

COMHAIRLE CHONTAE DHUN NA nGALL

Oifig Riathóir na
gCruinnithe
Aras an Chontae
LEIFEAR

04 Mí na Nollag, 2007

FOGRA CRUINNITHE

Beidh Cruinniú Speisialta den Chomhairle ar siúl ar a 10 Mí na Nollag, 2007 ag 12.30 le plé a dhéanamh ar na hábhair atá sa Chlár leis seo.

Mise, le meas

**A. MacSuibhne
Riathóir Cruinnithe (RÚNAI CHONTAE)**

DONEGAL COUNTY COUNCIL

Office of Meetings Administrator
County House
LIFFORD.

04th December, 2007

NOTICE OF MEETING

A Special Meeting of Donegal County Council will be held on Monday 10th December, 2007 at 12.30 in the County House, Lifford.

TO EACH MEMBER OF DONEGAL COUNTY COUNCIL

Dear Councillor

You are summoned to attend this meeting of the Council. The Agenda is attached.

Yours sincerely

**E. Sweeney
Meetings Administrator**

AGENDA

1. **Finance Programme**
Audit Committees- Establishment and Membership
2. **Planning & Economic Development**
To consider proposed draft amendment to Ballybofey/Stranorlar
Local Area Plan 2005-2011.

MINUTES OF SPECIAL MEETING OF DONEGAL COUNTY
COUNCIL HELD IN THE COUNTY HOUSE, LIFFORD ON 10th
DECEMBER, 2007.

C/577/07 MEMBERS PRESENT

Clrs. J. Boyle, Mayor, D. Alcorn, L. Blaney, A. Bonner, E. Bonner, B. Byrne, F. Conaghan, G Crawford, R. Donaghey, Marie T. Gallagher, J. Harte, J. Kennedy, D. Larkin, T. Mc Daid , M. Mc Donald, I. McGarvey, P. McGowan, B. Mc Guinness, P. O' Dochartaigh, T. Pringle, J.J. Reid.

C/578/07 APOLOGIES

Apologies were received from Clrs Brogan, Kelly, Mc Bride, Mac Lochlainn and Mc Gonagle, who were unable to attend the meeting.

C/579/07 OFFICIALS IN ATTENDANCE

Mr. Liam Kelly, Assistant County Manager/Director Housing & Building, Mr. Sean Sheridan, Director Corporate Services, Mr. John Mc Laughlin, Director Roads and Transportation, Mr. Francie Coyle, Director Planning & Economic Development, Mr. Michael Heaney, Director, Community, Culture and Enterprise, Mr. Aidan Mc Nicholas, Head of Finance, Ms Sinead Harkin, Executive Planner, Mr. Eunan Sweeney, Meetings Administrator, Ms. Anne Marie Crawford, Staff Officer, Corporate Services.

C/580/07 CONSIDERATION OF PROPOSED DRAFT
AMENDMENT TO BALLYBOFEY –STRANORLAR
LOCAL AREA PLAN 2005-2011

Mr. Francie Coyle, Director Planning and Economic Development advised that the proposed Draft Amendments outlined in the report, circulated with the agenda, related to a total of 25 amendments throughout the Local Area Plan area.

Amendment No 1- Industrial Lands EE2 - Corcam

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend policy E10, on page 40 of the Ballybofey- Stranorlar Local Area Plan 2005-2011, so that it reads as follows:

“Policy E10: Development proposals within Employment and Economy site 2 (EE2); Mullindrait (as identified on land use zoning map)

This package of land is located at Mullindrait to the east of Stranorlar and is bisected by the proposed route of the by-pass. Having regard to the substantial size of this area of undeveloped lands together with the strategic location of these lands along and in proximity to a planned by-pass interchange, proposals for light and heavy industrial development, retail warehousing and proposals for high tech international industries will be encouraged. This land represents an out of centre site within the context of the retail strategy. Access to the lands will not be permitted from the proposed bypass route but shall be via the proposed bypass roundabout or via the existing national primary road at one of the defined potential access points as identified on land use zoning map. In accordance with the requirements of the County Development Plan 2006-2012 Appendix A, Development Guidelines and Technical Standards No.2: Transport and Communications (Refer to appendix 5), an access shall be taken at a location along the National Primary road between the 60kph speed limit and the Ballybofey-Stranorlar boundary where it can be demonstrated that the access meets a strategic need. In this context any development within the lands zoned EE2 at this location shall provide through access for the development of the entire EE2 landholding at that side of the proposed by-pass road.

Any application for planning permission within lands identified as Employment and Economy site 2 (EE2) shall be required to:

- a. Make adequate provision to ensure the protection of residential amenities of existing residential properties situate adjacent to the national primary road by means of adequate set back and/or buffer zone.
- b. Include a detailed survey of all existing planting and vegetation on the site along with proposals for further landscaping.
- c. Assimilate development into the receiving landscape in order to retain an attractive vista at this important arterial road into town.”

