

31st January, 2006

TO : EACH MEMBER OF DONEGAL COUNTY COUNCIL

A Special Meeting of Donegal County Council, requisitioned by the Cathaoirleach, will be held on *Monday 6th February*, 2006 at 10.00am in the County House, Lifford, to consider the appended agenda.

You are hereby requested to attend.

J. Peoples
A/Meetings Administrator

AGENDA

1. To Consider the County Donegal Draft Development Plan 2005 and the Manager's Report on the Public Consultation Process, and to decide if the Draft Plan should be accepted or amended by resolution as required by Section 12(6) of the Planning & Development Acts 2000-2004.

MINUTES OF SPECIAL MEETING OF DONEGAL COUNTY
COUNCIL HELD ON 6TH FEBRUARY, 2006 IN THE COUNTY
HOUSE, LIFFORD

- C/62/06 MEMBERS PRESENT
Clrs. D. Larkin, Cathaoirleach, L. Blaney, A. Bonner, E. Bonnar, J. Boyle, C. Brogan, B. Byrne, G. Crawford, Donaghey, Pearse. Doherty, R. Donaghey, J. Kennedy, N. McBride, T. McDaid, M McDonald, S. McEniff, D. McGonagle, P. McGowan, B. McGuinness, P Mac Lochlainn, P. O’Dochartaigh, B. O’Domhnaill, T. Slowey.
- C/63/06 APOLOGIES
Apologies were received from Clrs. Conaghan, McDaid and McGarvey who were unable to attend the meeting.
- C/64/06 OFFICIALS IN ATTENDANCE
Mr. Michael McLoone, County Manager, Mr. Liam Kelly, Assistant County Manager/Director of Housing, Mr. Francie Coyle, Director Planning & Economic Development, Mr. John McLaughlin, Director Roads & Transportation, Mr. Michael Heaney, Director Community, Culture and Enterprise. Mr. Gerry Richards, Senior Planner, Ms. Alana Greene, Executive Planner, Ms. Sinead Harkin, Executive Planner, Mr. Simon Harron, Assistant Planner, Ms. Mary McBride, Assistant Planner, Mr. John Mc Feeley, Graduate Planner, Mr. Joe Peoples, A/Meetings Administrator, Ms. Ann Marie Conlon, Communications Officer, Ms. Anne Marie Crawford, Staff Officer, Corporate Services.
- C/65/06 COUNTY DONEGAL COUNCIL DRAFT DEVELOPMENT PLAN 2005
The Cathaoirleach thanked the members and officials for their considerable efforts and contributions towards the compilation of the Draft Plan.
- Clr. Larkin then outlined for members the format of the meeting and confirmed that the order of business would proceed as follows:-
1. County Managers appraisal

2. Consideration of Part 7, Part 8 and Part 9 of the Manager's Report
3. Consideration of Part 6a and 6b of Managers Report with themed responses.

The County Manager drew attention to the indicative timetable for the preparation of the Draft Development Plan 2006, and noted that members were being asked today to endorse the proposals for the material alterations recommended by Planning Staff in response to the various submissions received from the public at large and other amendments recommended as set out in the reports before the meeting as follows:-

1. Part 1-5 Report containing public submissions, themed responses, submissions from prescribed bodies and summary of discrepancies and omissions.
2. Part 6A Location, Siting & Design Guide - Rural
Part 6B Location, Siting & Design Guide – Urban
3. Part 7 Childcare Strategy.
4. Part 8 Housing Strategy.
5. Part 9 The Retail Strategy.

Clr. Larkin advised that amendments in relation to the material alternations of the plan would still be possible with the advent of the public consultation process.

In response to a query from Clr. Alcorn the Director of Planning and Economic Development, Mr. Francie Coyle confirmed that the Planning Service would arrange meetings with Architects/Agents across the county in connection with the proposed design guides. Mr. Coyle informed the meeting that if the members adopted amendments which would be a material alteration of the draft plan, it would be necessary to publish the proposed amendments. Following the publication period a Managers Report would be submitted to the Council and the members then having considered the amendments and Manager's Report may make the plan with or without the proposed amendments except that where they decide to accept the amendment they may do so subject to any modifications to the amendment as they consider appropriate.

C/66/06

Childcare Strategy

Mr. Gerry Richards, Senior Planner, delivered a short presentation outlining the background, goals, aims and objectives of the Childcare Strategy.

Mr. Francie Coyle, Director of Planning and Economic Development responded to a number of queries from the members in connection with the strategy.

On the proposal of Clr. E. Bonner, seconded by Clr. Donaghey it was resolved to materially alter the County Donegal Draft Development Plan 2005 to incorporate the Draft Childcare Strategy contained in Part 7 of the County Manager's Report.

C/67/06

Housing Strategy

Mr. Gerry Richards, Senior Planner, delivered a short presentation outlining the background to the development of the Housing Strategy.

Clr. McGuinness referred to the green belt area around the environs of Derry City and enquired as to whether this designation could be continued on the southern side of the border.

Clr. MacLochlainn asked for assurance that the Development Plan would adequately deal with the issue of Social and Affordable Housing. He enquired as to whether the executive were fully satisfied that the objectives of the plan were compatible with the Action Plan for Social and Affordable Housing. Mr. L. Kelly Assistant County Manager responded to the issues raised.

On the proposal of Clr. Alcorn, seconded by Clr. Byrne it was agreed to materially alter the County Donegal Draft Development Plan 2005 to incorporate the Draft Housing Strategy contained in Part 8 of the County Manager's Report.

C/68/06

Retail Strategy

Mr. John McFeeley, Graduate Planner, gave a detailed presentation on the background to the strategy.

There had been he noted major changes to the 2002 Retail Strategy, with all the additional changes now included in the Schedule of Material Alterations.

Clr. Brogan enquired as to the opportunities for Retail Warehousing/Car Showrooms at the Big Isle in Letterkenny and the facilitation of same. The County Manager responded by making reference to Page 71 of the Draft Retail Strategy that addresses Retail Warehousing subject to the sequential test and also advised members that the Retail Strategy would be published for consultation and would come before the members again for final consideration.

In response to a query from Clr. A. Bonner, Mr. McFeely clarified the position in relation to Retail Warehousing for Ballybofey/Stranorlar. He noted that the preferred retail use for Inter- Gateway /Strategic Transport Centres such as Ballybofey/Stranorlar was Retail Warehousing.

He also confirmed in relation to Clr. Crawford's query on the status of Lifford that the town had been allocated Inter Gateway status and this amendment reflected in No 3c – Schedule of Material Alterations to the Draft County Development Plan.

Mr. Francie Coyle also confirmed that Manorcunningham was not in any way disadvantaged by its designation as a Growth Management Centre.

On the proposal of Clr. E. Bonner, seconded By Clr. Mc Gowan it was agreed to materially alter the County Donegal Draft Development Plan 2005 – to incorporate the Retail Strategy contained in part 9 of the County Manager's Report together with associated amendments –No 3a to 3i.

C/69/06

Publication of the Design Guide

Location, Siting and Design Guide Rural

Mr. Francie Coyle, Director of Planning and Economic Development stated that it was intended to publish the Design Guides and allow the policies to go out to public consultation. During this process meetings would be arranged with Architects/Agents across the county and the

outcome could be considered by the members as part of the consideration of the Manager's Report.

On the proposal of Clr. McDonald, seconded by Clr. Donaghey it was agreed to materially alter the County Donegal Draft Development Plan 2005 to incorporate the Design Guide contained in part 6a of the County Manager's Report together with the associated amendments outlined in Material Alteration No 4.

Clr. Crawford then proposed, seconded by Clr. McGowan that Design Guide be amended to incorporate the following amendment:

"That Housing Estates are named and numbered by developers in a manner consistent with the needs of the emergency services".

*C/70/06 **Location, Siting and Design Guide Urban***

On the proposal of Clr. McDonald, seconded by Clr. Donaghey it was agreed to materially alter the County Donegal Draft Development Plan 2005 to incorporate the Design Guide contained part 6b of the County Manager's Report

*C/71/06 **Material Alteration No 7 – Themed Response on Housing.***

Mr. Gerry Richards, Senior Planner outlined for members the rationale used by other local authorities for the designation of urban generated rural housing.

On the proposal of Clr. Crawford, seconded by Clr. Larkin it was agreed to materially alter the County Donegal Draft Development Plan 2005 to incorporate Material Alteration No 7 and include an additional areas of "urban generated rural housing" encompassing Ellistrin, Barrack, Coolboy, Killylastin and Gortnacorrib.

On the proposal of Clr. MacLochlainn, seconded by Clr. Byrne it was agreed to materially alter the County Donegal Draft Development Plan 2005 and include the following

townlands as additional areas of “urban generated rural housing” and to republish all the existing Urban generated areas as set out in the Draft Plan for further Public consultation.

At Buncrana:

- The townlands of Dunree, Muineagh, Glebe, Meenaloban, Linsfort, Liafin.

At Moville & Greencastle:

- The townlands of Gortnaskea, Gortcormacam, Carnamoyle, Eskaheen, Drumskeellan, Ture, Aught, Three Trees, Tromaty East, Tromaty West, Crockglass, Magheralaghan, Cabry, Glencaw, Drung, Ballyargus, Culineen, Carrickmacquigley, Tullynavin, Tullyally, Clare, Ballyrattan, Ballylawn, Cooley, Glebe (Castlecarey), Carrownaff, Glencrow, Bredaghglen, Gulladoo, Ballynally, Carnagarve, Ballybrack, Drumaweir, Ballymacarthur, Balleeghan, Eleven Ballyboes, Carrowhugh, Carrowtrasna, Stroove.

On the proposal of Clr. Crawford, seconded by Clr. Brogan it was agreed to materially alter the County Donegal Draft Development Plan 2005 and include the following townlands as additional areas of “urban generated rural housing”

At Lifford:

- Dundee, Gortnamoney, Clasheygowan, Kinnycally, Rockfield, Altaskin, St Johnston, Tullyowen, Castletown, Trentagh, Brockagh, Magheracloy, Moness, Burnthaw, Drumenan, Whitehall, Upper Maymore, Lower Maymore, Mongavlin, Cuttymanhill, Carrickmore, Drumearn, Rateen, Creatland, Gillstown, Binion, Ballylennon, Treansallagh, Momeen, Woodlands, Carrickadawson, Carnshannagh, Drummucklagh, Drumcrow, Listannagh, Creaghadoos, Cavanacaw, Swilly, Porthall, Boyagh, Tieroneill, Drumleene, Mulnagung, Feddyglass, Cavan, Glencash, Masshill, New Row, Glenfad, Dromore, Corkan Isle, Islandmore, Driminaw, Gortgranagh, Sixty Acres, Braade, Rossgier, Glebe, Blackrock, Kilnpark, Edenmore, Coolatee,

Ballindrait, Cavancor, Tyleford, Millsessiagh, Birdstown, Ballynabreen, Murlough, Lifford Common, Drumboy, Lifford Bog, Roughan, Woodisland, Lifford.

On the proposal of Clr. Brogan, seconded by Clr. Larkin it was agreed to materially alter the County Donegal Draft Development Plan 2005 and include the following townlands as additional areas of “urban generated rural housing”

At Letterkenny:

- Drumanought, Milltown

C/72/06 Material Alteration No 8 Themed Response on Housing.

On the proposal of Clr. Crawford, seconded by Clr. O’Domhnaill it was agreed to materially alter the County Donegal Draft Development Plan 2005 to amend the text as set out below including further amendment to include the following text, with the definition ‘roots’ substituted for ‘links’ and incorporate the text highlighted below.

To clarify the term ‘roots’ by amending text at page 51 of the draft plan Policy RH4 FROM:

‘Applicant must demonstrate that he/she has ‘roots’ in the area, therefore it will facilitate applicants who live in the townland or in the vicinity of the townland to successfully apply for planning permission.

Applicants will also be required to comply with the following criteria:

- Bonafides in the form of a letter from an Elected Member outlining the applicants ‘roots’ with the rural area.
- Good rural housing design
- Public health suitability
- Traffic considerations
- Scenic amenity considerations
- Occupancy condition under Section 47 Agreement’.

To:

‘Applicant must demonstrate that he/she has ‘roots’ in the area, therefore it will facilitate applicants who wish to live in the townland in which ‘roots’ can be demonstrated or in the vicinity of the said townland, to successfully apply for

planning permission. In this regards 'roots' are considered to be that the applicant for planning permission was born in the relevant townland or resided there for a period of at least 15 years, *or are immediate family members of persons who can demonstrate roots.*

Applicants will also be required to comply with the following criteria:

- Bonafides in the form of a letter from an Elected Member outlining the applicants 'roots' with the rural area.
- Guidelines set out in document entitled, 'Location, Siting and Design; Rural & Urban.'
- Public health suitability
- Traffic considerations
- Scenic amenity considerations
- Occupancy condition under Section 47 Agreement'

C/73/06

Material Alteration No 9 – Themed Response on Housing.

Ms Sinead Harkin, Executive Planner, briefed members on the recommendations included in the proposed policy RH6 on Holiday Home Development (Tiered Protection System), and outlined the implications for various towns and villages in the county. She advised that Holiday Home Development would not be allowed to exceed 20% of the total Housing Stock and that the 20% balance included existing Housing Stock. It was intended she added to review the T.P.S within one year of the adoption of the plan.

Mr. Francie Coyle, Director of Planning and Economic Development stated that a count would be taken of all towns and villages in the county affected by the tiered approach and that this survey would be carried out over the coming months and would be available to the members before they made a final decision on the recommended policy approach.

The majority of members welcomed the adoption of this approach but noted that there was also a need to cater for those who wanted to build second homes in areas with no great potential for holiday home rental. It was generally agreed that balance was needed and that cognisance should be taken of the contribution that holiday homes had made to the tourism product in the county.

Members were also of the opinion that the size and scale of holiday home development should be carefully monitored.

Clr. Pádraig MacLochlainn then proposed, seconded by Clr. Pringle that holiday homes should not be permitted to exceed 20% of the existing housing stock in any townland or village in the county, with the exception of Resource Related Tourism Projects, where the accommodation is for rental only and farm Diversification Projects.

The Cathaoirleach appealed to Clr. MacLochlainn to drop this proposal and allow the Tiered Approach to go forward for public consultation. Feedback from the general public was essential he added and the ultimate aim was to reward good design and innovation.

The County Manager informed those present that in the past Donegal County Council had been berated for allowing excess holiday home development. The aim with this tiered approach Mr. Mc Loone added was to provide clearer policy guidelines for the protection of the environment and ensure that the tourism product within the county was adequately developed.

Clr. MacLochlainn stated that he had serious reservations in relation to the operation of the Tiered Protection Strategy. After much debate he reluctantly agreed to accept the recommendation of the Planning Authority and allow the Tiered Protection Strategy to go forward for public consultation.

On the proposal of Clr. McBride, seconded by Clr. Brogan it was agreed to materially alter the Draft County Development Plan 2005 and alter policy RH6 (P 52 draft plan) as set out in Material Alteration No. 9.

C/74/06

Additional Material and Non Material Amendments

- On the proposal of Clr. McGuinness, seconded by Clr. Slowey, it was resolved to materially amend the Draft County Development Plan 2005 to reflect that all of the development must be within control points. (This to be reflected in page 44 of the Draft Development Plan.)

- On the proposal of Clr. Pringle, seconded by Clr. Pádraig Doherty it was resolved to make the following non-material alteration to the Draft Development Plan 2005: - “to remove the word “support” and insert “promote” (NRD 36 P.69)

- On the proposal of Clr. McGuinness, seconded by Clr. Larkin it was resolved to make the following non-material alteration to the Draft Development Plan 2005: -

“ to incorporate into the Draft County Development Plan 2005 a policy supporting the use of hydro energy”

Clr. MacLochlainn proposed, seconded by Clr. Pringle that any potential gas find should be processed and refined in an offshore terminal, with an onshore terminal only for receiving processed and refined gases.

