

**MINUTES OF THE SPECIAL COUNCIL MEETING OF DONEGAL COUNTY COUNCIL
HELD ON
10TH MAY, 2023 IN THE COUNTY HOUSE, LIFFORD**

C/127/23 MEMBERS PRESENT

Cllrs L. Blaney, Cathaoirleach, K. Bradley, C. Brogan, P. Canning, T. Conaghan, D. Coyle, G. Crawford, N. Crossan, G Doherty, J Kavanagh, D M Kelly, M. McBride, M Mc Clafferty, P Mc Garvey, G. Mc Monagle, A Molloy, J. O'Donnell, and John S O' Fearraigh.

Online: A Doherty, T Crossan, L. Doherty, R. Donaghey, M. Farren, M T Gallagher, N Jordan, M Mac Giolla Easbuig, M Mc Dermott, N McGarvey, P Mc Gowan, J McGuinness, J. Murray, M Naughton and B Sweeny.

C/128/23 OFFICIALS IN ATTENDANCE

John Mc Laughlin, Chief Executive, Patsy Lafferty, Director of Housing, Corporate and Cultural Services, Meetings Administrator, Bryan Cannon, A/Director of Roads & Transportation, Garry Martin, Director of Economic Development, Information Systems & Emergency Services, Liam Ward, Director Community Development & Planning Services, Eunan Quinn, Senior Planner, Paul Christy, Senior Executive Planner, Graham Diamond, Executive Planner, Roisin Kelly, Executive Planner, Frances Friel, Communications Officer, Sean O' Daimhin, Oifigeach na Gaeilge, Róise Ní Laifeartaigh, Oifigeach na Gaeilge, William Colvin, Communications Office, Anne Marie Crawford, Staff Officer.

C/129/23 DRAFT LETTERKENNY PLAN AND LOCAL TRANSPORT PLAN 2023 - 2029

Members considered the report circulated with the agenda in relation to the above together with the Chief Executive's report circulated on the 30th of March, 2023, the associated mapping and slides.

Mr Liam, Ward, Director Community Development & Planning Services advised that the public consultation period for the Draft Letterkenny Plan and Local Transport Plan 2023-2029 had taken place from the 6th of January to the 17th February, 2023, and that 61 submissions had been received in total with 13 emanating from the statutory bodies and 48 submitted by the general public). The Chief Executive's report as circulated on the 30th of March, he noted, had referenced each of these submissions and had set out for members a significant number of recommendations for their consideration. These, he advised were detailed on pages 74 -89 of the report. A considerable number, he advised, were material in nature and required the agreement of the members. Where members were not in agreement with the recommendation, he said, they should then outline the specific reasons for the decision and that this explanation must be related to the relevant planning policy.

There was further acknowledgement that where material alterations were agreed and accepted there would then be an onus on the Executive to carry out the recommended environmental reporting on the material alterations. The next stage, it was acknowledged, would be to bring these back to the

Plenary Council for consideration and approval sought for a further period of public consultation on the material alterations only. A Chief Executive's report, it was noted would then be prepared based on the submissions received and the report subsequently presented to members for approval.

Mr Paul Christy, Senior Executive Planner, advised of the need to deal with all the matters raised in the submissions in a comprehensive way. Formal approval would be required, he added, or an alternative proposal in respect of each one. After this first period, he confirmed that there would be an adjournment to ensure that there were no further matters that required attention and to assess the decisions made to date to ensure that all concerned were clear as to the level of land available for residential development and the amount designated as "Primary Residential"

He thanked the Letterkenny/Milford MD members for their ongoing engagement in the process.

C/130/23 **6.2 RECOMMENDATION IN RELATION TO POPULATION FIGURES AND HOUSING LAND SUPPLY (ITEMS 1,2,3 & 4)**

Mr Paul Christy, Senior Executive Planner drew attention to page 74 of the Chief Executive's report and in particular Items 6.2(1), 6.2(2), 6.2(3) & 6.2(4) and informed members that the recommendations as outlined were material alterations to the Draft Letterkenny Plan and Local Transport Plan 2023 - 2029.

