

# **Letterkenny – Planning for Growth Report on the Consultation Events of May and June 2018**

## **Appendix A – Summary of Issues Raised in Written Submissions**



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



# Appendix A

Ref.	Name	Summary of Submission	Is the submission mapped
1	Kenneth Grier	This submission makes an observation that the majority of housing development in Letterkenny has been in the west of the town in the Glencar region. The writer suggests, as an interested landowner, that it would make sense to make the 'Strategic Residential Reserve' lands in Oldtown, Lismonaghan and Woodpark townlands into 'Primarily Residential' lands.	Yes
2	Jim Harley	This submission relates to lands at Kilty, Letterkenny and requests that the subject lands be rezoned from 'Strategic Residential Reserve' (SRR) to 'Residential Phase 1'. The lands were originally zoned 'Residential' in the Letterkenny and Environs Development Plan 2009-2015 but were rezoned to SRR under Variation No. 2 of that Plan in 2013. The lands are stated to be approx. 2km northeast of the town centre and extend to c.2.75 hectares. The Council issued a notification to grant planning permission for 37 houses on the lands in 2008; however, the submission notes that An Bord Pleanála overturned this decision due to the restricted width of the access road to the site, which would adversely affect existing residents in the area. The submission notes the figures contained in the Core Strategy of the CDP 2018-2024, which indicate that the extent of lands identified for housing will result in a shortfall of 839 units in terms of meeting the projected Letterkenny population to 2024. It is contended that the lands are as close to Letterkenny town centre as most of the lands currently zoned 'Residential Phase 1' in the CDP 2018-2024. The submission notes that, following the aforementioned decision by An Bord Pleanála (PL66.231159) the landowner acquired a dwelling in the adjoining Tara Court housing scheme to facilitate an alternative means of accessing the subject	Yes

## Appendix A

		lands. It is contended that a rezoning of the subject lands to 'Residential Phase 1' would also facilitate safe access to serve adjoining County Council lands, which the submission suggests cannot be accessed safely at the present time. The submission states that the subject lands benefit from the availability of a gravity connection to mains sewerage and notes that water supply is also available. It is contended that the subject lands meet all the criteria for selection as Residential Phase 1 as they are proximate to the town centre and facilities to service development are readily available. The submission concludes by referring to the shortfall in housing lands in Letterkenny and suggesting that it would be reasonable to zone the lands in question as 'Residential Phase 1'.	
3	Brendan Kelly	This submission relates to the zoning of the Cluain Airne site at the Glebe, Letterkenny and requests that the lands be zoned as 'established' or 'residential' for a number of reasons. Firstly, the submission states that there are already 5 houses built on the subject lands, 4 of which are occupied by persons desirous of seeing the development finished out. Secondly, it is contended that the site is a short 3 minute drive from the town centre and has 3 schools within walking distance. Thirdly, the submission states that all required services (sewer, water, footpaths, lighting and broadband) are already on site. Fourthly, it is noted that planning permission was previously granted on the subject lands (Ref. 07/80010). Fifthly, it is suggested that there is a lot of interest from people looking to purchase a house on the subject lands. The submission concludes by stating that a lot of money has been spent putting roads and services right through the site and requesting that the lands be zoned as 'established' or 'residential' to allow for the completion of the development.	Yes
4	Charlie Deeney	This submission deals with a number of themes, summarised as	No

# Appendix A

		<p>follows:</p> <p>Employment - The submission suggests that there is potential for growth in the tourism sector in Letterkenny and notes that Letterkenny should serve as a central hub for tourism in the county. The model adopted in Reykjavik in Iceland is cited as an example, whereby tourists plan their experiences in the wider area from a base in that city.</p> <p>Accessibility &amp; Critical Infrastructure - The submission notes that the southern relief road should help with traffic movement through the town. However, it is suggested that a wider link road could be considered from the proposed TEN-T junction between Trimragh and Dromore, crossing the Swilly east of the rugby club and following the line of the Thorn Road northwards to join the R245 at the Kilty Road junction to the west of the golf course. An alternative route from the Kilty junction to the Mountain Top is also suggested, via a new road which would cross through Woodlands Park. The submission includes a map depicting the proposed route corridors.</p> <p>Public Transport &amp; Transport Hubs - The submission contends that the development of a central bus station and transport hub is critical and suggests that the existing bus station, although centrally located, is not big enough. The submission notes that there is a yard area within the existing bus station, which taken together with an adjoining brownfield site to the east, could be developed to provide for a larger station. It is suggested that the old Oatfield site could be developed as part of such a project (public bus services at Station Roundabout; private buses at</p>	
--	--	---	--

# Appendix A

		<p>Oatfield site; pedestrian overpass between sites). It is also suggested that lands to the immediate east of the community centre running track could offer a suitable location for a transport hub. The submission states that access to any transport hub should be prioritised and states that the main routes into Letterkenny must be revised to include bus lanes. The submission notes that public transport is inadequate within the town and suggests that a Council managed bus service is required, providing a varied frequency of services to various locations.</p> <p>Future Rail links - The submission notes that Ireland 2040 makes no reference to extending rails lines to Donegal. The submission notes that, in the event a rail line was to be provided, a high speed line through Strabane, Omagh and Monaghan to Dublin would be required (the submission contends that links to Sligo or Derry would not be as practical as a link to the capital). The submission suggests a number of potential rail corridors that should be preserved for potential future development (maps of potential corridors are enclosed with the submission).</p> <p>Walking/Cycling/Blueways/Urban Renewal - The submission contends that there is a complete lack of safe leisure walks and cycles in the urban area of the town and expresses disappointment at the absence of walkways along the banks of the Swily. The submission suggests the provision of a 5km looped riverside walk from Oldtown Bridge to Ballymacool Town Park. This would allow for safe access to the park and could facilitate patrons of Aura leisure centre and St. Eunan's GAA club. Alternatively, it is suggested that a substantial walk could be developed from the Oldtown Bridge to the Port Bridge. It is suggested that these walks</p>	
--	--	--	--

## Appendix A

		should provide for cyclists and link up with proposed greenways.	
5	Adam Leadley	This submission relates to lands on the Ramelton Road to the north of the LYIT, currently zoned as 'Educational'. The submission states that the lands in question are in no way related to the LYIT, are privately owned, and suggests that the current zoning severely restricts development potential in a location that is surrounded by mixed use development of retail, residential, offices, consultants and educational. The writer requests that the subject lands be rezoned as 'established development', 'opportunity site' or 'residential' and suggests that any of these zonings would be more in keeping with the zoning of lands to either side of the site.	Yes
6	Jim Harley on behalf of GDC (IRL) Ltd	This submission relates to lands at Creeve(Smith), Letterkenny and requests that the lands be rezoned from 'Strategic Residential Reserve' to 'Residential Phase 1'. The submission states that the lands are located approximately 1km southwest of Letterkenny town centre. The lands extend to 12.59Ha and were mainly zoned 'Residential' in the Letterkenny Town and Environs Development Plan 2009-2015; with a section to the east zoned 'Strategic Residential Reserve' (SRR) a small area at the northeast zoned 'Established Development' and an area at the southwestern end zoned 'Local Environment'. The lands zoned 'Residential' were rezoned as SRR under Variation No. 2 of the 2009-2015 Plan. The writer notes that planning permission has been granted for 174 dwellings on the subject lands and the relevant permission is stated to be 'live' until 31st December 2021 following an extension of duration granted under ref. 17/51689. The submission refers to the Core Strategy of the CDP 2018-2024 and notes that on the basis of said Strategy there will be a shortfall of 839 housing units to meet the projected Letterkenny population to 2024. It is contended that the subject lands are closer to the town centre than most of the	Yes

