

Killybegs Town Centre Regeneration Project at Corporation, Killybegs

**Description of the nature and extent of the development proposed
in the Killybegs Town Centre Regeneration Project at Corporation,
Killybegs;**

**Pursuant to article 81, part 8 of the Planning and Development Act
2000 (as amended) and the Planning & Development Regulations
2001 (as amended)**

**Directorate of Community & Planning Services
Regeneration & Development Team
May 2019**



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



An Roinn Forbartha
Tuaithe agus Pobail
Department of Rural and
Community Development



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

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1.1 Background to the proposed development

The proposed development forms part of a broader strategy for the regeneration of Killybegs and the enhancement of the town's public realm in order to strengthen the physical, social and economic capacity of the town and therefore support the identification of Killybegs as a Strategic Town in the County Donegal Development Plan 2018-2024 and implement the specific regeneration objectives of the Seven Strategic Towns Local Area Plan 2018-2024.

Broadly, the proposed development seeks to implement transformative and inter-related urban regeneration interventions in order to support and service the growing tourism sector through the reuse of the building known as Island House as a tourism facility in conjunction with the development of a digital hub (also located within Island House) to support and foster further business, enterprise and innovation in Killybegs. The Island House redevelopment is also supported by the proposed transformation of the existing public car park at the Diamond to a civic space to deliver area based regeneration that will encourage visitors and residents to the town centre and increase dwell times.

The proposed development has potential in relation to a second call (announced April 2019) for applications to the Rural Regeneration and Development Fund (RRDF) by the Department of Rural and Community Development in April 2019. The RRDF call aims to implement the objectives of the Government's 'Project Ireland 2040' and invites applications for funding for shovel ready projects grounded in broader regeneration strategies to be submitted by 6th August 2019. Subject to appropriate completion of Part 8 process, it is anticipated that the proposed development will be the subject of an application for funding to RRDF by Donegal County Council.

1.2 Location of the proposed development

The location of the proposed development is the townland of Corporation, Killybegs specifically relating to (a) the building known as Island House located on the shore side of Shore Road and; (b) the public car park at the Diamond and; (c) the surrounding road network.

(Please refer to site extents drawing no: 2019/C&P/KB/01).

1.3 Description of the proposed development

The specific nature of the works is as follows:

- Change of use, extension and modification of Island House to provide a tourist information and reception centre, digital hub, public amenities, café space, and all associated site development works. The extension is proposed at first and second floor levels and will include a viewing platform.
- Re-development of the existing public car park at the Diamond to provide for a civic space.
- Alterations to road layout and provision of pedestrian crossing infrastructure and coach set down area on Regional Road R-263.
- Alterations to road layout on Main St (L-1355) and L-1275-2 and existing one-way system together with pedestrian crossing infrastructure and new parking arrangements.
- Associated ancillary works will include site drainage, connection to public water supply and other services, landscaping, appropriate boundary treatment, development related signage, connection & discharge to the public sewerage network.

The proposed development comprises a number of elements that in combination will enhance the physical, social and economic capacity of the town. It forms part of a longer term, multi-faceted and potentially multi-annual regeneration strategy that puts place-making at the centre of it so as to transform the urban fabric through the implementation of environmental improvements that will contribute to a more attractive place for residents, visitors and businesses. The proposal connects place-making and enhancement of the civic space of the town with support for two growing economic sectors in Killybegs, namely tourism and business/enterprise innovation, by improving pedestrian accessibility to the town centre and facilitating longer dwell time in it. The proposal also provides for the development of high quality accommodation (together with other ancillary uses) for the combined

purposes of a tourist facility and digital hub that will have the capacity to service, support and further develop these growing economic sectors.

The proposed development in relation to layout, design and location of physical interventions respects the surrounding operational activities of the harbour and piers by avoiding physical barriers or change that would impede day-to-day marine related activity.