Members disagreed with Clr. MacLochlainn’s proposal and the Cathaoirleach called for a show of hands on the motion.

This resulted in 3 voting for, with 5 against.

The Cathaoirleach declared the motion lost.

- Clr. MacLochlainn proposed, seconded by Clr. Pringle that no genetically modified crops be permissible in the county.
- Mr. Francie Coyle , Director of Planning and Economic Development, clarified that this was not within the remit of the planning authority.

C/75/06 **Control Points**

Portsalon

On the proposal of Clr. Blaney, seconded by Clr McBride it was resolved to materially alter the Draft County Development Plan 2005 and amend the control points at Portsalon as per attached map. (Appendix 1)

Glen

On the proposal Clr. Blaney, seconded by Clr McBride it was resolved to materially alter the Draft County Development Plan 2005 and amend the control points at Glen as per attached map. (Appendix 2)

Kilmacrennan

On the proposal Clr. Blaney, seconded by Clr McBride it was resolved to materially alter the Draft County Development Plan 2005 and amend the control points at Kilmacrennan as per attached map. (Appendix 3)

Termon

On the proposal Clr. Blaney, seconded by Clr. McBride it was resolved to materially alter the Draft County Development Plan 2005 and amend the control points at Termon as per attached map. (Appendix 4)

Ramelton

On the proposal Clr. Blaney, seconded by Clr. McBride it was resolved to materially alter the Draft County Development Plan 2005 and amend the control points at Ramelton as per attached map. (Appendix 7)

Clr. MacLochlainn stated that he had grave concerns in relation to members proposals to extend control points at these locations. This was not good practice at the end of the meeting and the public's attention he proposed, should be drawn to the major changes which were being proposed including these control points extensions. Clr. B. McGuinness, seconded and it was agreed that this would be arranged.

- On the proposal of Clr. Pádraig Doherty, seconded by Clr. E. Bonner it was agreed to materially alter the Draft County Development Plan 2005 to include an amended Matrix for Housing Location Policy – page 56.

C/76/06

DEVELOPMENT AT MELMORE

Clr. McBride, proposed, seconded by Clr. L. Blaney that the Draft Plan be amended to exclude the lands of the applicants who had their developments refused Planning Permission by An Bord Pleanála from the EHSA. Mr. F. Coyle reminded

the meeting that it would be necessary for the members to indicate exactly what lands were to be excluded. Other members expressed concern at this request without being given time to consider this matter. Mr. F. Coyle informed the meeting that the area was subject to an SAC also and if the landowners wanted to seek planning permission to develop, they could consider the policy agreed by the members earlier at the meeting namely the amendment to Section 2.7.4 page 93 product development, however based on the planning history of the cases it would be very difficult for them to succeed. The proposal was not agreed.

C/77/06

Meeting of Donegal County Council on 6th February 2006

To consider the Managers Report on the public consultation process in respect of the County Donegal Draft Development Plan 2005.

Purpose of this document:

This document consists of part 10 of the Managers Report entitled 'Recommended Alterations'. Further amendments have been incorporated into this document arising from the ongoing discussion with members at their Working Group on the Draft Development Plan and at Electoral Area level. Such further amendments can be identified in this document **by means of shading.**

Schedule of Material Alterations to the Draft County Development Plan 2005

No	PageNo /Paragraph No	Material Alteration	Source
1	<u>Part 7 of Manager's Report</u>	To plan to incorporate the childcare strategy contained in part 7 of this Manager's Report	Arising from public submissions no: 93
2	<u>Part 8 of Manager's Report</u>	To plan to incorporate the housing strategy contained in part 8 of this Manager's Report	Arising from public submissions no: 1,75,79,168,237
3a	<u>Part 9 of Manager's Report</u>	To plan to incorporate the retail strategy contained in part 9 of this Managers Report subject to the following further amendments set out at 3b, 3c, 3d, 3e, 3f, 3g, 3h, 3i:	Arising from public submissions no: 224, 321 and further amendments from workshops with the Members
3b	<u>Part 9 of Manager's Report (Page 65 of the Retail Strategy)</u>	To Retail Strategy contained in Part 9 of this Managers Report (Part 9, Page 65) so as to amend the Retail Hierarchy as shown in appendix 2.	Arising from workshops with the Members
3c	<u>Part 9 of Manager's Report (Page 65- 69 of the Retail Strategy)</u>	<p>To Retail Strategy contained in Part 9 of this Managers Report by means of amendment to the rationale for the Retail Hierarchy (Part 9. P.65-69) be amended so that it reads as follows:</p> <p>'Rationale</p> <p>County Development Plan Spatial Strategy</p> <p>Considering the obvious connections between urban and retail development it is important to ensure that the Retail Hierarchy correlated with the aims and objectives of the County Spatial Strategy. Based on the aims of the National Spatial Strategy, the County Spatial Strategy links the future growth and prosperity of the County to the need to achieve strong urban structures and sustainable rural areas. This can be achieved by focusing on the development of the Letterkenny-Derry linked Gateway as the principal driver for the development of the County and the region.</p> <p>Inter-Gateway/Strategic Corridor Centres</p> <p>Six towns in the County fit into the Retail Planning Guidelines fourth tier (basic convenience with lower order comparison shopping in some cases). Five of these towns (Bundoran,</p>	Arising from workshops with the Members

No	PageNo /Paragraph No	Material Alteration	Source
		<p>Ballybofey-Stranorlar, Donegal Town, Ballyshannon and Lifford) are identified in the County Spatial Strategy as strategic locations on the N15/N13 transport corridor which is important not only in connecting Letterkenny-Derry with Sligo but Donegal with other centres in the Island.</p> <p>In particular Lifford is defined as a Centre of Governance in the County Donegal Draft Development Plan 2005 Spatial Strategy, and is a strategically located on the N15/N13 transport axis as an entry point into the County from Northern Ireland and beyond.</p> <p>In addition Buncrana is the main centre on the Letterkenny-Derry Development Corridor, and as the second largest town in the County and with well established retail functions it has the critical mass to operate as a self-sufficient retail centre in its own right as well as perform an “urban strengthening” role as the linked gateway develops.</p> <p>These centres generally correspond to the larger “Towns for Urban Strengthening” identified in the Spatial Strategy. Bundoran and Ballyshannon are linked because of their close proximity to one another and the Sligo gateway, which provides increased opportunity for increasing their retail functions.</p> <p>Overall the strategic location of the corridor centres on the N15/N13 between the main gateways of the northwest (Letterkenny-Derry and Sligo) means that they can accommodate a level of county/regionally focused retailing (e.g. retail warehousing) as well as retaining important retail functions for their urban and rural catchment populations. These may include large convenience and medium sized comparison retailers where appropriate.</p> <p>District Centres</p> <p>The County Spatial Strategy indicates a large number of small to medium sized towns across the County, which individually do not have the necessary critical mass, urban structure, and range of functions to qualify as Retail Planning Guidelines Tier 4 centres. However, these centres provide more important retailing functions than would be attributable to Tier 5 centres (rural shop and post office).</p> <p>The strategy for the development of the district centres for “urban strengthening” as defined in the Spatial Strategy (Ardara, Bunbeg, Carndonagh, Castlefinn, Convoy Derrybeg, Dungloe, Falcarragh, Glenties, Killybegs, Milford and Raphoe) are earmarked for significant increases in retail functionality and towns with special functions (Moville, Greencastle, Rathmullan, Downings, Gortahork, Gweedore, Burtonport, Glencolmcille, Rossnowlagh), which will cater for limited additional residential growth and corresponding growth in retail and other services.</p>	

No	PageNo /Paragraph No	Material Alteration	Source
		<p>Using the Sequential Approach followed in the Retail Planning Guidelines, it is proposed that there is potential for additional retail development in “urban strengthening” district centres subject to the proper planning and development of the area. The “towns with Special Functions” should accommodate increased levels of locally focused convenience and comparison retailing appropriate to the level of growth experienced in each centre, and subject to an assessment being made of the impact on vital local retailing centres.</p> <p>Most of these centres are generally located within peripheral areas with poor urban structure away from the growth centres along the N13/N15 corridor to the east of the County. However, the majority of these centres serve common extensive rural hinterlands and are inter-linked through the N56 in West Donegal and the R238 in the Inishowen Peninsula. Both of these routes are highlighted as important secondary strategic links between the linked gateway, sub-gateway centres, and other rural areas of the County.</p> <p>The following table indicates the optimum type of retailing that would be expected to be located in each retail centre type. It is accepted that medium and large centres would also accommodate local and “top up” shop development to serve their inhabitants.</p>	
3d	<u>Part 9 of Manager’s Report (Page 70 of the Retail Strategy)</u>	To Retail Strategy contained in Part 9 of this Managers Report in light of the proposed amendments to the Retail Hierarchy by means of amendment to the table entitled ‘Preferred Retail Use For Various Centres’ (Part 9. P.70) so that it reads as shown in Appendix 2.	Arising from workshops with the Members
3e	<u>Part 9 of Manager’s Report (Page 70 of the Retail Strategy)</u>	To Retail Strategy contained in Part 9 of this Managers Report in light of the proposed amendments to the Retail Hierarchy by means of amendment to Policy RS4: Inter-Gateway Centres (Part 9. P.87) so that it reads as shown in Appendix 2.	Arising from workshops with the Members
3f	<u>Part 9 of Manager’s Report (Page 88 of the Retail Strategy)</u>	To Retail Strategy contained in Part 9 of this Managers Report in light of the proposed amendment to the Retail Strategy regarding the overall role of towns for Urban Strengthening as District Retailing Centres within the Retail Hierarchy by means of deletion of Policy RS5: District Clusters (Part 9. P.88) replacement with a new policy RS5: District Centres (Urban Strengthening), so that it reads as shown in Appendix 2.	Arising from workshops with the Members
3g	<u>Part 9 of Manager’s Report (Page 88 of the Retail Strategy)</u>	To Retail Strategy contained in Part 9 of this Managers Report in light of the above amendments so as to delete Policy RS6: Dungloe-Derrybeg-Bunbeg-Falcarragh (Part 9. P.88) and replace it with new Policy RS6: Towns with Special Functions so that it reads as shown in Appendix 2.	Arising from workshops with the Members

No	PageNo /Paragraph No	Material Alteration	Source
3h	<u>Part 9 of Manager's Report (Page 63 of the Retail Strategy)</u>	<p>To Retail Strategy contained in Part 9 of this Managers Report so as to explain why the floorspace assessment is not broken down to individual towns by inserting the following note on page 63 of the Retail Strategy after the paragraph ending 'additional convenience floorspace'.</p> <p>'It is not proposed to break this floorspace assessment down to individual towns, as this would be too prescriptive, and of no real benefit. The additional floorspace identified above is to be taken as a guideline only.'</p>	Arising from workshops with the Members
3i	<u>Part 9 of Manager's Report</u>	To Retail Strategy by means of amendment of the executive summary in line with the proposed amendments described above.	Arising from workshops with the Members
4	<u>Part 6 of Manager's Report</u>	<p>To plan to incorporate the design guide contained in part 6 of this Manager's Report subject to the following further amendments:</p> <ul style="list-style-type: none"> a) Omit the Green Box Table on "Contents Page" of Part 6a <i>Location, Siting & Design Guide – Rural</i>, and therein omit the following text: " The policies contained within this Guide must be addressed when preparing to submit a planning application. Use them to guide and inform you throughout your planning permission process to reduce the likelihood of Planning Permission Refusal." b) To explain the word 'vernacular' by inserting the following text as Page 9, of part 6a of managers report to state: 'Definition: Vernacular = Native, Indigenous, Traditional' c) To insert the following text at new page after page 91, as follows: 'Attic Conversion: In the case of an attic conversion, velux/ rooflights are the most appropriate form of lighting. The use of mid-roof dormer could be accommodated in less visible elevations for e.g. to the rear in well sheltered sites. Attic conversions must be carried out in accordance with Building Regulations'. d) Omit text at page 74 of Part 6a <i>Location, Siting & Design Guide – Rural</i>, that states: 'Traditional and vernacular rural buildings where inherently flat fronted and as previously discussed maintained a high solid to void ratio. As such, they did not include such features as bay windows. Bay windows are suitable only in certain classical buildings and as a rule should not be imposed on other styles.' And replace with the following text: 'Vernacular rural buildings were generally flat fronted, as previously discussed and maintained a high solid to void ratio. Through time, other design features crept into the local architecture for example through the Georgian and Victorian periods. Although bay windows are not a suitable architectural design feature across the board in all areas of Donegal, consideration can be given to same where it is shown that they integrate with the dwelling design and within the wider landscape within which the dwelling is situate.' 	Arising from public submissions no: 21,32,46,82,84,93, 96, 175,181,203,204, 224,235,237,239, 245, 307,311,325,326,327 and further amendments from workshops with the Members

No	PageNo /Paragraph No	Material Alteration	Source
		<p>e) Omit the following text from the green box, page 74 that states: 'It has been become increasingly popular in recent times to include unsuitable bay windows in new house designs. These are an architectural fad similar to Grecian columns which quickly became dated.'</p>	
5	<u>Page 49, Section 2.3.5</u>	<p>Members agreed to materially Draft County Development Plan 2005 as follows:-</p> <p>To omit the following text from page 49 of the draft plan: 'Where the applicant cannot demonstrate a bonafide need for a rural house for permanent accommodation a bond in the sum of €10,000 repayable after 10 years will be required, in addition to the Section 47 agreement.'</p>	Part 3 of Manager's Report 'Themed Response on Housing'
6a	<u>Page 50, Section 2.3.5</u>	<p>To amend Draft Development Plan Policy RH2: Rural areas outside towns and villages, text on page 50 (3rd bullet point) from: 'The following are examples of individuals who will be considered as falling within the criteria for 'housing need' in rural areas.....</p> <ul style="list-style-type: none"> ▪ Persons from within control points who wish to build a dwelling in the vicinity of the town in which they live ▪ Persons who own a business within the control points and who wish to build a dwelling in the vicinity of the town in which their business is located.' <p>To: 'The following are examples of individuals who will be considered as falling within the criteria for 'housing need' in rural areas.....</p> <ul style="list-style-type: none"> ▪ Persons from within control points and who can demonstrate that they have resided within the control point for a period of at least 15 years, who wish to build a dwelling in the vicinity of the town in which they live ▪ Persons who own a business within the control points and who wish to build a dwelling in the vicinity of the town in which their business is located. <p>This policy shall be reviewed within one year of adoption of the plan and where amendments are found to be appropriate due to differing environments at electoral area level, these will be explored through the preparation of an electoral area plan or local area plan.'</p>	Arising from workshops with Members and should be read in conjunction with 6b.
6b	<u>Page 50, Section 2.3.5</u>	<p>To insert text at end of Policy RH2: Rural_areas outside towns and villages, page 50 of the draft plan, to state: 'Consideration of the term 'vicinity' within the context of demonstrating bonafide need for a house in the rural area shall be guided as follows:</p> <ul style="list-style-type: none"> ▪ The site must be geographically linked to the control point settlement. ▪ The onus will be on the applicant to demonstrate that the site is within the vicinity 	Part 3 of Manager's Report 'Themed Response on Housing'