Note: Reference 1 on Map 1: Land use zoning map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No 2- Industrial Lands EE2 – Corcam

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to Replace Appendix 5 on page 77 of Ballybofey-Stranorlar Local Area Plan 2005-2011 in its entirety to read as follows:

“Appendix 5

County Donegal Development Plan 2006-2012, Appendix A: Development Guidelines and Technical Standards, Section 2.2: National Roads

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 Guiding Development Roads) outside 60kph speed limit, shall not be permitted.
Intensification of an existing private road access onto a National Primary road shall be considered having regard to; the length of that private road, the number of dwellings exiting onto the private road, and the design of the junction of the private road onto the National primary road.
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 Guiding Development on Roads- Core Document) outside 60kph speed limit, where all of the four criteria are met.
 - 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 the plan
 - d. The proposed access has been designed in accordance with the NRA DMRB

Table 2.

Categories:	
Category 1	Residential development by replacement dwellings
	Provision of a replacement dwelling where the existing occupied dwelling will no longer be occupied.
Category 2	New Industrial Development
	Industrial development tied to a fixed resource. Industrial development with a large employment content (at least 30 employed) and with a properly designed and constructed junction in accordance with the DMRB.
Category 3	Replacement Access
	The creation of a new access point, which eliminates a traffic hazard from an existing, authorised use. (Existing access to be closed) Extensions to existing Industrial/Commercial/Agricultural Premises. Extensions, which do not materially alter or intensify the character of the business and associated traffic intensification.
Category 4	Change of use of an Existing Structure
	Change within existing use categories. Change to a use with the same or lesser intensity of traffic usage.
Category 5	Others
	An access to facilitate a single dwelling for a person(s) who owned the site that is proposed for development, prior to 24 th March 2000, or for their immediate family member (This applies to National Secondary and excludes National primary). An access taken from the National Primary Road between the 60kph speed limit and the Ballybofey-Stranorlar Local Area Plan boundary where it can be demonstrated that the access meets a strategic need.”

3. All new development accesses affecting National roads or roads treated to National Roads standards (as identified in GUIDING DEVELOPMENT ON ROADS – Core

Document) shall be designed and constructed in accordance with the NRA / NRMB. The applicant shall submit a document demonstrating compliance with the NRA DMRB as part of the planning application.

4. Building Setback 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.
5. Right Turning Lanes, Design Speeds and Visibility: With regard to such issues such as right turning lanes, design speeds and visibility on National Roads the Council will have regard to the relevant DMRB. Standards.

Note: Reference 2 on Map 1: Landuse Zoning Map – proposed amendment dated 10th December 2007, circulated with report, refers.

Amendment No. 3-Industrial Lands EE2 – Corcam

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate 4 potential access points along the road frontage of EE2 from the N15 National Primary Road.

Note: Reference 3 on Map 1: Landuse Zoning Map – proposed amendment dated 10th December 2007, circulated with report, refers.

Amendment No 4-River Finn Proposed Candidate Special Area of Conservation

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011, to reflect changes to the ‘River Finn candidate Special Area of Conservation (cSAC)’ as forwarded to Donegal County Council from the Department of Environment, Heritage and Local Government and as illustrated on the attached map.

Note: Reference 4 on Map 1: Landuse Zoning Map-proposed amendment dated 10th December 2007, circulated with report, refers.

Amendment No 5-Former pcSAC Lands zoned Recreational/Amenity/Open Space

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to insert a new policy, namely CR4 on page 48 of the Ballybofey-Stranorlar Local Area Plan 2005-2011, as follows.

“CR4: River Corridor Recreation And Amenity Lands
These lands have been set-aside for the purposes of a green corridor and green lung through the town wherein the future use of the lands will ensure the long-term delivery of the lands for the purposes of recreation, amenity and open space.

Development proposals secondary to recreation and amenity may be considered where a conceptual and integrated approach can be demonstrated and where provision is made for the following:

1. River Corridor Recreation and Amenity use is the primary and dominant use
2. The development is of a use, form, scale and nature that compliment the River Corridor Recreation and Amenity use.
3. Provision of a substantial area of land to be developed as active open space.
4. Integration of important environmental features on site.
5. Connectivity and integration with adjoining similarly zoned lands.
6. A buffer corridor is incorporated into the design that protects and enhances adjoining cSAC designated lands.
7. Adequate site services and infrastructure can be provided in accordance with other policies and objectives contained within the Local Area Plan.
8. Flood Risk Assessment specific to the application site and in line with policies CO2 and CO3 of the Local Area Plan are submitted.

Incompatible uses such as industrial, commercial, retail and residential shall not be considered.”