## Appendix A

		<p>'Residential Phase 1' lands identified in the CDP 2018-2024. The writer notes that the lands benefit from the availability of a gravity connection to the foul sewer, a gravity storm water outlet, a mains water supply, a much improved road and footpath network and all required utility services. It is contended that the zoning of these lands as 'Residential Phase 1' would facilitate a significant planning gain, through the creation of an improved junction between the Rann Road and Knockanarr Road and secondly through the widening of the Knockanarr Road along the frontage of the subject lands. The writer suggests that failure to re-zone the subject lands (whilst leaving the lands to the immediate north zoned Residential, despite the consideration that development of those lands will soon be complete) would result in an imbalance in the spatial distribution of residential zoning in the town and would leave Letterkenny with no lands zoned for residential purposes south of the River Swilly.</p>	
7	Martin Murray	<p>This submission relates to lands at Lisnennan and Castlebane and requests that said lands be zoned for residential purposes. Maps are included with the submission, depicting rights-of-way into the subject lands and the writer notes that there are four access roads into the land; with each road served by a mains sewer and water mains, ESB and telephone points.</p>	Yes
8	Jeremy Worth	<p>The submission proposes that Letterkenny RFC and Glebe Sports Holdings get a major investment in facilities at the Glebe, Letterkenny. The submission notes the important function that the club and facilities play within the town and the large membership and growing participation within the RFC. The writer notes that the existing facilities at the Glebe are unable to cope with the heavy use at present, including use by local schools and Letterkenny Athletic Club. The submission states that the clubrooms/changing</p>	Yes

# Appendix A

		rooms are also used for amateur dramatics, meetings, opera groups and many training and coaching courses; at no charge. It is suggested that Letterkenny would benefit hugely from the provision of an all-weather 4G astroturf pitch with floodlighting, which would then allow for the easier preservation of the grass pitch. The writer notes that, as Letterkenny grows, it is vital that young people in the community have the same opportunities to develop as the young players in other cities and towns.	
9	Leanne Mills on behalf of Rosemount Homes Ltd.	<p>This submission relates to lands at Lios Na Greine, Lisnennan, Letterkenny. The submission states that the site was a 'ghost estate' since 2008 but notes that the current owner purchased the land with the benefit of planning permission for 30 dwellings (ref. 06/40228) and completed 3 No. dwellings that had already been partially completed, prior to expiry of the permission on 21st August 2016. A further permission was obtained for 4 No. dwellings and three of these have been constructed. The submission contends that there has been strong market interest in all of the units and it is suggested that housing demand is far outstripping supply in Letterkenny.</p> <p>The submission provides a narrative on the subject lands noting that, in the initial Letterkenny and Environs Development Plan, 2009-2015 the site was zoned as 'Primarily Residential', whereas following Variation No. 2 (June 2013) the site was rezoned to 'Strategic Residential Reserve'. The submission notes that the recently adopted County Donegal Development Plan 2018-2024 has identified the site as 'Strategic Residential Reserve'.</p> <p>The submission contends that the planning history, Core Strategy objectives of the CDP and other key information provide a basis for the subject site to be zoned as 'Primarily Residential'. The submission references the tiered approach to zoning as set out in</p>	Yes

# Appendix A

		<p>the NPF and contends that the lands at Lios na Greine can only be considered as 'Tier 1' on the basis that they are fully serviced. The submission contends that the lands would constitute an infill site and thus would contribute to compact growth as set out in the National Strategic Outcomes of the NPF.</p> <p>The submission references policy UB-P-5 of the CDP 2018-2024 which provides that development should occur in a sequential manner. The submission notes that lands adjacent the subject site were granted an Extension of Duration in respect of planning permission for 40 units and contends there will be no sequential development of this area if the subject site remains substantially unfinished.</p> <p>The submission references policy UB-P-17 of the CDP 2018-2024 which seeks to resolve unfinished development. The submission notes that the site has been removed from the unfinished housing developments database and raises concerns that the site is being viewed as substantially complete and/or as an active site that is nearing completion, despite the fact that construction works have only just commenced on the seventh dwelling within the development. The submission notes that no procedures have been implemented by the Council with regard to 'taking in charge'.</p> <p>The submission references policy LK-H-P-1 of the CDP 2018-2024 and notes the contents of said policy whereby consideration will be given to development in established development areas and unfinished housing developments.</p> <p>The submission references policy LK-H-P-2 of the CDP 2018-2024 and notes that policy is to examine and manage the appropriate release of Strategic Residential Reserve Lands on the basis of a clear and transparent evidence led approach.</p> <p>The submission refers to Part A, Chapter 2 of Core strategy, which</p>	
--	--	--	--

# Appendix A

		<p>acknowledges the significant shortfall of zoned land in Letterkenny. The submission notes that the Letterkenny 'Planning for Growth' leaflet anticipates that 2000 housing units will be required over the life of the plan with a further 3000 required long term. It is suggested that the Lios na Greine development could immediately contribute to this figure.</p> <p>The submission suggests that finishing out the development would efficiently use the roads infrastructure and services that have been completed to serve the subject site (with a significant financial contribution from developer which must be optimally used).</p> <p>The submission states that Rosemount Homes bought the lands in question from the bank as mortgagee in possession, with the benefit of significant development charges and levies having already been paid to the Council by the original developer. The submission states that reimbursement of any overpayments will be sought if construction of the originally permitted development of thirty houses is prevented.</p> <p>The submission notes that a pumping station, designed to serve 30 dwellings, has been installed at Lios na Greine and contends that this may not operate efficiently if capacity at unfinished estate is not delivered.</p> <p>The submission contends that discussions with local estate agents has identified a significantly under supplied need for family homes in Letterkenny.</p> <p>The submission objects strongly to the zoning of the subject site at Lios Na Greine as 'Strategic Residential Reserve' and requests that the zoning of the lands be reconsidered in the LAP. It is contended that the site is located within an established residential area and that the County Donegal Development Plan 20118-2024 acknowledges that there is significant shortfall in land zoned for</p>	
--	--	--	--

## Appendix A

		housing in Letterkenny. It is also contended that the subject site has the key infrastructure in place to allow for the completion of the development; infrastructure that incurred extensive public and private investment. The submission concludes by noting that 'build out' will also improve the residential amenity, environmental quality and residential character of the area in question.	
10	Antoin MacGabhann on behalf of Blake Burke Limited	<p>This submission refers to 2 distinct parcels of land which are located on the southern side of the river Swilly in the townlands of Scribley and Drumnahoagh (103 acres) and Oldtown and Gortlee (23 acres), Letterkenny. The submission also makes reference to a 3rd parcel referred to as 'Ivor Scotts'. The submission states that this submission responds directly to the Councils ambition to provide for the growth of Letterkenny for 35,000 people. The submission also provides a planning history of the larger site, with 310 housing units being originally granted by the council but thereafter subject to a 3rd party appeal to ABP and subsequently withdrawn. Also, the smaller parcel of land is presently zoned as Opportunity Site 7 whilst the larger parcel of land forms part of the Strategic Residential Reserve (SRR) in the current CDP (2018-2024). The submission provides a backdrop in relation to the importance of Letterkenny. The submission identifies key issues that need to be addressed in the review of the Letterkenny LAP and includes the following;</p> <ul style="list-style-type: none"> <li>• The identification and delivery of key improvements to roads infrastructure as a means of reducing congestion at bottlenecks namely Port Bridge and Polestar roundabout and enhancing accessibility as well as the TEN T priority route project.</li> <li>• The integration and promotion of the River Swilly within the town as a significant local and wider public amenity</li> <li>• Unbalanced residential growth of the town to the north and west</li> </ul>	Yes