It was noted that the reasons for many of the site-specific issues on the map were housing related and that they needed to be considered in the context of the overall housing supply, populations projections etc.

He drew attention to Map PR17 and the area south of Killylastin. He advised that the sites in yellow were ones where the owners had made a submission to the Draft. The Office of the Planning Regulator, he stated had addressed issues in the small number of sites outlined in pink on the map and where no submission had been made by the owner.

Site PR17 to the south-west of the Killylastin Crossroads.

It was noted that the submission from the owner had sought to retain the current zoning but that a recommendation had been received from the Planning Regulator to delete from "Residential".

Cllr Brogan said that there were many challenges and outlined the fact that the housing need had to be accommodated, given Letterkenny's position as the economic driver for the North-West and part of the North-West City Region. He referred also to the issues in Flood Zone A and Flood Zone B and the fact that concerns had been raised by the Regional Assembly. He said that there were challenges also in terms of the guidelines issued by the Office of the Planning Regulator. It was noted that a number of years ago a lot of land had been zoned where previous planning permissions had been in place, and this had proved to be successful in allowing development to flourish and in allowing competition in the housing sector whilst maintaining

acceptable pricing levels. The challenge now he said was that there were not enough housing sites in Letterkenny or house builders. He asked that the sites in question be dealt with singly and cognisance taken of the traffic light model of development, so that where the water, sewerage and roads infrastructure was in place a green light could be given for the development of houses and the lands zoned as "Residential.

Site PR17 – South-West of Killylastin Crossroads.

Mr Paul Christy, Senior Executive Planner, advised that this site was serviced, that the owner had made a submission, and confirmed that there was no recent planning history. The Planning Regulator, it was noted, had recommended against this and that the Chief Executive's recommendation was, concurred with this assessment.

It was clarified at this juncture that the format of the discussion going forward would be to navigate the Map as presented in a site-specific manner so as to reconcile with the Chief Executive's report and deal with the specific number of sites at Killylastin.

Site PR18

This it was noted was a serviced site with planning permission for 53 houses which had been granted in 2007. It was confirmed that the owner had made a submission and that the Planning Regulator had recommended against same. The Chief Executive's recommendation was consistent with the view of the Planning Regulator.

Site PR22

Directly across the road at Site PR22 there was no owner submission with the Planning Regulator recommending against "Residential Development" and the Chief Executive's report supporting this recommendation. It was noted that the site was serviced and that there was a 2005 permission for 27 houses and 23 Duplex Units

Immediately behind PR22 a submission had also been received. Whilst not on the Draft map it is serviceable, and half of the site was the subject of planning reference 05/7202 for 49 units.

Behind this site again a further submission was received seeking a "Residential Zoning" on a site which is serviceable and there was a permission in 2006 for 85 houses which was further extended in 2012. The Chief Executive's recommendation was he advised consistent with that of the Planning Regulator and with other sites in the area.

Site PR16

The remaining site outlined in pink is behind the existing Gleannrua Development with a recent grant of permission for 90-97 units. This it was confirmed was serviceable.

A further site identified on the Zoning Map PR 7 it was confirmed was not

addressed by the planning Regulator and thus there is no change.

Site PR15

PR15 shown in grey at the northwest corner of the map. Development here is well under way on this site and thus the recommended designation is “Established Development”.

Members proceeded to deal with recommendations 6.2 to 6.9. **Vide Appendix 1**

C/131/23 **ADJOURNMENT FOR LUNCH**

On the proposal of Cllr Brogan, seconded by Cllr Kavanagh it was resolved to adjourn the meeting for lunch until 2.30pm.

C/132/23 **DRAFT LETTERKENNY PLAN AND LOCAL TRANSPORT PLAN 2023 - 2029**

Having considered Recommendations 6.1 to 6.9 members were informed that a number of issues remained to be dealt with in respect of Item 6.2 - Reference numbers 1,2,3 and 4.