Note: Reference 5 on Map 1: Landuse Zoning Map – proposed amendment dated 10th December 2007, circulated with report, refers.

Amendment No. 6 Former pcSAC Lands East of Navenney Bridge

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate re-zoning of 3 pieces of land, comprising a total of 3.9 acres of land from ‘Recreation, Amenity and Open Space’ to ‘Established Development’

Note: Reference 6 on Map 1: Landuse Zoning Map – proposed amendment dated 10th December 2007, circulated with report, refers.

Amendment No 7. Masterplan Area 1 Framework

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend Policy E16, on page 42 of the Ballybofey-Stranorlar Local Area Plan 2005-2011, so that it reads as follows:

“The Masterplan area comprises 35.4 hectares of land located between the Railway Road along the Northern boundary, the Dreenan Road along the Eastern Boundary and the River Finn along the South and West boundaries. The site is opportunely located immediately adjacent to the ‘Town Centre’ of the twin towns and to residential areas of relatively high population density. The lands comprise a bus depot, council yard including treatment works, civic amenity facility, Mart, Leisure centre and also a new civic defence building under construction and the proposed new Finn Harps stadium and a proposed community and enterprise centre.

The land is constrained by its location adjacent to the River Finn wherein the southern portion of the overall site is subject to flooding. This flood plain partly coincides with the delineation of candidate River Finn Special Area of Conservation. In this regard, any development proposals will be subject to policies CO1, CO2 and CO3 set out in section 8 of this plan.

A mix of uses shall be permitted within the site to allow for retail, commercial, residential, recreation and leisure, community and public space. The masterplan framework at appendix 7 shall guide the development of these lands. This framework is accompanied by text as detailed below and which sets out development considerations within the Masterplan Area. Any application for planning permission within the Masterplan Area shall be required to ensure the achievement of the following principles behind the framework:

- Development of new and innovative urban fabric
- Accessibility to the public; provision of public spaces
- Appropriate pedestrian, vehicular and cycle access to and within the site
- Achievement of complimentary land uses
- Linked walkways.
- Consideration of the Floodplain
- Consideration of adjoining SAC lands

The Masterplan Area is divided into succinct sections, and the following text relates to each as numbered on the Masterplan map.

1. Civic Square Development Framework.

It is envisaged that this key site shall act as a catalyst in the regeneration and development of this Masterplan area. The site comprises a green field site of approximately 2.07 acres with a gentle fall of 3m towards the south. The site affords good views westwards towards the town and the steeple of St Mary's Church and is visible upon entering the railway road and from the summit of the Ballybofey Bridge.

The development of this site shall generally accord with the 'Framework Design' as indicated on Masterplan Map 1 at appendix 7 of this document in terms of building blocks, creation of a civic plaza and public spaces along with pedestrian and vehicular access and linkages. Proposals within this area should promote the creation of streetscape and public spaces of a high quality design and shall include provision for the following:

- Good connections and links to surrounding areas thereby creating passing activity.
- Permeability to and linkages with the remainder of masterplan area.
- All buildings facing onto the plaza must address it, particularly at ground level where engagement of the public is essential. Sensitively designed balconies and roof terraces overlooking the plaza shall be encouraged.
- Design of buildings shall reflect their use and have a visual richness.
- Buildings shall be of an appropriate height; in this context, 3 or 4 storey buildings shall be considered where they are appropriately designed and complement adjoining buildings.
- To increase robustness of the area, the edge between buildings and public spaces must be designed to co-exist. E.g. Cafes with bistro tables outside.
- Anti-social behaviour should be ‘designed out’ of spaces and afford good passive supervision.
- Approach roads, vehicular and pedestrian access shall be considered with regard to views of the proposed area and hierarchy within the plaza, particularly vistas from existing routes.
- Underground car parking shall be a consideration for any application within the site; particularly to the south where the difference in levels makes it feasible.
- Where over ground car-parking is proposed, care should be taken in the design to soften with planting and other design elements.

High quality buildings and proposals shall be encouraged at this location where design reflects the setting, context, streetscape and the design framework as set out in Appendix 7 of this Local Area Plan. One off, stand alone buildings that have no regard to the ‘Framework Design’ or objectives set out above shall not be considered.

2. Mart Site. The development of these lands shall comprise of strong, high quality buildings and spaces of a qualitative design that shall form good streetscape and frontage whilst creating space and connectivity. The building ‘blocks’ as identified are indicative only and

should not be interpreted as an exact footprint. Mixed use development shall be encouraged on these sites with a spectrum of retail and commercial. The massing and height of buildings within this area shall reflect that of adjoining buildings and particular regard should be had to the elevation onto Railway Road and the residential amenities of dwellings opposite.