Island House from Shore Road side



Island House and the Diamond



Island House from pier edge



The Diamond, Killybegs

1.4 Policy context

The statutory plans relating to the area of the proposed development are the County Donegal Development Plan 2018-2024 (CDP) and the Seven Strategic Towns Local Area Plan 2018-2024.

1.4.1 The County Donegal Development Plan 2018-2024

The CDP identifies Killybegs as one of the County's eight Layer 2A Strategic Towns due to the scale of its existing population base and infrastructural capacity and to its special economic function including its role as a key service centre at the sub-county level. It is an objective of the CDP (CS-O-5), 'to support the growth of a network of 'Strategic Towns' (Layer 2) as key locations of population growth (providing for an additional approximate 4,500 persons by 2024) and/or as places performing 'Special Economic Functions.'

The CDP details the particular assets and economic function of Killybegs as follows;

- Development centre with a focus on the establishment as an Innovation Hub for marine resources, including food, energy and ocean energy.
- Marine-port and fishing related industry.
- Regional tourism function and Wild Atlantic Way.
- Tourism associated with cruise liners.
- Area of important archaeological heritage.

The CDP outlines the role of town and village regeneration in strengthening the County's economy through Strategic Objective S-O-5, 'to prioritise regeneration and renewal of the County's towns, villages and rural areas in order to support vibrant and strengthened communities and drivers of economic growth.' The Plan provides specifically for regeneration and renewal initiatives, place-making initiatives, the sustainable growth of towns, appropriate employment generating developments and the appropriate development of tourism through a range of objectives and policies including:

- **TV-O-1:** To support initiatives for the renewal and regeneration of County Donegal's towns and villages with a particular focus on Strategic Towns identified as layer 2 in the settlement structure.
- **TV-O4:** To support initiatives to strengthen and improve the physical environment of towns and villages and encourage positive place-making.
- **ED-O-3:** To facilitate appropriate employment generating developments into the gateway centre of Letterkenny and the Strategic Support Towns, and to support the economic development of smaller towns and villages throughout the County.
- **TOU-O-1:** To sustainably develop and realise the potential of Donegal's Tourism product as a key economic driver of, and social catalyst for the County.

1.4.2 The Seven Strategic Towns Local Area Plan 2018-2024

The Strategic Objective of the SSTLAP relating to Killybegs is, 'to strengthen the strategic importance of Killybegs as; a fishing port of national importance, as a sub-regional service town, and as a regional coastal tourism gateway and to develop the town as an Innovation Hub for Marine resources including food, tourism and ocean energy.'

The 'Seven Strategic Towns Local Area Plan 2018-2024' (SSTLAP) identifies three town centre regeneration areas (Figure 1 refers) wherein it is the objective of the Council to reinvigorate the identified areas and maximise the integration of the town centre, the harbour and the shorefront. The site extents of the proposed development are located within Regeneration Area 1. The SSTLAP describes the potential for targeted town centre regeneration within 'Regeneration Area 1' outlining the need to implement measures to attract a greater number of visitors into the town centre and in particular to address the challenge of the Shore Road which acts as a deterrent and disincentive to the casual visitor crossing over to the town centre. Section 10.4.1 of the SSTLAP outlines that an ambitious strategy to address the challenges should explore:

- The provision of a much more attractive and pedestrian-friendly town centre civic space/focal point generally in the area of the existing Donegal County Council-owned centrally-located car-park; and
- Re-configuration and/or design of the road layout and associated junctions and parking areas to provide for easier and more attractive pedestrian access to and from the town centre.

Furthermore, located within 'Regeneration Area 1', the SSTLAP also identifies Opportunity Site 1, the town pier, on which the Island House building is situated. The SSTLAP notes the 'obvious uses in conjunction with the Killybegs Harbour' and notes that the pier presents an opportunity to facilitate the provision of an innovative visitor experience within the town centre through policy KB-TC-1.