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		<p>of the relevant control point settlement. In this regard, supporting documentation shall be submitted as part of a planning application to include evidence in the form of photographs, mapping and textual justifications.</p> <p>Within 1 year of adoption of the county development plan, a Planning Policy Guidance Note shall be prepared with regard to the interpretation of this policy and made available to the public</p> <p>This policy shall be reviewed within one year of adoption of the plan and where amendments are found to be appropriate due to differing environments at electoral area level, these will be explored through the preparation of an electoral area plan or local area plan.'</p>	
7	<u>Part 3 of Manager's Report</u>	(Refer to slides) To designate an additional area of 'urban generated rural housing' encompassing Ellistrin, Barrack, Coolboy, Killylastin and Gortnacorrib in accordance with the attached map number 1 at the end of this themed response to housing.	Part 3 of Manager's Report 'Themed Response on Housing'
8	<u>Page 51, Section 2.3.5</u>	<p>On the proposal of Cllr Crawford, seconded by Cllr O'Domhnaill it was resolved to materially Donegal Draft Development Plan 2005 as follows, and include the text highlighted below.</p> <p>To clarify the term 'roots' by amending text at page 51 of the draft plan Policy RH4 FROM: 'Applicant must demonstrate that he/ she has 'roots' in the area, therefore it will facilitate applicants who live in the townland or in the vicinity of the townland to successfully apply for planning permission.</p> <p>Applicants will also be required to comply with the following criteria:</p> <ul style="list-style-type: none"> ▪ Bonafides in the form of a letter from an Elected Member outlining the applicants 'roots' with the rural area. ▪ Good rural housing design ▪ Public health suitability ▪ Traffic considerations ▪ Scenic amenity considerations ▪ Occupancy condition under Section 47 Agreement'. <p>To:</p> <p>'Applicant must demonstrate that he/ she has 'roots' in the area, therefore it will facilitate applicants who wish to live in the townland in which 'roots' can be demonstrated or in the vicinity of the said townland, to successfully apply for planning permission. In this regards 'roots' are considered to be that the applicant for planning permission was born in the relevant townland or resided there for a period of at least 15 years., <i>or are immediate family members of persons who can demonstrate roots.</i></p>	Part 3 of Manager's Report 'Themed Response on Housing'

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		<p>Applicants will also be required to comply with the following criteria:</p> <ul style="list-style-type: none"> ▪ Bonafides in the form of a letter from an Elected Member outlining the applicants 'roots' with the rural area. ▪ Guidelines set out in document entitled, 'Location, Siting and Design; Rural & Urban.' ▪ Public health suitability ▪ Traffic considerations ▪ Scenic amenity considerations ▪ Occupancy condition under Section 47 Agreement' 	
9	<u>Page 52, Section 2.3.7</u>	To alter policy RH6 (page 52 of the draft plan): Holiday Home Development, in its entirety as outlined at appendix (1) of this schedule.	Part 3 of Manager's Report 'Themed Response on Housing' and arising from workshops with Members
10	<u>Page 44, Section 2.3.4</u>	<p>On the proposal of Clr. Slowey, seconded by Clr. O'Domhnaill it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To replace paragraphs 5 and 6 on page 44 of the draft plan, policy UB1 to state: 'All control point settlements shall be subject to a housing quota wherein the number of new housing units shall not be permitted to exceed 50% of the number of housing units that exists within the control points at the time of adoption of the plan. This policy excludes settlements that are the subject of an adopted development plan or local area plan and those settlements that have a plan adopted during the life of the county development plan. The baseline number of units that exists within the control points at the time of adoption of the county development plan shall be established by the Planning Office.</p> <p>This policy shall be reviewed at two yearly intervals following adoption of the plan and where the rate of development in any particular settlement(s) suggests the quota should be reviewed, this will be done through a local area plan.'</p>	Part 3 of Manager's Report 'Themed Response on Housing'
11	<u>Page 44, Section 2.3.4</u>	<p>On the proposal of Clr. A. Bonner, seconded by Clr. Crawford it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To omit the following text from page 44 of the draft plan: 'It is the policy of the County Council to seek to develop small housing schemes in rural areas</p>	Part 3 of Manager's Report 'Themed Response on Housing'

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12	<u>Page 44, Section 2.3.4</u>	<p>in the vicinity of rural schools in an attempt to sustain and maintain the rural schools.'</p> <p>On the proposal of Clr. A. Bonner, seconded by Clr. Crawford it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To delete the following text from page 44 of the draft plan: 'Housing schemes for permanent occupancy shall be supported by a section 47 agreement regulating the occupancy and permitting up to 30% of nominated houses for rental purposes.'</p>	Part 3 of Manager's Report 'Themed Response on Housing'
13	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. O'Neill, seconded by Clr. McBride, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To control points for Ballintra be amended in accordance with attached map (Map number 9)</p>	Arising from Public Submissions no: 7,195,225
14	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. O'Neill, seconded by Clr. McBride, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To control points for Carndonagh be amended in accordance with attached map (Map number 10)</p>	Arising from Public Submissions no:39
15	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. O'Neill, seconded by Clr. McBride, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To control points for Milford be amended in accordance with attached map (Map number 13)</p>	Arising from Public Submissions no:185,194
16	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. McGuinness, seconded by Clr. Slowey, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To amend the control points of Culdaff so that control points are accurately represented in map form so as to accurately reflect the control points agreed by members. In this regard, incorrect control points were published in the Draft plan and in the manager's report as a result of an in- house error. Therefore, to amend the control points of Culdaff in accordance with the attached map (map no. 11).</p>	Arising from Public Submissions no:221 and Electoral Area Committee consultations
17	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. McGuinness, seconded by Clr. Slowey, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To control points for Mountcharles be amended in accordance with attached map (Vide Appendix 5)</p>	Arising from Public Submissions no:68,74,205,246 and Electoral Area Committee consultations

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18	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. McGuinness, seconded by Clr. Slowey, it was resolved to materially Draft County Development Plan 2005 as follows:-</p> <p>To control points for Dunkineely be amended in accordance with attached map (Vide Appendix 6)</p>	Arising from Public Submissions no:80,231,295,297 and Electoral Area Committee consultations
19	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. McDonald, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To amend the control points of Moville in accordance with the attached map (map no. 15) and to insert the following text on (i) Control point map for Moville (ii) at end of BNH6: Protection of shore walks (page 84 of the draft plan) and (iii) at end of UB1: Urban housing (page 45 of the draft plan) to state: 'The lands located on the seaward side of an indicative line between control points numbered 1, 2, & 3 are excluded from the control point area. This exclusion applies to multiple residential developments and to proposals that may avail of the Resource Related Tourism Projects policy.'</p>	Arising from Public Submissions no:89,102,187,240,300 and Electoral Area Committee consultations
20	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. O'Neill, seconded by Clr. Byrne, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To control points for Bundoran be amended in accordance with the attached map (map number 18)</p>	Arising from Public Submissions no:50 and Electoral Area Committee consultations
21	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. O'Neill, seconded by Clr. Byrne, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To plan so as to incorporate control points for Cashelard in accordance with attached map (Map number 16).</p>	Arising from Public Submissions no: 189
22	<u>Part 3 of Manager's Report</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. Alcorn, it was resolved to materially Draft County Development Plan 2005 as follows and to clarify that the map was erroneously omitted from the publication of the Draft Plan.</p>	Arising from Public Submissions no: 50

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23	<u>Page 72, section 2.5.8.4</u>	<p>To control points for Buncrana be amended in accordance with attached map (Map number 17).</p> <p>On the proposal of Clr. A. Bonnar, seconded by Clr. O’Neill, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To delete policies NRD 42- 44, page 72, and insert the following policies in their place:</p> <p>Policy No. NRD 42: Not favourably consider development proposals for extractive industries in areas of Especially High Scenic Amenity, European Sites (Natura 2000, i.e. SAC, SPA), Natural Heritage Areas (NHA’s), Nature Reserves or other areas of importance for the conservation of flora and fauna, or in areas of significant archaeological potential, unless it can be demonstrated that such proposals would not have significant adverse impacts on amenities or the environment.</p> <p>Policy No. NRD 43: The Council are cautious of the need to protect valuable unworked deposits for future extractive use, where they do not pose a significant threat upon visual amenities. Proposed developments within the vicinity of extractive industries, will have to demonstrate how their proposal would not significantly impact upon the natural resource or the ability to extract that resource.</p> <p>Policy No. NRD 44: The Council will require that extractive industry proposals do not adversely impact upon the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands.</p>	Part 3 of Manager’s Report ‘Themed Response on Extractive Industries’
24	<u>Page 23, Section 3.5.4 of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. McGuinness, seconded by Clr. McDonald, it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>To delete/edit Development Guidelines & Technical Standards, Section 3, 3.5.4 No’s: 2, 3, 4, 5, 8, 14 & 16, and insert the following text in their place:</p> <p>2: The Planning Authority will require applicants/operators to submit a phased working restoration plan, indicating the anticipated rates of extraction. As a consequence, the Planning Authority will determine the length of duration of the planning permission, having regard to the extent of the reserve / deposit.</p>	Part 3 of Manager’s Report ‘Themed Response on Extractive Industries’

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		<p>3: Quarry operations generally will be confined to the hours of 07.00 to 18.00 hours, Monday to Friday, and 07.00 – 14.00 Saturdays, with no quarrying, processing or associated activities being permitted on Sundays or bank holidays. Where market conditions or the nature of particular ancillary processes would require greater flexibility of working hours, such flexibility should be discussed with the Planning Authority at the pre-application stage, and addressed in the planning application.</p> <p>4a: Ground vibration arising from the blasting shall not exceed a peak particle of 12mm per second at any residential building.</p> <p>5: REPLACE 'LarT (1hr)' with 'LAeq (1hr)' and incorporate definition of LAeq (1hr) within footnote. (Footnote to state: 'The equivalent continuous sound level – the sound level of a steady sound having the same energy as a fluctuating sound over a specified measuring period (T). Used to describe many types of noise, and can be measured directly with an integrated sound level meter').</p> <p>8: All vehicles exiting the site shall egress via a wheel bath facility, wheel wash facilities may be considered for supplementary reasons, and signage to same effect shall be erected on site. All vehicles used for carrying matter from the site shall be fitted with tailboards or other similar devices to prevent spillages onto the public road. Details of the wheel wash and sprinkling system shall be agreed with the Planning Authority.</p> <p>14: Conditions may be attached to the grant of planning permission requiring the provision of weighbridges (on site) to monitor all traffic leaving the quarries so as to avoid overloading or to require that loading shovels are calibrated with weighing machines, and that docketts are issued to record tonnage figures.</p> <p>16: In the event of the working of aggregates ceasing, all building, plant and surface equipment shall be removed from the site and within six months of date or other period of time, as may be agreed in writing with the Planning Authority, to ensure that lands shall be restored to the satisfactory of the Council.</p>	

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25	<u>Page 30, Section 2.1.8</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Alcorn, it was resolved to materially alter the Draft County Development Plan 2005 as follows</p> <p>To insert the following paragraphs after the first paragraph in Section 2.1.8 BROADBAND (P.30):</p> <p>‘Until recently Donegal was relatively disadvantaged in relation to backbone networks reaching into the County. ESB Telecom have now constructed, and opened for business, an alternative backbone to Eircom (the incumbent) in the East of the County. This will substantially improve competition and resilience and will enable towns located in the East to derive greater benefit from the MAN programme.</p> <p>The West and North of the County, however, are unlikely to obtain an alternative broadband backbone fibre supplier within the next ten years due to their lower population base and the cost involved in the construction of such infrastructure.</p> <p>However Wireless broadband solutions are extremely suitable in this type of environment and the Council is attempting, as part of the IFI/INTERREG funded Community Network Services project, to stimulate the building of a wireless backbone network to service the West and North of the County. This is known as the North West Atlantic Broadband Arc and is planned for completion in 2006.’</p>	Part 3 of Manager’s Report ‘Themed Response on Telecommunications and Broadband’
26	<u>Page 30, Section 2.1.9</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. E. Bonner, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To delete POLICY NO. TC 7: TELECOMMUNICATIONS SYSTEMS AND STRUCTURES (Section 2.1.9, P.30) namely:</p> <p>‘Applications for Telecommunication masts and support structures shall be considered in terms of economic need, health and safety measures, environmental capacity and potential impacts on the surrounding landscape. Each case shall be assessed on its own merits and the onus shall be on the network provider to demonstrate that a strategic need exists for the structure in a particular location.’</p> <p>And to insert the following policies in its place: POLICY No. TC 7:</p>	Part 3 of Manager’s Report ‘Themed Response on Telecommunications and Broadband’

No	PageNo /Paragraph No	Material Alteration	Source
		<p>When considering Applications for telecommunications antennae and support structures the Council will have due consideration to published government guidelines on telecommunications antennae and support structures.</p> <p>POLICY No. TC 8: The Council will not favourably consider applications for telecommunications antennae and support structures in areas of Especially High Scenic Amenity.</p> <p>POLICY No. TC 9: The Council will not favorably consider applications, which provide for an increase in the height or width of telecommunications antennae and support structures in areas of Especially High Scenic Amenity.</p> <p>POLICY No. TC 10: The Council will encourage applicants for telecommunications antennae and support structures to engage in pre-application discussions with local stakeholders with a view to addressing local concerns regarding the siting of the same.</p> <p>POLICY No. TC 11: The Council will favorably consider applications, which will facilitate the development of the North West Broadband Arc Project or similar projects.</p>	
27	<u>Page 83, Section 2.6.4</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Alcorn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To insert the following bullet points within Policy BNH 5: LANDSCAPE CONSERVATION (Section 2.6.4, P.83) in the interests of clarity and referencing:</p> <ul style="list-style-type: none"> • Not favourably consider applications for telecommunications antennae and support structures in areas of Especially High Scenic Amenity. • Not favourably consider applications, which provide for an increase in the height or width of telecommunications antennae and support Structures in areas of Especially High Scenic Amenity. 	Part 3 of Manager's Report 'Themed Response on Telecommunications and Broadband'
28	<u>Page 16, Section 3.2.8</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. MacLochlainn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p>	Part 3 of Manager's Report 'Themed Response on Telecommunications and Broadband'

No	PageNo /Paragraph No	Material Alteration	Source
		<p>To delete Points 1.-7. (Inclusive) of Section 3.2.8 TELECOMMUNICATIONS (P.16) namely:</p> <p>3.2.8 TELECOMMUNICATIONS</p> <ol style="list-style-type: none"> 1. Permission for structures shall be granted for a temporary period, due to the rapid changes in the design and technology of telecommunication. At the end of the permission period, developers shall be required to seek further permission for the structure or to restore the site to its former condition within 6 months of the expiry of the original permission. If permission is sought but refused, then the developer shall be required to remove the structures and restore the site to its former condition within 6 months of the decision date. 2. In Landscapes of Especially High Scenic Amenity (EHSA) co-location on existing masts will only be permitted with shared use of associated facilities. Increased height or width of existing masts will not be permitted. 3. Clusters of masts (maximum 3 per cluster) will not be considered in Landscapes of Especially High Scenic Amenity (EHSA). 4. No new masts will be permitted in Built up areas or within 1 km of built up areas or with 1km of a dwelling or other building to which the public has access outside of a built up area. A distance of 600m will be considered in the latter area where 1 km is not possible due to rural housing densities. 5. In towns where there is an existing antenna co-location will not be permitted within a residential area. 6. Conditions will be imposed on new high-rise development in built up areas restricting the placement of masts or structures for mobile telephone use on the building. 7. Each application relating to telecommunication antennae and support structures shall be assessed with respect to: <ul style="list-style-type: none"> • Siting and Design. • Public Health and Safety. • Visual Amenity (Including measures which provide for the screening of the proposed structure). • Residential Amenity. • Compliance with relevant legislation. 	