3. Leisure Centre Site. Further expansion and development of sporting, recreational and community uses within this area shall be encouraged and supported. Future development within this area should have particular regard to and address car parking, adjoining vehicular and pedestrian/cycle routes and afford a degree of latent surveillance.
4. Finn Harps Site. Sporting, Leisure and recreational uses shall be supported and encouraged at this location.
5. Sporting, leisure and recreational site. Sporting, leisure and recreational uses only, shall be supported and encouraged at this location. Any development of these lands shall make provision for the retention of existing vegetation. Particular regard must be had along the interface with the cSAC lands to the South of the site. The proposed new road along the north of the site is an important linkage through the masterplan area and as such treatment along this boundary should be innovative and of a high quality whilst also offering a degree of latent surveillance. Given the encroachment of the River Finn flood zone into this area, proposals shall not comprise housed or occupied structures. These lands may be used in part to accommodate public utilities or facilities ancillary to the general sport and recreational use on adjoining lands.
6. Sporting, leisure and recreational site (De-designated candidate SAC). Sporting, leisure and recreational uses only, shall be supported and encouraged at this location. Any application shall make provision for the retention of existing vegetation and mature trees particularly along the southern and eastern boundaries. Particular regard must be had along the interface with the SAC lands to the South and East and the Public Recreation Area to the west of the site. The proposed new road along the north of the site is an important linkage throughout the masterplan area and as such treatment along this

boundary should be innovative and of a high quality whilst also offering a degree of latent surveillance. Given the encroachment of the River Finn flood zone into this area, proposals shall not comprise housed or occupied structures. These lands may be used in part to accommodate public utilities or facilities ancillary to the general sport and recreational use on adjoining lands.

7. Established Development. This area has an established use, the continuance of which shall be supported by the County Council. In the event however that any of the landowners would re-develop these lands, it is imperative that elevations along Main Street, Railway Road, pedestrian link and access road to the civic amenity site are of a high quality and design, and contribute to the creation and continuance of Streetscape of a human scale. All existing vegetation within the site should be retained and any application for further development of these lands should be accompanied by a detailed landscape design (both hard and soft) and pay particular attention to boundary treatment and public areas whilst offering a degree of latent surveillance and supervision.
8. Established Development. This area has an established use.
9. a & b River Finn SAC lands. These lands within the south of the Plan area remain cSAC and as such the proposed zoning of 'open space' shall complement the cSAC designation. These lands are situate either side of the proposed Recreational Area and have frontage along the river. It is an objective of the Masterplan to provide a walking trail along the riverside of these lands and development of same should be considered in detail in the context of the cSAC designations. These lands are also prone to flooding and are within the catchment of 100yr storm.
10. Sport and Recreation Area. This area shall be developed as a Sport and Recreation Area. Pitches, walkways and access into the area shall be developed as generally indicated on attached Masterplan map. Existing features illustrated on attached Masterplan Map, namely the railway line and embankments and existing mature trees along rail line shall remain, and walkways as generally indicated on attached map shall form spinal walkways for further access. The public recreation area shall be readily

accessed from the town centre and potentially from residential areas to the south of the river via an additional pedestrian bridge.

11. Walkways and bridges. The network of walkways incorporating bridges in addition to the proposed new roadway provide a grid of permeability within the masterplan area that is essential in order to make this a viable and vibrant area. It is important to encourage the development of linkages out of the site as well as within in order that this area of sporting, leisure, recreational and community uses is available and easily accessible from all areas.

Flexibility shall be used in the assessment of any application which traverses the boundaries of land use zonings within the masterplan area; in this regard the greater part of any application shall be located within the appropriate land use zone.

Note: Reference 7 on Map 1-Landuse Zoning Map – proposed amendment dated 10th December 2007, circulated with report, refers.

Amendment No. 8 Masterplan Area 1 Framework

On the proposal of Clr. Mc Gowan, seconded by Clr. A. Bonner, it was resolved to Replace Appendix 7 of Ballybofey-Stranorlar Local Area Plan 2005-2011 in its entirety with the ‘Masterplan Area 1 Framework’ comprising mapping attached to this report.

Note: Reference 8 on Map 1: Landuse Zoning Map – proposed amendment dated 10th December 2007, circulated with report, refers.

Amendment No. 9 Masterplan Area 2 Framework

On the proposal of Clr. Reid, seconded by Clr. Mc Gowan, it was resolved to insert new Appendix, namely Appendix 8 at page 81 of Ballybofey-Stranorlar Local Area Plan 2005-2011 to include a Masterplan Framework for this area. This Masterplan Framework comprises 3 options for landuse zoning and associated policy for lands within the Masterplan boundary. These options, which are published for public consultation as part of this report, will form the basis for consideration of the material alteration pertaining to these

lands at the next stage of the Local Area Plan Amendment process.

