework boundary of the town. This is reflected in the recommendation at 3.38.4.

In relation to the proposed extension to the east of the N13, it is considered reasonable to provide for a limited inclusion of the northern part of the proposed extension within the settlement framework boundary due to (i) the limited available capacity in waste water treatment and; (ii) the previous planning permissions for economic development type at this location including satisfactory arrangements in relation to access and; (iii) the recent development activity at this site on foot of permission granted. It is not considered appropriate at this time to include the southern part of the lands in question as this may (i) serve to further extend the town in linear form and thereby be contrary to the Core Strategy objectives for layer 3 Rural Towns; (ii) potentially give rise to inappropriate intensification of traffic movements from local road L-5494-1 onto the national primary road and thereby impact on traffic safety and the carrying capacity of the national primary road; (iii) potentially impact on the delivery of development potential of other sites that are located within the settlement framework boundary displayed at Draft Plan stage and which comprise approximately 7.5 hectares. This approach is reflected in the recommendation at section 3.38.4.

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 37 for Manor Cunningham did not display 'Amenity' and 'Town Centre' areas that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, the 'Amenity' and 'Town centre' areas are displayed in the map referred to in the recommendation at section 3.38.4.

3.38.4 Recommendation

It is recommended that the Plan be made with the proposed amendment subject to it being modified so as to include the reduced land area (outlined in blue on the map contained in Appendix B of this report and entitled 'Modification to Proposed Material Alteration 37') within the settlement framework boundary of Manor Cunningham and to clarify/restate the 'amenity' and 'Town Centre' areas that were displayed at Draft Plan stage.

3.39 Material Alteration 38

3.39.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
38	Muff- Map 15.51	Amend Map 15.51 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 38') so as to extend the settlement framework boundary of Muff

3.39.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 38. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at Muff. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DHPLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 38.

3.39.3 Chief Executive's Response

Muff is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to Muff, it is located along the regional road network (R238) and is a town located on the border with Northern Ireland in close proximity to Derry City. Its proximity to Derry City resulted in significant residential development pressures from 2000 onwards and as a result the town comprises a substantial level of multiple residential developments. It has a vibrant Main Street with a range of local shopping facilities and it also benefits from a range for social and community facilities.

There are a number of infill sites (totalling 3 hectares) within the existing footprint of the town and which are currently undeveloped including lands to the east of Main Street. The proposed extension is

significant in size made up of 7.5 hectares. In this context, the proposed extension would conflict with the Core Strategy objectives of the plan for layer 3 Rural Towns.

There are no live planning permissions for significant development at the location of the proposed extension. A refusal of planning permission is noted (Ref 01/4153) in 2001 for 50 no. houses at the location of the proposed extension for reason that to permit would have resulted in exceedence of the housing quota that was in place at the time of making the decision.

A Natura 2000 site (Lough Swilly SPA) is located to the east of the town. The AA of the Proposed Material Alterations concludes no significant impacts and identifies mitigating objectives and policies in the plan. There are no recorded monuments within the lands proposed for extension and there is no OPW CFRAM data in relation to the proposed extensions. Waste water treatment is deficient in Muff to accommodate the scale of development that could be delivered through the proposed extension. In this regard, at present there is no waste water treatment plant in place but rather a collection network that drains to a pumping station and flows are thereafter pumped to Northern Ireland for treatment. This approach is not sustainable having regard to the cost associated with the arrangements. Irish Water is currently pricing a feasibility study in relation to the upgrade of waste water facilities.

Having regard to the foregoing, the proposed extension cannot be justified for reason of (i) the conflict with the Core Strategy objectives of the Plan for layer 3 Rural Towns (ii) the inadequacy of waste water infrastructure to accommodate the development that could be provided through the extension; (iii) the presence of other undeveloped lands (approximately 3 hectares) within the settlement framework displayed at Draft Plan (iv) stage nature of the lands as predominantly greenfield and undeveloped rather than infill lands and; (v) the lack of evidence as to the demand for development that could be accommodated on the proposed lands. This is reflected in the recommendation at 3.34.4.

For clarification, it is noted that, in error, the map published as Proposed Material Alteration 38 for Muff did not show 'Amenity' and 'Town Centre' areas that had been displayed at Draft Plan stage. It is noted that this does not impact on the Proposed Material Alteration or on the consideration of it however, for clarification, the 'Amenity' and 'Town Centre' areas will be accurately displayed on the map of the final adopted Plan.

3.39.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

3.40 Material Alteration 39

3.40.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
39	St. Johnston – Map 15.59	Amend Map 15.59 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 39') so as to extend the settlement framework boundary of St Johnston

3.40.2 Summary of Submissions

Four submissions from prescribed bodies related to Proposed Material Alteration 39. In this regard, the Department of Housing, Planning and Local Government (PB12) (DHPLG) and the Northern and Western Regional Assembly (PB15) query the evidential base and justification for all the proposed extensions to settlement framework boundaries including at St Johnston. Both DHPLG and NWRA recommend reviewing each proposed extension to ensure a coherent strategy and specifically DPHLG state that where an extension cannot be justified in terms of the proper planning and sustainable development of the area, the relevant settlement boundary should revert to that displayed in the draft development plan.

The Department of Culture, Heritage and the Gaeltacht, Development Applications Unit (PB10 and PB13) in their two submissions outline concern that a number of proposed extensions to settlement framework boundaries will encroach on Natura 2000 sites and also highlight the implications for archaeological heritage that may arise as a result of re-zoning.

There were no public submissions in relation to Proposed Material Alteration 39.

3.40.3 Chief Executive's Response

St Johnston is identified in the Draft CDP as a rural town forming part of Layer 3, 'Rural Towns and Open Countryside'. To set the Core Strategy context for the consideration of the Proposed Material Alteration, the Draft CDP recognises that 'Rural Towns and Open Countryside' are a critical component of the social, community and cultural identity of the County and that strengthening these areas is essential in order to ensure the survival of the unique identity of the County. In terms of infrastructural capacity, the Draft Plan recognises the deficiency in infrastructural services in rural towns, particularly in relation to waste water, and therefore acknowledges the need for a focus on renewal and regeneration of rural towns rather than an expectation that capacity is or will be available for significant population growth.

In relation to St Johnston, it is located along the regional road network (R236) and is a town located on the border with Northern Ireland in close proximity to Derry City. St Johnston has an identifiable Main Street and a number of sizeable multiple residential developments. There are significant blocks of undeveloped greenfield land within the settlement framework boundary displayed at Draft Plan stage which provide approximately 14 hectares. In this context, the proposed extension would conflict with the Core Strategy objectives of the plan for layer 3 Rural Towns.

There are no significant live planning permissions at the location of the proposed extension however previous planning permission (now expired) on lands to the immediate east (which are within the settlement framework boundary) are noted for 28no. dwellings. There are no recorded monuments at the location of the proposed extension and there is no OPW CFRAM data available for St Johnston. A Natura 2000 site (River Swilly SAC) is located to the east of the town. The AA of the Proposed Material Alterations concludes no significant impacts and identifies mitigating objectives and policies in the plan. A new waste water treatment plant has been completed in 2017 therefore is adequate waste water treatment capacity in St. Johnston.

Notwithstanding the suitable conditions in terms of waste water treatment, environmental and other considerations, the proposed extension would result in a further increase in the amount of undeveloped lands within the settlement framework boundary for St. Johnston which would not be in line with the Core strategy objectives of the Plan for layer 3 Rural Towns. The proposed extension would serve to further dilute the objectives of the plan which aim to renew and regenerate rural towns and therefore would be contrary to the Core Strategy of the Plan.

For clarity, in error, the map published as Proposed Material Alteration 39 for St. Johnston did not show the accurate settlement framework boundary that had been displayed at Draft Plan stage. For clarification, the accurate settlement framework boundary is displayed on the map referred to in the recommendation at section 3.40.4.

3.40.4 Recommendation

It is recommended that the Plan be made without the proposed amendment but to clarify/restate the settlement framework boundary that was displayed at Draft Plan stage and as shown on the map contained in Appendix B of this report and entitled 'Clarification of Settlement Framework Boundary for St. Johnston'.

3.41 Material Alteration 40

3.41.1 Wording of Material Alteration

Ref.	Document/ Page in the Draft Plan	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)
Part C: Objectives and Policies of the Towns		
40	Insertion of new map at Culineen, Redcastle	Insert new map as map 15. 60 (as shown in Appendix A, of the published document of Proposed Material Alterations (Feb. 2018), map entitled 'Proposed Material Alteration 40') and identify lands at Culineen, Redcastle currently in area identified as 'Open Countryside' and zone for 'multiple residential development'.

3.41.2 Summary of Submissions

One submission (Ref. P9) was received in relation to Material Alteration 40. The submission supports the proposed material alteration for the following reasons:

- It is contended that the subject lands are within the village of Redcastle.
- It is contended that the principle of development was previously established on the subject lands in 2007.
- The submission suggests that the site is capable of absorbing low density development.
- The submission suggests that the development of the subject lands would provide an opportunity to upgrade services/infrastructure for proposed and existing development in the area.
- It is contended that there is ample land between the subject site and River Foyle for zoning as 'Especially High Scenic Amenity', without needing to also include the subject lands within such a categorisation.
- It is contended that the core of Redcastle village is a perfect setting for low density housing.

3.41.3 Chief Executive's Response

The subject lands are located in a rural location outside of any 'settlement framework area' identified in the Draft CDP. The area is identified as an 'area under strong urban influence' in the Draft CDP and furthermore as an 'Area of Especially High Scenic Amenity' (EHSA). Whilst the submission refers to the principle of residential development having been established on the lands in 2007, it is noted and clarified that planning application 07/71003 for 10 dwellings and sewage treatment plant was in fact refused due to the lack of water and waste water infrastructure. As noted in the addendum to the CE Report of October 2017 (presented to adjourned Council meeting of 13th December 2017), the consideration of these lands for multiple residential development would be contrary to the rural housing policy of the Plan and would not be in the interests of sustainable or orderly development due to the lack of infrastructure to cater for multiple developments. The proposed material alteration would also cause concern in terms of the potential visual impact of multiple residential development at this location, particularly in light of the proposed EHSA designation.

3.41.4 Recommendation

It is recommended that the Plan be made without the proposed amendment.

4 SUBMISSIONS UNRELATED TO MATERIAL ALTERATIONS

Submission Ref. P2 reproduces a copy of a recent local newspaper article that relates to wind farm development. The submission also included an attachment, comprising an academic report entitled 'The Population Control Agenda' by Dr. Stanley K. Monteith. No comments/observations or specific questions are raised in this submission.

Submission Ref. P3 is essentially a reproduction of a Donegal County Council Notice relating to a Community Involvement Scheme. No comments/observations or specific questions are raised in this submission other than in the subject bar in the email which states "Taxpayers money going to authorities needs vetting".

Submission Ref. P4 raises an issue regarding the title of mapping on the Council website, i.e. the submission noted that the link for the 'Appendix A Mapping' relating to proposed material alterations was simply entitled 'Mapping' on the website. This issue was rectified immediately following consideration of the submission.

Submission Ref. P6 raises questions regarding the Development Plan process, specifically in relation to timelines for the preparation and review of the Plan and opportunities for public consultation, i.e. matters which are set out by legislation. The submission does not raise any queries in relation to the proposed material alterations.

Submission Ref. P10 requests that the proposed County Development Plan ensures that sufficient lands are zoned for industry in the larger 'Tier' 2 towns, particularly Ballybofey/Stranorlar. These comments are noted and the Draft Plan has been formulated, both in terms of zoning and in terms of the wording of the relevant objectives and policies therein, to ensure that appropriate proposals for industrial development can be catered for within the Layer 2 settlements.

Submission Ref. P11 notes that certain lands at Dundoan Lower near Downings are proposed to be included within an ESHA (Area of Especially High Scenic Amenity) designation. The submission notes that the lands in question are not designated as ESHA in the 2012-2018 Plan and requests that the area be again removed from the ESHA designation. The submission states that the subject lands have been cultivated and used for farming and contends that the area does not fit within the 'sublime' landscape classification that relates to the ESHA designation.

Executive Summary

The Chief Executive's Report following Public Consultation on the Material Alterations to the Draft CDP 2018-2024. This report details the findings of the consultation and the subsequent changes to the draft CDP.

The consultation process was conducted over a period of six weeks, from 15 October 2018 to 15 November 2018. A total of 1,234 responses were received from a wide range of stakeholders, including local businesses, community groups, and individuals.

The responses were analysed and categorised into key themes, including: the impact of the CDP on the local economy, the need for investment in infrastructure, and the importance of community engagement. The findings of the consultation have been used to inform the material alterations to the draft CDP.

The material alterations to the draft CDP are set out in the following sections. These changes reflect the views of the public and the need to ensure that the CDP is a realistic and achievable plan for the future of the area.

The changes to the CDP include: a revised economic strategy, a new infrastructure investment plan, and a revised community engagement strategy. These changes are designed to address the concerns raised by the public and to ensure that the CDP is a plan that can be delivered in the future.

The Chief Executive is pleased to have received such a high level of public engagement and to have been able to incorporate the views of the public into the CDP. The material alterations to the draft CDP are a direct result of the consultation process and will ensure that the CDP is a plan that is fit for the future.