No	PageNo /Paragraph No	Material Alteration	Source
		<ul style="list-style-type: none"> • Proximity of structure to residential areas, schools, hospitals or nearby settlements. • Potential for co-location of antennae or clustering of structures. • Potential adverse impacts on archaeological sites, geological sites, protected structures and monuments. <p>And to insert the following Technical Standards in their place:</p> <p>3.2.8 TELECOMMUNICATIONS:</p> <ol style="list-style-type: none"> 1. When considering Applications for telecommunications antennae and support structures the Council will have due consideration to published government guidelines on telecommunications antennae and support structures. 2. The Council will not favourably consider applications for telecommunications antennae and support structures in areas of Especially High Scenic Amenity. 3. The Council will not favourably consider applications, which provide for an increase in the height or width of telecommunications antennae and support structures in areas of Especially High Scenic Amenity. 4. The Council may attach conditions to the grant of planning permission for telecommunications antennae and support structures regarding the satisfactory restoration of the site upon decommissioning. 5. The Council will favourably consider applications, which will facilitate the development of the North West Broadband Arc Project or similar projects. 6. Each application relating to telecommunication antennae and support structures shall be assessed with respect to: <ul style="list-style-type: none"> ▪ Siting and Design ▪ Public Health and Safety ▪ Visual Amenity (including measures which provide for the screening of proposed structure) ▪ Residential Amenity ▪ Compliance with relevant legislation 	

No	PageNo /Paragraph No	Material Alteration	Source
		<ul style="list-style-type: none"> ▪ Proximity of structure to residential areas, schools, hospitals or nearby settlements ▪ Potential for co-location of antennae or clustering of structures ▪ Potential adverse impacts on archaeological sites, geological sites, protected structures and monuments. 	
29	<u>Page 38, policy EED4</u>	<p>On the proposal of Clr. Slowey, seconded by Clr. Alcorn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend text at page 38, policy EED4 From: 'The network consists of the following settlements/locations: Falcarragh and Cloghanbeg (Udaras lands, Moville.... And a similar centre will be developed in the Gaeltacht area between Ardara and Killibegs' To: ' The network consists of the following settlements/locations: Falcarragh and Cloghanbeg (Udaras lands, Moville.... And a similar centre will be developed in the Gaeltacht area between Ardara and Killybegs, at Meenavalley'</p>	Arising from public submission no 27, 41
30	<u>Page 66, policy NRD9</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. E. Bonner, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Add the following bullet point to NRD9</p> <ul style="list-style-type: none"> • Allows for the establishment or re-establishment of the original indigenous vegetation such as a native woodland. 	Arising from public submission no 37j,
31	<u>Page 83, policy BNH5, paragraph 3</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. E. Bonner, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To insert text as paragraph 3 into policy BNH5, page 83 to state: Within this landscape identified as EHSA there may be small pockets which do not fully meet the definition of the designation e.g. where small clusters of dwellings exist or coniferous afforestation has occurred. Such anomalies in landscape designation shall be considered individually should an application for development be submitted with them. The onus shall be on the applicant to demonstrate that the site does not meet the characteristics of the EHSA and that any development applied for shall not adversely affect the landscape values of the wider EHSA within which the site is located.</p>	Arising from public submissions no 38,47,48,56,78,83,92,99,

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32	<u>Page 7, Section 3.2.1, of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. Alcorn, seconded by Clr. E. Bonner, it was resolved to materially Draft County Development Plan 2005 as follows: -</p> <p>To add the following point to section 3.2.1 of Development Guidelines and Technical Standards: 'No.6 Road re-instatement Any damage to public roads occurring as a result of carrying out a development shall be re-instated to the satisfaction of the County Council, where deemed necessary a bond shall be imposed in this regard.'</p>	Arising from public submission no 57
33	<u>Page 69, Section 2.5.7.1.</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Slowey, it was resolved to materially Draft County Development Plan 2005 as follows: -</p> <p>Amend section 2.5.7.1 as follows: 'The environmental and economic benefits of wind energy on a National and Global level are well recognised. The development of wind energy has a number of localised benefits for the County including employment during the construction, operational and maintenance phases and in terms of rural diversification. Notwithstanding these benefits there is only limited community benefit and no apparent local competitive advantage in terms of cheaper electrical energy prices'.</p>	Arising from public submission no 107
34	<u>Page 92 Conservation map no.8.</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Alcorn , it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Alter EHSA designation of plan on the basis of landscape quality to extend the EHSA into areas including Crooveenanta, Clogher North and Croagh Hubbard, as per attached map (Number 8).</p> <p>On the proposal of Clr. Blaney, seconded by Clr. Mc Bride it was resolved to materially alter the Draft County Development Plan and alter EHSA designation of plan on the basis of landscape quality to extend the EHSA into the wooded area at Rathmullan as per attached map.(Vide Appendix 3)</p>	Arising from public submission no 108
35	<u>Page 7, Section 1.1.8</u>	<p>On the proposal of Clr. A. Bonner, seconded by Clr. McGuinness, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Insert an additional bullet point at section 1.1.8, page 7 of the plan as follows: 'The need to seek the conservation and enhancement of Donegal's scenic landscape, natural development and heritage through the implementation of the proper planning and sustainable</p>	Arising from public submissions no 240,300

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		development of the area.'	
36	<u>Page 5, Section 3, Development Guidelines and Technical Standards.</u>	<p>On the proposal of Clr. Slowey, seconded by Clr. Brogan, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Amend Table 1, No 3, Sewage treatment units with primary treatment and secondary treatment shall be in accordance with EPA Manual: Wastewater Treatment Manuals: Treatment Systems for Single houses (2000 or latest update) or to local standard, and without mechanical and electrical components unless specifically required.</p> <p>Instances where mechanical and electrical components may be required are:</p> <ul style="list-style-type: none"> (a) Percolation is shown to be inadequate. (b) High onsite water table. (c) Excessive bedrock. (d) Site is limited in size or shape. (e) Where groundwater protection requires it. <p>Mechanical and electrical components where provided shall be Irish Agreement Board (IAB) certified or meet a recognised independent verifiable standard e.g. BSI,ISO.</p> <p>Site Assessment (desk study) by competent agent shall to be submitted as part of planning application. Certification by competent agent of performance based on post construction tests shall be submitted prior to occupation of the house. This final certification shall include IAB (or a recognised independent verifiable standard e.g. BSI, ISO) certificate in cases where mechanical / electrical plant is involved.</p>	Arising from public submission no 224
37	<u>Page 15, section 1.2.4.5</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. McGuinness, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Carrigans be listed as a Town for Urban Support in Section 1.2.4.3 (P.15) and be mapped accordingly in Map 1: Spatial Strategy.</p>	Arising from Part 5 Summary of Discrepancies and omissions
38	<u>Page 29, section 2.1.5</u>	<p>On the proposal of Clr. Donaghey, seconded by Clr. McDonald, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	PageNo /Paragraph No	Material Alteration	Source
		<p>Amend the following sections of the Draft Plan to accommodate this change:</p> <ol style="list-style-type: none"> 1. Insertion of the following bullet point in Point (1) National Roads:, Section 2.1.5 GUIDING DEVELOPMENT ON ROADS (P.29): <ul style="list-style-type: none"> • <i>Link Road in Letterkenny from the Ramelton Road Roundabout to the Knocknamona Roundabout on the_N56.</i> 2. Amendment of the heading under Point 3. Section 3.2.2 (P.8) so that it reads as follows: <i>'R238 Bridgend-Buncrana Road (outside control points), and Link Road in Letterkenny</i> <p>Insertion of the following bullet point under Point 3. Section</p> <ol style="list-style-type: none"> 3. 3.10 (P.39): Link Road from the Ramelton Road Roundabout to the Knocknamona Roundabout on the N56. 	
39	<u>Pages 27-29, Section 2.1</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. Brogan, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Amend the following sections;</p> <ul style="list-style-type: none"> • Point (2) POLICY NO. TC 1: STRATEGIC ROAD NETWORK DEVELOPMENT (Section 2.1.4, P.27). • The 1st paragraph of Point (1) National Roads, SECTION 2.1.5 GUIDING DEVELOPMENT ON ROADS (P.29). <p>So that they read as follows. Point (2) POLICY NO. TC 1: STRATEGIC ROAD NETWORK DEVELOPMENT (P.27).</p> <p>(2) Improving and safeguarding the national roads network in the County by:</p> <ul style="list-style-type: none"> • Reserving the routes and acquiring the lands necessary to implement the National Roads Programme as outlined in Section 3. • Guiding development on roads in accordance with Point (1) Section 2.1.5 GUIDING DEVELOPMENT ON ROADS and Section 3.2 Transport and Communications. <p>1st paragraph of Point (1) National Roads 2.1.5 GUIDING DEVELOPMENT ON ROADS (P.29).</p> <p>(1) National Roads</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	PageNo /Paragraph No	Material Alteration	Source
		<p>The Council will safeguard the carrying capacity of the national roads network in the county through:</p> <ul style="list-style-type: none"> Restricting the number of new access points and intensification of existing access points outside of the 60kph limit (as outlined in Section 3.2.2 NATIONAL ROADS). Implementation of the NRA's Traffic and Transport Assessment Procedures for all Planning Applications. <p>For planning purposes in terms of Development Control, (access arrangements) National Roads Standards will be applied to the following roads:</p> <ul style="list-style-type: none"> R238 Bridgend-Buncrana Road (outside control points). R245 Letterkenny-Ramelton Road (outside control points). The Link Road in Letterkenny from the Ramelton Road Roundabout to the Knocknamona Roundabout on the N56. 	
40	<u>Page 29, section 2.1.4</u>	<p>On the proposal of Clr. A. Bonner, seconded by Clr. McGowan, it was resolved to materially Draft County Development Plan 2005 as follows: -</p> <p>Insert the following sentence at the end of Point (3)(1) POLICY NO. TC3: AIR, SEA AND RAIL ACCESS (Section 2.1.4, P.27):</p> <p>'In addition the Council will carry out a preliminary feasibility study into the provision of a commuter rail link linking Sligo, Letterkenny and Derry'</p>	Arising from Part 5 Summary of Discrepancies and omissions
41	<u>Page 47, section 2.3.4</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. A. Bonner, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Amend the latter sections of Policy UB4 Traveller Accommodation (Section 2.3.4, P.47) so that they read as follows:</p> <p>'The programme also identifies the need for the provision of a least three permanent transient sites in the County for the duration of the Accommodation Programme with one of these sites to be completed before the end of the 2006.</p> <p>The methodology outlined in Section 7 of the Traveller Accommodation Programme will apply in relation to the identification of sites/housing units.</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	PageNo /Paragraph No	Material Alteration	Source
		<p>Two Transient halting sites have already been identified utilizing this same methodology. These sites are located at the Big Isle Letterkenny and at Elaghbeg, Burnfoot.</p> <p>The Council held a public meeting on the issue of the site when the site originally opened as an emergency site in 2001. A further public meeting was also held in July 2005 to outline this Council's proposals for a permanent transient site at this location. A copy of the minutes of the July 2005 public meeting are attached in the Appendix of this part of the Manager's Report.</p> <p>Since there were no public meetings held when the site at Elaghbeg was originally opened as an emergency site in 2001, the public meeting in relation to this site will be held in the context of the ongoing public consultation connected with the preparation of this Development Plan. While it is a requirement for details of transient sites and certain group Housing schemes to be included in this Plan, it is considered that small scale group housing units/two single halts or individual dwelling do not need to be specifically listed in the plan. With regard to the latter normal planning criteria will apply.'</p>	
42	<u>Page 67, section 2.5.5.3</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Alcorn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Delete Policy NRD27 from Section 2.5.5.3 and renumber the policies in that Section accordingly.</p>	Arising from Part 5 Summary of Discrepancies and omissions
43	<u>Page 82, section 2.6.4</u>	<p>On the proposal of Clr. Mc Guinness, seconded by Clr. MacLochlainn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Insert the following bullet points in BNH 2: TREES, STONE WALLS AND HEDGEROWS (Section 2.6.4, P.82):</p> <ul style="list-style-type: none"> • Retain, through the development control process existing trees, hedgerows etc and to encourage further planting as part of development proposals. • Investigate the possibility of protecting trees/woodlands through a process of consultation with the community and landowners, including the use of Tree Preservation Orders (TPO's). <p>Insert the following text at the end of Section 2.5.5.1 BACKGROUND, (P.65).</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	PageNo /Paragraph No	Material Alteration	Source
		<p>'Various trees and woodlands throughout the County are already protected directly and indirectly, through a variety of orders/mechanisms such as Special Areas of Conservation, Natural Heritage Areas, Nature Reserves and National Parks, Section 47 Agreements and through amenity areas/open spaces within the Local Area Plans. In addition the curtilage of all protected structures are also offered a degree of protection including inter alia: existing landscaping, and natural vegetation'</p>	
44	<p><u>Page 84, section 2.6.4</u></p>	<p>On the proposal of Clr. McGuinness, seconded by Clr. MacLochlainn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Insert the following policy in Section 2.6.4 (P. 84) of the plan and renumber the subsequent policies accordingly.</p> <p>POLICY BNH 8: HERITAGE GARDENS The Council will safeguard the legacy of Heritage Gardens within the County due to their intrinsic amenity value and their potential for tourism.</p>	<p>Arising from Part 5 Summary of Discrepancies and omissions</p>
45	<p><u>Page 20, section 3.4.2 of Development Guidelines and Technical Standards</u></p>	<p>On the proposal of Clr. Brogan, seconded by Clr. Alcorn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Insertion of new long leads policy at section 3, Development Guidelines and Technical Standards, 3.4.2, at end of page 20:</p> <p>'The council will endeavor to facilitate the construction of one- off housing in accordance with the County Development Plan and County Council policy. Half inch connections to water mains will be allowed where considerations of good infrastructure management permit. Where the council requires an increased size watermain for the provision of water supply to a single house, as opposed to a long single house connection, the council will provide free of charge the necessary pipes and trunk pipeline fittings up to a maximum of 100 metres length per house on the following conditions:</p> <ol style="list-style-type: none"> 1. That the applicant constructs the pipeline to line, level and specification as agreed with the Water, Environment and Emergency Service of the Council, and facilitates inspection/ supervision as required by the Council 2. That the completed pipeline belongs to the county council and no claim of ownership is made by the applicant 3. That a sufficient financial provision has been made, or will be made by the council to cover the cost of supplies. <p>The schedule of connection charges will be amended to introduce a disincentive to householders holding back from applying to connect in such circumstances, and awaiting the</p>	<p>Arising from Part 5 Summary of Discrepancies and omissions</p>

No	PageNo /Paragraph No	Material Alteration	Source
		<p>works to be completed at the expense of others.</p> <p>Notes:</p> <ul style="list-style-type: none"> ▪ The standard water connection fee will be waived in such cases, in lieu of works done by the applicant in laying the pipeline. ▪ Development contributions levied on the development will be unaffected by this provision. ▪ Road opening fees and road reinstatement standards are a matter for the Roads Service of the Council and remain unaffected by this provision. 	
46	<p><u>Page 7, section 3.2.1 of Development Guidelines and Technical Standards</u></p>	<p>On the proposal of Clr. O'Domhnaill, seconded by Clr. MacLochlainn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Insert the following sentence in Point 2. Section 3.2.1 (P.7) after the text: '.....a less restrictive approach shall be taken.':</p> <p>'All roadside boundaries to be maintained by landowner to ensure vision line requirements are preserved.'</p>	<p>Arising from Part 5 Summary of Discrepancies and omissions</p>