The proposed Masterplan Framework is as follows:

“Masterplan Area 2 Framework:
Description and Location

The Masterplan area comprises approximately 30 hectares of land located adjacent to Drumboe Woods just north of the River Finn within the North-west of the Ballybofey-Stranorlar Local Area Plan area, County Donegal.

The area of the Drumboe Masterplan site can be characterised as follows:

- The site encompasses a number of coexisting systems. It is a living landscape of flora and fauna; a system of historic resources that traces our past; an area of agriculture and parkland supporting mainly passive uses; a network of paths and walkways that carry local farmers, fishermen as well as recreational users; This area provides a unique amenity for the people of Ballybofey-Stranorlar and is presently in constant use by the townspeople. Each system overlaps to make the site a unique, complex and vital place.
- Highly useable quarter within close proximity, particularly by foot to the urban core of the twin towns.
- Highly active yet relaxing public realm, comprising Drumboe woods, graveyard, walkways, areas of rich heritage and river corridor.
- Roads and walkways are very informal in nature and add to the character of the area.
- The area comprises heavily wooded areas, strong tree stands, significant hedgerow and a rich underlying heritage.
- The upper reaches of the Masterplan Area represent highly elevated lands with far reaching panoramic outward views across the Finn Valley region making it a highly exposed and visually fragile environment. This area is highly rural in nature and provides the setting and backdrop for the valley settlements of the twin towns.

The vast majority of the lands within the Masterplan Area are privately owned without any community or public access. It is desirable that at least some of the lands, especially the lands designated as active open space/ Recreation & Amenity north of the road are opened up and enhanced for community use.

OPTION 1 - Policies

1. Residential Amenity

Policies herein relate to 'residential amenity' zoned lands within Masterplan site. Proposals for low density residential, recreational, amenity and tourism uses shall be considered acceptable, subject to compliance with the following:

- a) A maximum density of 2 units per acre where the site has the ability to accommodate this number without compromising the integration of such dwellings within the topography of the site.
- b) All site boundaries to be retained and incorporated into development proposals. Such boundaries shall only be removed where it is necessary for the provision of access and/or vision lines. Where this is the case such removal such be as minimal and as subtle as possible. Any such proposals for removal must be approved as part of a planning application. All individual tree species as identified in Masterplan Framework shall be retained unconditionally.
- c) Development proposals shall comprise the highest architectural quality having particular regard to appropriate scale, quality materials and strict compliance with County Donegal Development Plan 2006- 2012, Appendix A: Development Guidelines and Technical Standards and Appendix E: Location, Siting and Design Guide, - Rural and Urban.
- d) Development proposals must include all of the following, a detailed landscaping scheme, site survey, and an appropriate site layout that accords with the character of the area and does not detract from the unique recreational, historical, cultural and social value of the area.

- e) Development proposals shall be satisfactory in terms of other standard considerations for the servicing of the site and shall ensure that the archaeological value in this area is not compromised.

2. Active Open Space, Recreation, Amenity And Tourism

These lands lie in close proximity to the central area of activity within the masterplan site. As such, proposals to harness the unique resources of this area shall be accommodated, such proposals may include, outdoor pursuit centre, craft/tourism small scale retail such as fishing tackle shops, bike hire, etc. Proposals for walkway, cycleway, picnic areas, etc shall also be considered acceptable within these areas. Proposals to harness the unique resources of this area shall be encouraged subject to the following conditions:

- a) Such proposals shall only be acceptable where the landscape has the ability to absorb the proposed development.
- b) Development proposals shall comprise the highest architectural quality having particular regard to appropriate scale, quality materials and strict compliance with County Donegal Development Plan 2006- 2012, Appendix A: Development Guidelines and Technical Standards and Appendix E: Location, Siting and Design Guide, - Rural and Urban.
- c) All site boundaries to be retained and incorporated into development proposals. Such boundaries shall only be removed where it is necessary for the provision of access and/or vision lines. Where this is the case such removal such be as minimal and as subtle as possible. Any such proposals for removal must be approved as part of a planning application.
- d) Development proposals must include all of the following, a detailed landscaping scheme, site survey, and an appropriate site layout that accords with the character of the area and does not detract from the unique recreational, historical, cultural and social value of the area.

3. Passive Open Space, Recreation, Amenity And Tourism

The areas are particularly important visually. They shape and support the special character and recreational value of the masterplan area. Together with the wooded areas, the amenity areas establish a green lung for the towns.

Therefore, development will not be permitted within these zones, as it would detract from the unique recreational, historical, cultural and social value of the area. However, passive recreational use may be acceptable in amenity areas in the form of extension of walkways, seating, signage or provision of a playground, where it can be accommodated without comprising the character of the area.

4. Archaeological Zone

This area as set out in the Masterplan Framework Map is vital for the protection of the integrity of the Drumboe Castle site. The Castle site along with associated buildings and structures carries National Monument status and is therefore protected under the National Monument (Amendment) Act 1994.