# Appendix A

		<p>locations significantly distant from the core and town centre resulting in unsustainable traffic movements. Areas which are in closer proximity to the town centre should be developed first.</p> <ul style="list-style-type: none"><li>• A Development Plan should provide a long term visionary framework for the future growth of the town (20-30years) and is supportive of the councils pursuit of the 35,000 population target identified rather than focusing on the shorter term (5-6 years)</li><li>• Ensuring a choice of housing development opportunities within the town to satisfy potential market demand as the existing Development Plan Framework concentrates much of the zoned housing land to the northwest of the town</li><li>• Reviewing the deliverability of all currently zoned sites to ensure that they are effective and capable of development in the plan period and do not suffer from any form of constraints that would prevent them from being so developed and not contributing to the supply of housing land in the area.</li><li>• The new Development Plan must assess the supporting infrastructure required relating to drainage, access, education to facilitate the future development of Letterkenny to enhance its status as the principal driver of the local Economy and a key driver in the cross border area.</li></ul> <p>The submission makes the case in identifying a 'Strategic Growth Area' in the emerging plan on the southern side of the River Swilly adjacent to the town centre for immediate development with the following components;</p> <ul style="list-style-type: none"><li>• A new sustainable neighbourhood adjoining the town centre and developed to exemplar standards with an envisaged build out timescale of 0-20years.</li><li>• Improved roads infrastructure including the upgrading of Leck Road (Southern Relief Road), a new link road between Neil T</li></ul>	
--	--	---	--

# Appendix A

		<p>Blaney Road and the Leck Road with a bridge over the Swilly and a new link between the Leck Road with the Derry Road/Port Bridge and Bonagee/DryArch Roundabout.</p> <ul style="list-style-type: none"> <li>• Pedestrian and Cycle routes throughout the area including a pedestrian bridge over the Swilly from Ivor Scotts lands to Council owned lands within the town centre</li> <li>• Town and linear parks with linkages and greenways</li> <li>• New Neighbourhood Retail and Community Facilities</li> <li>• Reservation of lands for the development of educational facilities for primary and Secondary school pupils</li> <li>• Provision of additional cemetery facilities</li> </ul> <p>The submission states that representatives of McGabhann Architects have previously met with key Council Executives and that these lands and adjoining lands are capable of being serviced.</p>	
11	Conal Newman on behalf of Mr. Paul Reynolds	<p>This submission relates to lands at Barnhill, Letterkenny which are located to the north-east of the town and beyond the zoned area as indicated on the Donegal County Development Plan (2018-2024) and provides a description of the area being an affluent suburban enclave of the town.</p> <p>The submission makes the case that zoning of these lands would cater for the need for premium level housing and requests that the subject lands are included within the Letterkenny LAP boundary and zoned as 'Established Development'. The submission provides a background context for Letterkenny and specifically refers to the NPF 2040 and projected population increase which will necessitate future planned sustainable growth aswell as housing, industry, commerce, services, retail and leisure with up-to 35,000 people in the coming years (2038) with an additional 4,200 people to be catered for in the life of the current Plan (2024).</p> <p>The submission makes a case that premium housing is a feature of</p>	Yes

## Appendix A

		<p>urban centres and with a projected increase in population, industry and jobs, Letterkenny will be no different and will generate the same levels of demand. Therefore, consideration must be given to identify appropriate location for premium level housing. Barnhill area is already home to a number of high end type premium homes and therefore provides the optimum location for accommodating a limited number of such properties over the life of the new plan. The submission makes a case that the area retains the attributes and would already be regarded as a high end premium type residential area.</p> <p>The submission requests that the subject lands are included within the Letterkenny LAP and zoned as 'Established Development' and further makes the point that given the number of houses that already exist at Barnhill, it is considered that a relatively limited number of additional houses could be accommodated within the new plan period. But that given the limited need for such premium level housing, it is suggested that the inclusion of the extent of lands would be commensurate with a future likely requirement.</p>	
12	Conal Newman on behalf of PJ McDermott Group	<p>This submission relates to lands at Castlebane, Letterkenny which are located to the north-east of the town and within the settlement boundary and currently zoned as 'Strategic Residential Reserve' (SRR) in the Donegal County Development Plan (2018-2024) and requests that they be zoned as 'Primarily Residential Phase 1' in the new Letterkenny LAP.</p> <p>The submission makes the case that subject lands are bounded by Meadow Hill housing estate to the east and by Strategic Residential Reserve zoned lands to the north, south and west. All of these lands were zoned for residential use in the Letterkenny and Environs Plan (2009-2015) but were rezoned under variation no. 2 and subsequently rezoned as SRR. The submissions states that the</p>	Yes

# Appendix A

		<p>subject lands are readily accessible through Meadow Hill estate to the east. Also, planning permission was previously granted for 50 dwellings under ref 07/40750 but expired in 2013.</p> <p>The submission states that the subject lands are strategically located and further provides a background context for Letterkenny and specifically refers to the NPF 2040 (section 3.3) and projected population increase which will necessitate future planned sustainable growth as well as housing, industry, commerce, services, retail and leisure with up-to 35,000 people in the coming years (2038) with an additional 4,200 people to be catered for in the life of the current Plan (2024).</p> <p>The submission also refers to the County Development Plan which acknowledges Letterkenny as a layer 1 settlement in its own right and makes the case that the zoning of the subject lands would contribute to the achievement of the growth projections for the town. The submission further makes the case and refers to the shortfall/deficit of zoned residential land which has also been acknowledged in the CDP 2018-2024. Furthermore, reference is made to Table 12.1 of the CDP where a shortfall of 839 units is identified.</p> <p>The submission makes a case that premium housing is a feature of urban centres and with a projected increase in population, industry and jobs, Letterkenny will be no different and will generate the same levels of demand. Therefore, consideration must be given to identify appropriate location for premium level housing. It is suggested that the Barnhill area is already home to a number of high end type premium homes and therefore provides the optimum location for accommodating a limited number of such properties over the life of the new plan.</p> <p>The submission suggests that the rezoning of the subject lands and</p>	
--	--	---	--

## Appendix A

		<p>surrounding lands for immediate housing delivery would assist in addressing the identified shortfall of residential zoning.</p> <p>The submission further makes the case that a proper spatial balance of residential zoned lands has not been achieved having regard to the majority of lands zoned for primarily residential phase 1 being located to the north-west of the town. Furthermore the submission argues that the new LAP must allow for a more balanced provision of residentially zoned land and states that these subject lands offer an opportunity to address this issue of providing a greater spatial balance of lands which are fully serviced, accessible and ready to go. The submission also states that the rezoning of subject lands would represent the ideal sequential growth of the town and is assisted by the opening of the Kiltroy roundabout which improves accessibility and as such requests that the lands be rezoned a 'Primarily Residential (Phase 1)'.</p>	
13	Conal Newman on behalf of Edward Tinney	<p>This submission relates to lands at Lismonaghan, Letterkenny which are currently zoned as 'Strategic Residential Reserve' (SRR) in the Donegal County Development Plan (2018-2024) and requests that they be zoned as 'Primarily Residential Phase 1' in the new Letterkenny LAP.</p> <p>The submission makes the case that subject lands adjoin the relatively recent housing estates to the west and south of New Brookcourt, Cill Greine, The Maples and Rowan Park. The subject lands are zoned as 'Strategic Residential Reserve' in the recently adopted CDP. All of these lands were zoned for residential use in the Letterkenny and Environs Plan (2009-2015) but were rezoned under variation no. 2 and subsequently rezoned as SRR. The submissions states that the subject lands are readily accessible to the east where the arterial road running through the estate towards the lands was originally constructed at sufficient width to</p>	Yes