Mr Liam Ward, Director of Community Development & Planning Services advised that this was necessary on account of the decisions taken during the meeting in relation to the overall population, growth figures, projected housing figures and land requirements which has resulted in a lot of additions to the “Primary Residential” zonings with lands also removed from “Established Development”.

It was thus unanimously agreed to adjourn the meeting to 8pm and return online at this juncture to consider the remaining items.

C/133/23 **RESUMPTION OF THE MEETING**

Item 6.2 (1)

Mr Liam Ward, Director, Community Development & Planning Services outlined the necessity of going back to deal with items 1-4 in respect of Recommendation 6.2 and the material alterations made to the plan as a result of the decisions taken earlier and the impact of the level of housing land zoned for “Primary Residential”.

Mr Paul Christy, Senior Planner advised that between “Primary Residential”, “Opportunity Sites” and one or two other designations the total amount of land now acceptable in principle for housing purposes was as recommended by the members was 122 hectares. This, he advised, was more than double of what had been recommended under Item 6.2 (1,2, 3 and 4) in the Chief Executive’s report.

On the proposal of Cllr Mc Monagle, seconded by Cllr Kavanagh it was resolved not to accept the recommendation in the Chief Executive’s report and instead to materially alter the Draft Letterkenny Plan & Local

Transport Plan by proceeding with the recommendation agreed earlier in the meeting.

Cllr Coyle said that it was likely that the Planning Regulator would not accept this on the basis that the original recommendation 57ha and queried where this left the Council.

Cllr Brogan said it was clear given the problems that existed with housing that there was a special case to be made. The relevant information was in place, he added, and cognisance had been taken of the traffic light model of development to support the additional zoning.

Mr Liam Ward, Director Community Development & Planning Services responding said it was clear that members were aware that the decision to exceed the level of lands had specific implications but were clearly of the opinion that there was sufficient reason to do so.

Item 6.2(2)

On the proposal of Cllr Mc Monagle, seconded by Cllr Kavanagh it was resolved not to accept the recommendation in the Chief Executive's report and instead to materially alter the Draft Letterkenny Plan & Local Transport Plan by proceeding with the recommendation agreed earlier in the meeting.

On the proposal of Cllr Brogan, seconded by Cllr Kelly it was resolved to materially alter the Draft Letterkenny Plan & Local Transport Plan by amending the zoning on lands at the eastern entrance of the Aura Leisure Centre from "Local Environment" to "Established Development".

Item 6.2(3)

On the proposal of Cllr Brogan, seconded by Cllr Mc Bride it was resolved not to accept the recommendation in the Chief Executive's report and to materially alter the Draft Letterkenny Plan & Local Transport Plan by proceeding with the recommendation agreed earlier in the meeting.

Item 6.2(4)

On the proposal of Cllr Coyle, seconded by Cllr Mc Bride it was resolved to materially alter the Draft Letterkenny Plan & Local Transport Plan and accept the narrative, tables figures and site numbers together with the revised population and housing projections set out in Recommendations 1-3 above.

Item 6.1(1)

On the proposal of Cllr Brogan, seconded by Cllr Kavanagh it was resolved to accept the recommendation in the Chief Executive's report and update the Local Area Plan to make reference to the Climate Action Plan 2023 in lieu of the Climate Action Plan 2021.

Mr Liam Ward, Director Community Development & Planning Services thanked members for their ongoing support and co-operation.

The Chief Executive thanked the Director of Service and his team for the excellent work that had gone into the preparation of the Plan. There were, he noted, challenges to be overcome but the plan itself would help shape Letterkenny into the future and encourage economic development. He acknowledged the commitment that had been displayed in terms of working on the various issues involved and the efforts made to secure ongoing investment all of which will benefit the people of Letterkenny. He welcomed the contributions from the members and acknowledged the work that had gone in to ensuring that all concerned understood what was being recommended.

This concluded the business of the meeting.