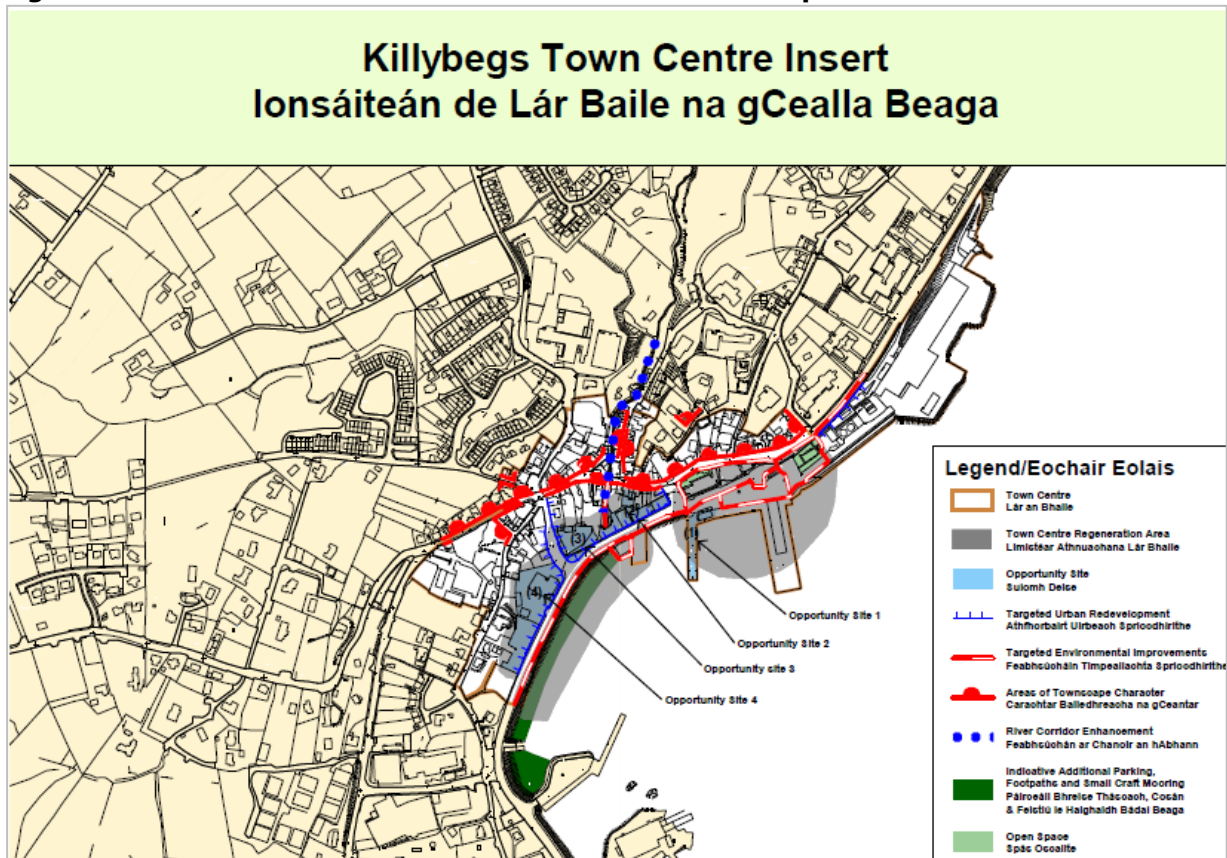
Relevant objectives, policies and actions of the SSTLAP which give expression to regeneration in particular, include:

- **Objective KB-TC-1:** It is an objective of the Council to maximise the integration of the town centre of Killybegs and the adjacent harbour area and shorefront as a cohesive and integrated and more attractive and pedestrian friendly/cycling-friendly area to the benefit of both the industrial and service sectors.
- **Objective KB-TC-2:** It is an objective of the Council to reinvigorate those areas as being in need of Targeted Urban Redevelopment and targeted Environmental Improvements in order to act as a catalyst for further urban regeneration and to revitalise the harbour area of the town.
- **Objective KB-TC-3:** It is an objective of the Council to seek the development and renewal of areas within Killybegs that are in need of regeneration, in order to prevent-(i) adverse effects on existing amenities in such areas, in particular as a result of ruinous or neglected condition of any land, (ii) urban blight and decay, (iii) anti-social behaviour, or (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.
- **Policy KB-TC-1:** It is a policy of the Council to consider proposals for the development of harbour-related, commercial or tourism related uses on Opportunity Site 1, or for development providing for a combination of some, or all, of the aforementioned uses subject to compliance with the undernoted criteria, all other relevant policies of the LAP and taken in the context of