Given the archaeological significance of this area and the need to protect both the existing archaeological features and the potentially unknown features within the site it is considered appropriate to protect this area from development.

5. Established Development

The purpose of this zoning is to conserve and enhance the quality and character of these established areas and to ensure the protection of residential amenity therein.

6. Graveyard & 7. Graveyard Extension

The purpose of these zonings is to ensure the protection and longevity of this community use at present and into the future.

8. Heavily Wooded Zones

No development will be permitted within such areas with the exception of proposals for passive recreational use of these areas. This policy is to ensure the protection of these lands as well as the rich flora and fauna, which it accommodates. The woodland areas form and contribute to the provision of a green lung, which forms part of the unique recreational value of the area. It is an objective of the masterplan to identify

linked access routes to the wooded areas and to advocate the opening of same for public enjoyment.

9. Protection of Individual Trees

Individual trees falling within the masterplan site as identified on the accompanying Map shall be protected. Proposals to remove any of the trees identified must be approved as part of a planning application. Such a request must demonstrate justifiable argument supporting such proposals for removal.

10. Protection of Stone Walls

Stone walls falling within the masterplan site area as identified on the accompanying Map shall be protected. Proposals to remove all/part of these structures must be approved as part of a planning application. Such a request must demonstrate justifiable argument supporting such proposals for removal.

11. Walkway/Cycle Network

An extensive walkway/cycle network has been identified throughout the Masterplan site. It is an objective of the council to develop and enhance these walkways in line with the various other walkway/cycle networks within the Local Area Plan boundary. Any development proposals within the route of this network shall only be permitted if the proposal incorporates the walkway into the design and layout and makes arrangements for the accessibility of this part of the network for public use and enjoyment.

12. Roads

Any proposals to carry out improvements to the roads within the masterplan area shall:

- Be sensitive in design
- Be of a subtle yet effective nature
- Retain the character and amenity value of this unique area

13. Indicative Access to Martyrs Monument

It is an objective of the Council to secure the opening of a public right of way from the public road to the Drumboe Martyrs Monument together with construction of appropriate

pathway width and surfacing and appropriate seating and signage.”

OPTION 2 & OPTION 3

Option 2 & option 3 contain an additional area of land zoned Residential/ Amenity (1.78 acres and 2.3 acres respectively) to the east of the Drumboe Martyr’s field. This area, namely ‘Residential Amenity Zone 2’ is not contained within Option 1. In all other respects Options 1,2 and 3 are identical and policies 1 –12 inclusive, as detailed above, relate to all 3 options.

For clarity, ‘Residential Amenity’ as detailed in option 1 becomes ‘Residential Amenity Zone 1’ in options 2 & 3; this is a change in the wording only and both the land area and the policies as detailed in 1a – 1e above are the same in all 3 options.

Additional policy applicable specifically to both options 2 and 3 (including density policies) are set out as follows:

“Residential Amenity Zone 2

Development proposals within Residential Amenity Zone 2 shall comply with the standards outlined in ‘1. Residential Amenity’ above as well as the following:

- a) A maximum density of 3 units per acre shall be considered where the site has the ability to accommodate this number without compromising the integration of such dwellings within the topography of the site.
- b) Access to this site shall be designed so as to ensure it does not represent a strident element in the landscape.
- c) The landscaping scheme accompanying proposals on these lands shall include a dense tree belt around the perimeter of the site.”

Note: Reference 9 Map 1 – Landuse Zoning Map –proposed amendment dated 10th December 2007, circulated with report, refers.

On the proposal of Clr. Mc Gowan, seconded by Clr. A. Bonner, it was resolved to amend policy E17 on page 43 of the Ballybofey-Stranorlar Local Area Plan 2005-2011 so that it reads as follows:

“The Masterplan area comprises 30 hectares of land located within Drumboe Woods. It is the policy of the Council to seek a balanced and co-ordinated approach to the development of these lands for residential and recreational purposes, in accordance with the masterplan entitled ‘Masterplan Area 2 Framework’ contained within Appendix 8 of this plan.”

Note: Reference 10 Map 1: Landscape Zoning Map – proposed amendment dated 10th December 2007 and Maps 2(a), (b) and (c) circulated with report, refers.

Amendment No 11-New Employment Lands on Donegal Road

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend Amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate the rezoning of 28 acres of land from ‘Residential Phase A ’ to ‘Employment and Economy, and identify as ‘EE4 on the map.

Note: Reference 11 on Map 1: Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 12-New Employment Lands on Donegal Road

On the proposal of Clr. Mc Gowan, seconded by Clr. J.J Reid, it was resolved to insert a new policy, namely ‘E12: Development Proposals within Employment and Economy Site EE4’ at page 42 of the Ballybofey-Stranorlar Local Area Plan 2005-2011, as follows:

“E12: Development Proposals within Employment and Economy Site EE4.

