

**Proposed Variation to the County Donegal Development Plan 2018-2024
(As Varied)**

**in respect of the Deletion of Letterkenny-Specific Policy Content
(Variation No. 3)**

1st December, 2023



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

Community Development and Planning Services

Explanation of the Content of the Proposed Variation

The Proposed Variation consists of textual amendments to both Part A and B, and Part C of the County Donegal Development Plan, 2018-2024 (As Varied).

There are **4** proposed amendments in Part A and B and these are set out in Table 1: 'Proposed Part A and B Amendments'.

There are **8** proposed amendments in Part C and these are set out in Table 2: 'Proposed Part C Amendments'.

Note regarding the Text of the Proposed Variation

The 'Proposed Variation' column (shaded in buff) in the tables below contains the text of the Proposed Variation. In this regard:

- New additional text to be inserted is shown in **red**.
- Existing text to be deleted is shown in ~~blue~~.
- Existing text to remain in the Development Plan is shown in black.

The first, second and third columns are for ease of reference only and do not form part of the Proposed Variation.

Table 1: Proposed Part A and Part B Amendments

Ref	Location in Plan	Type of Change	Proposed Amendment
1.	Section 1.6: 'Local Area Plan Programme'	Amend text	<p>This CDP is the first consolidated County Development Plan for the entire of County Donegal, (including the former Town Council areas of Letterkenny, Buncrana and Bundoran). It therefore continues the current land use and zoning frameworks in respect of Letterkenny, Buncrana and Bundoran and consolidates their associated written texts. A planned programme to prepare LAP's in respect of Letterkenny, Buncrana and Bundoran which is confirmed through Core Strategy Objective CS-O-15, will provide the appropriate level of assessment and detail to review and further update the planning frameworks in respect of each including ensuring the consideration of the appropriate evidential base. The programmed Local Area Plans will address the identified shortfall of 1st phase residential lands in Letterkenny as well as the extent of lands zoned 'Strategic Residential Reserve' as a long term residential land bank (SRR) in each town.</p> <p>The indicative timescales for the planned programme of LAPs is as follows:</p> <ul style="list-style-type: none"> ♣ Adoption of Local Area Plan in July 2018 in respect of An Clochán Liath, Ballybofey-Stranorlar, Ballyshannon, Carndonagh, Donegal Town, Killybegs and also Bridgend. ♣ Preparation of a draft Local Area Plan in respect of Letterkenny (target adoption of Plan Q4, 2023 publication of Draft Plan Q1, 2019). ♣ Preparation of draft Local Area Plans in respect of Bundoran and Buncrana (target commencement 4th quarter 2018).
2.	Section 2A.5: 'The Core Strategy Table'	Amend text	<p>Table 2A.6 provides information on the level of land zoned in this development plan across the settlement structure for the purposes of housing including mixed use. As outlined in the footnotes that accompany the table, the identified shortfall/excess in housing units that can potentially be delivered by the land zoning set out in this Plan are to be addressed through a Local Area Plan (LAP) programme. The LAP programme will deliver appropriate land supply consistent with the population targets and HLR of this Plan. through the following sequence:</p>

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			<p>(i) Adoption of a Local Area Plan in July 2018 in respect of An Clochán Liath, Ballybofey Stranorlar, Ballyshannon, Carndonagh, Donegal Town, Killybegs and also Bridgend.</p> <p>(ii) Preparation of a Draft Local Area Plan in respect of Letterkenny (target publication of Draft Plan in Q1, 2019).</p> <p>(iii) Preparation of Draft Local Area Plans in respect of Bundoran and Buncrana (target commencement Q4, 2018).</p>																		
3.	Section 4.1.3: 'Economic Development Strategy';	Amend Text	<p>Availability of Land and Infrastructure</p> <p>As the economic driver for the County, the town of Letterkenny is an attractive location for economic development including foreign direct investment. and this is provided for through the zonings and policies contained in this Development Plan. Further lands Lands within the ownership of the Council and other bodies exist at a variety of locations throughout the County that could also potentially provide for employment generating opportunities. It is therefore considered that the supply of land is sufficient to meet demand in the short to medium term but, in recognising potential changing demands for enterprise space, the supply of land in Letterkenny and the Layer 2A Strategic Support Towns will be reviewed as part of the Local Area Plan process for these settlements.</p>																		
4.	Section 5.1.1: 'Background'	Amend Table 5.1B	<table border="1"> <thead> <tr> <th>PROJECT</th> <th>MAP REFERENCE</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">TEN-T Priority Route Improvement Project, Donegal</td> </tr> <tr> <td>N14 Manor Cunningham to Lifford / Strabane / A5 Link</td> <td>Map 5.1.4</td> </tr> <tr> <td>N15/N13 Ballybofey / Stranorlar Urban Region</td> <td>Map 5.1.5</td> </tr> <tr> <td>N56/N13 Letterkenny to Manor Cunningham</td> <td>Map 5.1.6</td> </tr> <tr> <td colspan="2" style="text-align: center;">NATIONAL</td> </tr> <tr> <td>N15 Lifford to Ballybofey/Stranorlar</td> <td>Map 5.1.7</td> </tr> <tr> <td>N56 Mountcharles to Inver</td> <td>Map 5.1.8</td> </tr> <tr> <td>N56 Inver to Killybegs</td> <td>Map 5.1.10</td> </tr> </tbody> </table>	PROJECT	MAP REFERENCE	TEN-T Priority Route Improvement Project, Donegal		N14 Manor Cunningham to Lifford / Strabane / A5 Link	Map 5.1.4	N15/N13 Ballybofey / Stranorlar Urban Region	Map 5.1.5	N56/N13 Letterkenny to Manor Cunningham	Map 5.1.6	NATIONAL		N15 Lifford to Ballybofey/Stranorlar	Map 5.1.7	N56 Mountcharles to Inver	Map 5.1.8	N56 Inver to Killybegs	Map 5.1.10
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Ref	Location in Plan	Type of Change	Proposed Amendment	
			N56 An Clochan Liath (Dungloe) to Glenties	Map 5.1.9
			N14/N15 to A5 link (or as may be amended or incorporated, with or without amendment or modification, within the TEN-T developments).	(Not Mapped)
			OTHER	
			Buncrana Inner and Outer Relief Road	Map 5.1.11
			Muff Bypass	Map 5.1.12
			Ballybofey Link Road	Map 15.2
			Burnfoot Bypass	Map 15.25
			Killybegs Outer Relief Road	Map 15.6
			LETTERKENNY STRATEGIC NETWORK	
			Northern Strategic Relief Corridor Northern Network Project	Map 12.1B & 12.3 (Not mapped)
			Western Strategic Relief Corridor Western Network Project	Map 12.1B & 12.3 (Not mapped)
			Southern Strategic Relief Corridor Southern Network Project	Map 12.1B & 12.3 (Not mapped)
			Eastern Strategic Relief Corridor	Map 12.1B & 12.3