the proper planning and sustainable development of the area. All proposals for development on Opportunity Site 1 must fully address any potential safety issues at this waterside location and must fully address any flood risk issues.

- **Action KB-A-1:** Donegal County Council will explore all options to provide for: (a) an integrated approach to the development of the town centre and harbour area to provide for a more pedestrian-friendly/civic space and more attractive and pedestrian-friendly access arrangements, whilst at all times retaining the industrial function of the harbour; and (b) an integrated environmental improvement scheme for the Shore Road area to the west of the Town Centre core.

Figure 1: Extract of Town centre insert contained within Map No7 of the SSTLAP



1.5 The proposed development and flood risk

OPW Flood maps (www.floodinfo.ie) provide information on flood risk for a range of flood event scenarios including climate change. The OPW flood maps show no known flood risk associated with the proposed redevelopment of the Diamond car park as a civic space and associated road layout/car parking arrangements. There is therefore no requirement in relation to Flood Risk Assessment or further consideration regarding this element.

OPW Flood Maps indicate the area of Island House as being located in an area of flood risk (0.1% tidal AEP event). Section 5.28 of the Guidelines for Planning Authorities entitled, 'The Planning System and Flood Risk Management,' November 2009, refer to minor development such as small extensions to houses, most change of use of existing buildings and/or extensions and additions to existing commercial and industrial enterprises. Section 5.28 states that such developments are unlikely to raise significant flood issues, unless they obstruct important flow paths, introduce a significant number of people to flood risk areas or entail the storage of hazardous substances. The guidelines state that as such proposals concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the justification test shall not apply. The Island House element of the proposed

development is considered to fall into this category of development as it provides for change of use of an existing building together with limited extension/modification at first and second floor level only. Consequently, as there are no interventions proposed at ground level, the proposed modifications and extensions will have no impact on nor obstruct important flow paths. Furthermore, there is likely to be only limited or zero differential in the number of daily users having regard to the most recent use of the building as a shop on ground floor and hairdressers at first floor. The proposed development does not provide for the storage of hazardous substances.

Having regard to the foregoing and in accordance with section 5.28 of the referenced guidelines there is therefore no requirement in relation to flood risk assessment that arises as a result of the Island House element of the proposed development. Notwithstanding, having regard to the location of the existing Island House on the pier, appropriate flood-resistant construction measures will be implemented through detailed design such as proprietary flood protection devices

1.6 Screening in Relation to Appropriate Assessment

The proposed Part 8 development has been screened for the purposes of Appropriate Assessment and it has been determined that Stage 2 Appropriate Assessment is not required. Please refer to Screening Report.

1.7 Proper Planning, Sustainable and Orderly Development of the Area

It is considered that the proposed Part 8 development providing for town centre regeneration in Killybegs is in accordance with the provisions of both the County Donegal Development Plan, 2018-2024 and the Seven Strategic Towns Local Area Plan, 2018-2024 and in particular will give full effect to the regeneration objectives and policies therein. It is considered that the proposed development is therefore in accordance with the proper planning, sustainable and orderly development of the area.

1.8 Schedule of Plans

Drawing number	Title
2019/C&P/KB/01	Site Location and Extents
2019/C&P/KB/02	Existing Site Layout
2019/C&P/KB/03	Proposed Site Layout
2019/C&P/KB/04	Existing Plans and Elevations (Island House)
2019/C&P/KB/05	Proposed Plans and section (Island House)
2019/C&P/KB/06	Proposed Elevations (Island House)