# Appendix A

		<p>provide access to future housing within the subject lands. The submission states that the subject lands are strategically located and further provides a background context for Letterkenny and specifically refers to the NPF 2040 (section 3.3) and projected population increase which will necessitate future planned sustainable growth as well as housing, industry, commerce, services, retail and leisure with up to 35,000 people in the coming years (2038) with an additional 4,200 people to be catered for in the life of the current Plan (2024).</p> <p>The submission also refers to the County Development Plan which acknowledges Letterkenny as a layer 1 settlement in its own right and makes the case that the zoning of the subject lands would contribute to the achievement of the growth projections for the town. The submission refers to the shortfall/deficit of zoned residential land which has been acknowledged in the CDP 2018-2024. Furthermore, reference is made to Table 12.1 of the CDP where a shortfall of 839 units exists. The submission states that this shortfall is to be addressed through the Local Area Plan for Letterkenny in order to meet the projected population and associated Housing Land Requirement (HLR) and given that this process is now underway, suggests that the subject lands form part of the strategic land bank for the town.</p> <p>The submission makes a case that the subject lands are suitable for immediate development for residential purposes given the strategic location and fully serviced (roads, sewer) ready to go status and therefore provides the optimum location for the balanced sustainable growth of the town. Also, it is suggested that such housing could be developed without affecting any strategic road corridors in the vicinity and could be readily accessed through existing estates at Cill Greine and The Maples.</p>	
--	--	---	--

## Appendix A

		<p>The submission states that the rezoning of the subject lands and surrounding lands for immediate housing delivery would assist in addressing the identified shortfall of residential zoning.</p> <p>The submission further makes the case that a proper spatial balance of residential zoned lands has not been achieved having regard to the majority of lands zoned for primarily residential phase 1 being located to the north-west of the town. Furthermore, the submission argues that the new LAP must allow for a more balanced provision of residentially zoned land and states that the subject lands offer an opportunity to address this issue of providing a greater spatial balance of lands which are fully serviced, accessible and ready to go.</p>	
14	Conal Newman on behalf of Edward Tinney	<p>This submission relates to lands at Ballyraine, Letterkenny which are currently zoned as 'Education/Opportunity' in the Donegal County Development Plan (2018-2024) and requests that they be zoned as 'Primarily Residential Phase 1' in the new Letterkenny LAP.</p> <p>The submission makes the case that the subject lands are located adjacent to the long established and mature suburban housing estates of Ashlawn, Swilly park and Sylvan park which are within walking distance of the town centre. The subject site is immediately bounded by Cruach na Cille housing estate to the east and by the Catholic Church to the north, the former Donegal Creameries premises to the south and a row of detached individual dwellings to the west.</p> <p>The submission makes the case that there is increased provision of educational facilities in the immediate area of the subject site and as such the requirement for the retention of this educational zoning should be re-considered. The submission provides some examples and states that 2 new schools have recently been completed within</p>	Yes

# Appendix A

		<p>close proximity of the subject site. The Educate Together National School has been relocated and the existing Ballyraine National School is approx 10mins walking distance to the south. The submission makes the case that the area is also well served with regard to Secondary level schools.</p> <p>The submission specifically refers to both the newly adopted County Development Plan (2018-2024) and the NPF 2040 and projected population increase which will necessitate future planned sustainable growth with up-to 35,000 people in the coming years (2038) with an additional 4,200 people to be catered for in the life of the current Plan (2024).</p> <p>The submission also contends that the subject lands are suitable for immediate development for residential purposes given their strategic location and fully serviced (roads, sewer) 'ready to go' status and therefore would provide an appropriate location for the balanced sustainable growth of the town and would represent an 'infill' type housing scheme allowing for the consolidation of the existing Cruach na Cille Estate. The submission requests that the lands be rezoned a 'Primarily Residential (Phase 1)'.</p>	
15	Mary Clinton	<p>This submission is made by 'A-CEART' (Action Campaign for Education Against Road Tragedies) and proposes the following;</p> <ul style="list-style-type: none"> <li>• Diagonal parking on the Main Street as opposed to parallel parking (wasted space)</li> <li>• Removal of Pedestrian crossings as they are ignored and rarely used</li> <li>• Replacement of pedestrian crossings with pelican crossings with flashing lights</li> <li>• Construction of an overhead walkway from Main Street (suggested Rosemount Lane area) to join up with the shopping centre (Tesco)</li> </ul>	No

## Appendix A

		<ul style="list-style-type: none"> <li>• Restrict Delivery vehicles to delivering to business to early morning and late night (before 9am and after 8pm)</li> </ul>	
16	Laurence Blake on behalf of Patrick Kelly	<p>This submission is made by Blake Project Management on behalf of Patrick Kelly (LPR), Glencar House, Glencar, Letterkenny;</p> <p>The submission refers to lands located at Glencar House which extend to circa 8Ha and are zoned as Residential; requests to retain the residential zoning as the lands are ready to go and the owner hopes to submit an application in the near future.</p>	Yes
17	Laurence Blake	<p>This submission was made by Blake Project Management and raises a number of themes/issues as follows;</p> <p>Traffic Management</p> <ul style="list-style-type: none"> <li>• It is over 35years since the One-Way system was introduced and a major Traffic Survey should be carried out on the changing needs for Port Road, Main St and Lower Main St.</li> <li>• A Traffic Survey/Analysis should be carried out for the One Way system at Canal Road, Paddy Harte Road and Pearse road.</li> <li>• The traffic lights at the LYIT should be removed and replaced with a roundabout as the signal system does not work and needs replacing. A location for the roundabout needs to be identified.</li> <li>• The Polestar roundabout needs a traffic light signal system that recognises the need for different staging at morning and evening traffic.</li> <li>• The Road Design Office should finalise a route to link Speers land to Church Lane. A preliminary route should be designated in the new plan.</li> <li>• The Council should acquire the site at the rear of the old ACC so as to allow access from the 'Bus Park' to Dillons Multi-Storey and designated in the new plan.</li> <li>• Pedestrianising parts of Main Street should be considered.</li> </ul>	No

# Appendix A

		<ul style="list-style-type: none"><li>• Consideration should be given to making Lr. Main St. two-way.</li><li>• The road to Larkin’s lane should be widened where it meets Pearse road as originally planned 20 years ago and delineated in the new plan.</li><li>• Road design should survey a possible link road from Manorcunningham roundabout via the old proposed airport site at Lower Drumardagh and over a new bridge leading up through Glebe/Thorn area and onto Ellistrin on the N56 via Knockybrin townlands. Route to be identified and included in the new plan.</li><li>• Reserve lands for the Northern Relief road from Windyhall, Glencar to Ballymacool /Lower Sallaghgrane.</li></ul> <p>Zoning</p> <ul style="list-style-type: none"><li>• Lands for a new Mosque and Cultural/Educational Centre should be identified</li><li>• Identify and reserve lands for new Municipal Burial ground.</li><li>• Identify and reserve lands for a cricket ground and pavilion.</li><li>• Identify a route and lands along the river Swilly for a linear park, walkway and cycle route. This route could extend from the Thorn to the Port Bridge to Newmills.</li><li>• Lands to the east of Sprackburn stream to be zoned as non-core retail between Port Road and Neil T Blayney Road.</li><li>• Lands to the southern side of the Port Road and opposite the LYIT should be zoned educational to facilitate LYIT Campus in achieving University status.</li><li>• Lands in close proximity to the town centre to be zoned as a new transport hub and bus park. One area is Bacon factory/former Council yard and it is imperative that the site is NOT lands near the tourist office.</li></ul>	
--	--	--	--