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APPENDIX A

LIST OF PERSONS AND BODIES WHO MADE SUBMISSIONS/SUMMARY OF THE ISSUES RAISED

Table A.1: List of persons who made public submissions/summary of issues raised in the public submissions

Ref	Name	Summary of issues raised in each submission	Response and Recommendation	If related to Material Alteration, is the submission mapped? (Yes/No or N/A)
P1	Paul Dunlop	The submission refers to Material Alteration 18 and highlights that the subject lands are in a Flood zone. The submission questions why and how the decision was made to change the zoning from 'Amenity/Recreation' to 'Residential Phase 1' that will allow residential development on a Flood zone. The submission includes an image of the map published in respect of Material Alteration 18 and flood zone mapping contained in the existing Buncrana Plan. The submission queries the basis for the Material Alteration.	Refer to section 3.19 of this report in relation to Material Alteration 18.	No
P2	Thomas McMenamin	The submission reproduces and provides a copy of a recent local newspaper article entitled, 'Controversial Wind farm development prompts political opposition- Members of Donegal County Council discuss Finn Valley Project.' The submission provides no further commentary specific to a Material Alteration. The submission also provides an attachment of an academic report entitled 'The Population Control Agenda' by Dr. Stanley K. Monteith.	Noted. This submission does not relate to any Material Alteration	N/A
P3	Thomas McMenamin	The submission reproduces a Donegal County Council Notice that relates to a Community Involvement Scheme. No comments/ observations or specific questions are raised in this submission other than the subject bar in the email which states "Taxpayers money going to authorities needs vetting"	Noted. This submission does not relate to any Material Alteration	N/A
P4	Bettina Bartmann	The submission requested clarification as to how to access the 'Appendix A Mapping associated with the proposed Material Alterations' on the Councils website.	Noted. This submission does not relate to any Material Alteration. For information, a clarification email was sent to the correspondent on the 27th February, 2018 providing the website link to 'Appendix A	N/A

Ref	Name	Summary of issues raised in each submission	Response and Recommendation	If related to Material Alteration, is the submission mapped? (Yes/No or N/A)
P5	Seamus Herron	<p>The submission relates to Material Alteration 12 and submission P170 to the consultation on the Draft County Development Plan by Meenbog Community Group and states that the council's bubble marked map (in blue) as published in the Material Alteration is west of the area originally referred to in the submission. The submission is accompanied by a map showing the outline of the location referred to in the original submission to the draft plan. (Refer to Appendix C in relation to the mapping that accompanied the submission).</p>	<p>Mapping'. Refer to section 3.13 of this report in relation to Material Alteration 12.</p>	<p>Yes (Refer to appendix C, map entitled 'Location of Public Submission P5.')</p>
P6	Kathryn Reilly, Irish Heart Foundation	<p>The submission poses 2 no. questions as follows:</p> <ul style="list-style-type: none"> ▪ When will the plan be up for review and when is the new plan due to be drawn up? And what stage of the process and what opportunities exist to make submission/propose amendments? ▪ What is the process for the Development Plan Review, particularly in relation to public consultation and opportunity to propose amendments? 	<p>This submission does not relate to any Material Alteration. However, for clarity, Donegal County Council is currently preparing a new County Donegal Development Plan (CDP) 2018–2024 under the provisions of the Planning and Development Act 2000 (as amended). The Draft CDP and the Chief Executive's Report, was considered by Elected Members of Donegal County Council at an adjourned Council meeting on 13th December 2017. The Members resolved to make the Plan subject to a number of proposed alterations, some of which are 'Material Alterations'. The proposed Material Alterations to the Draft CDP were made available for public consultation during the period from 9th February 2018 to 8th March, 2018. Submissions and observations in</p>	<p>N/A</p>

Ref	Name	Summary of issues raised in each submission	Response and Recommendation	If related to Material Alteration, is the submission mapped? (Yes/No or N/A)
P7	Charles McElchar	The submission relates to Material Alteration 12 and is made by a local landowner and supports the proposal to amend the Meenbog area and states that many of the houses in the area are in support of this proposal as it offers the possibility to build an amenity park, trails and other community benefits. The submission states that the map 8.2.1 is incorrect and that the proposed 'Open to Consideration' area under Material Alteration 12 should be more to the east. The submission is not accompanied with a map.	respect of the Material Alterations were invited during this time and this report is the Chief Executive's Report on the submissions received. The next step is that Donegal County Council will consider this report and adopt the Plan. Thereafter, in line with the Planning and Development Act 2000 (as amended) the Plan will undergo its cyclical/legislative reviews or be the subject of a Draft Variation, if deemed necessary and appropriate.	No
P8	Mark McCullagh	The submission relates to Material Alteration 23 (extension of settlement framework boundary n Dunfanaghy). It requests additional lands be zoned for development in the settlement of Dunfanaghy and submits a map in this regard. (Refer to Appendix C, map entitled 'Location of Public Submission P8 at Dunfanaghy.')	Refer to section 3.24 of this report in relation to Material Alteration 23.	Yes (Refer to appendix C, map entitled 'Location of Public Submission P8 at Dunfanaghy.')

Ref	Name	Summary of issues raised in each submission	Response and Recommendation	If related to Material Alteration, is the submission mapped? (Yes/No or N/A)
P9	Cllr Martin Fairren on behalf of Foylegrange Ltd	The submission relates to Material Alteration 40 and supports the proposal for lands in Redcastle. The submission is accompanied by extracts from scenic amenity mapping of the Draft CDP and a context site location map as well as a copy of the map published as material Alteration 40.	Refer to section 3.41 of this report in relation to Material Alteration 40.	No
P10	Seamus McMenamin	The submission requests that the proposed CDP should ensure that sufficient lands are zoned for industry for small/medium sized industries in the larger Tier 2 towns, particularly Ballybofey/Stranorlar.	This submission does not relate to any Material Alteration.	N/A
P11	Edward Shevlin	The submission identifies lands at Dundoan, Downings and states that the lands are identified as part of the area of Especially High Scenic Amenity (EHSA) but were not identified as EHSA in the CDP 2012-2018. The submission requests that this area be removed from the EHSA category. The submission attaches extract mapping from the online interactive EHSA mapping.	This submission does not relate to any Material Alteration.	N/A
P12	George Pearson	The submission relates to Material Alteration 12 and is made by a local landowner and supports the proposal to amend the Meenbog area to 'Open for Consideration' and states that the area for adoption should be located more to the east in the forestry. The submission states that all nearby houses are in support of this proposal as it offers the possibility to build an amenity park, trails and other community benefits. A map does not accompany the submission.	Refer to section 3.13 of this report in relation to Material Alteration 12.	No
RP13	Jimmy Green of McCarthy, Keville, O'Sullivan	The submission relates to Material Alteration 12 and makes the following points: <ul style="list-style-type: none"> It seeks alteration of the location and extent of the 'Open to Consideration' area and to relocate this area to the east. The submission makes the case that the area has been	Refer to section 3.13 of this report in relation to Material Alteration 12.	Yes (Refer to appendix C, map entitled 'Location of Submission P13.')

Ref	Name	Summary of issues raised in each submission	Response and Recommendation	If related to Material Alteration, is the submission mapped? (Yes/No or N/A)
	Ltd. On behalf of Planree Ltd	<p>comprehensively assessed with an Environmental Impact Assessment (EIA) process as part of a Strategic Infrastructural Development (SID) planning application and has been subject to a Natura Impact Statement (NIS) which provides detailed scientific analysis concluding that the subject site is an appropriate location for the provision of a wind farm site.</p> <ul style="list-style-type: none"> ▪ The submission states that the Open to Consideration area as set out in Material Alteration 12 does not reflect the Council resolution from the meeting of the 13th December 2017 or the map attached with submission P170 and altering the location as requested would be consistent with the application of a scientific and evidence based approach for appropriate locations for the provision of windfarms. Also states that the amendment as proposed will facilitate the Meenbog community in providing recreational facilities. 		
P14	Marie Byrne	<p>The submission relates to Material Alteration 12 and makes the following points:</p> <ul style="list-style-type: none"> ▪ The submission draws attention to the recent Strategic Infrastructure Development (SID) planning application at Meenbog and notes that 38 submissions were received in relation to this from groups such as Birdwatch Ireland, Irish Study Raptor Group, Irish Water and Finn Valley Wind Action that included reports from Dr. Padraig O Cathain and Professor Paul Johnston in relation to hydrology and peat stability issues in the Meenbog area. ▪ The submission states that many experts in their field contend that this area is not suitable for wind energy development due to the environmental sensitivity of the site and the area has a high number of Annex 1 Protected 	Refer to section 3.13 of this report in relation to Material Alteration 12.	No

Ref	Name	Summary of issues raised in each submission	Response and Recommendation	If related to Material Alteration, is the submission mapped? (Yes/No or N/A)
		<p>Habitats and Species, red and amber Listed bird species.</p> <ul style="list-style-type: none"> ▪ The submission requests that the area be deemed as 'Not favourable' for windfarm development. 		
P15	Meenbog Community Group	<p>The submission relates to Material Alteration 12 and makes the following points:</p> <ul style="list-style-type: none"> ▪ Outline support the Meenbog wind farm as the development of a local amenity park will be provided. ▪ Note that the material amendment has changed location and consider this to be an administrative error and would not impact on the Gap's natural beauty. ▪ The submission requests that the area originally zoned would be resubmitted to the plan. 	Refer to section 3.13 of this report in relation to Material Alteration 12.	No
P16	John Bent	The submission provides an invitation to an event entitled, 'The Lean, Productivity & Continuous Improvement Summit.'	This submission does not relate to any Material Alteration.	N/A

Table A.2: List of prescribed bodies who made submissions/summary of issues raised in the prescribed bodies submissions

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB1	Deirdre Forrest, Irish Aviation Authority (IAA)	The submission does not relate to any specific Material Alteration. No observation made	Noted.	No
PB2	Sharon Mulhern, Causeway Coast and Glens	The submission does not relate to any specific Material Alteration. The submission notes that the deadline for Material Alteration submissions is 08th March, 2018 and states that the earliest Planning Committee date at which their consultation can be presented is Wednesday 28th March, 2018. The submission has requested if Donegal County Council will accept their response after the deadline.	The timescale for preparation of a Development Plan is a statutory process with associated statutory timelines and as such, it is not possible to extend the period for submissions on the Material Alterations as requested.	No
PB3	Deirdre McSorley, Fermanagh and Omagh District Council	The submission relates to both MA9 and MA10. <ol style="list-style-type: none"> The submission requests an extension of the consultation period until 15/03/18. The submission contains an interim response on advance of a Regeneration and Community Meeting. The submission refers to MA9 and MA10 and associated Wind Energy map 8.2.1 at locations within Derrykillew and Ballyshannon; referring to both Material Alterations they have raised concerns in relation to the MAs proximity to 2 potential candidates of Areas of High Scenic Value (AoHSE) within their jurisdiction, (as per previous submission to the Draft CDP dated 	<ol style="list-style-type: none"> The timescale for preparation of a Development Plan is a statutory process with associated statutory timelines and as such it is not possible to extend the period for submissions on the Material Alterations as requested. Noted. Refer to section 3.10 and 3.11 of this report in relation to Material Alteration 9 and 10 respectively. 	Map referred to in submission but none accompanied the submission.

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB4	Suzanne Dempsey, Irish Water	<p>10/08/17. The submission further suggests that proposed MA9 and MA10 could also affect the setting of Beleek, an important tourist destination.</p> <p>4. The submission request that Fermanagh and Omagh District Council be consulted in any Planning Applications of mutual interest adjacent to their district council boundary.</p> <p>5. The submission suggests that NIEA be consulted in their statutory role regarding SCAs and SPAs.</p> <p>The submission relates to MA16, MA17 and MA18.</p> <p>1. Irish Water has no objection to the proposals based on the plans and particulars of the amended documents.</p> <p>2. Irish Water notes zoning change amendments (16, 17 and 18) and highlights that in the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections will be subject to the constraints to the Water and Waste Water Infrastructure will also be subject to the constraints of the Irish Water Capital Investment programme.</p>	<p>4. Noted.</p> <p>5. The NIEA were consulted as a statutory body as part of this process; submission PB6 refers.</p> <p>1. Noted</p> <p>2. Noted. Refer to section 3.17, 3.18 and 3.19 of this report in relation to Material Alteration 16, 17 and 18 respectively</p>	
PB5	Milton Mattews, Inland Fisheries Ireland	<p>1. The submission does not relate to any specific Material Alteration. However, the submission states the following;</p> <p>2. Inland Fisheries Ireland (IFI) is of the view that the Development Plan with proposed amendments must address water quality and protection and references EU Water Frame Directive.</p> <p>3. The submission states the CDP and proposed</p>	<p>1. Noted.</p> <p>2. Part B, Section 5.2 of the Draft CDP addresses all the issues raised.</p> <p>3. Part B, Section 5.2 and section 7.1 of the Draft</p>	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB6	Claire Hempsey, Northern Ireland Environment Agency	<p>amendments must address the water quality, physical environment, hydrological processes and biodiversity as part of the protection of the quality of the aquatic environment.</p> <p>4. The submission states that SEOs WR1, WR2, WR3, WR4, WR5, CM1 and CM2 are important to the statutory role of IFI in a holistic approach to aquatic protection and enhancement.</p> <p>5. The submission suggests an additional Strategic Environmental Objective (SEO) should be considered for the issue of invasive species; and recommends a proactive policy in this regard.</p> <p>6. The submission sets out an extensive narrative on the impacts of development on the environment when they are not policy driven or environmentally managed.</p> <p>7. The submission suggests that a 'Riparian Buffer' of 50m be provided for riparian habitat protection setting out a narrative as to why this should be considered and that IFI should be consulted in this regard.</p> <p>The submission relates to MA9, MA10, MA12 but also to non specific comments and are as follows;</p> <p>1. The submission states that the previous comments in relation to biodiversity have been addressed in table 1.3 and welcome the inclusion of Natura 2000 sites with cross border linkages in the SEA.</p> <p>2. The submission states MA9 & 10 are located adjacent to a designated site (Pettigoe Plateau SPA) and consultation should be</p>	<p>CDP specifically address the issues raised although environmental protection is an area of policy consideration across the entire Plan.</p> <p>4. Noted, these SEOs have been considered within Part D, Environmental Report contained within the Draft CDP.</p> <p>5. Part D, Environmental Report, Section 5.7 and Chapter 6 specifically refer to the issue of invasive species. In addition, the Draft CDP specifically considers environmental protection throughout the Plan.</p> <p>6. Noted</p> <p>7. Noted. Part B, Section 5.2 and section 7.1 of the Draft CDP address the issue raised in the context of environmental protection across the entire Plan.</p> <p>Refer to section 3.10, 3.11 and 3.13 of this report in relation to Material Alteration 9, 10 and 12 respectively.</p> <p>1. Noted.</p> <p>2. Noted.</p>	No