Appendix 1

6.0 Recommendations

6.1 Recommendations in relation to Climate Action

1. Update the LAP to make reference to the Climate Action Plan 2023 in lieu of the Climate Action Plan 2021. **This is considered to be a non-material alteration.**

6.2 Recommendations in relation to Population Projections and Housing Land Supply

1. Revise the projected population growth figures for Letterkenny to align with the provisions of the NPF and RSES, thereby projecting a population growth of 5720 persons over the 2016 baseline by the year 2029 (as opposed to the projection for an increase of 9881 persons by 2031, as initially set out in the Draft). **This is considered to be a material alteration.**
2. Revise the projected housing figures for Letterkenny set out under Chapter 10 of the Draft LAP taking into account (i.) the provisions of the NPF and RSES, (ii.) the need to provide for future growth in Letterkenny and (iii.) the need to account for recent undersupply in the housing market, thereby providing for the development of approximately 2300 dwellings in Letterkenny out to 2029. **This is considered to be a material alteration.**
3. Revise the housing land requirements set out in Chapter 10 of the Draft LAP to provide for a minimum requirement of 57Ha of housing land (as opposed to the requirement of 119.7Ha to 2031, as initially set out in the Draft). **This is considered to be a material alteration.**
4. Revise the narrative, tables, figures and site numbers contained in the Draft LAP to align with the revised population and housing projections set out in Recommendations 1-3 above. **This is considered to be a material alteration.**
5. Change the zoning of Sites PR15, PR16, PR17, PR18 and PR22 from 'Primarily Residential' to 'Strategic Residential Reserve'. **This is considered to be a material alteration.**

Cllr Brogan advised that this area of the town had been identified a long number of years ago as a Service Centre and is well serviced at present. He noted that the Local Authority had gone to tender on a site at this location. On the proposal of Cllr Brogan, seconded by Cllr O' Donnell in order to create greater opportunity in this area it was resolved not to accept the Chief Executive's recommendation in respect of PR15 and instead to zone the sites in question as "Established Development".

On the proposal of Cllr Brogan, seconded by Cllr O' Donnell it was resolved not to accept the Chief Executives recommendation in respect of PR 16, PR17, PR18 and PR22 together with the two submissions received on the other lands from Killenor Developments and Christopher Mc Gettigan and instead to retain the zoning of "Primary Residential"

Cllr Mc Monagle advised of the need to ensure that the lands in question did not lie unused for the next 5 to ten years and that the permissions when granted were utilised. He cited the need for additional facilities and raised concerns that the water and sewerage facilities were inadequate and needed to be upgraded to keep pace with the projected development.

6. Retain the 'Primarily Residential' zoning on Sites PR1 and PR13, **contrary to the recommendations of the Office of the Planning Regulator.**

With regards to PR 13, Mr Paul Christy, Senior Planner, drew attention to the fact that the Planning Regulator had recommended that this be "Residential Reserve". The recommendation in the Chief Executive's report to retain "Primarily Residential" had been based, he said, on its proximity to services, the town centre, the overall topography and the fact that it was serviceable. It was also proposed, he confirmed, that PR 1 retain its "Primarily Residential" zoning. He noted that the yellow shaded area on the map which belonged to one particular owner had been the subject of a submission requesting access to Tara Court from the immediate southeast. The plan at the minute, he added, only had access going out onto the Kilty Road because of concerns around road safety in respect of traffic coming into Tara Court. On this basis, he said, that the recommendation was to keep the policy as is allowing vehicular access onto the Kilty Road only.

Cllr Brogan said that there were more lands on the north side which had previously been zoned residential and education and that these needed to be looked at again. He expressed concern that provision had not been made for the provision of a cemetery and proposed that the "Local Environment" designation be included to facilitate same and widen the scope for provision.

On the proposal of Cllr Brogan, seconded by Cllr Mc Bride it was resolved to accept the Chief Executive's recommendation in relation to PR13 and retain the zoning as "Primarily Residential" and also to change the matrix in relation to "Local Environment".

On the proposal of Cllr Brogan, seconded by Cllr Mc Bride, it was resolved to accept the Chief Executive's recommendation in relation to PR1 and retain the zoning as "Primarily Residential".