The following development standards shall apply to any proposals for development on these lands:

- Any proposals for development within these lands must ensure the protection of the residential amenity of nearby properties
- Development proposals must ensure integration with the site and surrounding landscape as follows:
 - ❖ retaining perimeter field boundaries
 - ❖ preparing comprehensive landscaping plans
 - ❖ ensuring heavy roadside planting
 - ❖ tree belts throughout the site
- These lands shall be used for business, general industrial and storage and distribution purposes. Some activities may be considered as inappropriate for environmental and amenity reasons such as noise, vibration, smell, fumes, smoke, soot, ash, dust, etc
- Shops and other retail activities aimed primarily at the general public will be not be permitted within the subject lands. However, retailing which is for trade purposes only or can be demonstrated as being ancillary to an industrial, or commercial business may be acceptable. Ancillary is taken as comprising 10% of floorspace or 10% of turnover devoted to non-trade sales.”

Note: Reference 12 on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No.13-Extension of Town Centre

On the proposal of Clr. Mc Gowan, seconded by Clr. A. Bonner it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate the rezoning of 2.09 hectares of land from EE4 to ‘Town Centre’.

Note: Reference 13 on Map 1-Landuse Zoning Map- proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 14-Reworking/Renaming Policies resulting from Amendments

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to omit policy E12 on page 41 of the

Ballybofey-Stranorlar Local Area Plan 2005-2011 and insert new policy E12 as detailed in amendment 12 above.

Note: Reference 14 on Map 1-Landuse Zoning Map-proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No.15-Walkways, Cyclepaths & Walking Trails

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend policy CR5 on page 49 of the Ballybofey-Stranorlar Local Area Plan 2005-2011 so that it reads as follows:

“CR5: Linked Walkways and cyclepaths;

It is an objective of the Council to establish a linked walkway incorporating Drumboe Woods and the Masterplan Area in accordance with the route identified on the land-use zoning map. The route comprises a network of linked walkways, cyclepaths and walking trails. Any proposals for development within the route of this walkway will only be permitted if the proposal incorporates the walkway/cycle path or walking trail into the design and layout and makes arrangements for the accessibility of this part of walkway for public use and enjoyment.”

Note: Identified on Map –Landuse Zoning Map dated 10th December 2007, circulated with report.

Amendment No. 16-Walkways, Cyclepaths & Walking Trails

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate a network of walkways, cyclepaths and walking trails.

Note: Identified on Map –Landuse Zoning Map dated 10th December 2007, circulated with report.

Amendment No. 17-Golf Club Lands

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to

incorporate the rezoning of 4.7 acres of land from 'Residential Phase A' to 'Recreation, Amenity and Open Space'

Note: Reference 17 on Map 1 –Landuse Zoning Map-proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 18-Golf Club Buffer Zone

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate a 'buffer zone' around the Golf Course.

Note: Reference 18 on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 19-Golf Club Buffer Zone

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to insert a new policy, namely, 'CR13: Golf Club Buffer' at page 50 of the Ballybofey-Stranorlar Local Area Plan 2005-2011, as follows:

"CR13: Golf Club Buffer

Proposals for development that fall within the 'Golf Club Buffer Zone' as delineated on Land Use Zoning Map shall include provision for the protection of their development from stray golf balls. The buffer zone shall be of an appropriate width having regard to the layout of the golf course and the line on the landuse zoning map is indicative only. Furthermore the onus shall be on the applicant to demonstrate compliance with this policy."

Note: Reference 19 on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 20A-Rezoning of Lands to Recreation, Amenity, and Open Space

On the proposal of Clr. A. Bonner, seconded by Clr. Reid, it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to

incorporate the rezoning of 32.7 acres east of the Golf club from 'Residential Phase B' to 'Recreation, Amenity and Open Space'

Note: Reference 20A on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 20B-Rezoning of Lands to recreation, Amenity, and Open Space

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate the rezoning of 0.4 acres adjacent to 'The Cedars' residential development from 'Residential Phase A' to 'Recreation, Amenity and Open Space'.

Note: Reference 20B on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 21-National Monuments

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend the Land Use Zoning Map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate an additional 4 no. National Monuments.

Note: These are identified on Map 1-Landuse Zoning Map, dated 10th December 2007, circulated with report.

Amendment No. 22-Revised Bypass Junction

On the proposal of Clr. A. Bonner, seconded by Clr. Reid, it was resolved to amend the Land Use zoning map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate a revised junction on the bypass route at Sessiagh o Neill.