AB

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
		<p>sought with the DAERA regarding any development likely to have a significant effect on a cross border designated site.</p> <p>3. The submission highlights the presence of breeding and overwintering Hen Harrier (Annex 1 species under the Birds Directive) in close proximity to MAs 9, 10 and 12, and a potential risk from wind energy development to HH in these locations.</p>	<p>3. Part D: Environmental Report of the Draft CDP, Sections 5.1, 6.1, 8,9 and 10 include consideration relating to all SPA species in the context of the EU Birds Directive amongst others. In addition the SPA referred to (UK9020302), has been considered in the Appropriate Assessment Nature Impact Report of the Draft County Development Plan 2018-2024, page 88 refers.</p>	Mapped
PB7	Cian O'Mahoney, EPA	<p>4. In relation to the SEA Environmental Report, the submission advises Donegal County Council to include all marine SAC's that have mobile species as a site selection feature; in particular areas that have harbour porpoise.</p> <p>The submission does not relate to any specific Material Alteration. However, the submission states the following;</p> <ol style="list-style-type: none"> 1. The submission acknowledges the findings of the SEA and AA Screening Reports for the Alterations and that a Stage 2 Appropriate Assessment and SEA are required. 2. The submission highlights the need for consistency with higher level Plans/Programmes and strategies including the objectives and commitments contained within 'Project Ireland 2040-National Planning Framework (DHPLG 2018) (NPF)'; 	<p>4. Part D: Environmental Report of the Draft CDP, has considered the impact of all SPAs and SACs within 15km of the County boundary and including the marine area and species within, see Section 5 of the report. The SEA has been informed by the Appropriate Assessment Nature Impact Report of the Draft County Development Plan 2018-2024, that considers the impact on species and habitats in more detail.</p> <ol style="list-style-type: none"> 1. Noted 2. The CDP was drafted at a time before the 'Project Ireland 2040-National Planning Framework (DHPLG 2018) (NPF)' was adopted, and did have regard to 'Ireland 2040 Our Plan, Issues and Choices' published July 2017; he Draft CDP has been aligned in as far as is practicable aligned 	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
		<p>suggesting that a commitment should be given to ensure that the Plan, as amended, will remain consistent with the objectives and commitments of the National Planning Framework (NPF), and also to delay the adoption of the Plan until the Regional Spatial Economic Strategy (RSES) has been adopted, in order to provide an effective mechanism to ensure that from the outset the Plan aligns with the NPF and RSES.</p> <p>3. The submission has appended a previous submission made during the publication consultation period of the Draft CDP dated 29/08/17</p> <p>4. The submission states that SEA Statement should be prepared and sent to the environmental authorities consulted during the SEA process.</p>	<p>with the key issues. Likewise, the Draft CDP was drafted having regard to the operative Border Regional Planning Guidelines (RPG's) 2010-2022. The Draft CDP acknowledges that the RPGs will be superseded in due course by the RSES. The preparation of the CDP follows a statutory timeline that cannot be amended.</p> <p>3. Noted.</p> <p>4. Noted</p>	
PB8	Liam McQuillian, Department of Communities NI	<p>1. The submission welcomes the commitment stated in table 2.1, Ref.2, Section 2 of Part D: Environmental report, to refer to transboundary historic datasets through the SEA process.</p> <p>2. The submission requests clarity on how this has been done in the Adoption statement.</p> <p>3. The submission highlights the presence of historic environment assets in NI that are in close proximity to areas zoned for wind energy development, and their concern that measures be put in place to ensure the setting of these assets are given appropriate</p>	<p>1. Noted.</p> <p>2. The SEA statement shall include all the statutory requirements as set out in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) (as amended by SI No. 201 of 2011).</p> <p>3. Noted, transboundary issues and consultation on specific applications will be considered during the application process.</p>	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB9	TII, Michael McCormack	<p>consideration in future proposals.</p> <p>The submission relates to MA1, MA4, MA11, MA12, MA26, MA37 as well as other specific Policies and Objectives.</p> <p>1. MA1: The submission notes the proposal to include Portnablagh as a settlement in the Core Strategy and sets out that the N56 traverses it where a 60kph applies. It draws attention to section 2.5 of the DoECLG Spatial Planning and National Roads Guidelines in relation to lands adjoining National roads in the 60kph zone. The submission notes that limited direct access can be provided in such locations but any such proposals must be accompanied by a Road Safety Audit. TII request that the Development Plan reflects this requirement.</p> <p>2. The submission from TII notes that, in an earlier submission, they raised a number of examples where the proposed settlement envelopes in layer 2 and 3 towns extend along National Roads outside zones of reduced speed limits and thereby potential for policy conflict which does not appear to be addressed in the proposed material alterations. TII consider that there is a requirement to review the settlement envelopes and associated development objectives for all settlement frameworks along the strategic National Road network prior to the adoption of the Development Plan</p> <p>3. (MA4) TII has no objection in principle to the</p>	<p>1. Noted. Refer to section 3.2 of this report in relation to Material Alteration 1.</p> <p>2. Refer to section 3.1.2 of this report in relation to Settlement Boundary extensions. With regard to the issue of the extent of settlement envelopes in relation to speed limits, as referred to by TII; the Planning Authority will implement Policy T-P-4 of the Plan to control development accessing onto the strategic road network where the speed limit is greater than 60 kph, unless exceptional circumstances that permit a deviation from Policy T-P-4 have been identified in consultation with TII.</p> <p>3. Noted. Refer to section 3.5 of this report in relation</p>	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
		<p>proposed amendment but recommends that the proposed alteration provides an appropriate cross reference with Policy T-P-4 of the Draft Plan concerning restriction on access to national roads.</p> <p>4. (MA11&12) In relation to proposals to alter lands for windfarm from 'Not Acceptable' to 'Open to Consideration' at Altnapaste and Meenbog, Ballybofey, primary access to these lands appears dependant on the N15. The TII recommends that alternatives to direct access to the National roads are identified to ensure compliance with official policy. Access to the sites have not been identified as 'exceptional circumstances' and may conflict with the provisions of official policy and Policy T-P-4 of the Draft Plan. TII recommend that this issue be addressed prior to adoption of the Development Plan.</p> <p>5. (MA26) The proposal to extend the settlement framework boundary of Lifford is located along the N15 where the 100kph applies. Section 2.5 of the DoECLG Spatial Planning and National Road Guidelines apply where new additional access points onto national roads should be avoided. In this regard the TII request the Council to review the proposal to extend the settlement boundary to ensure compliance with official policy relating to new access on national roads.</p> <p>6. (MA 37) The proposal to extend the settlement framework boundary of Manorcunningham is located along the N13 where the 100kph applies. Section 2.5 of the</p>	<p>to Material Alteration 4.</p> <p>4. Noted. Refer to section 3.12 and 3.13 of this report in relation to Material Alteration 11 and material Alteration 12.</p> <p>5. Noted. Refer to section 3.27 and of this report in relation to Material Alteration 26.</p> <p>6. Noted. Refer to section 3.38 and of this report in relation to Material Alteration 37.</p>	

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
		<p>DoECLG Spatial Planning and National Road Guidelines apply where new additional access points onto national roads should be avoided. In this regard the TII request the Council to review the proposal to extend the settlement boundary to ensure compliance with official policy relating to new access on national roads.</p> <p>7. (Other Policies/Objectives) The TII submission states that the following items were identified in TIIs submission to the Draft CDP and do not appear to have been addressed in the proposed Material Alterations currently on display</p> <ul style="list-style-type: none"> ▪ A requirement to align 'Opportunity Sites' identified in the Development Plan requiring access to national roads with section 2.6 and 2.7 of the DoECLG Spatial Planning and National Roads Guidelines. Such proposals to be subject to consultation with the TII and the preparation of the required evidence base prior to adoption in the Development Plan. This applies to Bridgend could possibly have implications for the Draft LAP. ▪ Consultation with Donegal NRDO prior to Plan Adoption. <p>8. Suggests interactions with land use policy and development objectives in the Draft CDP and proposed amendments to the Strategic National Road Network require review prior to the adoption of the Plan to ensure consistency with official policy to safeguard the strategic function of the National Road</p>	<p>7. The Objectives and Policies contained within Part B: Objectives and Policies of the Plan, Chapter 5 and Part B Appendix 3, contains requirements to align with National Roads policies. The Planning Authority have been working closely with the NRDO throughout the plan making process.</p> <p>8. Noted, the Planning Authority shall continually consider any proposed amendments to the Strategic National Road Network thereby ensuring consistency with official policy to safeguard the strategic function of the National Road network in the County.</p>	

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB10	Sinead O'Brien, Department of Culture, Heritage and the Gaeltacht	<p>network in the County.</p> <p>1. The submission notes that the AA must be carried out for the proposed material alterations before the plan is made and must take account of the Natura Impact Report (NIR). The Department has concerns regarding the likely effects of some of the policies/objectives on European Sites. In relation to the written statement, the process of plan preparation have incorporated plan-level mitigation into the content of objectives but the following comments were noted:</p> <ul style="list-style-type: none"> ▪ This mitigation is largely concerned with general obligations to comply with the Habitats Directive and it is noted that this is not always applied or referenced consistently which may mislead those using the Plan. The submission exemplifies this through MA6, MA7 and MA 14. The Department recommends if future compliance of plans and projects is used as a mitigation measure, then more clear and consistent wording, cross referencing etc is used in each of the relevant objectives. Also, this type of mitigation can be used for Birds Directive, EIA Directive, SEA Directive etc. <p>2. The Department have concerns that a number of proposed MA's involve extension of the settlement boundaries and wind energy into Natura 2000 sites. Eg MA9, MA10, MA11, MA12, MA13, MA20, MA 21,</p>	<p>1. Noted. SEA and AA of the proposed material Alterations accompanied the published document for consultation. Both concluded a finding of no significant effects or impacts and identified that mitigation can be adequately provided for through the objectives and policies of the plan.</p> <p>2. Refer to sections 3.20-3.40 in relation to settlement framework boundaries and 3.10-3.14 in relation to wind energy Material alterations.</p>	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB11	Declan Lawlor, Loughs Agency	<p>MA 28, MA35.</p> <p>3. The Department have concerns with regard to the lack of reference to protection of NHA's and Strategic Environmental Objective proposed. Furthermore state that in relation to the Environmental Report, the Department have concerns in relation to MA12 to the lack of reference to the protection of NHA's and this concern was previously raised in the Departments previous submission together with a number of other concerns regarding the content of the draft Strategic Environmental Objectives.</p> <p>4. In relation to the Natura Impact Report, the submission provides a context on process and procedure but have stated that the mapping of the Natura Impact Report (NIR) is difficult to interpret and impossible to see the exact location of the proposed alteration and with no maps clearly showing the boundaries of the European sites(s)</p> <p>5. In relation to other plans and projects, no section dealing with combination effects was noted in the text of the NIR and that the final iteration of the plan must be able to demonstrate compliance with the requirements of Part XAB of the Planning and Development Act, 2000 amended and with the Birds and Habitats Directives.</p>	<p>3. The matters raised are not the subject of a material alteration. In any case, the Draft CDP has incorporated significant environmental mitigation measures in the form of proactive objectives and policies in accordance with the requirements of the EIA, Habitats, Floods and Water Framework Directives and this includes protection of NHA's.</p> <p>4. Noted.</p> <p>5. Noted.</p>	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB12	Niall Cussen, Department of Housing, Planning and Local Government	<p>regard.</p> <p>2. The Loughs Agency is seeking assurances that sufficient sewage infrastructure will be in place for proposed extension of settlement boundaries.</p> <p>3. In relation to MA14, the submission broadly welcomes the proposals to maximise the social and economic potential of the marine sector but would suggest that 'seafood sector' be changed to 'sustainable seafood sector'</p> <p>4. Submission states that the Loughs Agency would welcome future partnerships in consolidating the marine leisure sector, particularly in the Foyle/Inishowen area and that it supports the policies to safeguard the role of Greencastle as a centre for fleet activity etc.</p> <p>5. The submission states that the Loughs Agency is supportive of harnessing the offshore energy resource provided that sensitive receptors are mitigated for.</p> <p>6. In relation to offshore aquaculture industry sector (Material Alteration 14), the Loughs Agency would seek clarification on which sector any support will be focused on.</p>	<p>2. Refer to sections 3.1.2 and 3.19 to 3.40 in relation to material Alterations 19 to 39.</p> <p>3. Refer to section 3.15 of this report in relation to Material Alteration 14.</p> <p>4. Noted. The matters raised are not the subject of a material alteration.</p> <p>5. Noted.</p> <p>6. Refer to section 3.15 of this report in relation to Material Alteration 14.</p>	No
		<p>1. The Department notes and welcomes the clarification that DCC has provided in relation to the amount of Strategic Residential Reserve (SRR) zoned for Letterkenny, Buncrana and Bundoran and understands that this issue is being dealt with under the LAPs that are currently being prepared for these towns. It also notes a new objective is proposed through Material</p>	<p>1. Refer to section 3.4 of this report in relation to Material Alteration 3.</p>	