47	<p><u>Page 11, section 3.2.3 of Development Guidelines and Technical Standards</u></p>	<p>On the proposal of Clr. O’Domnaill, seconded by Clr. MacLochlainn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>1. Amend Point 4. Stopping Sight Distances Section 3.2.3 NON NATIONAL ROADS (P.11) so that it reads as follows:</p> <p>‘Minimum stopping sight distances on Non-National Roads shall be in accordance with Table 5 below. Deviation from the requirements in Table 5 may be considered upon certification by the Applicant’s Designer to be designed and constructed in accordance with the NRA DMRB.’</p> <p>2. Amend Table 5 (contained within Point 4. Stopping Sight Distances Section 3.2.3 NON NATIONAL ROADS (P.11)) so that it reads as follows:</p> <p>Table 5</p> <table border="1" data-bbox="613 678 1193 837"> <thead> <tr> <th>Design Speed (km/h)</th> <th>100</th> <th>80</th> <th>70</th> <th>60</th> <th>50</th> </tr> </thead> <tbody> <tr> <td>Stopping Sight Distance (m)</td> <td>215</td> <td>160</td> <td>120</td> <td>90</td> <td>70</td> </tr> </tbody> </table>	Design Speed (km/h)	100	80	70	60	50	Stopping Sight Distance (m)	215	160	120	90	70	<p>Arising from Part 5 Summary of Discrepancies and omissions</p>
Design Speed (km/h)	100	80	70	60	50										
Stopping Sight Distance (m)	215	160	120	90	70										

48	<u>Pages 11-12, Section 3.2.5 of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. Brogan, seconded by Clr. Alcorn, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Recommendation:</p> <ol style="list-style-type: none"> 1. Insert the following paragraph after the last paragraph of Point 1. Section 3.2.5 PARKING (P.12): 'Commercial properties shall be required to provide loading bays for appropriately sized vehicles e.g. Commercial Vans, Rigid Lorries, Articulated Vehicles.' 2. Amend Table 7 of Point 1. Section 3.2.5 PARKING (P.13) so that it reads as follows: <p style="text-align: center;">DIMENSIONS OF LOADING & PARKING BAYS</p> <table border="1" data-bbox="629 871 1400 1062"> <tr> <td>Car-parking Bays</td> <td></td> </tr> <tr> <td>Car parking bay</td> <td>5m x 2.5m</td> </tr> <tr> <td>Circulation Aisles</td> <td>6m</td> </tr> <tr> <td>Loading Bay</td> <td>Designed and sized for appropriate Service Vehicles</td> </tr> </table>	Car-parking Bays		Car parking bay	5m x 2.5m	Circulation Aisles	6m	Loading Bay	Designed and sized for appropriate Service Vehicles	Arising from Part 5 Summary of Discrepancies and omissions
Car-parking Bays											
Car parking bay	5m x 2.5m										
Circulation Aisles	6m										
Loading Bay	Designed and sized for appropriate Service Vehicles										

49	<u>Page 20, Section 3.4 of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. Kennedy, seconded by Clr. E. Bonner, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Amend Point 3. NOTES, Section 3.4 DEVELOPMENT CONTRIBUTION SCHEME (P.20) so that it reads as follows:</p> <p>'Car parking charges, where there is a shortfall, will be charged at €1000 for the first four spaces and €2000 per space thereafter.' Need to amend figures to correspond with new DCS</p>	Arising from Part 5 Summary of Discrepancies and omissions
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50	<u>Page 8, Section 3.2.2</u>	On the proposal of Clr. McGowan, seconded by Clr. A. Bonner, it was resolved to	Arising from Part 5 Summary
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	<p><u>of Development Guidelines and Technical Standards</u></p>	<p>materially alter the Draft County Development Plan 2005 as follows: -</p> <p>Amend Section 3.2.2 NATIONAL ROADS (P.8) of the plan so that it reads as follows:</p> <p>3.2.2 NATIONAL ROADS</p> <ol style="list-style-type: none"> 1. New accesses, developments requiring new accesses or which would result in the significant intensification of existing access points onto National Roads or roads treated to National Roads Standards (as identified in Section 2.1.5 GUIDING DEVELOPMENT ON ROADS) outside the 60kph speed limit, shall not be permitted. 2. Notwithstanding the above policy, the following categories of new development (detailed on Table 2) may be considered on National Roads and or roads treated to National Roads Standards (as identified in Section 2.1.5 GUIDING DEVELOPMENT ON ROADS) outside the 60kph speed limit, where all of the four criteria are met. <ol style="list-style-type: none"> a. No other Non-National Roads access is available. b. Required visibility standards can be met. c. They do not conflict with other policy objectives in this Plan. d. The proposed access has been designed in accordance with the NRA DMRB. <p>Table 2</p>	<p>of Discrepancies and omissions</p>
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		<p>3. Members of the farming community and their immediate family members may be permitted a dwelling with access onto Non National Roads treated to National Roads standards (as identified in Section 2.1.5 GUIDING DEVELOPMENT ON ROADS) where all of the following criteria are met.</p> <ul style="list-style-type: none">a. No other Non-National Roads access is available.b. Required visibility standards can be met.c. They do not conflict with other policy objectives in this Plan.d. The proposed access has been designed in accordance with the NRA DMRB.e. Documentary evidence is provided demonstrating that the applicant is a member of the farming community or their immediate family member. <p>4. All new development accesses affecting National Roads or roads treated to National Roads Standards (as identified in Section 2.1.5 GUIDING DEVELOPMENT ON ROADS) shall be designed and constructed in accordance with the NRA DMRB. The applicant shall submit a document demonstrating compliance with the NRA DMRB as part of the planning application.</p> <p>5. Building Setback on National Roads: 50m building set back from outside edge of running carriageway National Roads. Where existing buildings have formed an established building line, new buildings may follow the established building line, and the proposed set back may not be required. Any derogation will require the approval of the NRA.</p>	
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		6. With regard to such issues as Right Turning Lanes, Design Speeds and Visibility on National roads the Council will have regard to the relevant DMRB standards.	
51	<u>Control point booklet</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. E. Bonner, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To publish the hard copy of the control point map in respect of settlement named Magheraroarty in accordance with the attached map (Map number 25)</p>	Arising from Part 5 Summary of Discrepancies and omissions
52	<u>Control point booklet</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. McDonald, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To control points for Tieveban be amended in accordance with attached map(map number 26).</p>	Arising from Part 5 Summary of Discrepancies and omissions
53	<u>Page 58, Section 2.4.6</u>	<p>On the proposal of Clr. A. Bonner, seconded by Clr. McGowan, it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>It is recommended that such a policy is included in the Environmental Services and Protection Chapter 2.4 as a new policy ESP2 related to Flood Risk and Development Policy ESP 2: Flood Risk & Development The underlying causes of flooding, heavy rain and high sea levels, are, essentially, uncontrollable. However, some of the factors that influence the extent and severity of the flooding attributable to these causes can be addressed. The most influential of these factors is development, in particular development in flood plains. The risk of flooding should be considered in all cases where development is being considered in the interests of individuals proposing the development and of the public in general.</p> <p>It is Council's Policy that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.</p> <p>To achieve this policy object, the following provisions shall apply:</p> <ul style="list-style-type: none"> • Development that is sensitive to the effects of flooding will generally not be permitted in flood prone areas. • Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. 	Arising from Summary of issues raised in submissions received from prescribed bodies etc. and from in-house consultations

		<ul style="list-style-type: none"> • Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. <ul style="list-style-type: none"> ▪ Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials. ▪ On site storm water ponds to store and/or attenuate additional runoff from the development should be provided to include Sustainable Urban Drainage Systems (SUDS). ▪ Soak-aways or French drains should be provided to increase infiltration and minimise additional runoff. • For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance. • Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels. • All new development must be designed and constructed taking consideration of the following minimum flood design standards:- <ul style="list-style-type: none"> ▪ For Urban areas or where developments (existing, proposed or anticipated) are involved - the 100 year flood. ▪ For Rural areas or where further developments (existing, proposed or anticipated) are not involved – the 25 year flood. ▪ Along the Coast and Estuaries – the 200 year tide level. ▪ Where streams open drains or other watercourses are being culverted – the culvert shall be sized to comply with the design standards above and shall be accessible for maintenance. • A flood impact assessment and proposals for the storage or attenuation of run/off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment must accompany applications for Planning Permission for development areas exceeding 1 Hectare. 	
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APPENDIX (1)

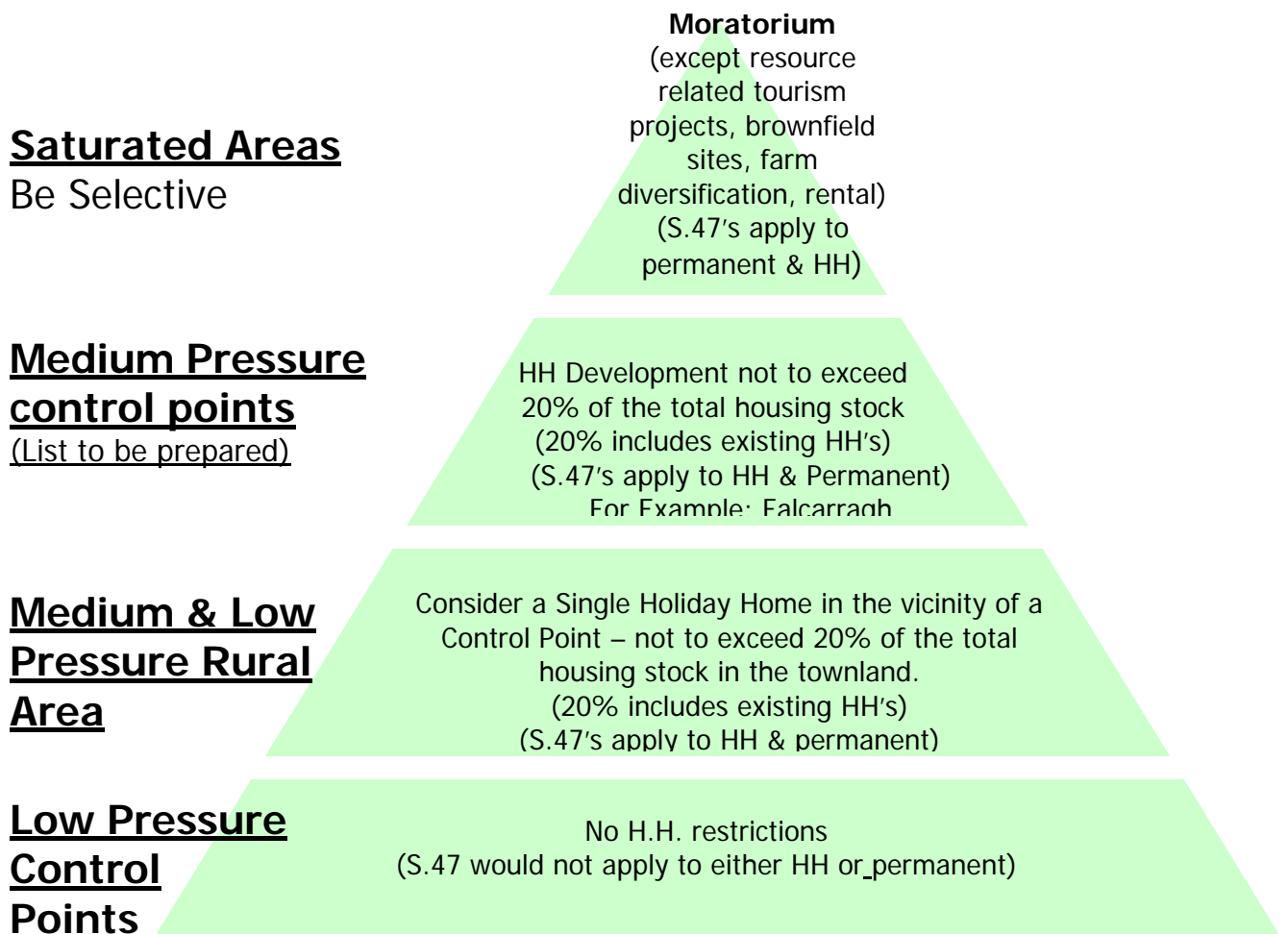
N.B: Please read the following as recommendation reference 9 contained within this schedule.

Recommendation: To alter policy RH6 (page 52 of the draft plan): Holiday Home Development, in its entirety so as to state the following:

'RH6: Holiday Home Development

The council will seek a balanced approach to holiday home development in county Donegal using a tiered policy structure so as to seek a high level of protection to those areas that are saturated in terms of holiday/ permanent home balance, a continuous balance in areas experiencing medium level holiday home pressure and a proactive and encouraging approach in areas experiencing low level holiday home pressure. The policy shall be reviewed within one year of adoption of the plan. The following diagram outlines the tiered level of protection and should be read in conjunction with the detailed policies below:

Tiered Protection



DETAILED POLICIES RELATING TO HOLIDAY HOME DEVELOPMENT (To be read in conjunction with previous diagram).

Saturated areas: The areas identified as 'saturated areas' in terms of holiday/permanent home balance shall be protected from further holiday home development, both single and multiple, except in the following circumstances (section 47 will apply in all cases):

- Where policy referring to 'resource related tourism projects' can be demonstrated by the applicant
- Where the applicant can demonstrate that the site is a brownfield site within the urban fabric and its development for holiday home purposes is of a size and scale that would not be detrimental to the character of the settlement.
- Where the proposal is for rental purposes only, (maximum 5 units) that is part of a farm diversification plan.

Medium pressure control point areas: The Council will identify control points outside the saturated areas that experience a medium pressure in terms of holiday home development where holiday home development, both multiple and single, will not be allowed to exceed 20% of the total housing stock in the control point at the time of adoption of the plan. The 20% balance will comprise existing holiday homes. Baseline counts will be carried out by the Planning Office and thereafter the onus shall be on the applicant to demonstrate that the holiday home does not exceed the 20% balance. This policy is applied on the basis of control point boundaries with the exception of Bunbeg/ Derrybeg having regard to the extent of this control point settlement. The 20% balance within Bunbeg/ Derrybeg shall be sought on the basis of townlands.

The medium pressure control point areas will be identified on the basis of the following criteria (i) A control point experiencing some holiday home development, or (ii) A control point that is likely to experience holiday home development during the life of the county development plan, or (iii) A control point that is likely to be impacted by the location of holiday home moratorium areas. Section 47 agreements will apply in these areas for both holiday and permanent homes.

Medium and low pressure rural areas: In rural areas, a single holiday home will be considered in the vicinity of a control point as long as it does not exceed 20% of the total housing stock in the townland at the time of adoption of the plan. The 20% balance will comprise existing holiday homes. Section 47 will apply for both permanent and holiday home development.

Low pressure control points: In low pressure control points, (i.e.: remaining control points), no restrictions on holiday homes and no section 47's.

Holiday homes for rental purposes: The council will consider favourably the development of up to 5 units for rental purposes only, throughout the county where the applicant can demonstrate that he/ she has roots in the area and that they owned the land prior to 24th March 2000. Section 47 for holiday home use on rental basis only will apply)

APPENDIX (2) Proposed Amendments to the County Donegal Draft Retail Strategy 2005

N.B: Please read the following as recommendation reference 3a- 3i contained within this schedule.