Table 2: Proposed Part C Amendments

Delete all Letterkenny-specific content contained in Part C as set out below:			
1.	Standalone page immediately inside front cover of Part C	Amend '<i>Important Note</i>'	<p>Important Notes</p> <p>Note # 1</p> <p>County Donegal Development Plan 2018-2024 (As Varied)</p> <p>The County Donegal Development Plan 2018-2024 (as Varied) incorporates the Variation to the County Donegal Development Plan 2018-2024 in respect of the TEN-T Priority Route Improvement Project, Donegal (Variation No. 1) made by the Elected Members of Donegal County Council on the 31st of May 2021. Textual insertions made by said variation are shown in blue whilst textual deletions made by said variation are show in red strikethrough.</p> <p>In addition the following maps form part of the abovementioned variation and are contained within Part C of the Development Plan: Map 12.1B, Map 12.3, Map 15.2, and Map 15.17. These maps are, in effect, amended versions of the original maps published as part of the original County Development Plan in June 2018. In the interests of clarity any amendments to said maps as result of said Variation are not labelled on said maps. However the original versions of the abovementioned maps are available to view on the Council’s website at: https://www.donegalcoco.ie/services/planning/planningpolicy</p>
2.	Table of Contents, page i.	Delete section of Table	Delete all refs. to ‘Chapter 12 Letterkenny’ from ‘12.1: Introduction’ to ‘12.11.2: Childcare Strategy Policy Specific To Letterkenny’.
3.	List of Figures, p.iii.	Delete ref. to Letterkenny	Delete row referring to Figure 12.1: ‘The Areas In Letterkenny Designated Areas for Significant Development’
4.	List of Table, p.iv.	Delete refs. to Letterkenny	Delete rows referring to:

			<p>~ Table 12.1: The Core Strategy Table In Relation to Letterkenny; and</p> <p>~ Table 12.2: Zoning objectives in relation to Letterkenny</p>
5.	'Introduction', p.1	Amend text	<p>In turn this section of the Plan (Part C) also aims to give effect to the strategic plan in Part A by:</p> <p>(1) Setting out detailed policy frameworks and associated land use zoning maps for the towns of Letterkenny, Buncrana and Bundoran in Chapters 12, 13 and 14 respectively. These towns were previously subject to their own individual Development Plans, and it is envisaged that these policy frameworks and land use zoning maps will in turn be superseded in due course by Local Area Plans.</p>
6.	'Chapter 12 Letterkenny', pages 2- 43, + Maps 12.1A, 12.1B, 12.2 and 12.3	Delete text and maps	Delete entire Chapter.
7.	'Chapter 15 Settlement Frameworks, Introduction', p.93	Amend text	<p>The Settlement Frameworks are not designed to be exhaustive in the presentation of all the relevant matters that may be considered in the determining of a planning application, as further issues may evolve over time or may be pertinent in certain site specific cases. Policy frameworks and land zoning maps for the towns of Letterkenny, Buncrana and Bundoran (which supersede the Development Plans for these towns) have been set out in Chapters 12, 13 and 14 of this part of the Plan.</p>
8.	'Chapter 15 Settlement Frameworks, Land Use Zoning Objectives', p.95	Amend text	<p>The zoning objectives set out in Table 15.2 relate to land zoned in the settlement frameworks and should be read in conjunction with the wider policies contained in Part B of this Development Plan. Relevant land use zoning objectives in respect of Letterkenny, Buncrana and Bundoran are contained in the relevant chapters of this part of the Plan. On zoned lands within the Settlement Frameworks, applications may be granted where the Planning Authority considers that the proposed use or development would comply with the zoning objective of the area and would otherwise comply with the policies of the Plan and would be in accordance with the proper planning and sustainable development of the area.</p>