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
		<p>Alteration 3 in the Donegal Development Plan CS-O-18 which calls for the review of lands zoned as such.</p> <ol style="list-style-type: none"> 2. The submission notes and welcomes the addition to table 2.4 of the CDP which outline the capacity and treatment available with layer 2B towns and possible resolution if required. This provides further clarity as to the availability of infrastructure for future development. 3. That portion of the submission relating to wind energy may be seen at 'Issue 3: Strategic Environmental Assessment. Renewable Energy and Climate Change' of the submission which is attached at Appendix D. 4. The submission notes that a Strategic Flood Risk Assessment (SFRA) has been prepared for the county and highlights areas of further assessment required at LAP stage and that the Department will be monitoring compliance with SFRA at LAP stages. 5. The Department notes that 21 out of the 40 Material Alterations (not specified) intend to extend the settlement framework boundaries but there is a lack of evidential basis to these and it would appear that many of them conflict with the objective of settlement frameworks to create compact urban form. The Department strongly recommends reviewing each of these extensions from an evidential basis to ensure the proposed extension is fully justified. And where an extension cannot be fully justified in terms of proper planning 	<ol style="list-style-type: none"> 2. Noted. It is clarified that this does not form a material alteration but rather was accepted by Elected members as a non-material alteration in their consideration of the Chief Executive's report on the submissions received to the draft CDP, October 2017. 3. Refer to Section 2 of this report. 4. Noted. 5. Refer to sections 3.1.1 and 3.10 to 3.14 in relation to Material Alterations 19 to 39. 	

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB13	Sinead O'Brien, Department of Culture, Heritage and the Gaeltacht	and sustainable development should ensure that these boundaries revert to that displayed in the Draft Development Plan. The submission does not specify particular material alterations to which it relates but refers broadly to material alterations to re-zone areas. In this regard it refers to archaeological heritage and implications from rezoning and and states that archaeological heritage should be protected from any damage resulting from rezoning. The Department submission states that proposed developments that may have implications for archaeological heritage should be subject to archaeological assessment.	Noted. The Planning Authority note the importance of protecting the archaeological heritage of the county. The Draft CDP includes a number of proactive objectives and policies for the protection of the county's Archaeological heritage. Specifically AH-O-1 and AH-P-1 to AH-P-8. Also refer to sections 3.20 through to 3.40 of this report in relation to material Alterations 19 through to 39.	No
PB14	John Kelpie, Derry City & Strabane District Council	1. In relation to Material Alteration 11 and 12 relating to reclassification of lands for wind energy from 'Not Acceptable' to 'Open to Consideration' at Altnapaste and Meenbog, the submission requests that any future proposals in either of these two areas be brought to their attention to enable full consideration be given to potential cross border visual amenity implications. 2. The submission notes Material Alterations 4 and 7 in relation to permitting out-of-centre development/housing only in exceptional circumstances and Material Alteration 5 in relation to exploring options for the delivery of social housing. 3. The submission also notes Material Alterations 25 and 26 relating to Lifford town centre and settlement framework boundary and material Alteration 38 relating to settlement framework boundary at Muff.	1. Refer to sections from 3.12 and 3.13 (MA11 and MA12) of this report in relation to wind energy from 'Not Acceptable' to 'Open to Consideration' at Altnapaste and Meenbog. 2. Noted. The submission notes material alterations 4 and 7 only and does not elaborate further. 3. Noted. The submission notes material alterations 25, 26 and 38 only and does not elaborate further. 4. Noted	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
PB15	Denis Kelly, Northern and Western Regional Assembly	<p>4. In relation to SEA Environmental Report and AA Natura Impact Report, the submission outlines satisfaction with the consideration of the Material Alterations as covered by the legislative requirements of the SEA and AA process.</p> <p>1. The submission states that a number of Material Alterations proposals include extensions to settlement boundaries (not specified) without justification and this will have implications for table 2.6 (Core Strategy Table) in Chapter 2 and as such, this aspect needs to be reviewed to ensure a coherent strategy is made.</p> <p>2. The NWRA submission states that MA4 which relates to policy CS-P-5 for small scale business enterprises could have unintended effect of negatively impacting upon the vitality and viability of towns/villages and should be reviewed with more limiting provision that would allow it in exceptional circumstances that are defined. This is a key issue in the NPF.</p> <p>3. The submission states that the provisions that relate to wind energy need to be consistent with the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate change and Wind Energy Development Guidelines 2006-Update on review'. The Material Alterations relating to wind energy are not supported with justification for MA11, MA12 and MA13 which are inappropriate having regard to their location within areas of 'Especially High amenity' and as such the NWRA consider that</p>	<p>1. Noted. Refer to section 3.1.2. of this report in relation to extend the settlement framework boundaries</p> <p>2. Refer to section 3.5 of this report in relation to policy CS-P-5 for small scale business enterprises</p> <p>3. Noted. Refer to section 2 and section 3.1.1 and 3.10 to 3.14 of this report.</p>	No

Ref	Name	Summary in MA submission	Response and Recommendation	Mapped
		<p>the Alterations run contrary to Policies NH-O-4 and NH-O-5</p> <p>4. The NWRA have stated that initial consultation on the RSES have highlighted Tourism and Recreation as a sector of potential economic and employment growth and the protection of the Regions Landscape and Environmental assets are vital. The safeguarding of the landscape setting is relevant and not wholly consistent with the Border Regional Planning Guidelines (2010-2022) which sets out landscape aims under Policy ENV7.</p> <p>5. The submission also states that the development of appropriate policy is consistent with the NPF and RPG. Subject to the above considerations being addressed, the Material Alterations would be consistent with the RPG and it is the responsibility of the Council to ensure it complies appropriately with the relevant legislation including SEA.</p>	<p>4. Noted.</p> <p>5. Noted.</p>	
PB16	Ruari Smyth, Department of Education and Skills	The submission from the Department of education and Skills have no observations	Noted.	No

APPENDIX B

MAPS ASSOCIATED WITH THE CHIEF EXECUTIVE'S RESPONSES AND/OR RECOMMENDATIONS





Modification to Proposed Material Alteration 21 (An Fál Carrach)

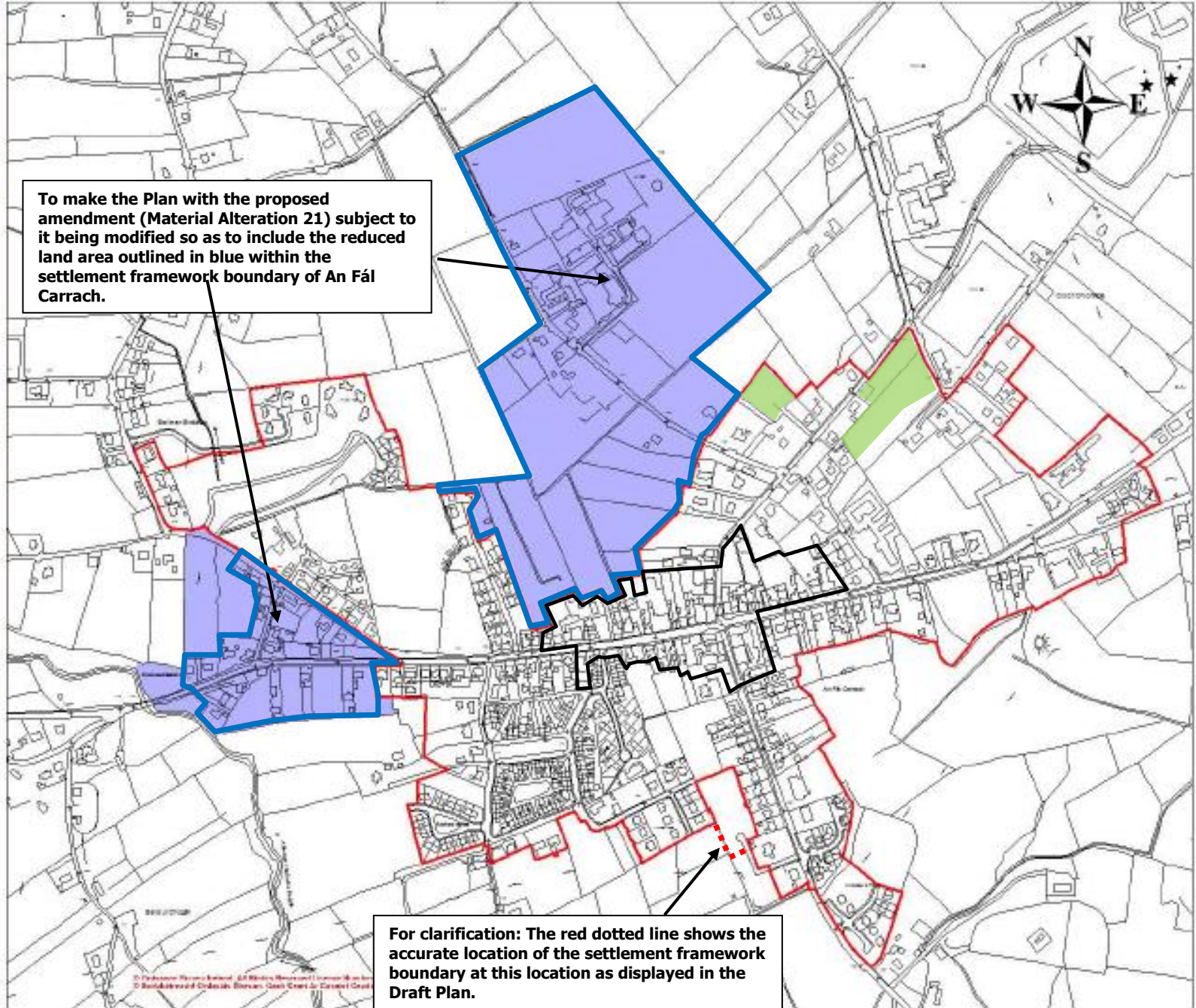

**Proposed Material Alteration
No. 21 to the
Draft County Donegal
Development Plan
2018-2024**

**Athrú Ábhartha Beartaithe
Uimh 21 ar Dhréacht-Phlean
Forbartha Chontae
Dhún na nGall
2018-2024**

**An Fál Carrach
(Falcarragh)**

Legend

-  Settlement Framework Boundary
Teorainn an Chreata Lonnaíochta
-  Site of Proposed Material
Alteration (i.e. Proposed
Extensions to Settlement
Framework Boundary)
Láithreán an Athraithe
Ábhartha Bheartaithe
(i.e. Sinti atá Beartaithe
a chur le Teorainn an
Chreata Lonnaíochta)
-  Amenity Areas
Limistéir Thaitneamhacta
-  Town Centre
Lár an Bhaile



Modification to Proposed Material Alteration 22 at Ardara



Proposed Material Alteration
No. 22 to the
Draft County Donegal
Development Plan
2018-2024

Athrú Ábhartha Beartaithe
Uimh 22 ar Dhréacht-Phlean
Forbartha Chontae
Dhún na nGall
2018-2024