## Appendix A

		<p>General Proposals</p> <ul style="list-style-type: none"> <li>• An agreed voluntary CPO process should be used to assist owners of derelict properties on Main Street and Lower Main Street. These properties could be used for ground floor retail and Social housing overhead. The Council should maintain an up to date Derelict Sites/ House register for Letterkenny District.</li> <li>• A strict 'signs' and 'shop front design' policy should be agreed with the local shop owners and their representative bodies for all shop fronts and should form part of the planning application process. The council must act to remove unauthorised neon and digital signs.</li> <li>• The Council should commission a report on the possibility of constructing a Weir or Canal type facility in order to overcome the tidal problem of the River Swilly.</li> <li>• Identify and zone a small area in the Main Street area that could act as small public space or park. Back gardens behind County Seat/BOI mentioned.</li> <li>• Market Square area needs review. A site for a Farmers Country market within the Main Street area is needed and could be provided in conjunction with the small public space/park.</li> </ul>	
18	Laurence Blake on behalf of Martin Kelly	<p>This submission was made by Blake Project Management on behalf of both Mairtin Kelly of Centra, Mountain Top; and the Blaney and Boal families and states that Letterkenny has grown significantly over the years and infrastructure has struggled. If the Council designates the lands abutting Kelly's Centra as a Retail Opportunity, then this will enable and the support the development of sustainable, local and badly needed services for the local population.</p> <p>The submission provides a context for the population of the area</p>	Yes

## Appendix A

		<p>from Windy hall to Mt Top/Ballaghderg in terms of number of residents (2,850), employees (3500 at IDA site and 1600 at LUH), services and students (1000) as well as the number of associated traffic movements (20,000 vehicles per day)</p> <p>The submission provides a site description of the c0.4Ha site and states that the site is at maximum capacity and needs additional lands to grow to provide appropriate support services to grow. 2 no. access/egress points exist and the owner is anxious to work with the Council to improve traffic management in the area. The submission states that meetings have taken place between Mr Kelly's consultants and the Council with a view to improving traffic flows and further states that it was agreed that a masterplan approach is the best way to move forward and to include the adjoining lands c1.5ha in the ownership of Blaney and Boal families. These lands are the subject of the zoning submission.</p> <p>The submission suggests that these lands (circa 1.5ha) are zoned as 'Retail Opportunity Site and Neighbourhood Centre' as this will enable and facilitate a coherent Master planning approach. The submission further states that there will be significant planning gain for the Council with improved access/egress onto the N56 which will help traffic flows.</p>	
19	Stuart Clarke on behalf of Foyle Port (Londonderry Port and Harbour Commissioners)	<p>This submission was made by Strategic Planning on behalf of Foyle Port.</p> <p>The submission provides a backdrop and context of the role and importance that Foyle Port plays for the North-West region on both sides of the border and advises that Foyle Port would encourage the inclusion of economic objectives in the plan that seek co-</p>	No

# Appendix A

		<p>operation between Donegal County Council and Derry City and Strabane District Council.</p> <p>The submission encourages the Council to take cognisance of national and regional planning policy when preparing the Letterkenny Plan. The submission refers to the NPF where it seeks to ensure that Letterkenny is recognised in the context of the North-West gateway initiative and sets addressing enhanced connectivity as a priority. The submission also refers to National Policy Objective 2B of the NPF where the Letterkenny-Derry cross-border network will be identified. The submission requests that this policy direction is carried through to the local level in the production of the Letterkenny LAP.</p> <p>The submission refers to Northern Ireland's 'Regional Development Strategy-Building a Better Future 2035' where the development of a strong North West is a Spatial Framework Guidance aim (SFG6) and also refers to SFG8 where the need to enhance transport linkages between Derry, Strabane and Donegal is recognised.</p> <p>The submission supports the Council's aspiration of growing Letterkenny and making the town a regional centre and economic driver in the NW City region. The submission welcomes the aspiration to grow the workforce by 3000 over the lifetime of the plan with a further 700 jobs created in the long term. The submission encourages the Council to recognise that Foyle Port will continue to be a key employer for people in the North West Region in the forthcoming Letterkenny LAP.</p> <p>The submission notes that a growing Letterkenny will require a</p>	
--	--	---	--

## Appendix A

		<p>Transportation Strategy and fully supports prioritisation and investment in the strategic road network, including the TEN T Priority route Improvement project. The submission suggests that the Transportation Strategy should not be limited to land-based transport and requests that recognition is given to the role of ports in the transport network.</p>	
20	Paul McMonagle on behalf of Hurley Property ICAV	<p>This submission was made by Turley on behalf of Hurley Property ICAV (owners of Letterkenny Retail park) and relates to lands at Phase 3 of the Retail Park and seeks amendment to the 'Linear Park' designation.</p> <p>The submission provides a backdrop and context of the subject site and raises the point that pre-planning application discussions are currently being held with the Council with regard to 2 no. retail units in Phase 3. And further notes that there is a conflict between the designated 'linear park' and planning proposal and as such the applicant is being requested to amend the design, layout and siting of the 2 no. proposed retail units which could jeopardise multiple retailers as potential occupants.</p> <p>The submission provides a context for the designated 'Linear Park' which has been carried forward into the recently adopted (CDP 2018-2024) but states that the subject site previously benefitted from planning permission (expired in August 2012). It is contended that the 'Linear Park' covers an area of 4949sq.m or 48% of the site area and stretches to 52m wide in places.</p> <p>The submission refers to and provides policy support in the Donegal CDP 2018-2024 for New Retail units within Phase 3 of the Letterkenny Retail Park and states that there is clear general policy</p>	Yes

## Appendix A

		<p>support for the principle of providing 2 no. retail units within the established Letterkenny Retail Park. The submission further makes the case for the proposed development and specifically refers to objectives/policy RS-O-1, RS-O-3, RS-O-6, RS-O-7, RS-O-8, RS-O-9, RS-P-1, RS-P-8 which support the proposal.</p> <p>The submission also makes the case that the proposal will also serve to improve the overall retailing offer of Letterkenny Town as a 'Regional Centre'.</p> <p>The submission supports the provision of a 'Linear Park' but argues that consideration must be given to the relationship of this Linear park with existing developments. It is suggested that a compromise can be reached whereby a future 'Linear park' can be incorporated on a much narrower section of the site which would then also enable the delivery of retail units.</p> <p>In relation to design considerations, the submission states that there are a number of onerous design principles that are negatively impacting on the commercial viability of the proposed development. The submission requests the Council to make it clear in the emerging Letterkenny LAP that the established Phase 3 seeks to 'round off' the existing retail development and does not form part of Urban Block 4 of Map 12.1A of the CDDP 2018-2024 and is not subject to its specific design criteria and also that the emerging proposal for 2 no retail units is not subject to design criteria which is intended to guide new Landmark developments.</p>	
21	Trevor Robb	This submission relates to lands at Knockybrin, Letterkenny and requests that the subject lands be added to Letterkenny & Environs Development Plan area.	Yes