Revised Retail Hierarchy to be inserted on Page 65

Gateway

Letterkenny-Derry

Inter-Gateway/Strategic Transport Corridors

Buncrana

Ballybofey/Stranorlar

Bundoran/Ballyshannon

Donegal Town

Lifford

Gateway Centres

Urban Strengthening

Newtowncunningham, Bridgend

Growth Management

Muff, Fahan, Manorcunningham, Burnfoot, Killea, Ramelton, Kilmacrennan

District Centres

Urban Strengthening

Ardara, Bunbeg, Carndonagh, Castlefinn, Convoy
Derrybeg, Dungloe, Falcarragh, Glenties, Killybegs
Milford, Raphoe

Towns with Special Functions

Moville, Greencastle, Rathmullan, Downings,
Gortahork, Gweedore, Burtonport, Glencolmcille,
Rossnowlagh

Rural Centres

Small rural towns and villages providing important local retail functionality to their hinterlands

Amended Preferred Retail Uses Table to be inserted on Page 70

Preferred Retail Use For Various Centres			
Retail Centre Type	Convenience	Comparison	Bulky Goods
Gateway	Regional Shopping Centres Large Superstores Discount Foodstores	Regional Shopping Centres Large higher order Clothing, Household Goods, Personal Goods Stores Large Department stores	Retail Warehousing Retail Parks Warehouse Clubs Factory Outlets
Gateway Centres – Urban Strengthening	Local Supermarkets	Local Small Floorspace Shops	Limited Retail Warehousing & Factory Outlet
Gateway Centres – Growth Management	Local Supermarkets	Local Small Floorspace Shops	
Inter-Gateway/Strategic Transport Corridor Centres	Shopping Centres Superstores Discount Foodstore	Shopping Centres Stand Alone Higher-Order Comparison Stores	Retail Warehousing Retail Parks Factory Outlets
District Centres– Urban Strengthening	Local Supermarkets	Local Small Floorspace Shops	Limited Retail Warehousing & Factory Outlet
District Centres – Towns with Special Functions	Local Supermarkets	Local Small Floorspace Shops	
Rural Centres	Local Shop	Local Shop	N/A

Amended Policy RS4: Inter-Gateway Centres and New Policies RS5: District Centres (Urban Strengthening) and RS6: District Centres (Towns with Special Functions).

<u>Strategic Retail Policies</u>		
<u>Policy Reference</u>	<u>Policy</u>	<u>Actions</u>
<u>Policy RS4: Inter-Gateway Centres</u>	<u>It is the policy of the Council to promote and encourage the provision of regional and county level retail functions at Buncrana, Donegal Town, Ballybofey-Stranorlar, Bundoran-Ballyshannon, and Lifford</u>	<ul style="list-style-type: none"> • <u>To encourage an increase in higher order comparison and retail warehouse floorspace of Donegal Town.</u> • <u>To encourage an increase in higher order convenience and comparison floorspace of Ballybofey-Stranorlar.</u> • <u>To encourage an increase in higher order convenience/comparison and retail warehousing floorspace of Buncrana, Bundoran, Ballyshannon, and Lifford to counteract expenditure leakage to Sligo in the south, Tyrone in the west and Derry in the north.</u>
<u>Policy RS5: District Centres (Urban Strengthening Centres: Ardara, Bunbeg, Carndonagh, Castlefinn, Convoy Derrybeg, Dungloe, Falcarragh, Glenties, Killybegs Milford, Raphoe)</u>	<u>It is the policy of the Council to promote and encourage the further provision of higher order retail functions within district centres throughout the County</u>	<ul style="list-style-type: none"> • <u>The Council will encourage increases in increase the retail functions of these retail areas, in some cases rising to the level of a Retail Planning Guidelines Level 4 centre.</u>
<u>Policy RS6: District Centres (Towns with Special Functions: Merville, Greencastle, Rathmullan, Downings, Gortahork, Gweedore, Burtonport, Glencolmcille, Rosstown)</u>	<u>It is the policy of the Council to promote and encourage the provision of local scale retail development in towns with Special Functions</u>	<ul style="list-style-type: none"> • <u>These centres have primary specific functions, e.g. tourism, fishing. Limited retail provision should develop in accordance with their specific catchment, and to primarily serve the immediate population. Specific Local Area Plan objectives may also include for other forms of retail at specific locations.</u>

Schedule of Non Material Alterations to the Draft County Development Plan 2005

No	Page No /Paragraph No	Non Material Alteration	Source
1	<u>Page 27, section 2.1.3</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Slowey it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p> <p>Alter the plan by inserting the following text as an objective at 2.1.3 on page 27; 'To improve the extent and form of signage throughout the county'.</p>	Arising from public submission no.14,
2	<u>Page 28, Section 2.1.4</u>	<p>On the proposal of Clr. A. Bonner, seconded by Clr. Pádraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p> <p>Alter the plan at page 28, from: '(3) Rail (1) The council will pursue a long-term strategy to maintain and develop rail links to and through the county, which is in accordance with the specific objectives of the Regional Planning Guidelines.....' to: “(3) Rail (1) The council will pursue a long-term strategy to maintain and develop rail links to and through the county, and particularly in terms of cross border opportunities, which is in accordance with the specific objectives of the Regional Planning Guidelines.....’</p>	Arising from public submission no 23
3	<u>Page 38, Section 2.2.1</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. A. Bonner it was resolved to make the following non- material alteration should to the Draft County Development Plan 2005: -</p> <p>Delete the word FORESTRY from following sentence in policy EED5 so it reads as follows: 'The traditional rural economic base related to agriculture has experienced a significant decline as indicated in paragraph 2.2.1 with the weakening of agriculture and fishing.'</p>	Arising from public submission no 37
4	<u>Page 42, section 2.3.3</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. E. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p>	Arising from public submission no 37,

No	Page No /Paragraph No	Non Material Alteration	Source
		Delete the word AFFORESTATION from the following sentence in section 2.3.3, objectives, to read as follows: 'To consolidate the rural population in areas under pressure from holiday home development and the gravitational pull of larger centres, i.e. Letterkenny as forestry sustains rural communities.'	
5	<u>Page 42, section 2.5.3.3</u>	On the proposal of Clr. Blaney, seconded by Clr. Pádraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: - Rerword NRD8 to read as follows: 'NRD8: Adhere to the relevant guidelines published by the Forest service when assessing forest applications.'	Arising from public submission no 37i
6	<u>Page 114, section 2.9.7</u>	On the proposal of Clr. E. Bonner, seconded by Clr. Pádraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: - Alter section 2.9.7 Natural Resource Development (Environmental Appraisal) to show that policies NRD 7-27 will likely have a positive environmental impact on the reduction of waste/pollution.	Arising from public submission no 37u
7	<u>Page 102, section 2.8.1.3</u>	On the proposal of Clr. Mac Lochlainn, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: - Amend policy GCSR6 as follows: 'Ensure that the provision of all signage by Public Authorities and Public Bodies contain signage in the Irish language, of an area, size and prominence that is at least equal to the area, size and prominence of signs provided in other languages. Signage in the Irish language only will be encouraged. The Council will also comply with all regulations in relation to signage which may be made by the minister of the Community, Rural and Gaeltacht affairs under the Official Language Act, 2003.	Arising from public submissions no 59,90,
8	<u>Page 95, section 2.7.5</u>	On the proposal of Clr. MacDonald, seconded by Clr. Pádraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: - Amend policy TOU3 (1), page 95 from: 'Seek the provision and maintenance of a high quality transport network including all supporting infrastructure such as lighting, signage, picnic areas and other necessary facilities' to: 'Seek the provision and maintenance of a high quality transport network including all supporting infrastructure such as lighting, signage, picnic areas, roadside parking areas and other necessary facilities'	Arising from public submission no 173

No	Page No /Paragraph No	Non Material Alteration	Source
9	<u>Page 82, section 2.6.4</u>	<p>On the proposal of Clr. MacDonald, seconded by Clr. MacLochlainn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p> <p>Amend policy BNH1, page 82, from: It is Council policy to: Discourage development that would destroy or damage any sites of international or national importance, designated for their wildlife/habitat significance, including pNHAs, cSACs and SPA's'. To: Ensure development proposals do not destroy or damage any sites of international or national importance, designated for their wildlife/habitat significance, including pNHAs, cSACs and SPA's'</p>	Arising from public submission no 204
10	<u>Page 2 Section 3.1.2, of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. Kennedy, seconded by Clr. A. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p> <p>Amend no. 7 of section 3.1.2, From: 'A minimum of one parking space per house shall be provided....' To: 'A minimum of two parking spaces per house shall be provided....'</p>	Arising from public submission no 224
11	<u>Page 108,Section 2.8.3.3</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. McDonald it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p> <p>To insert new policy as GCSR 23(9) as follows: 'The Council will actively encourage and seek to facilitate the development of integrated cycle routes throughout the County in association with Sustrans and other agencies.'</p>	Arising from public submission no 236
12	<u>Page 44, Section 2.3.4</u>	<p>On the proposal of Clr. Mac Mc Guinness, seconded by Clr. Pádraig Doherty it was resolved to materially amend the Draft County Development Plan 2005 as follows:-</p> <p>To insert text at end of paragraph 3 on page 44 to state: 'Proposals for large scale development particularly apartment complexes, in small towns and villages will be required to be of a form and scale that is not incongruous to the character of the settlement'. This constitutes a material alteration as opposed to a non- material alteration and is listed in this schedule in error.</p>	Arising from public submission no 239