Ardara
Ard an Rátha

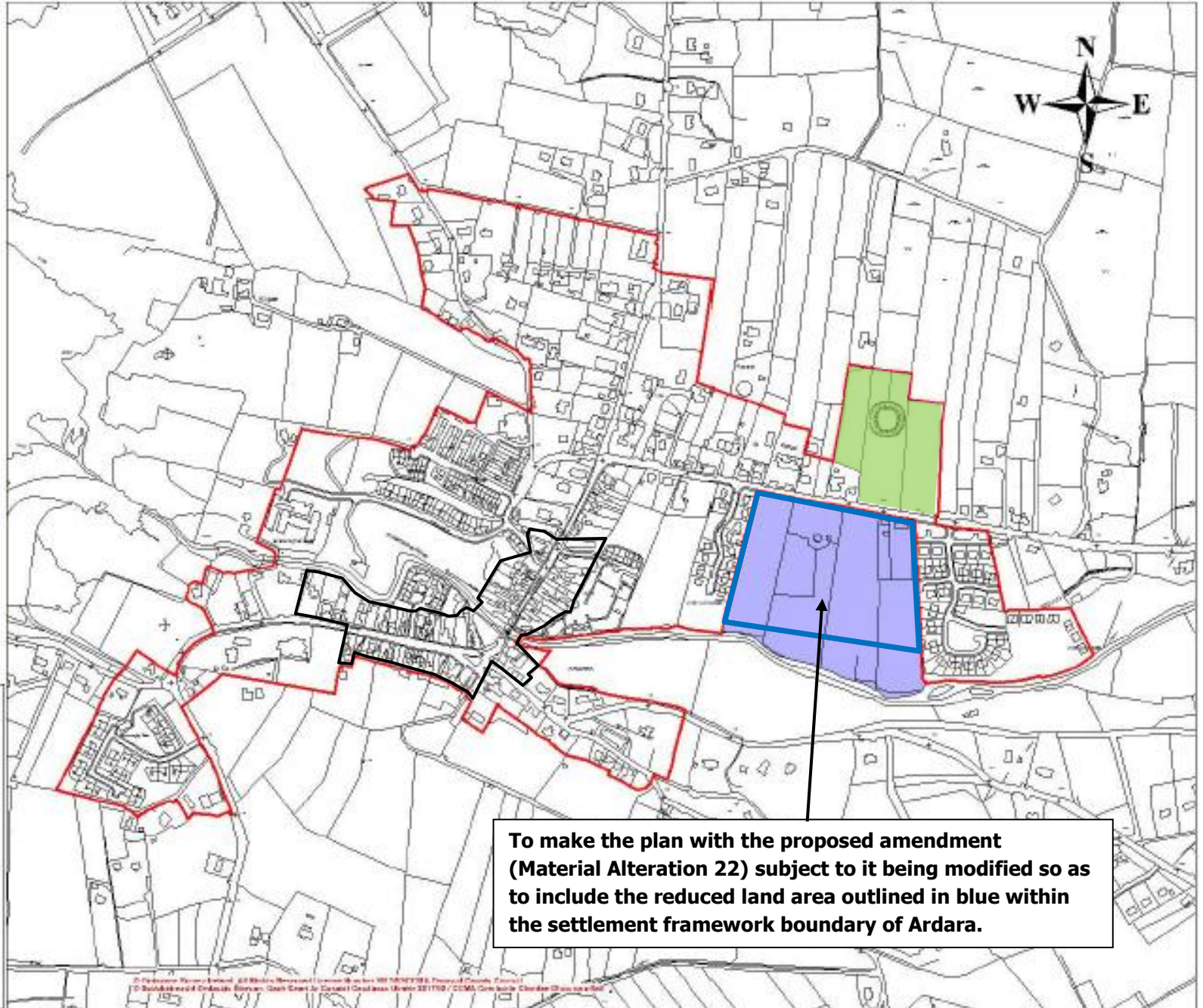
Legend

Settlement Framework Boundary
Teorainn an Chreata Lonnaíochta

Site of Proposed Material
Alteration (i.e. Proposed
Extensions to Settlement
Framework Boundary)
 Láithreán an Athraithe
Ábhartha Bheartaithe
(i.e. Síntí atá Beartaithe
a chur le Teorainn an
Chreata Lonnaíochta)

Amenity Areas /
Limistéir Thaitneamhachta

Town Centre /
Lár an Bhaile



To make the plan with the proposed amendment
(Material Alteration 22) subject to it being modified so as
to include the reduced land area outlined in blue within
the settlement framework boundary of Ardara.

Modification to Proposed Material Alteration 23 at Dunfanaghy



Proposed Material Alteration
No. 23 to the
Draft County Donegal
Development Plan
2018-2024

Athrú Ábhartha Beartaithe
Uimh 23 ar Dhréacht-Phlean
Forbartha Chontae
Dhún na nGall
2018-2024

Dunfanaghy
Dún Fionnachaidh

Legend

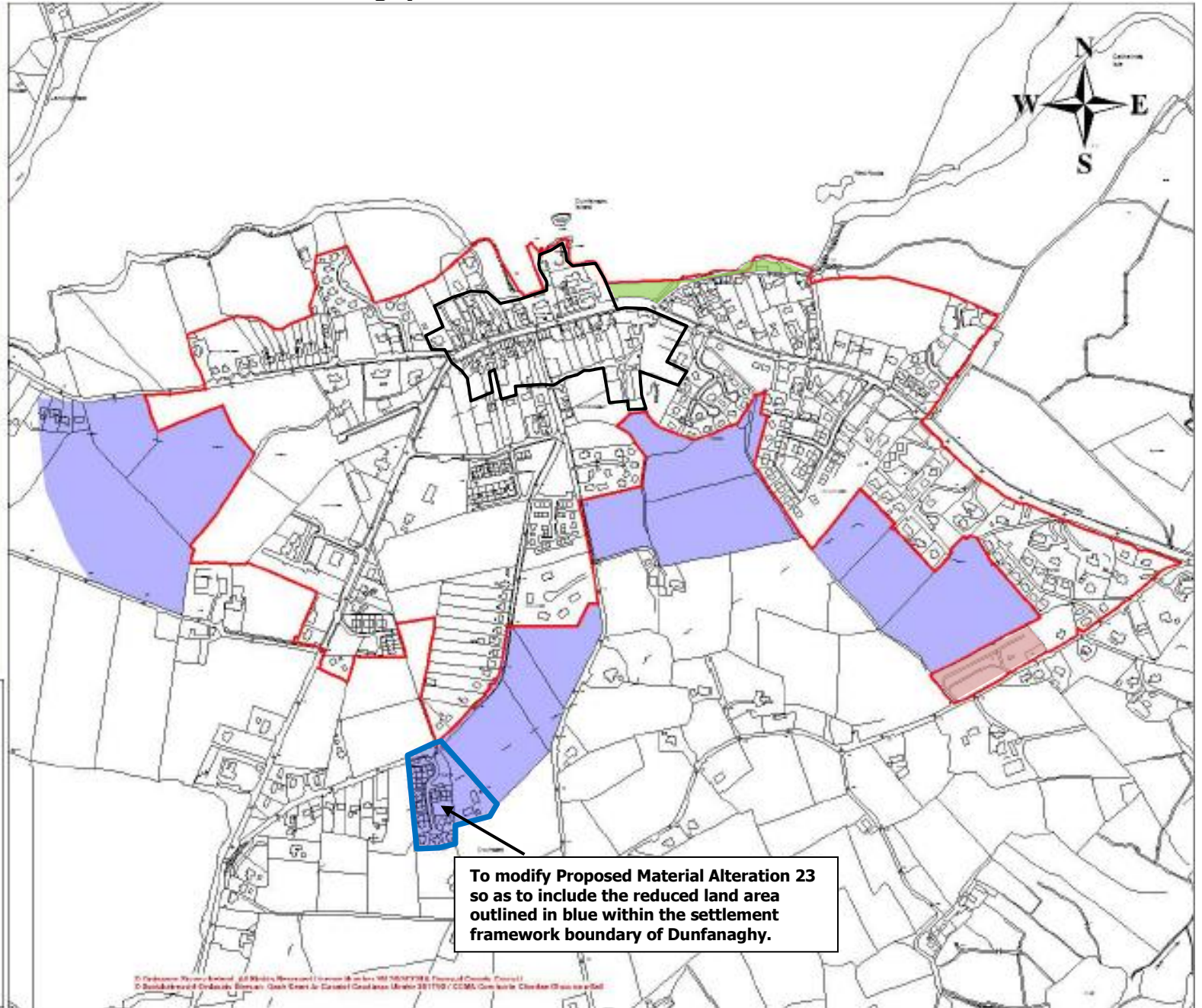
Settlement Framework Boundary
Teorainn an Chreata Lonnaíochta

Site of Proposed Material
Alteration (i.e. Proposed
Extensions to Settlement
Framework Boundary)
 Láithreán an Athraithe
Ábhartha Bheartaithe
(i.e. Sinti atá Beartaithe
a chur le Teorainn an
Chreata Lonnaíochta)

Amenity Areas /
Limistéir Thaitneamhachta

Town Centre /
Lár an Bhaile

Tourism /
Turasóireacht



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© British and Irish Geographical Names Committee, 2017/01 / CCMA, Co. Donegal, Donegal (Donegal) Co. Donegal

Modification to Proposed Material Alteration 24 at Glenties




**Proposed Material Alteration
No. 24 to the
Draft County Donegal
Development Plan
2018-2024**

**Athrú Ábhartha Beartaithe
Uimh 24 ar Dhréacht-Phlean
Forbartha Chontae
Dhún na nGall
2018-2024**


**Glenties
Na Gleannta**

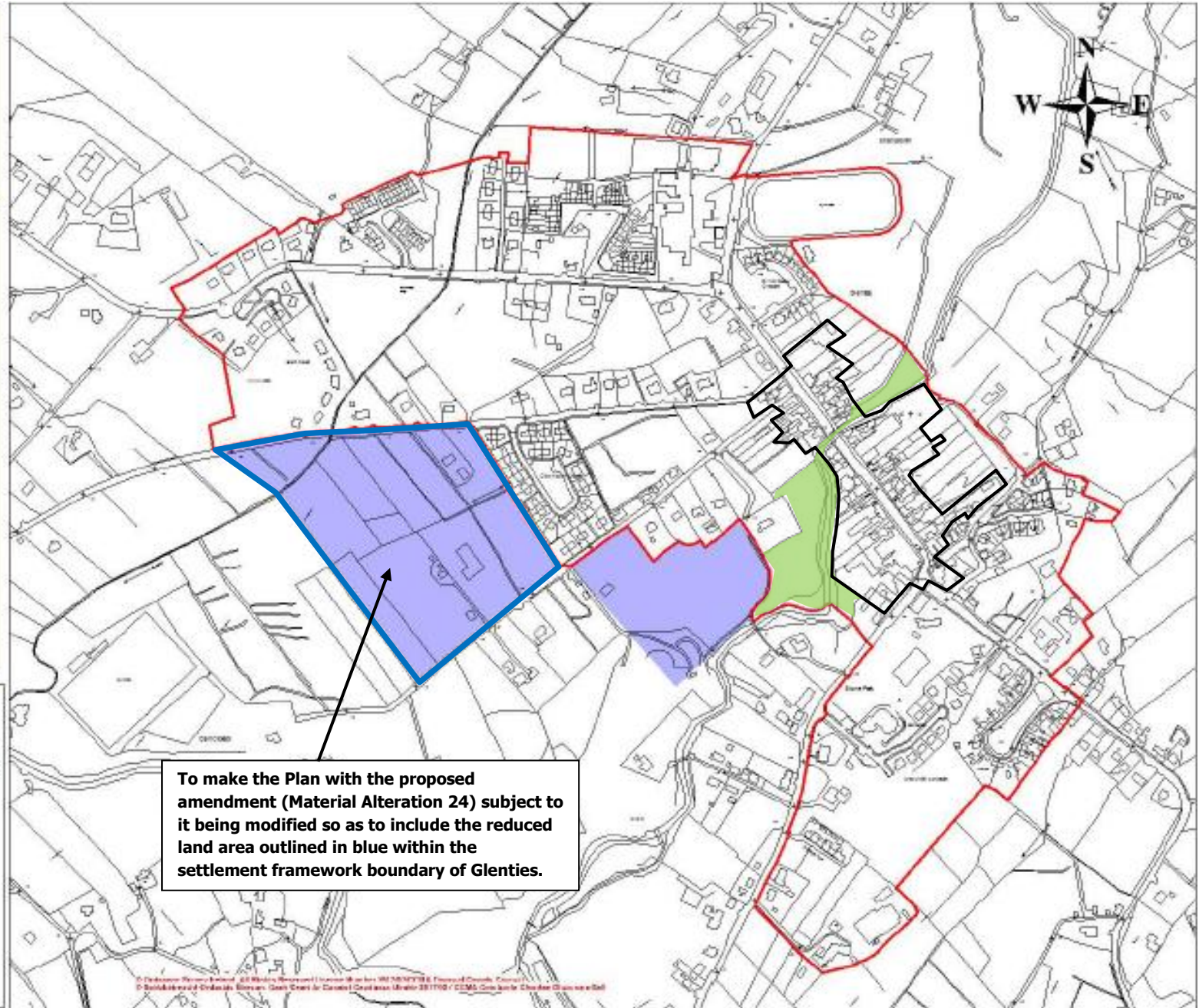
Legend

 Settlement Framework Boundary
Teorainn an Chreata Lonnaíochta

 Site of Proposed Material
Alteration (i.e. Proposed
Extensions to Settlement
Framework Boundary)
Láithreán an Athraithe
Ábhartha Bheartaithe
(i.e. Sinti atá Beartaithe
a chur le Teorainn an
Chreata Lonnaíochta)

 Amenity Areas /
Limistéir Thaitneamhachta

 Town Centre /
Lár an Bhaile



To make the Plan with the proposed amendment (Material Alteration 24) subject to it being modified so as to include the reduced land area outlined in blue within the settlement framework boundary of Glenties.

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Settlement Framework Map for Lifford and Proposed Material Alterations 25 and 26.