Cllr Brogan said that he believed access to lands in PR1 should be a matter for Development Control and not the members as the Council owned lands in the area. He proposed that this be removed to ensure that there was a level playing field. This was seconded by Cllr Canning.

7. Change the zoning of Opportunity Site 1 from 'Opportunity Site' to 'Primarily Residential'. **This is considered to be a material alteration.**

Mr Paul Christy said that the OPR had recommended that this be changed to "Primary Residential" from "Opportunity". He advised that this referred to "Opportunity Site 1" – Gortlee House and that there had been a submission from the owner looking to preserve some element of flexibility on the site. He advised Cllr Canning that the policy would recommend that a strong element of the natural foliage there at present would be preserved. Cllr Canning said that if the "Opportunity Site" allowed "Primarily Residential" on it then surely the zoning should be retained as "Opportunity" so as not to use up the "Primary Residential" acreage.

Cllr O' Donnell cautioned against zoning lands which might never be utilised and which would ultimately eat into the overall "Primary Residential" allocation dictated by the OPR. He said that retention as "Opportunity Site" would be more feasible.

Cllr Mc Monagle concurred and said to retain same might provide more opportunity elsewhere.

The Senior Executive Planner said that the submission of the owner was not ruling out "Primary Residential" but wanted to ensure that there was more flexibility going forward for other possible uses.

Mr Eunan Quinn, Senior Planner alluding to the original Masterplan proposal said that it recognized the landmark value of Gortlee house and its development potential together with the heritage value to the town. There were he advised a significant number of houses that could be accommodated within the developable lands without impacting on the lands around Gortlee House.

On the proposal of Cllr Mc Monagle, seconded by Cllr O' Donnell it was resolved not to accept the recommendation in the Chief Executive's report and thus to retain the zoning as "Opportunity Site"

8. Change the zoning of Opportunity Site 7 from 'Opportunity Site' to 'Primarily Residential'. **This is considered to be a material alteration.**

On the proposal of Cllr Mc Bride, seconded by Cllr Monagle it was resolved to accept the recommendation in the Chief Executive's report and to materially alter the Draft Letterkenny Plan and Local Transport Plan by changing the zoning of Opportunity Site 7 from "Opportunity Site" to "Primarily Residential".

Cllr Brogan at this juncture alluding to the many concerns surrounding the Residential Zoned Land Tax and the stance to be adopted on those that hoarded lands asked that time be allocated for a discussion of same.

The Senior Executive Planner noted that the RZLT was an initiative of the Department of Finance and the Revenue Commissioners, and that the role of

the local authority was to identify sites that are zoned in a manner that would allow for residential use. The draft map had been published back in December, he added, based on the guidelines issued to all local authorities. As no sites had been missed in Donegal, he confirmed that there had been no need for a supplemental map this year. The final map will be published in November this year, he said, and the lands listed eligible for the tax in early 2024. It was noted that there was an annual review of the mapping and the tax situation and any plans that are changed and different zonings introduced, or new zonings included for residential purposes will then have to be considered against the RZLT map that the Council produces. Any sites, he advised, that had been put on the draft map in November could be appealed and 132 submissions had been received in respect of the map published in 2022. A number had gone on appeal to An Bord Pleanála and were working their way through the system.

Cllrs queried why those whose lands had no access to water or sewerage services had to pay the RZLT. It was confirmed that judgement calls had to be made on lands within a small space of time and that there was provision for owners to appeal to An Bord Pleanála with many lands being removed from the map as a result of the submissions made.

It was suggested that the Department be contacted, and a request made for more time together with additional leeway from the OPR.

A fifteen-minute adjournment was proposed by Cllr Crawford and seconded by Cllr O' Donnell at this juncture to facilitate the presentation of the associated mapping.