No	Page No /Paragraph No	Non Material Alteration	Source
13	<u>Page 52, Section 2.3.5</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. O'Domhnaill it was resolved to make the following non-material alteration to the Draft County Development Plan 2005: -</p> <p>To insert text at page 52 of plan, end of policy RH4 to state: 'A review of policy RH4: Urban generated rural housing shall be instigated within 1 year of adoption of the county development plan'.</p>	Arising from Part 3 of Manager's Report 'Themed Response on Housing'.
14	<u>Section 1.1 (after contents page)</u>	<p>On the proposal of Clr.Padráig Doherty, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Insert the following glossary into Section 1 & 2 of the plan after_the contents page.</p> <p>Glossary: AADT: Annual Average Daily Traffic ACA: Architectural Conservation Area BRA: Border Regional Authority DCS: Development Charge Scheme DMRB: Design Manual for Roads and Bridges DoEHLG: Department of the Environment, Heritage & Local Government DoE NI: Department of the Environment, Northern Ireland EHSA: Especially High Scenic Amenity EIA: Environmental Impact Assessment EPA: Environmental Protection Agency ERA: Enterprise & Renewal Areas ICBAN: Irish Central Border Area Network ICZM: Integrated Coastal Zone Management LAP: Local Area Plan NDP: National Development Plan NHA: Natural Heritage Area NRA: National Roads Authority NSS: National Spatial Strategy NWRCBG: North West Regional Cross Border Group P & D Act: Planning & Development Acts 2000-2004 RPS: Record of Protected Structures SAC: Special Area of Conservation SEA: Strategic Environmental Appraisal SLI: Serviced Land Initiative</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
		SPA: Special Protection Area TTA: Transport and Traffic Assessment TTS: Transport and Traffic Statement UFW: Unaccounted For Water WDC: Western Development Commission	
15	<u>Page 2, section 1.1.5</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. Pádraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Insert the following subsection in Section 1.1.5. P.40: 1.1.5.2.3 Sustainable Development: A Strategy for Ireland In 1997, the Government published a National Strategy for Sustainable Development. The strategy provides a framework for the achievement of sustainability at a local level. It calls on Planning Authorities to incorporate the principles of sustainability into their Development and to ensure that planning policies support it's achievement. The declaration, issued at the 1992 Rio Summit, included for the first time a definition of sustainable development namely: 'Sustainable development is development which meets the needs of present generations without compromising the ability of future generations to meet their own needs'. There is now a mandatory requirement under the Planning Act to the achievement of sustainability. Achieved by the following:</p> <ul style="list-style-type: none"> • Encouraging efficiency in the use of energy, transport, and natural resources through the careful location of residential, commercial and industrial development, and by controls on the shape, structure and size of developments. • Promoting the most effective use of already developed areas. • Securing the protection and enhancement of the natural environment, including unique or outstanding features, landscapes and natural habitats. • Accommodating new development needs in an environmentally sustainable and sensitive manner. <p>The strategy highlights the need for planning authorities to take a strategic view of settlement patterns, development requirements and infrastructure needs in their development plans to avoid excessive suburbanisation, which is considered to be inefficient in the use of land, energy and transport. It states that Government funding for infrastructural development will not be forthcoming in the event of excessive and unnecessary land zoning in Development Plans.</p> <p>Attention is drawn to the need for integrated land use and transportation policies to help minimise the potential growth in private transport demand and to increase the use and efficiency of public transport</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
		<p>rather than facilitate the private car.</p> <p>The problems associated with urban sprawl are highlighted and higher residential densities are recommended, particularly in redeveloping brownfield sites, land in proximity to public transport nodes and access points in town centres</p> <p>With regard to rural areas, the strategy calls for a greater recognition of the need to protect the quality and character of the countryside. It contends that the growing demand for housing from people working in the cities and towns is generally unsustainable and requires a presumption against urban generated one-off rural housing.'</p>	
16	<u>Page 2, section 1.1.5</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. McDonald it was resolved to materially alter the Draft County Development Plan 2005 as follows:-</p> <p>The reference to the 'Regional Strategy' be deleted from Section 1.1.5 Policy Context – Nationally, Cross Border, Regionally and Locally (P.2) so that the relevant sentence reads as follows:</p> <p>'In particular the Regional Planning Guidelines for the Border Region together with the National Spatial Strategy, have been formulated so as to guide planning authorities with a spatial framework for the preparation of County Development Plans and Local Area Plans.'</p> <p>This constitutes a material alteration as opposed to a non- material alteration and is listed in this schedule in error.</p>	Arising from Part 5 Summary of Discrepancies and omissions
17	<u>Page 6, section 1.1.7</u>	<p>On the proposal of Clr. E. Bonner, seconded by Clr. Boyle it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>The CSO Census of Population 2002 figures for County Donegal, which are incorrectly quoted in Section 1.1.7 POPULATION, be amended so that they read as follows:</p> <p>'137,575'</p>	Arising from Part 5 Summary of Discrepancies and omissions
18	<u>Page 28, section 2.1.4</u>	<p>On the proposal of Clr. Boyle, seconded by Clr. Larkin it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend Point (2) POLICY TC 2: LOCAL DEVELOPMENT ACCESS (Section 2.1.4, P.28) as follows:</p> <ol style="list-style-type: none"> 1. Deletion of the text 'five year' and insertion of the text 'three year' in its place. 2. Deletion of the text '2010' and insertion of the text '2008' in its place. 3. Insertion of the following sentence at the end of Policy No. TC 2: LOCAL DEVELOPMENT ACCESS: 	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
		'A further multi-annual programme will subsequently be prepared to cover the period after 2008'.	
19	<u>Page 29, section 2.1.5</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Delete the 2nd paragraph in Point (1) National Roads SECTION 2.1.5 GUIDING DEVELOPMENT ON ROADS, beginning 'Details of the TTA procedure....'.</p>	Arising from Part 5 Summary of Discrepancies and omissions
20	<u>Page 39, section 2.2.6</u>	<p>Clr. MacLochlainn proposed, seconded by Clr. Pringle that the indicative line of the ESB reinforcement route be removed from the map.</p> <p>A show of hands was taken on the motion with two members voting in favour of the motion and five against.</p> <p>Thus on the proposal of Clr. Pádraig Doherty, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005.</p> <p>Insert the following text at Policy EED8: THE DEVELOPMENT OF KEY INFRASTRUCTURE TO FACILITATE EMPLOYMENT GENERATION (Section 2.2.6, P. 39): 'Electricity infrastructural corridors are very important in this regard, in order to provide the policy base, to support any potential future planning proposals by the ESB during the lifespan of the plan and map 3, at the end of this chapter outlines an indicative line of the ESB reinforcement route.'</p>	Arising from Part 5 Summary of Discrepancies and omissions
21	<u>Page 36, section 2.2.6</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. Padraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Change the reference to the Retail Strategy contained within Policy EED1 EMPLOYMENT GENERATION (Section 2.2.6, P.36) so that it reads as follows: 'The County Retail Strategy 2005'.</p>	Arising from Part 5 Summary of Discrepancies and omissions
22	<u>Page 49, section 2.3.5</u>	<p>On the proposal of Clr. Alcorn , seconded by Clr. A. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend the following bullet point from:</p> <ul style="list-style-type: none"> • Good Rural Housing Design. <p>To:</p> <ul style="list-style-type: none"> • Best Practice in relation to the Siting, Location, and Design of Rural Housing (See Section 4: Location Siting and Design: Rural and Urban). 	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
23	<u>Page 60, section 2.4.6</u>	<p>As contained within Policies RH2,RH3,RH4 so that they read as follows:</p> <p>On the proposal of Clr. McDonald , seconded by Clr. McGuinness it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend the following bullet point Insert the following text in POLICY ESP4 GROUNDWATER PROTECTION (Section 2.4.6, P.60) prior to the text 'Public Groundwater Abstraction.....':</p> <p>'Within Donegal there are a number of locally important aquifers, which store large quantities of water and are capable of storing water for small group and villages schemes (e.g. Lough Foyle shores, river gravel deposits at Fanad Head and fluvioglacial and gravel deposits in Glenswilly, Lough Swilly estuary and near the coast at Carndonagh and Bunrana).'</p>	Arising from Part 5 Summary of Discrepancies and omissions
24	<u>Page 69, section 2.5.7.3</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. E. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend policy NRD32 (Section 2.5.7.3, page 69) to state:</p> <p>'Consider wind energy proposals subject to the specific criteria and policies contained within this section, within section 3 'Development Guidelines and Technical Standards' 3.5.3 and to accord with the DoEHLG, Wind Energy- Draft Guidelines for Planning Authorities, 2004.'</p>	Arising from Part 5 Summary of Discrepancies and omissions
25	<u>Page 70, section 2.5.7.</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. E. Bonner it was resolved to materially alter the Draft County Development Plan 2005 so as to:-</p> <p>Amend policy NRD40 (Section 2.5.7, P.70) to state:</p> <p>'Consider wind energy proposals that are community or small enterprise based (refer to footnote) throughout the county (with the exception of those areas identified in Policy NRD33). The turbine shall not be permitted within 100metres of occupied dwellings (except where the written consent of the owner/ occupier is provided). The turbine shall be of an appropriate scale to their host environment and commercial scale turbines shall not be permitted. In this respect the hub height of such turbines shall not exceed 25metres.'</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
		<p>Footnote: Applicants will be required to demonstrate how their proposal meets a community or small scale enterprise'</p> <p>On the proposal of Clr. McGuinness, seconded by Clr. MacLochlainn it was resolved to materially alter the Draft County Development Plan 2005 and insert a statement relating to the impact of offshore wind farms on County Donegal so as to state:-</p> <p>'The Council will discourage proposals for offshore windfarms that would materially impact on the County in relation to shipping movements, landscape degradation, tourism potentials as examples.'</p>	
26	<u>Page 67, section 2.5.5.5</u>	<p>On the proposal of Clr. Pringle, seconded by Clr. MacLochlainn it was resolved <u>not</u> to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Delete Policy NRD 15 (Section 2.5.5.3, P. 67) and renumber the policies in that Section accordingly.</p>	Arising from Part 5 Summary of Discrepancies and omissions
27	<u>Page 67, section 2.5.5.5</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Slowey it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Insert the following text at the end of Policy NRD26 (Section 2.5.5.3, P. 67): <i>'where appropriate'</i></p>	Arising from Part 5 Summary of Discrepancies and omissions
28	<u>Page 72, section 2.5.8.3</u>	<p>On the proposal of Clr. Mac Lochlainn, seconded by Clr. Pringle it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend that 2nd last Objective contained within Section 2.5.8.3 OBJECTIVES (P.72) so that the bullet point reads as follows:</p> <p>'The Council will seek changes to planning legislation, in order to remove the thresholds, which determine the need to seek Environmental Impact Statements as part of a planning application for an Extractive Industry development.'</p>	Arising from Part 5 Summary of Discrepancies and omissions
29	<u>Page 73, section 2.5.8.4</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. Brogan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend POLICY NRD51 (Section 2.5.8.4, P.73) to read as follows:</p> <p>POLICY NRD 51:</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
		Identify, as part of the planning process for proposed future road schemes, 'borrow pits', adjacent to such road schemes in order to minimize the haulage of material over longer distances.	
30	<u>Page 67, section 2.5.5.3</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Recommendation: Insert the map entitled Firebreak_Corridors at the end of Section 2.5. Map now presented in the Appendix of this part of the Manager's Report.</p>	Arising from Part 5 Summary of Discrepancies and omissions
31	<u>Page 90, section 2.6.10</u>	<p>On the proposal of Clr. Mc Donald, seconded by Clr. Crawford it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Insert the following sentence at the end of 2nd paragraph of Section 2.6.7 BACKGROUND (P.90):</p> <p>'In addition the Council has designated the following towns as 'Heritage Towns'; Ardara, Ballyshannon, Moville, Raphoe, and Ramelton.'</p>	Arising from Part 5 Summary of Discrepancies and omissions
32	<u>Page 81, section 2</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. Brogan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>The plan already states at page 81 of section 2 that the designation of these sites is the responsibility of DoEHLG. However, in the interests of clarity text should be inserted in accordance with the recommendations below.</p> <p>Recommendation: The following text to be added to Map 8: Conservation, (Section 2.6): 'NB: SAC's, SPA's, NHA's are designated by DoEHLG.'</p> <p>The following text to be inserted at Section 3.6.4, page 28: ' All natural heritage designations are the responsibility and function of Department of the Environment, Heritage and Local Government.'</p>	Arising from Part 5 Summary of Discrepancies and omissions
33	<u>Page 92, section 8</u>	<p>On the proposal of Clr. Brogan, seconded by Clr. McGuinness it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend colour of Special Conservation Areas (SAC's) in Map 8: Conservation, contained within Section 2.6 of the plan from blue to yellow.</p>	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
34	<u>Page 96, section 2.7.8</u>	<p>On the proposal of Clr. Alcorn, seconded by Clr. Pádraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Omit Portnoo from the list of blue flag beaches in Section 2.7.8, page 96.</p>	Arising from Part 5 Summary of Discrepancies and omissions
35	<u>Page 110, section 2.8</u>	<p>On the proposal of Clr. A. Bonner, seconded by Clr. McGowan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005 and to include an Arts Symbol for Ballybofey /Stranorlar on Map 10 :-</p> <p>Re-label the symbol 'Arts Centre' in the Map 10: Gaeltacht, Culture, Sports and Recreation (Section 2.8) so that it reads as 'Arts Centre/Theatre'.</p>	Arising from Part 5 Summary of Discrepancies and omissions
36	<u>Page 106, section 2.8.2.4</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. Brogan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend the 2nd bullet point in POLICY GCSR 19 (Section 2.8.2.4, P.106) so that it reads as follows:</p> <p>'further develop Letterkenny Arts Centre/Regional Cultural Centre as a regionally significant artistic and cultural resource'</p>	Arising from Part 5 Summary of Discrepancies and omissions
37	<u>Pages 53-54, section 3.1.1 of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. A. Bonner, seconded by Clr. McGowan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Clr. Mac Lochlainn protested and expressed grave concern at the removal of the following structures from the Record of Protected Structures.</p> <p><u>Remove the following 3 structures from the Record of Protected Structures contained within the County Donegal Draft Development Plan 2005.</u></p> <p>Ref No: Name</p> <p><u>40801001</u> <u>St Patrick's Castlefinn</u></p> <p><u>40906907</u> <u>Convoy Presbyterian Church</u></p>	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
		<p><u>40907822</u> <u>St Ann's Killygordan</u></p>	
38	<p><u>Page 7, section 3.2.1 of Development Guidelines and Technical Standards</u></p>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. Brogan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Insert the following sentence immediately after the 1st paragraph in Point 2. Section 3.2.1. (P.7):</p> <p>'Roadside boundary in rural areas to be setback to the minimum distance specified in Table 1 below.'</p>	<p>Arising from Part 5 Summary of Discrepancies and omissions</p>
39	<p><u>Page 7, section 3.2.1 of Development Guidelines and Technical Standards</u></p>	<p>On the proposal of Clr. Alcorn, seconded by Clr. Pádraig Doherty it was resolved to make the following non- material alteration to the Draft County Development Plan 2005;-</p> <p>the following text be inserted in Point 3,a. Section 3.2.1 (P.7).</p> <p>'...and figure 2, Section 3.2.7, Entrance Details and Residential Properties.'</p>	<p>Arising from Part 5 Summary of Discrepancies and omissions</p>
40	<p><u>Page 7, section 3.2.1 of Development Guidelines and Technical Standards</u></p>	<p>On the proposal of Clr. McDonald, seconded by Clr. Brogan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend Point 4. Section 3.2.1. (P.7). to read as follows:</p> <p>'Existing roadside drainage shall be maintained and surface water road gullies or equivalent system shall be provided to cater for run-off to and from the public road. Suitable drainage system shall be provided to prevent discharge of water from site onto the public road or footpath (e.g. cattle grid system or slotted drainage block). Surface water systems shall preferably be routed to discharge to a watercourse, which is suitable to cater for the anticipated volume of water (soakpits shall not normally be encouraged). All proposed road works shall include fully designed drainage systems to the final outfall.'</p>	<p>Arising from Part 5 Summary of Discrepancies and omissions</p>

No	Page No /Paragraph No	Non Material Alteration	Source
41	<u>Page 9, section 3.2.3 of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. Pádraig Doherty, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend the first sentence of Point 1. Section 3.2.3 (P.9) so that it reads as follows: 'The table below is indicative of maximum gradients'</p>	Arising from Part 5 Summary of Discrepancies and omissions
42	<u>Page 9, section 3.2.3 of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. MacLochlainn, seconded by Clr. McDonald it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <ol style="list-style-type: none"> 1. Insert the word 'Permanent' immediately before the word 'Visibility' in the first sentence of Point 2. Vision Lines, Section 3.2.3 NON NATIONAL ROADS (P.9). 2. Insert the text 'Figure 1 and' immediately before the text 'Table 1 and' in Point 2. Vision Lines of Section 3.2.3 NON NATIONAL ROADS (P.9). 	Arising from Part 5 Summary of Discrepancies and omissions
43	<u>Page 11, section 3.2.3 of Development Guidelines and Technical Standards</u>	<p>On the proposal of Clr. McDonald, seconded by Clr. MacLochlainn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Delete the following text from Point 3. Building Setback on Non-National Roads:, Section 3.2.3 NON NATIONAL ROADS (P.11):</p> <p>'30m setback will be required from outside edge of running carriageway on Non-National Roads.'</p> <p>And insert the following text:</p> <p>'A minimum of 25m setback will be required from centreline of carriageway on Regional Roads and 15m setback will be required from centreline of carriageway on Local Roads.'</p>	Arising from Part 5 Summary of Discrepancies and omissions
44	<u>Control Point Booklet</u>	<p>On the proposal of Clr. Brogan, seconded by Clr. Kennedy it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Clarification sheet be inserted to front of Control Point booklet and to CD Rom and internet version of plan to state:</p> <p>The following points are made by way of clarification to this control point booklet.</p> <ol style="list-style-type: none"> 1. Where a conflict exists between a Control Point identified in this booklet and a Plan Boundary 	Arising from Part 5 Summary of Discrepancies and omissions

No	Page No /Paragraph No	Non Material Alteration	Source
		<p>identified in a Development Plan prepared in the functional area of Donegal County Council prior to the preparation of the County Donegal Development Plan 2000 the Control Point identified in this booklet will apply.</p> <p>2. Where a Development Plan or Local Area Plan has been adopted for an area since the preparation of the County Donegal Development Plan 2000, which is either wholly or partially within the functional area of Donegal County Council, the development boundary identified in the relevant plan will apply and an examination of this boundary can be made directly in the Development Plan/Local Area Plan document. To date, development plans or local area plans have been adopted for the following such areas:</p> <ul style="list-style-type: none"> • Ballybofey/Stranorlar. • Bridgend. • Burnfoot. • Castlefinn. • Killea. • Letterkenny. • Muff. • Rossnowlagh. • Donegal Town. <p>As more Development Plans/Local Area Plans are adopted for such areas the Plan Boundary contained therein shall supersede the Control Point maps contained within this booklet.</p>	
45	<u>Page 39-40, Section 2.2.6</u>	<p>On the proposal of Clr. Larkin, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>In the interests of clarity, make the following amendments to POLICY EED8: THE DEVELOPMENT OF KEY INFRASTRUCTURE TO FACILITATE EMPLOYMENT GENERATION (Section 2.2.6, P.39-40):</p> <ul style="list-style-type: none"> • Insert the following heading before the 4th paragraph in POLICY EED8 (Section 2.2.6, P.40) beginning, 'From within the state....': <p>Electricity Infrastructure</p> <ul style="list-style-type: none"> • Insert the following heading before the 6th paragraph in POLICY EED8 (Section 2.2.6, P.40) beginning, 'In addition the Council will support....': <p>Broadband</p>	Arising from Part 3 of Manager's Report 'Themed Response on Employment Generation and Enterprise Development Strategies'.

No	Page No /Paragraph No	Non Material Alteration	Source
46	<u>Page 39-40, Section 2.2.6</u>	<p>On the proposal of Clr.Padráig Doherty, seconded by Clr. E. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>In recognition of the importance of the North West Atlantic Broadband Arc Project, insert the following text in the 7th paragraph of POLICY EED8: THE DEVELOPMENT OF KEY INFRASTRUCTURE TO FACILITATE EMPLOYMENT GENERATION (Section 2.2.6, P.39-40), after the text ‘A number of initiatives to stimulate the provision of wireless broadband services are currently being planned.’:</p> <p>‘In particular the Council will facilitate the building of a wireless broadband backbone network in the north and west of the County through the North West Atlantic Broadband Arc Project or other similar projects.’</p>	Arising from Part 3 of Manager’s Report ‘Themed Response on Employment Generation and Enterprise Development Strategies’.
47	<u>Page 36, Section 2.2.6</u>	<p>On the proposal of Clr. McGowan, seconded by Clr. A. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005 and to extend the remit of the Forum to advancing the objectives of all four development corridors:-</p> <p>In order to more comprehensively address the issue of cross border economic development corridors, amend POLICY EED 2: THE PROMOTION OF DEVELOPMENT CORRIDORS (Section 2.2.6, P.36), so that it reads as follows:</p> <p>It is the policy of the Council to support the objectives of 4 development corridors within the County.</p> <ol style="list-style-type: none"> 1. The Letterkenny to Derry (and comprising Bunrana) Economic Development Corridor: Section 2.1 outlines a detailed spatial strategy, based on limited nodal development, for the development of this corridor. Guiding the growth of the Letterkenny to Derry corridor in this co-ordinated manner will achieve socio-economic benefits for Derry and Letterkenny, the settlements along the corridor and their surrounding hinterlands. The Council will establish a forum comprising members of the County Council and cross border stakeholders in order to advance these objectives. 2. The Southern Economic Development Corridor (part of Atlantic Corridor): This corridor stretches from Sligo through Bundoran, Ballyshannon, Donegal Town, Ballybofey/Stranorlar and from there to both Lifford and Letterkenny. It represents the northern end of the Atlantic Corridor identified in the government’s recently published Transport21 transport plan. The 	Arising from Part 3 of Manager’s Report ‘Themed Response on Employment Generation and Enterprise Development Strategies’.