Draft County Donegal Development Plan 2018 - 2024

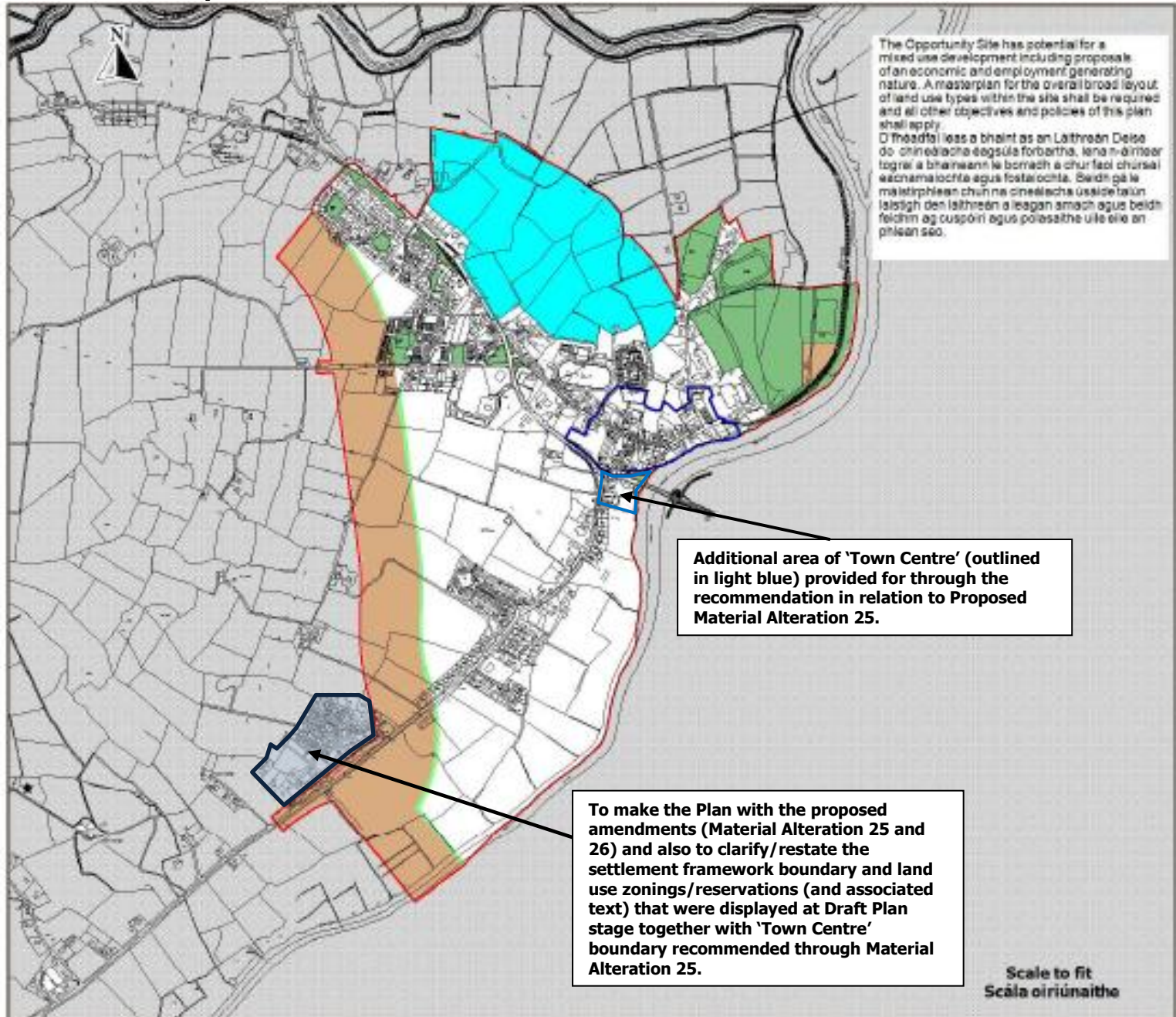
Dréacht Plean Forbartha Contae Dhún na nGall 2018 - 2024

Layer 2B - Map 15.17
Sraith 2B - Léarscáil 15.17


Lifford Leifear

Settlement Framework
Creat Lonnaíochta

-  Settlement Envelope
Imchúileigh Lonnaíochta
-  Town Centre
Lár an Bhaile
-  Amenity Buffer
Máolán Taitneamhachta
-  Amenity Areas
Limistéir Taitneamhachta
-  Infrastructure/Utilities
Infrastruchtur/Poist
-  Opportunity Site
Suíomh Daise



Settlement Framework Map for Convoys and Proposed Material Alteration 31.


 **Draft County Donegal
Development Plan
2018 - 2024**


**Dréacht Plean Forbartha
Contae Dhún na nGall
2018 - 2024**


layer 3 - Map 15.32
Sraith 3 - Léarscáil 15.32

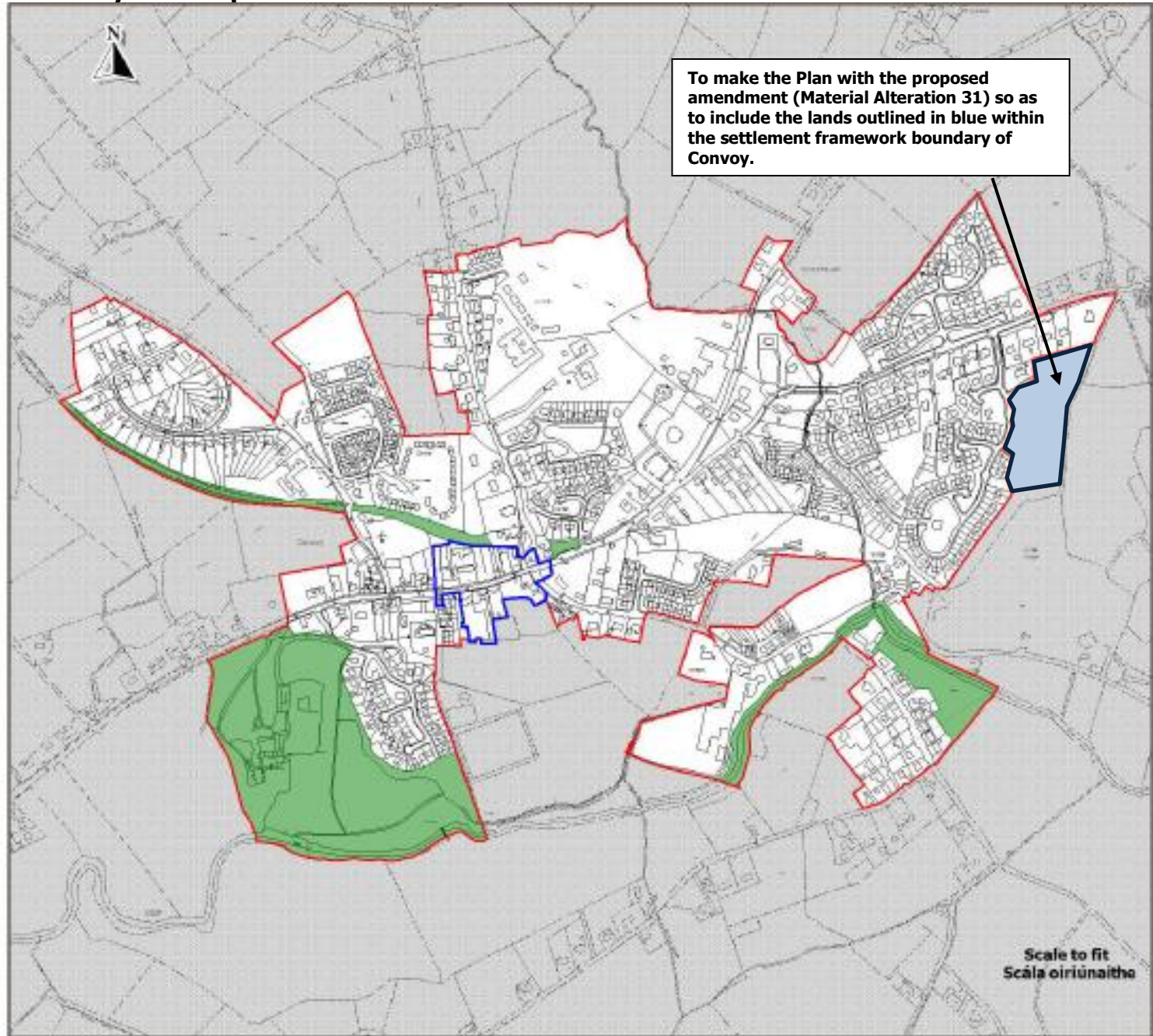
**Convoys
Conmhaigh**

Settlement Framework
Creat Lonnachta

 Settlement Envelopes
Imhluadhaigh Lonnachta

 Town Centre
Lár an Bhaile

 Amenity Areas
Limistéir Theirmheachta











**Draft County Donegal
Development Plan
2018 - 2024**

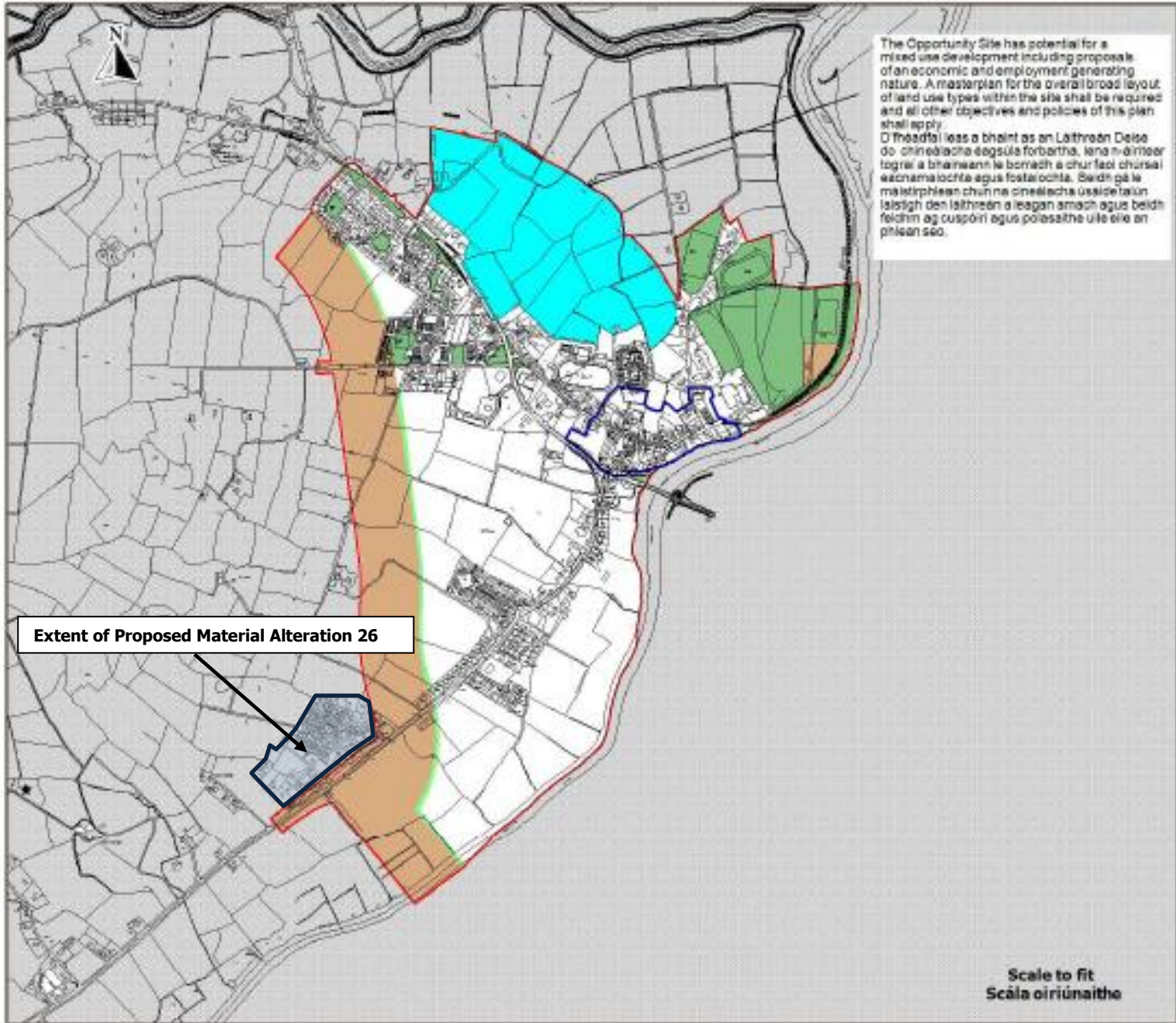
**Dráacht Plean Forbartha
Contae Dhún na nGall
2018 - 2024**

Layer 2B - Map 15.17
Sraith 2B - Léarscáil 15.17

**Lifford
Leifear**

Settlement Framework
Creat Lonnachta

-  Settlement Envelope
Imchúideigh Lonnachta
-  Town Centre
Lár an Bhaile
-  Amenity Buffer
Maoilín Taitneamhachta
-  Amenity Area
Limistéir Thaitneamhachta
-  Infrastructure/Utilities
Infreastruchtur / Fórsaí
-  Opportunity Site
Suíomh Deise



Modification to Proposed Material Alteration 37 (Manorcunningham)