## Appendix A

		<p>The submission makes the case that no changes to the land zoning have taken place in the last two development plans, and states that the surrounding lands have been largely developed to the north and north east. The submission contends that the rezoning of the subject lands would allow landowners to mitigate against further substandard, piecemeal forms of development by making long term provisions for the adequate infrastructure required to limit adverse effects.</p> <p>The submission states that an existing ghost estate lies to the south and the rezoning would open up opportunities for developers to complete the estate and lessen existing occupancy restrictions. The submission argues that development of the lands, if designed to a high standard, would not detract or adversely impact on the character or integrity of the landscape.</p>	
22	Trevor Robb	<p>This submission relates to lands at Loughnagin, Letterkenny and requests that the lands be added to Letterkenny Environs Development Plan area. The submission suggests that this is already a built-up area and states that the addition of this small additional area of land should have no significant impact.</p>	Yes
23	Paul McMonagle on behalf of LYIT	<p>The submission was made by Turley on behalf of Letterkenny Institute of Technology (LYIT) and relates to lands at Knocknamona and Carnamuggagh Lower.</p> <p>The stated intention of this submission is to provide background information on the emerging masterplan vision for the subject lands and to set out the site's strategic position and context to ensure that the emerging LAP will align with LYIT's vision for the site.</p> <p>The submission states that LYIT is currently developing a</p>	Yes

# Appendix A

		<p>masterplan for the subject lands to assist in delivering a long-term vision but also to assist LYIT to deliver on its short/medium-term requirements such as agri-educational, sports and sports science facilities.</p> <p>The submission refers to LYIT’s contribution in making Letterkenny a ‘Regional Centre’ and to the NPF as well as the recently adopted County Development Plan with specific reference to the National Strategic Outcomes of the NPF and to NSO6 (p145) that will facilitate the continued expansion of LYIT in tandem with expansion of Letterkenny and therefore the need to expand, upgrade, refurbish and support investment.</p> <p>The submission provides a backdrop and overview of development in Letterkenny over the past 20 years with reference to the N56 link road, Letterkenny University Hospital and presence of FDI and makes the case that the site has the potential to deliver a number of development outcomes that can align with innovation, R&amp;D and enterprise.</p> <p>The submission states that the current zoning ‘Strategic Community Opportunity’ does not align with the LYIT’s Strategic Growth Plan and considers the zoning objective to be overly restrictive and could act as an impediment for LYIT. The submission also notes that the current wording of the zoning objective has been amended when compared to the former plan but considers that both the title and zoning objective does not fully align with LYIT’s future aspirations. The submission provides suggested replacement text which will better align with LYIT’s Strategic Growth Plan and accord with NSO6 and NSO10 of the NPF.</p>	
--	--	---	--

## Appendix A

		<p>The submission states that the emerging LYIT masterplan will take cognisance of the surrounding land uses and aim to deliver enhanced connectivity, establishing a more positive relationship with the adjacent neighbourhoods and also provide a 'route map' for the phased delivery of the land.</p> <p>The submission supports the ongoing dialogue for achieving more sustainable transport patterns including a Transport Hub and also states that there is a strong desire by LYIT's Executive Board to seek alternative and more sustainable modes of transport but recognise that a shift in perceptions will be required. The submission states that the Council will need to undertake a holistic and realistic approach and places an emphasis on the implementation of Sustainable Transport Plans. Also, it is suggested that flexibility should be built into the Letterkenny LAP to enable new developments to provide for the transport choice.</p>	
24	Cordelia Ni Fhearraigh	<p>This submission was made by Cordelia Nic Fhearraigh and relates to a number of issues as follows:</p> <ul style="list-style-type: none"> <li>• Establish a Gaeltacht quarter with resources, infrastructure and services as Irish only. Letterkenny is named as a Gaeltacht service town and a Gaeltacht Quarter would help to preserve the language</li> <li>• Reduce traffic coming into the town centre and put a transport system in place that is eco and wheelchair friendly.</li> <li>• Removal of roundabouts (Bus station and Forte Lynne) as they are not pedestrian friendly and replace with traffic lights</li> <li>• Provide specific walking tracks and cycle paths that take the shortest route and car parks designed to be wheelchair friendly and upgrading of all footpaths in the town.</li> <li>• Urgent need for public toilets at various locations especially Main</li> </ul>	No

## Appendix A

		<p>Street and shopping centres</p> <ul style="list-style-type: none"> <li>• Urgent need for a train station and rail connection to take cars off the road.</li> <li>• Provision of student housing on or near the LYIT campus.</li> <li>• Develop footpaths/tracks along the river bank and which connect to Blueways/Greenways.</li> <li>• Preserve the Main Street with agreed policy on signage and retain traditional shop fronts.</li> <li>• Provide more trees in the town centre</li> <li>• Provide water fountains and make them free to use.</li> <li>• Heating networks on footpaths in the town to be used during freezing periods for pedestrian safety</li> <li>• Transfer of Donegal County Council Headquarters from Lifford to Letterkenny where other county services are centralised</li> <li>• Provide an agreed policy regarding the design of business buildings to avoid the characterless design that exists.</li> <li>• Provide more green spaces, squares and public spaces.</li> </ul>	
25	Donnan Harvey	<p>This submission was made by LJM Planning on behalf of the Letterkenny Cathedral Quarter committee.</p> <p>The submission provides a background on the campaign to regenerate and revitalise the historical core of Letterkenny and highlights some of the events and success in the past few years. The submission also includes a brochure that provides detail of their annual programme of events.</p> <p>The submission provides a vision to develop the Cathedral quarter with conservation leading the way with other benefits in the hope that the area becomes a 'Cultural Quarter' with new businesses opening up and residents moving in.</p> <p>Specific recommendations are as follows:</p>	Yes

## Appendix A

		<ul style="list-style-type: none"> <li>• The Ecclesiastical Quarter should be renamed the Cathedral Quarter in the Plan</li> <li>• The new LK LAP should promote the Town Centre as a residential neighbourhood in its own right, encourage new housing, reoccupation of refurbished houses with high quality design.</li> <li>• The new plan should provide design guidance for the traditional Town Centre, special guidance for the Cathedral Quarter that builds on the Conservation Plan prepared by Dedalus Architects, which should be adopted into the design guidance and planning policies for the Cathedral Quarter Architectural Conservation Area.</li> <li>• A Masterplan should be developed for the traditional Town Centre similar to the Urban Design Framework but finer grained and in greater detail</li> <li>• Planning Policy should favour the retention of the existing urban form and buildings that emphasise access by foot and also using backlands for development of small units of housing, shops and work spaces in the traditional Town Centre.</li> <li>• Opportunity site 11 (Town Centre Urban Block 1) between Church Lane and Speers lane to be developed for a mix of uses, rather than emphasising 'higher order retail' in the current plan. The submission supports the emphasis on providing high quality public realm and streetscape at this Opportunity site and on design that recognises the important views from this site. The submission is not in favour of zoning this for solely for retail and commercial uses as this would have a negative impact on the Cathedral Quarter and the ACA and providing vehicular access on to Church lane would be damaging. Grieves Field should not be included in the Opportunity site as it forms part of the Cathedral Quarter but should be zoned for Open Space and developed as an amenity space.</li> </ul>	
26	Allen Robinson	This submission relates to lands at Gortlee, Letterkenny and	Yes