9. Change the zoning of Opportunity Site 11 from 'Opportunity Site' to 'Primarily Residential'. **This is considered to be a material alteration.**
On the proposal of Cllr Mc Bride, seconded by Cllr Kelly it was resolved to accept the recommendation contained in the Chief Executive's report and to materially alter the Draft Letterkenny Plan and Local Transport Plan by changing the zoning of Opportunity Site 11 from "Opportunity Site' to 'Primarily Residential'".
10. Change the zoning of Opportunity Site 12 from 'Opportunity Site' and 'masterplanned approach' to 'Strategic Residential Reserve'. **This is considered to be a material alteration.**
On the proposal of Cllr Brogan, seconded by Cllr Mc Monagle it was resolved not to accept the recommendation contained in the Chief Executive's report and to retain the zoning of Opportunity Site 12 as "Opportunity Site" and "Masterplanned Approach".
11. Omit consideration of residential use on Opportunity Site 3. **This is considered to be a material alteration.**
On the proposal of Cllr Brogan, seconded by Cllr Bradley it was resolved not to accept the recommendation contained in the Chief Executive's report and instead to omit the consideration of residential use on Opportunity Site 3

apart from 2 hectares of land which are to be retained for residential use. It was further resolved that Opportunity Site 2 be extended to the boundary of the road line on the eastern side (town side)

12. Change the zoning of Sites PR9, PR10 and PR11 from 'Primarily Residential' to 'Strategic Residential Reserve'. **This is considered to be a material alteration.** Members were informed that the recommendation was based on the fact that there was uncertainty with regard to the Southern Network Programme and the water infrastructure network. Cllr Canning alluded to a submission in relation to PR11 where the lands were being utilized for equine use and the fact that the owner had reservations about the land being liable for the Residential Zoned Land Tax if the zoning was amended to "Residential Reserve".

Cllr Brogan queried whether the landowners concerned would be notified of the change in zoning and afforded an opportunity to resubmit. The Senior Planner advised that it would be in the interest of the common good to do so and that at each stage of the process statutory notices would issue in line with public consultation events and extensive social media campaigns to make people aware of the need for self-assessment.

It was noted that the RZLT was a major issue where lands were being actively farmed.

Cllr Canning proposed, seconded by Cllr O' Donnell that the Draft Letterkenny Plan and Local Transport Plan be materially altered and the two parcels of land identified in PR11 be zoned "Local Environment"

On the proposal of Cllr Mc Guinness, seconded by Cllr A Doherty it was resolved that a three-to-six-month extension be sought to the May 1st closing date for submissions on the RZLT.

Mr Liam Ward, Director Community Development and Planning Services, said that a letter could issue to Revenue but that it was a matter that was outside the control of Council.

On the proposal of Cllr Canning, seconded by Cllr Kelly it was resolved to accept the Chief Executive Officer's recommendation and to materially alter the Draft Letterkenny Plan and Local Transport Plan by changing the zoning of Sites PR9, PR10 and PR11 for "Primarily Residential" to "Strategic Residential Reserve" subject to the amendment above that the two parcels of land identified in PR11 be zoned as "Local Environment.

13. Change the zoning of the 'Strategic Residential Reserve' lands that abut the indicative strategic road corridor on the western side of Letterkenny, from 'Strategic Residential Reserve' to 'Local Environment'. **This is considered to be a material alteration.**

It was clarified that the proposal did provide for the retention of the link to Kirkstown.

On the proposal of Cllr Mc Monagle, seconded by Cllr Bradley it was resolved to accept the Chief Executive Officer's recommendation and to materially alter the Draft Letterkenny Plan and Local Transport Plan by changing the zoning of the "Strategic Residential Reserve" lands that abut the indicative strategic road corridor on the western side of Letterkenny, from "Strategic Residential Reserve" to "Local Environment"

14. Change the zoning of the 'Southern Strategic and Sustainable Development Site' (SSDS) lands to the south of the Leck Road, from 'SSDS' to 'Strategic Residential Reserve'. **This is considered to be a material alteration.**

Cllr Mc Bride proposed, seconded by Cllr O' Donnell not to accept the recommendation and to amend the designation to "Primarily Residential" as outlined in the original Masterplan. This, he said, was on the basis that Letterkenny did not have proper balance and that more development was needed on the south side of the River Swilly. He acknowledged that there were lands that were open to development, but that critical mass was needed to make the area viable and to take services across the river. He also outlined the need for the construction of bridge to facilitate growth and development.