 Draft County Donegal
Development Plan
2018 - 2024

Dréacht Plean Forbartha
Contae Dhún na nGall
2018 - 2024

Layer 3 - Map 15.48
Sraith 3 - Léarscáil 15.48

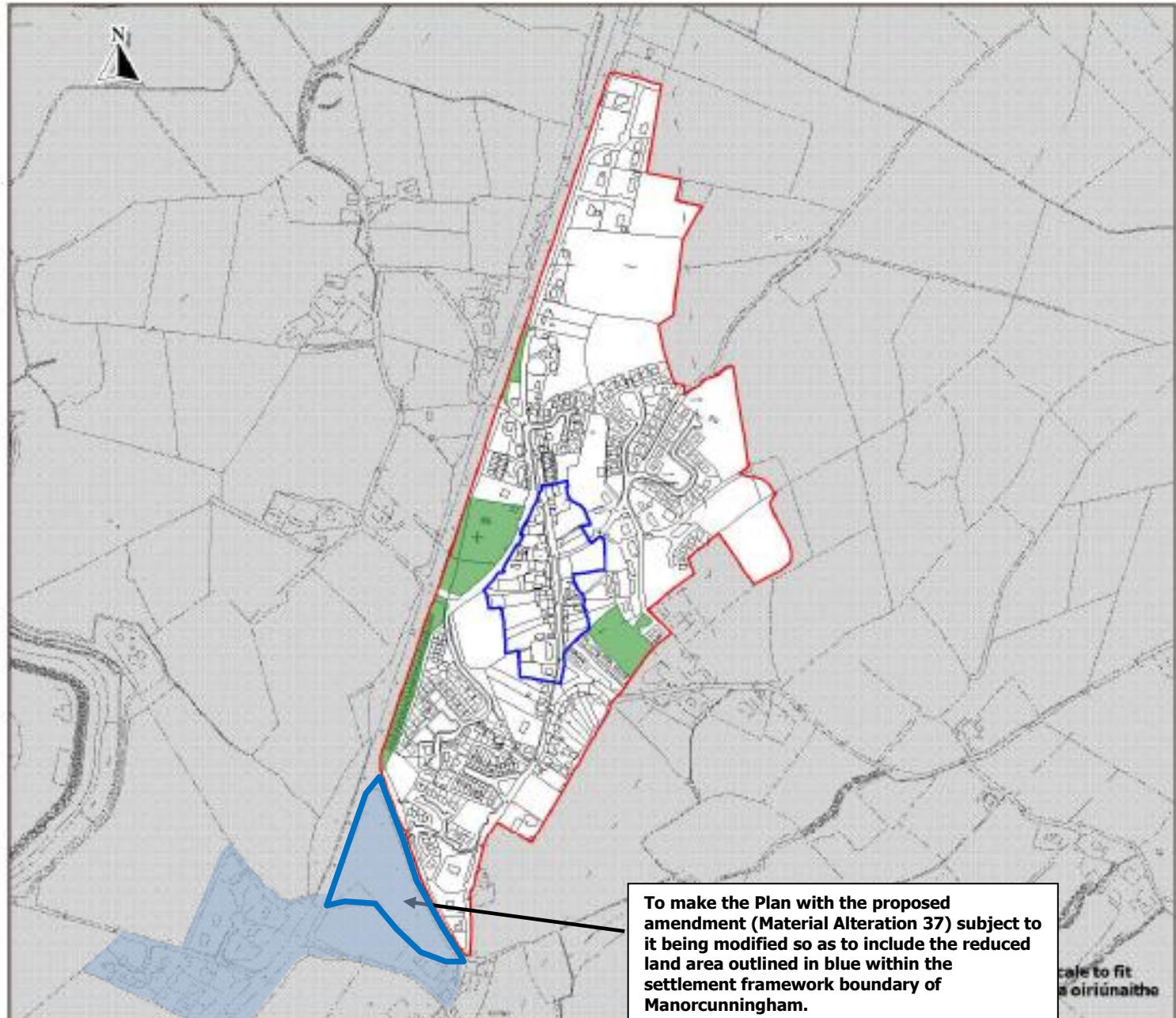
Manorcunningham
Mainéar
Ui Chuinneagáin

Settlement Framework
Creat Lonnachta

 Settlement Envelope
Inchlúdigh Lonnachta

 Town Centre
Lár an Bhaile

 Amenity Areas
Limistéir Thairneamhachta



Clarification of Settlement Framework Boundary for St. Johnston (Material Alteration 39 refers)

 **Draft County Donegal
Development Plan
2018 - 2024**

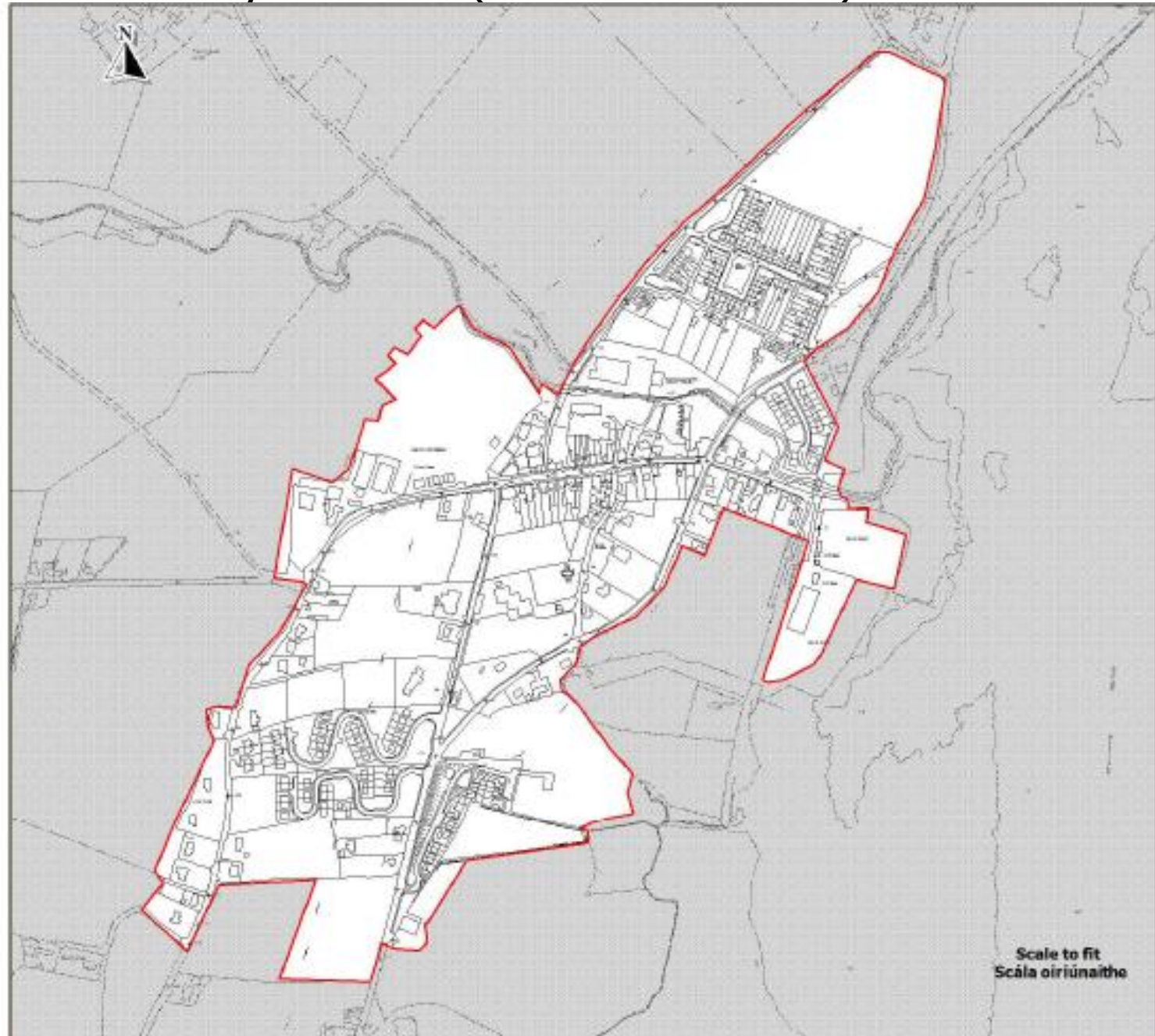
**Dréacht Plean Forbartha
Contae Dhún na nGall
2018 - 2024**

**Layer 3 - Map 15.59
Sraith 3 - Léarscáil 15.59**

**St. Johnston
Baile Suingeán**

**Settlement Framework
Creatlach Lonnachta**


 **Settlement Boundary
Teorainn Lonnachta**




APPENDIX C

MAPS SHOWING SITE SPECIFIC SUBMISSIONS

Location of Submission P5 at Meenbog (map that accompanied the submission)




The Green Trail



The Blue Trail


**DRAFT LAYOUT
FOR INPUT FOR
DETAILED DESIGN**
(photos and layout are to illustrate
the concept only and are
not yet definitive)



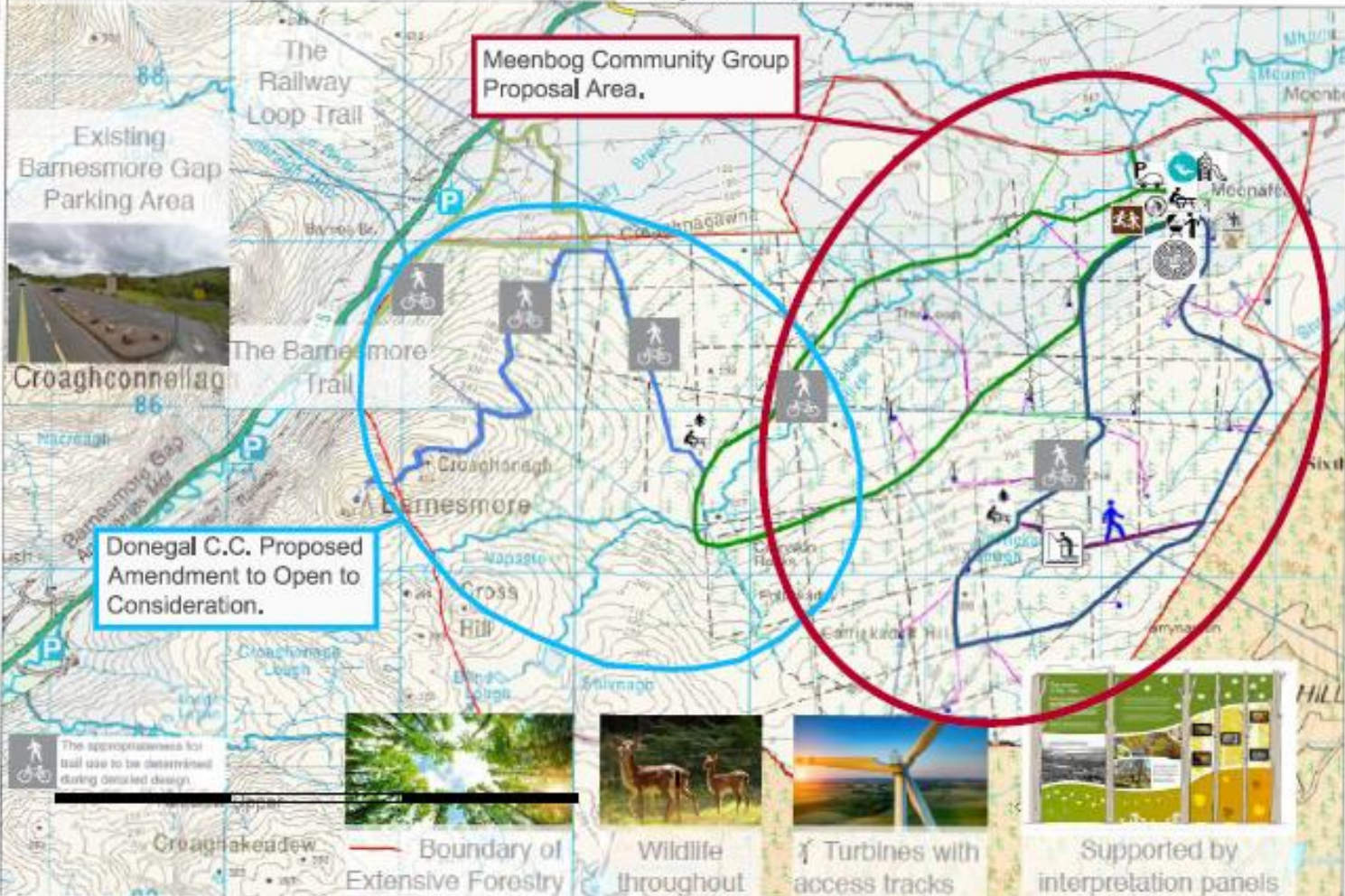
Scotch House Car Park


16th August 2017
Meenbog
Community Group
Nature Trails

**Meenbog Community Group
Proposal Area.**




Existing Barnesmore Gap Parking Area







**Amenity Park
& Amenities**



community
flower garden




with Bog Walk




Croaghconnellag


Donegal C.C. Proposed
Amendment to Open to
Consideration.