Note: Reference 22 on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 23-Back Road Policy

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to amend the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate the following text at the end of T19: Back Road page 29 and again at the end of subsection (b) in OPP 2: Back Road policy on page 38 as follows:

“Various developments have taken place in this area and the road line shown on the Land Use Zoning Map shall continue to be dealt with in a flexible manner whilst ensuring that linkage and permeability within the area is maintained.”

Amendment No. 24-Additional Community/Education Lands

On the proposal of Clr. A. Bonner, seconded by Clr. Reid, it was resolved to amend the Land Use zoning map of the Ballybofey-Stranorlar Local Area Plan 2005-2011 to incorporate the rezoning of 6 pieces of land, lettered A-F, to ‘Community/Education’

Note: Reference 24 on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Amendment No. 25-Additional Community/Education Lands

On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to insert a new policy, namely, ‘CR14: Community/Education Lands’ at page 50 of the Ballybofey-Stranorlar Local Area Plan 2005-2011, as follows:

“CR14: Community/Education Lands:

Donegal County Council recognise the need to reserve lands for community and educational uses and as such six sites have been identified within the plan area.

All sites may accommodate a range of ancillary functions where education is the primary use. Ancillary uses include but not limited to childcare provision, sports facilities, community offices/buildings. Residential proposals shall not be considered acceptable in these areas.

Any proposals for development on these lands shall comply with the following:

- Design and layout of proposals shall ensure the creation of a strong public realm and a distinctive sense of place.
- Key access points, grid linkages and high permeability shall feature strongly in terms of movement through the space.
- Proposals shall ensure the provision of a number of pedestrian/cycle access points to adjoining lands, particularly where such lands are zoned for the purposes of Established Development, Residential, Town Centre, Recreation, Amenity and Open Space, Masterplan, Primarily Community or Community/Education.
- Where a variety of uses are to be provided on these lands, proposals shall ensure that such uses can work harmoniously through layout and design.
- Proposals shall demonstrate strong building lines, appropriately located vehicular and pedestrian routes, dual and triple aspect buildings and latent overlooking to ensure informal surveillance of the public and semi-public areas within the site, thereby ensuring safety and the prevention anti social behaviour, etc.
- Development proposals shall ensure the availability of access to the remainder of the overall site having particular regard to the traffic generating nature of uses such as education which may locate on the subject lands.”

Note: Reference 25 on Map 1-Landuse Zoning Map – proposed amendments dated 10th December 2007, circulated with report, refers.

Additional Amendment

Mr. Francie Coyle, introduced, for consideration, an additional amendment to provide for lands for a mix of open space and car parking within the high density area of Stranorlar town centre. Clr. Reid advised that he was unhappy with the late introduction of this amendment. On the proposal of Clr. A. Bonner, seconded by Clr. Mc Gowan, it was resolved to rezone from “Town Centre” and

“Established Development” to “ Opportunity Site” to include the following text:

“The site in question is located on the edge of the town centre of Stranorlar.

The use of this site will be encouraged in line with the following planning guidelines:

- (1) That any built form on the site is of a limited and small scale nature that provides for a quality street frontage to the Lifford Road. A mix of uses within the built form shall be accommodated in recognition of the central location of the site.
- (2) That the greater area of the site shall not be used to accommodate built form but rather shall be set aside for (a) a defined area of green open space that will make recreational provision in this high density area of Stranorlar and (b) an area of car parking.
- (3) That the design and layout will incorporate improvements to road alignment, width, and junction arrangements.”

On the proposal of Clr. A. Bonner, seconded by Clr. Reid it was resolved that Donegal County Council resolve to publish notice of the draft amendment to Ballybofey-Stranorlar Local Area Plan 2005-2011, in accordance with the text set out at items 1 – 25, including additional amendment and the associated attached maps, and to do so in accordance with the provisions of Section 20(3) of the Planning & Development Act 2000-2006 and Article 14a of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

C/581/07

AUDIT COMMITTEES- ESTABLISHMENT AND MEMBERSHIP

On the proposal of Clr. Conaghan, seconded by Clr Slowey, it was agreed to establish an Audit Committee on the following basis:

- Two serving or retired councillors.
- Three external members.

On the proposal of Clr. Slowey seconded by Clr. Conaghan, it was resolved to elect Mr. Colm Gallagher, Glencoagh,

Mountcharles, (former Councillor) to the first position on the Audit Committee.

Clr. Conaghan proposed, seconded by Clr. A. Bonner, and it was resolved that Clr. Enda Bonner be elected to the second position on the Audit Committee.

On the proposal of Clr. Conaghan, seconded by Clr. Slowey, the following persons nominated by the County Manager were elected to the Audit Committee to fill the third, fourth and fifth positions, respectively:

- Mr Ian Ireland, Chief Executive, Donegal Creameries.
- Mr. Donal Mc Laughlin, Drumboy, Lifford.
- Mr. John Andy Bonar, Head of Business Development, LYIT.

This concluded the business of the meeting.