# Appendix A

		requests to retain the existing zoning (Opportunity Site 1). The submission states that live permission exists on this site (PL66.237996) and since the advent of the economic downturn, development of this site has not been viable. Furthermore, the submission states that it is the intention of the owner to enter into dialogue in the coming months with the Planning Authority re. potential amendments to the existing approval, with a view to preparing the site for development.	
27	Toni Forrester	<p>The submission was made by Toni Forrester on behalf of Letterkenny Chamber of Commerce and relates to a number of sites around Letterkenny.</p> <p>The submission states that the Chamber represents over 250 businesses across many sectors. Also, the submission has acknowledged that various discussions have taken place and approve of the approach taken by the Council. The submission share the Council’s ambitious plans and see the development of the town as crucial to the success of the region as Letterkenny is the commercial hub of the County.</p> <p>Urban Renewal and Town centre</p> <p>The submission states that the town boundary is large and needs to be concentrated on a smaller commercial centre to incorporate the traditional town centre and Retail parks. It is suggest that policies should be provided to restrict retail type beyond the current retail area with a centre out policy to be adopted and enforced.</p> <p>The submission recommends improved high quality linkages between the traditional Main Street and Retail Parks and avoid emphasis on ‘old’ and ‘new’. Also, the Linear park is key in this regard. It is suggested that Letterkenny is underutilised in terms of</p>	No

# Appendix A

		<p>walking and not pedestrian friendly.</p> <p>Key Sites for Urban renewal</p> <ul style="list-style-type: none"> <li>• Lands behind Main Street accessed through Church Lane (could incorporate a performance space/park area and also act as a link to nearby housing and retail)</li> <li>• ESB site and The Grill Site (Town centre housing with suitable green spaces)</li> <li>• Site on Pearse Road beside Radisson &amp; Charleys Café. (The front is not 'Town Centre' suitable but rear could incorporate linkage to Loop Road with retail units facing Pearse Rd)</li> <li>• Land behind old Ladbrooks on Main St over to Oliver Plunkett Rd. (Potential access to Main St to link coach parks to hotel sites)</li> <li>• Land behind Main St (Magees over to Rosemount UNSTATED USE)</li> <li>• Lower Main Street-Kellys Yard (Prime development site could open up Main Street)</li> </ul> <p>Market Square</p> <ul style="list-style-type: none"> <li>• Market Sq needs to be vibrant, useable and attractive space that can be used for employees and where events can take place including markets/stalls and performances</li> <li>• Need to use high quality materials (e.g. Ebrington square)</li> <li>• Colourful street furniture and designated seating area (e.g. craft village Derry)</li> <li>• Clearly signposted</li> </ul> <p>Market Centre &amp; Steps behind</p> <ul style="list-style-type: none"> <li>• The centre is underutilised and has always struggled to get permanent tenants for upper floors (could this be redeveloped?)</li> </ul>	
--	--	--	--

# Appendix A

		<ul style="list-style-type: none"> <li>• Any redevelopment of market Square could incorporate this building.</li> </ul> <p>Linkages&amp; Access Areas</p> <ul style="list-style-type: none"> <li>• Rosemount (linkage needs to become much more user friendly)</li> <li>• Pearse Road to Loop road, Opposite TK Maxx. (Natural Linkage with seating, greenery and partial cover)</li> <li>• Retail park 3 to port Road/LYIT. (Potential for walking access from LYIT carpark to rear of Halfords)</li> <li>• Improved laneway from Port road to High Road (beside Charlie Robinsons) (Good access route to High Road but underused and unsafe)</li> <li>• Shortcut from High Road to Ard O'Donnell (Potential short term improvements)</li> <li>• All Development Sites should set aside for high quality linkages to and from them to integrate them and make them easier to navigate.</li> </ul> <p>Linear park</p> <ul style="list-style-type: none"> <li>• Strong acceptance of Linear park by all and use flood plains in inventive way and as landmark projects.</li> </ul> <p>Transport Hub</p> <ul style="list-style-type: none"> <li>• Chamber of Commerce supportive if multimodal transport hub is created (current bus station and bus stops are not suitable).</li> </ul> <p>Transport Hub that is open to all would transform transportation. Sites need to be explored that strike a balance between distance between transport Hub and retail areas.</p> <p>Creating quarters/distinct areas</p>	
--	--	--	--

# Appendix A

		<ul style="list-style-type: none"> <li>• Proposal to group town centre areas as 'quarters' with appropriate street furniture (Engraving kerb stones)</li> </ul> <p>Public Realm</p> <ul style="list-style-type: none"> <li>• Public realm must be high quality and should incorporate green spaces and 'parklets'</li> <li>• Agreed standards of painting, signage</li> </ul> <p>Grouping Businesses</p> <ul style="list-style-type: none"> <li>• Some businesses are more suitable to out of town but are in the town centre. It would be good to site these in one place (e.g. Car Dealers). There is already a business hub where large employers are located.</li> </ul> <p>Housing</p> <ul style="list-style-type: none"> <li>• Chamber are in favour of more town centre housing but must be attractive for families and should be high quality and carefully managed with appropriate play areas.</li> </ul>	
28	Brian Kelly	<p>This submission was made by Turley on behalf of PCI Consulting and relates to a specific site on the Port Road, adjacent to the Letterkenny Public Services Centre and to the rear of the Tourist Information Centre.</p> <p>Overview</p> <p>The submission provides an overview of the sites potential and argues that a range of suitable uses could be accommodated. The submission details proposals which, it is argued, could address strategic issues as follows:</p> <ul style="list-style-type: none"> <li>• Fragmentation of the town centre by adhering to an Urban Development Framework (UDF)</li> </ul>	Yes

# Appendix A

		<ul style="list-style-type: none"> <li>• Promotion of high densities within the town centre</li> <li>• Positive response to design parameters of the UDF</li> <li>• Achieve high quality design with landmark building</li> </ul> <p>The submission contends that this Landmark site should be identified as an Opportunity Site.</p> <p>The submission states that design principles for the site should include the following;</p> <ul style="list-style-type: none"> <li>• Requirement for Higher density</li> <li>• Suitable land uses including; Commercial Leisure, economic, residential, office, R&amp;D and retail uses (or other appropriate uses)</li> <li>• Access proposals to integrate with adjoining future developments</li> </ul> <p>The submission welcomes the continued development of the Transport Hub proposals and proposals which devise real alternatives to private car use.</p> <p>Site Context The submission provides a site description, context and access. It is contended that the site and surrounding lands are generally raised and unlikely to be subject to flooding. The site covers an area of c1.19ha, surrounded by Letterkenny PSC, Letterkenny Tourist Office and Lidl foodstore, with access provided by a shared entrance with Lidl Foodstore. The area provides a mixture of uses which include light industrial, manufacturing and engineering, electrical sales and soft furnishing sales etc.</p> <p>Policy Review and Planning Context The submission states that the site is contained within the town</p>	
--	--	--	--

# Appendix A

		<p>centre boundary and must adhere with the Town Centre Strategy and Urban Design Framework and further provides the design criteria for lands to east of the Isle Burn as follows;</p> <ul style="list-style-type: none"><li>• Creation of distinct development blocks with an overall grid structure</li><li>• Fine grain blocks</li><li>• Strong urban form with buildings to human scale</li><li>• Street Frontages along both linkages identified in UDF</li><li>• Density suitable for Town Centre environment</li><li>• Quality pedestrian linkages</li><li>• Public spaces for larger sites</li></ul> <p>The submission suggests that there should be a requirement for schemes to incorporate a mix of uses outside traditional Town Centre, with standalone retail treated as a policy exception.</p> <p>The submission provides a table of potential future uses and states that a diverse mix of uses is permissible and limited only by market demand with the only restriction on possible uses being Town Centre policy to direct some commercial uses to out of town locations.</p> <p>Development Concept</p> <p>The submission provides a table with a summary of the parameters for future development of the site with acknowledged gateway location, high quality design, between 2-5 storeys, footprint of 1200sqm (total floor area of 4800sqm), green buffer at boundary with Public Services building, making provision for access, employment or retail uses and access to arterial route being future proofed.</p>	
--	--	---	--