No	Page No /Paragraph No	Non Material Alteration	Source
		<p>Southern economic development corridor will exploit the opportunities arising from the fibre optic cable linkages, significant road linkages and bypass improvements and the likelihood of other infrastructural improvements such as increased electricity transmission capacity into the County. Also there may be distinctive possibilities flowing from the availability of a natural gas pipeline from the Corrib offshore gas field into this corridor and possibly inter connecting with the cross border gas linkages to Northern Ireland. In addition as mentioned in the Chapter on Transportation and Communications (Chapter 2.1), the Council are also pursuing a long-term strategy to maintain and develop rail linkages. The Western Corridor rail links from Ennis, Limerick, Galway through to Sligo and up into the County form part of this strategy. As a consequence the routes of the old rail network within the County will be safeguarded to facilitate their re-integration into the transport network at some time in the future.</p> <p>3. Cross Border Economic Development Corridors: In addition to the Letterkenny to Derry (and comprising Buncrana) Economic Development Corridor the Council will promote the development of the Ballybofey/ Lifford/Strabane/Omagh and the Bundoran/Ballyshannon/Beleek/Enniskillen cross border Economic Development Corridors with the aim of creating a seamless cross border economic region with a vibrant business environment. In the planning and development terms the creation of this corridor will require major improvements in infrastructural linkages, the creation of a 'business friendly' planning framework (through such mechanisms as Strategic Development Zones) and the meaningful co-operation of the relevant local authorities and government departments on a north/south basis.</p> <p>4. The N56 'Atlantic arc': This arc runs through the southwestern, western, and northwestern margins of the County, and includes the settlements serviced by the N56 Strategic Infrastructural Corridor. Through a process of urban strengthening the towns along this arc will perform a locally important role in driving forward development both in their own hinterland and throughout this distinctive Gaeltacht and Coastal area.</p>	
48	<u>Page 109, Section 2.8.5.2</u>	<p>On the proposal of Clr.Padráig Doherty, seconded by Clr. McGowan it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Insert additional bullet point at end of 2.8.5.2 as follows:</p> <ul style="list-style-type: none"> • Nursing Homes. During the lifespan of the Development Plan further policy development on 	Arising from Summary of issues raised in submissions received from prescribed bodies etc.

No	Page No /Paragraph No	Non Material Alteration	Source
		the location and siting of nursing home facilities may be explored.	
49	<u>Page 57, Section 2.4.3</u>	<p>On the proposal of Clr. McDonald, seconded by Clr. MacLochlainn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Add a bullet point to end of section 2.4.3 as follows:</p> <ul style="list-style-type: none"> • Provision of adequate wastewater treatment systems for urban areas and for and for industrial units where applicable. 	Arising from Summary of issues raised in submissions received from prescribed bodies etc.
50	<u>Page 10, Section 1.2.1</u>	<p>On the proposal of Clr. Brogan, seconded by Clr. A. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend second paragraph of page 10 as follows: 'In strategic terms the northern end of the Atlantic Corridor (N15/13), which connects the most populous towns in the County, represents a strategic transport corridor, capable of providing important transportation linkages, funnelling development into the County and driving growth along its axis. Similarly the N56 'Atlantic Arc', connecting the more peripheral parts of the County, also acts as a strategic transport corridor and will play a pivotal role in the economic regeneration of many coastal and Gaeltacht areas of the County.</p>	Arising from Summary of issues raised in submissions received from prescribed bodies etc.
51	<u>Page 26, Map no 1</u>	<p>On the proposal of Clr. Brogan, seconded by Clr. A. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Amend the label for the N15/N13 Strategic transport corridor to read as follows: 'N15/N13 'Atlantic Corridor' Strategic Transport Corridor.' Amend the label for the N56 Strategic transport corridor to read as follows: 'N15/N13 'Atlantic Arc' Strategic Transport Corridor.'</p>	Arising from Summary of issues raised in submissions received from prescribed bodies
52	<u>Page 88, Section 2.6.5.4</u>	<p>On the proposal of Clr. Brogan, seconded by Clr. Larkin it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>Insert addition point no (iv) onto BNH10 as follows: ' The County Council will work with the DoELG and the OPW to protect and enhance the setting of National Monuments in State Care in the County.'</p>	Arising from Summary of issues raised in submissions received from prescribed bodies

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SCHEDULE OF FURTHER MATERIAL & NON- MATERIAL ALTERATIONS ARISING FROM WORKSHOPS WITH THE MEMBERS

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
1	Page 28, Policy TC3 (1) Air	<p>On the proposal of Clr. Slowey, seconded by Clr. O’ Domhnaill it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p> <p>To amend Draft Development Plan, page 28, Policy no.TC3 (1) Air (1) from “Facilitating the transport network to and from Donegal (Carrickfinn) Airport” to “Improving and maintaining the road network to and from Donegal (Carrickfinn) airport through the roads work programme including the ongoing upgrade of the R259 from Crolly towards Donegal (Carrickfinn) airport and realignment of R259 airport junction.”</p>	Non- material
2	Page 35, 2.2.5	<p>On the proposal of Clr. O’ Domhnaill seconded by Clr. Slowey, it was resolved to make the following non- material alteration to the Draft County Development Plan 2005:-</p> <p>To amend Draft Development Plan, page 35, 2.2.5, to include an additional objective as follows: “no. 8. To support the operation, maintenance and expansion of Donegal (Carrickfinn) airport.”</p>	Non- material
3	Page 28, Policy no.TC3 (1) Air (3)	<p>On the proposal of Clr. O’ Domhnaill, seconded by Clr. Slowey it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend Draft Development Plan, page 28, Policy no.TC3 (1) Air (3) by replacing</p>	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
		entire existing text from "Facilitate the development of an airstrip on Tory Island" to " Facilitate and actively pursue the development of an airstrip at Tory Island".	
4	Page 34, 2.2.3, 2	<p>On the proposal of Clr. O' Domhnaill, seconded by Clr. Slowey it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend Draft Development Plan, page 34, 2.2.3, 2 'Air Service' to include the following additional sentence at end of paragraph. "The provision of an airstrip at Tory Island should be facilitated."</p>	Material
5	Page 35, 2.2.5	<p>On the proposal of Clr.Padráig Doherty, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend Draft Development Plan, page 35, 2.2.5, to include an additional objective as follows: "no 9. To provide an airstrip on Tory Island".</p>	Material
6	Page 28, Section 2.1.4, POLICY NO. TC 3	<p>On the proposal of Clr. E. Bonner, seconded by Clr. Crawford it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend Draft Development Plan, page 28, Section 2.1.4, POLICY NO. TC 3:, Point (3) RAIL: so that it reads as follows: The Council will pursue the following strategy to maintain and develop rail links into and throughout the County.</p> <ul style="list-style-type: none"> ▪ Undertake a preliminary study (within 2 years of the adoption of this Development Plan) into the potential of rail links into and throughout the County in order to identify likely costs, preferred routes, feasible services etc. This study would be completed in co-operation between all relevant departments, agencies, and authorities on a cross border basis. ▪ Safeguard the routes of the old railway network within the County in 	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
		<p>order to facilitate their re-integration into the transport network (or to facilitate their use as cycling or walking routes) in the medium to long term.</p> <ul style="list-style-type: none"> ▪ Actively support efforts by Northern Ireland Railways and Iarnrod Eireann to maintain and develop the rail services to Derry and Sligo respectively. ▪ Positively support the re-establishment of rail services along the entire length of the Sligo to Galway line. ▪ Facilitate the re-establishment of a rail link between Sligo and Derry (through Donegal) in order to make possible direct rail services along the Western Transport Corridor between Derry and Limerick. ▪ Facilitate the re-establishment of a direct rail link between Donegal and Dublin through co-operation between all relevant departments, agencies, and authorities on a cross border basis. 	
7	Page 93, section 2.7.4	<p>On the proposal of Clr. O' Domhnaill, seconded by Clr. A. Bonner it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend Draft Development Plan by inserting new text at end of section 2.7.4, page 93, 'Product Development' to state: 'Outside this partnership approach, the Council will consider the development of resource related tourist projects in the county (both within control points and outside control points) other than standalone accommodation wherein the core of the proposal is the tourism product and the harnessing of the resource. Any accommodation element of the development proposal must be ancillary in nature to the overall resource related tourist project so that the product is the dominant element. The development proposal shall also be required to accord with normal development control considerations including siting, location and design.'</p>	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
8	Page 101, second paragraph	<p>On the proposal of Clr. O’ Domhnaill, seconded by Clr. E. Bonner it was resolved to make the following non- material alteration to the Draft County Development Plan 2005.</p> <p>To amend the draft development plan by inserting new text at page 101, second paragraph, to state: ‘At present, language conditions are being imposed on multiple residential developments.’</p>	Non- material
9	Page 102, GCSR3	<p>On the proposal of Clr.Padráig Doherty, seconded by Clr. Alcorn it was resolved to make the following non- material alteration to the Draft County Development Plan 2005</p> <p>To amend Draft Development Plan, page 102, GCSR3, in its entirety to state: ‘ Where any proposed multiple residential development within or close to the Gaeltacht area materially affects the linguistic and cultural heritage of the Gaeltacht, including the promotion of Irish as the community language, the applicant shall be required to assess their impact on the protection of the language and culture through the submission of a Language Impact Assessment. The Language Impact Assessment will form a material factor in the consideration of any planning proposal. It will be the policy of the Council that where a significant impact is demonstrated, steps to mitigate such an impact will have to be proposed by the applicant. The council will attach where appropriate language conditions on multiple residential developments to ensure that the objectives set out in the plan for the Gaeltacht are achieved.</p>	Non- material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
10	Page 1, section 3.1.2	<p>On the proposal of Clr. Mc Guinness, seconded by Clr. Crawford it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend the draft Development Plan by inserting an additional Standards & Requirement for Housing Developments at page 1, section 3.1.2 to state: '3. Multiple Housing schemes should reflect the scale, design and character of the town or village within which it is situate'.</p>	Material
11	Control point booklet	<p>On the proposal of Clr. E. Bonner, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend the control points of Dungloe in accordance with the attached map (map no. 19) including accurate position of control point on Sheskinrone Road (Northern Road towards Lough Doo) as this control point was erroneously omitted from control point maps.</p>	Material
12	Control point booklet	<p>On the proposal of Clr. E. Bonner, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend the control points of Frosses in accordance with the attached map (map no.20).</p>	Material
13	Control point booklet	<p>On the proposal of Clr. E. Bonner, seconded by Clr. Kennedy it was resolved to materially alter the Draft County Development Plan 2005 as follows:</p> <p>To amend the control points of Carrick in accordance with the attached map.</p>	Material
14	Control point booklet	<p>On the proposal of Clr. E. Bonner, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows:</p> <p>To amend the control points of Maghery in accordance with the attached map</p>	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
		(Vide Appendix 4)).	
15	Control point booklet	On the proposal of Clr. L. Blaney, seconded by Clr. N. McBride it was resolved to materially alter the Draft County Development Plan 2005 as follows: - To amend the control points of Rathmullan in accordance with the attached map.	Material
16	Control point booklet	On the proposal of Clr. Blaney, seconded by Clr. McBride it was resolved to materially amend the Draft County Development Plan 2005 as follows:- To amend the control points of Ramelton in accordance with the attached map (Vide Appendix 5).	Material
17	EHSA	On the proposal of Clr. E. Bonner, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows: - To omit an area of EHSA at Maghery in accordance with the attached map (map no. 27).	Material
18	EHSA	On the proposal of Clr. E. Bonner, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows: To omit 2 no. areas of EHSA at Cruit in accordance with the attached map (map no. 28).	Material
19	EHSA	On the proposal of Clr. Padráig Doherty, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows: - To omit an area of EHSA at Glasserchoo in accordance with the attached map (map no. 29).	Material
20	EHSA	On the proposal of Clr. Padráig Doherty, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
		<p>follows: -</p> <p>To omit an area of EHSA at Ardnagappary in accordance with the attached map (map no.30). Clr. Mac Lochlainn voiced concern at the omission of this area.</p>	
21	EHSA	<p>On the proposal of Clr.Padráig Doherty, seconded by Clr. Alcorn it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To omit an area of EHSA at Crohy in accordance with the attached map (map no.30).</p>	Material
22	Page 50, 5 th bullet point	<p>On the proposal of Clr.Padráig Doherty, seconded by Clr. O' Neill it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend the draft development plan by amending 5th bullet point, page 50 that outlines individuals who can be considered as demonstrating a bonafide need for a house in the rural area so as to state:</p> <p>'Persons wishing to build dwellings for rental purposes for occupancy by persons from the local area, or persons referred to above renting temporarily while their dwelling is being built, including returning emigrants(the latter including persons working elsewhere in the country) for the duration of the period from construction to permanent occupation by the returning emigrant'.</p>	Material
23	Page 50, 6 th bullet point	<p>On the proposal of Clr. Slowey, seconded by Clr. A. Bonner it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend the draft development plan by amending bullet point 6 on page 50 of the plan so as to state: 'Persons who owned the land (including immediate family members) in a rural area prior to 24th March 2000'.</p>	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
24	Page 69, NRD 33	<p>On the proposal of Clr. E. Bonner, seconded by Clr. O’ Neill it was resolved to make the following non- material alteration to the Draft County Development Plan 2005: -</p> <p>To amend the draft development plan by replacing NRD 33, page 69 of the plan in its entirety to state: ‘NRD 33: Not favourably consider applications for wind energy developments in the following areas:</p> <ul style="list-style-type: none"> • Glenveagh National Park • Areas classified as Especially High Scenic Amenity (EHSA's) • Areas defined as views and prospects. <p>In all other areas of the county the Council will consider applications for wind energy developments on their own merits and in accordance with the Policies and Technical Standards set out in this Development Plan.</p> <p>Note: The above areas have been identified following an analysis of areas suitable for wind energy development within the County. This analysis utilised a step by step G.I.S. approach and examined a range of factors relating to wind energy development including inter alia: wind energy potential, landscape sensitivity, visual amenity, etc. This analysis was conducted in accordance with Sections 3.4 and 3.5 of the Draft Ministerial Guidelines on Wind Energy Development (DoEHLG 2004).</p>	Non- material
25	Page 43, section 2.3.4: urban housing	<p>On the proposal of Clr. E. Bonner, seconded by Clr.Brogan it was resolved to materially alter the Draft County Development Plan 2005 as follows: -</p> <p>To amend the Draft Development Plan, page 43, section 2.3.4: urban housing by insert the following text at the end of the first paragraph:</p>	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
		'For clarity, it is noted that control points take precedence over areas of Especially High Scenic Amenity (EHSA's)'	
26	Page 83, BNH 5: Landscape Conservation	<p>On the proposal of Clr. E. Bonner, seconded by Clr. A. Bonner it was resolved to materially alter the Draft County Development Plan 2005 as follows:</p> <p>To amend the draft development plan, page 83, BNH 5: Landscape Conservation, so as to omit the following text:</p> <p>' The Council will also seek to preserve the views and prospects of special amenity value and interest, in particular, views between public roads and the sea, lakes and rivers.'</p> <p>And replace with the following text:</p> <p>'The Council will also seek to preserve the views and prospects of special amenity value and interest, in particular, views between public roads and the sea, lakes and rivers. In this regard, development proposals situate on lands between the road and the sea, lakes or rivers shall be considered on the basis of the following criteria:</p> <ul style="list-style-type: none"> ▪ Importance value of the view in question ▪ Whether the integrity of the view has been affected to date by existing development ▪ Whether the development would intrude <u>significantly</u> on the view ▪ Whether the development would <u>materially</u> alter the view. <p>In operating this policy, a reasonable and balanced approach shall be implemented so as to ensure that the policy does not act as a blanket ban on developments between the road and the sea, lakes and rivers'.</p>	Material
27	Page 84, BNH6: protection of shore walks	<p>On the proposal of Clr. Mc Donald, seconded by Clr. O' Domhnaill it was resolved to materially alter the Draft County Development Plan 2005 as follows:</p>	Material

Ref	Page No /Paragraph No	Recommended Alteration	Material or non material
		<p>To amend the draft development plan, page 84, BNH6: protection of shore walks in its entirety so as to state: 'The integrity of the shore walks from Merville to Greencastle and Bundoran to Tullaghan and also the walkway encircling Trusk Lough, Ballybofey shall be protected, by the control of development which would be considered to intrude upon or inhibit the enjoyment of the amenities of the walks'. This recommendation overrides the response and recommendation set out in Managers report, page23, ref 15).</p>	