community
flower garden



Wildlife
throughout



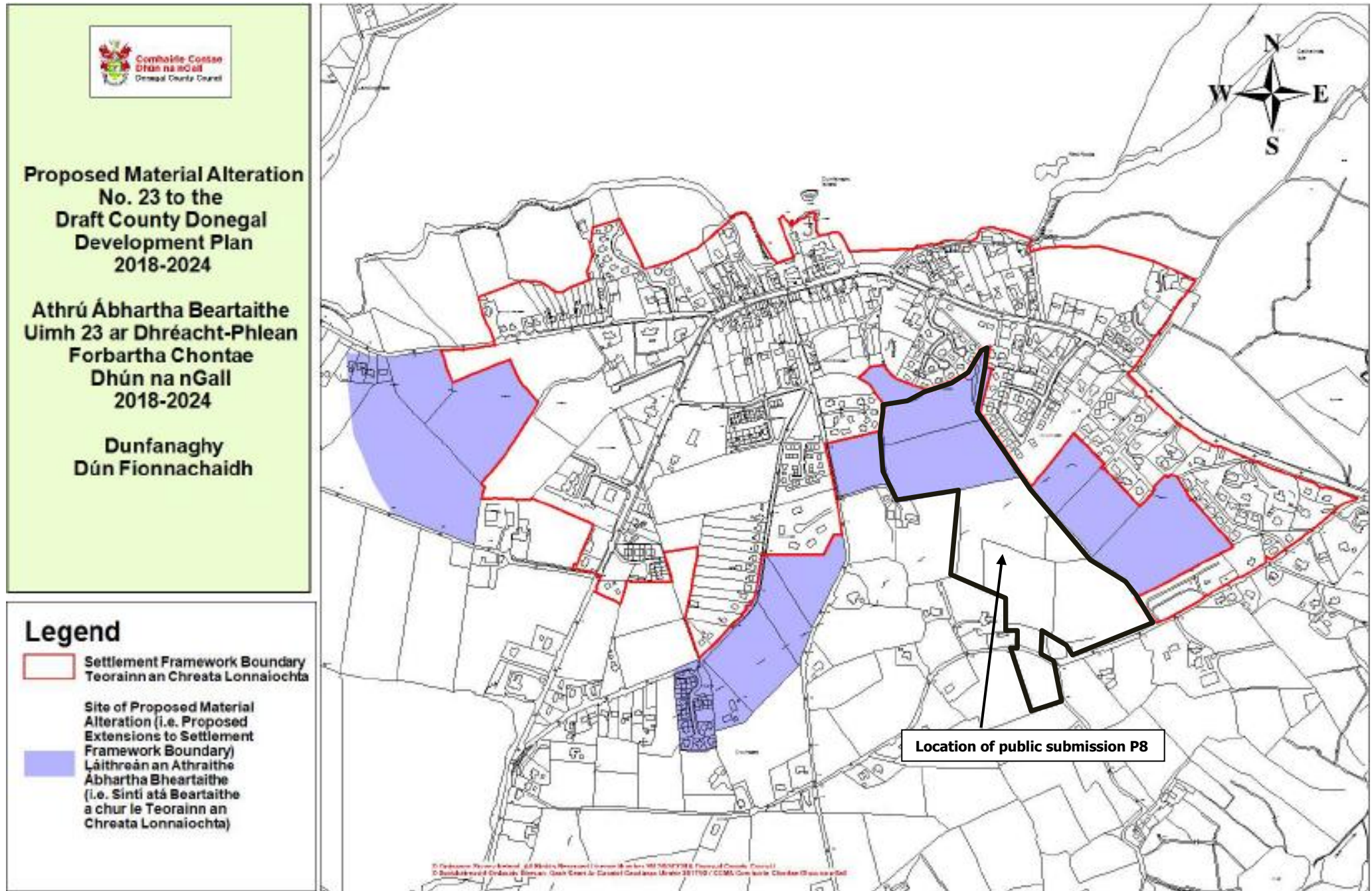
Turbines with
access tracks



Supported by
interpretation panels

Note: A description for each amenity will be developed in partnership between the Meenbog Community Group and Planree Ltd, in consultation with Coillte and other landowners.
This more detailed planning is anticipated to start in August 2017. The design and layout of each part will be appropriate to the area and setting, its environment and local flora and fauna and be of an appropriate scale to support local sustainable development. Input from all interested parties is welcomed.

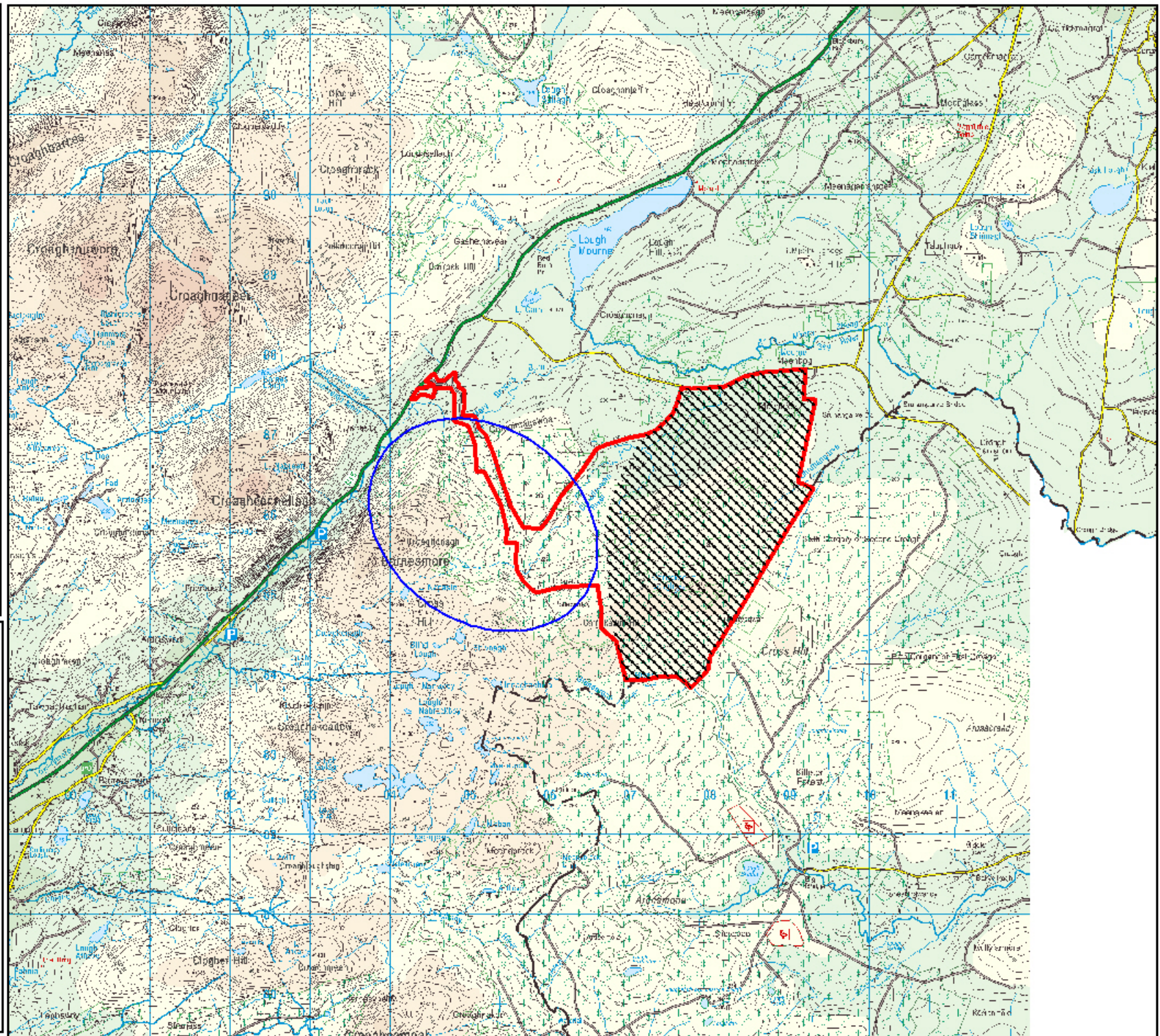
Location of Public Submission P8 in Dunfanaghy








Comhairle Contae
Dhún na nGall
Donegal County Council

Location of Submission P13



Legend

-  Site of Proposed Material Alteration 12
Change of lands from 'Not Acceptable' to 'Open to Consideration'
-  Proposed Alternative Open to Consideration
(Submission P13 Refers)
-  Current Planning Application
Yet to be decided
(ABP Ref 300460-17)

APPENDIX D
DOCUMENT ASSOCIATED WITH SECTION 2



An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government



08 March, 2018

The Central Planning Unit,
Donegal County Council,
County House,
Lifford,
Co. Donegal.

Re: Material Alterations to the Draft Donegal County Development Plan 2018-2024

A Chara,

I am directed by the Minister for Housing and Urban Development to refer to your recent letter in relation to the above and set out hereunder observations on behalf of the Minister and in addition to its submission of the 31st August 2017.

Issue 1: Strategic Residential Reserve / Residential Phase 2

The Department notes and welcomes the clarification that Donegal County Council has provided in relation to the amount of strategic residential reserve zoned within the towns of Letterkenny, Buncrana and Bundoran. The Department in its submission on the Draft recommended reduction of such lands. However, the Department now understands that these lands have been subsumed from the Former Town Council Towns. Donegal County Council has provided clarity on this issue as Local Area Plans (LAP) are currently being prepared for these towns and it is intended to implement a more focused review at LAP stage. Also a new objective is proposed in the Donegal County Development Plan (CDP) (CS-O-18) which calls for the review of the location and extent of lands zoned as such.

Issue 2: Water Services

The Department notes and welcomes the additions to Table 2.4 which outline capacity and treatment available within layer 2B towns and possible resolution, if required. This provides further clarity as to the availability of infrastructure for future development.

Notwithstanding the above, the Department seeks your authority's co-operation in addressing the following residual and additional issues.

Issue 3: Strategic Environmental Assessment. Renewable Energy and Climate Change

The Department requested in its submission of 31st August 2017 on the Draft Donegal CDP, that Technical Standard 6.5 (f) which states that a 'set back distance of ten times the tip height of the proposed turbines from residential properties and other centres of human habitation' is required, should be the subject Strategic Environmental Assessment (SEA)

This technical standard, which is a mandatory development management consideration for the approval of projects and therefore forms part of the framework for development consent set out under the development plan. Therefore the technical standard comes within the scope of the SEA process, still does not appear to have been assessed under the SEA process.

The apparent failure to subject this technical standard to the requirements of SEA means that the amended draft development plan is both inconsistent with specific planning policy requirements of the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change, July 2017 (Section 4 refers) and not in compliance with the requirements of the Strategic Environmental Assessment process as provided for by Section 1A of the Planning and Development Act 2000 (as amended) and set out in detail under the Planning and Development Regulations 2001, as amended by S.I. 436/2004 and S.I. 201/2011.

In particular, your attention is drawn to the requirements of Article 13A to 13F of the said 2001 regulations above relating to the SEA process for development plans. Schedule 2B of the said 2001 regulations set out the relevant requirements.

Your authority agreed to the inclusion of the technical standard above as part of development plan without adherence to the procedures laid down in the statutory obligations above and accordingly it would appear that a serious breach of statutory procedure has occurred.

Your authority is recommended to seek its own legal advices on the remedies to same. However, subject to the advices, it is suggested that the clearest and most effective way to remedy the apparent procedural failure would be to remove technical standard 6.5 (f) in order to retain the integrity of the SEA Environmental Report and overall process relating to same, and therefore to retain the integrity of the Development Plan.

It is also noted by the Department that a number of material alterations are proposing to amend the identification of lands on Map 8.2.1 (Wind Energy) from 'Not Acceptable' to 'Open to Consideration'. Donegal County Council needs to ensure that objectives, policies and technical standards are not conflicting in nature.

Your authority is requested to take such steps as are necessary to comply with the regulatory and policy requirements above and to take note of the powers available to the Minister to redress any failures by planning authorities to adhere to statutory requirements in relation to their development plan functions.

Issue 4: Flood Risk

A Stage 1 Strategic Flood Risk Assessment for the County has now been prepared highlighting areas of further assessment required at LAP stage and the Department will be monitoring compliance with SFRA at LAP stages.

Issue 5: Extension of settlement framework boundaries

The Department notes that settlement framework boundaries have been identified in the Draft Plan for the 59 settlements of Layer 2 and Layer 3 of the Settlement Structure set out in the Core Strategy. The Department recognises that Local Area Plans are currently being prepared for seven of these towns within Donegal, which are identified as Layer 2A towns in the Donegal CDP and will include zoning objectives in accordance with section 19 of the Planning and Development Act 2000 (as amended).

Broadly speaking 52 of these towns and villages contain settlement envelopes that do not contain zoning objectives for a particular use. The Draft Plan states that the lands within the settlement envelopes can be used for a variety of purposes such as community, educational, recreational, health and employment on a case by case basis. According to Part C, Chapter 15 of the Draft Plan the settlement frameworks are designed to be sufficiently geographically specific to create compact urban forms, protecting the rural character of adjoining rural areas, delineating the geographical extent of urban and rural policies of the Draft Plan by setting an outer development envelope/boundary for each settlement and complying with the Core Strategy in terms of the provision of housing units.

In addition to the above the Department now notes that of the 40 proposed material alterations 21 of these intend to extend the settlement framework boundaries of 21 identified settlements.

There is a lack of evidential basis to these material alterations and it would appear that many of them conflict with the objective of settlement frameworks to create compact urban form.

The Department strongly recommends reviewing each of these extensions from an evidential basis to ensure that each proposed extension to a settlement framework boundary is fully justified. Where an extension cannot be fully justified in terms of the proper planning and sustainable development of an area the local authority should ensure that these settlement boundaries revert to that displayed in the Draft Development Plan.

The planning authority is reminded to have regard to any observations made by the Office of Public Works, Department of Culture, Heritage and the Gaeltacht, National Parks & Wildlife Service, Environmental Protection Agency, Irish Water, National Transport Authority and Transport Infrastructure Ireland. In this regard, Donegal County Council must satisfy itself that it has met the relevant requirements as appropriate, and that the Draft Donegal County Development Plan 2018 - 2024 is fully compliant with its obligations under planning legislation.

The officials of the Department are available to discuss the matters raised above and in the first instance you are advised to contact Ms. Laura Courtney, Planning Adviser on 01-8882203.

Is mise le meas,



Niall Cussen

Principal Advisor,

Forward Planning Section