# Appendix A

		<p>Planning Justification</p> <p>The submission refers to the NPF which notes Letterkennys importance to the growth of the region, with projected increase in population. The submission states that heightened potential now exists and this should be reflected in the zoning of the site as an 'Opportunity Site' and the UDF does not fully explain the development parameters. The submission proposes the following parameters for the new zoning of the subject site as follows;</p> <ul style="list-style-type: none"> <li>• Titled 'Letterkenny Gateway Opportunity Site'</li> <li>• Confirm Higher Density landmark development</li> <li>• Use to include R&amp;D, Offices, Hotel, Residential, Retail</li> <li>• Adjacent site uses should respect the context of the subject site</li> <li>• Enhanced access proposals</li> </ul>	
29	Gregg Smeaton	<p>This submission relates to lands at Killyclug, Letterkenny and requests the rezoning of a portion of lands from 'Strategic Residential Reserve' to 'Established Development' on behalf of Charlie Ascot Ltd.</p> <p>The submission states that a recent planning application has been lodged for residential development on lands coloured grey (Established Development) but states that the portion North of this is contained within the same parcel of land but is currently zoned as SRR and appears to be an arbitrary division. The submission further states that the land is only accessible via the existing housing development known as Cluain Ard. The submission contends that the proposed rezoning would enable completion of residential development within the natural boundaries of the site.</p>	Yes
30	Paul McMonagle	<p>This submission was made by Turley on behalf of Jimmy McGettigan and relates to lands at Carnamuggagh Lower, Letterkenny.</p>	Yes

# Appendix A

		<p>Introduction The submission intends to demonstrate the opportunity arising through the new Letterkenny LAP (LLAP) process to rezone Phase 1 and Phase 2 from 'Strategic Residential Reserve' (SRR) to 'Primarily Residential' (PR) in order to complete the 'missing piece' of the established neighbourhood. The submission also requests to rezone the residual lands (Phase 3) from 'Local Environment' to 'Strategic Residential Reserve'. Furthermore the submission has undertaken a review on the planning history of the subject site and surrounding lands, review of other lands zoned as PR and SRR, conducted a site visit, consulted with the landowner and commercial property agents, consultations with MH associates regarding a masterplan, review of the NPF 2040 plan as well as other documents.</p> <p>Letterkenny Town The submission provides a background and context of how Letterkenny relates to the NPF which has identified the town as a 'Regional Centre' and specifically refers to National Policy Objective 2 of the NPF. Also, the submission directly refers to the recently adopted Donegal County Development Plan which provides figures for projected growth up to 2024 and beyond to 2038 as well as shortfall of 839 housing units.</p> <p>The submission states that having regard to the key residential growth nodes, the Carnamuggagh area is at an advantage in terms of being in a position to deliver housing in the short term with a southern aspect, existing infrastructure and proximity to services and that other growth areas are not benefitted by the quantum and type of existing services that are available.</p>	
--	--	--	--

# Appendix A

		<p>The submission states that commercial demand exists with a shortage of new stock for well designed 3 and 4 bedroom semi-detached and detached properties and that Carnamuggagh area is one of the most sought after areas in town within walking distance of the big employers.</p> <p>The submission states that the Council should zone lands that can be delivered now and should take a cautious approach to the zoning of land to the south of the River Swilly as 'Primarily Residential' and further makes the point that the allocation of land in advance of the confirmation of funding for the Southern Letterkenny Relief Road would serve to erode the ability of other deliverable lands.</p> <p>Site Context The submission states that the site is located in Carnamuggagh lower approx 2km north of Letterkenny Town Centre and covers an area of c30Ha. The lands are bounded by established residential area to the east (Amalfi Court), agricultural lands to the south (LYIT owned) and established residential lands to the west (Ashfield).</p> <p>The site has been the subject of previous planning permissions (EOD ref 11/40077) and the subject lands are currently zoned as SRR and LE. The surrounding area is defined by a mix of land uses including LUH, Pramerica, Educational establishments, Local services and churches and has witnessed substantial growth and investment over the last couple of years but requires improved permeability, accessibility and connectivity.</p>	
--	--	---	--

# Appendix A

		<p>The submission states that the site previously benefitted from planning permission, is in single ownership, has a south facing aspect, benefits from existing access point and connection to the N56, is readily serviceable by water/sewer, can accommodate a scale of development that can deliver missing components of social infrastructure (amenity space) and cycleway links as well as other merits. It is suggested that the proposed rezoning of these lands could offset the costs associated with addressing the deficit of social and transport infrastructure in the area with the provision of a possible internal distributor link road.</p> <p>Strategic Vision and Design Principles The submission provides some guiding principles to inform the concept of a masterplan and includes, inter alia, a description of how the site relates to existing patterns and adjoining lands. The submission has provided a conceptual masterplan layout with suggested 3 no. phases of development.</p>	
31	Ursula Ni Shabhaois	<p>This submission was made by Conradh Na Gaelige and relates to the promotion and everyday use of the Irish language.</p> <p>Background The submission states that according to the 2016 census 37.09% of the people said that they had oral Irish which is lower than the complete census but that this does not accurately reflect the state of Irish in Donegal. The submission states that it is of special importance to ensure that high quality employment is available through the medium of Irish in order to prevent out migration of native speakers.</p>	No

# Appendix A

		<p><b>Introduction</b> The submission also states that in preparing the Letterkenny LAP, Irish is not mentioned except in relation to cultural matters. Also, as a Gaeltacht Service Town, the Council has the responsibility to ensure that proper attention is given to the Irish speaking community in the area and to ensure that the needs of the Irish speaking community are enshrined in every aspect of the plan.</p> <p><b>Employment</b> The submission states that Letterkenny, as a Gaeltacht Service Town, provides opportunities to entice employment projects which could provide employment for people presently living in the Gaeltacht area and encourage others to return home.</p> <p><b>Access/Infrastructure</b> It is argued that the roads and public transport system between Letterkenny and the Gaeltacht is poor and prevents people from visiting or working in Letterkenny and at the same time living in the Gaeltacht.</p> <p><b>Social/Cultural/Community Infrastructure</b> Letterkenny, as a Gaeltacht Service Town, must have services available through the medium of Irish, especially for children.</p> <p><b>Culture/Community</b> It is argued that appropriate attention should be given to the Irish speaking community and other cultural events and that Irish should be available to all.</p>	
--	--	--	--

# Appendix A

		<p>Town Centre/Urban Renewal</p> <p>The submission states that aspects of the plan give the opportunity to bring Irish to the fore and much can be done to promote Irish without incurring costs, such as shops/business having signage in Irish. This would result in the 'Gaelicizing' the town and fluent Irish speakers would know that Irish was welcome at the premises.</p>	
32	Ed Margey	<p>This submission was made by Letterkenny Golf club and requests that that golf club is included in the town area. The submission provides a background and history of the club and gives the following reasons for its inclusion within the plan boundary:</p> <ul style="list-style-type: none"> <li>• The club is part of the sporting, recreational and social fabric of the town with over 700 members</li> <li>• The club provides sporting and recreational activity for all ages and runs competitions for young people</li> <li>• Contributes to the tourism attractions of the area.</li> <li>• Provides close links with the town in terms of sponsorship and Donegal Local Development committee</li> <li>• The club is actively involved in the community by hosting golfing tournaments</li> <li>• Michelin star restaurant located on site (Browns on the Green) which adds to attraction and adds to local economy</li> </ul>	Yes