Cllr Mc Monagle said that all concerned recognized, the need to develop that area of the town and the fact that it would provide balanced development for the town as a whole. He outlined the need to obtain a commitment from other agencies as to the provision of roads and water infrastructure and said that he could only support the Chief Executive's recommendation if this was in place.

Cllr O' Donnell outlined his support for Cllr Mc Bride and said that he was of the belief that the lands to the south of the Leck Road should not be taken on their own as it was not in the interest of viable development.

Cllr Brogan urged caution and asked Cllr Mc Bride and Cllr O' Donnell to rethink as their proposal was in conflict with the traffic light system of development which took cognizance of the water and sewerage facilities in place. He said that despite the best efforts of all involved it had been extremely difficult over the past number of years to get infrastructure into the Dromore and Bonagee areas. There needed to be, he advised an honest appreciation of what could be achieved in the next 5 to ten years.

It would he advised take millions to bring water infrastructure to the area and the provision of a bridge in the region of €30m. The status being given, he said would allow the area in question to have special status as strategic development land and could develop in the long-term with government intervention. He thus proposed to accept the Chief Executive's recommendation and asked the executive to clarify the number of hectares involved. This was seconded by Cllr Kavanagh who said that if people were serious about achieving balanced development and the prioritization of Letterkenny as a city region then the best option, he said, was to accept the recommendation and allow it to go out to public consultation.

Cllr Canning queried referred to a policy that had been discussed in relation to the new County Development Plan and the fact that planning permission would not be granted if the necessary infrastructure was not in place. He queried the impact of this for the item in question.

Mr Eunan Quinn Senior Planner in response to Cllr Canning said that the county plan policy in question referred to those towns and villages where there was existing infrastructure, and the developer would be required to connect to that infrastructure. It was, he advised, a different policy context and did not relate to the lands in question.

Mr Liam Ward, Director Community Development and Planning Services, said that the executive did see the value in the proposal going out to public consultation based on the recommendation in the Chief Executive Officer's report. He said that if the recommendation was not accepted then there would be no more consideration or public consultation and that would be a lost opportunity for all concerned. Acceptance of the recommendation would, he advised allow the matter to go out to public consultation and there would be further opportunity to consider when submissions were received. He confirmed that the commitment was there to service the lands in question.

Cllr Mc Monagle reiterated that what was required was a strong commitment from government that that Letterkenny would be serviced properly if it was to move forward as a city region and become the economic driver for Donegal. The Director of Service confirmed that conversations had started with Uisce Eireann regarding the strategic importance of lands south of the river. There was a commitment from Uisce Eireann, he added, that they will work with Donegal County Council in the context of making a case for investment on the basis of Letterkenny's regional growth status and its place in the NW City Region. The Director of Water & Environment confirmed that there had been contact with Uisce Eireann in relation to the Capital Investment Plan and submissions on preliminary waste and water sites.

Cllr Canning at this juncture seconded the proposal made earlier by Cllr Brogan to accept the Chief Executive's recommendation.

Cllr O' Donnell in light of the feedback provided by the executive and the commitment to service the lands in question withdrew his support for Cllr Mc Bride's proposal.

Thus on the proposal of Cllr Brogan, seconded by Cllr Canning it was resolved to accept the recommendation in the Chief Executive Officer's report and materially alter the Draft Letterkenny Plan and Local Transport Plan by changing the zoning of the "Southern Strategic and Sustainable Development Site" (SSDS) lands to the south of the Leck Road, from "SSDS" to "Strategic Residential Reserve".

15. Amend Policy LK-H-P-9a(ii.) to read as follows (new text in blue, deleted text in ~~strike~~through): A well-lit and secure pedestrian, **cycling and wheeling** ~~only~~ link shall be provided to the south of the site, to link with the existing footpath running along the northern edge of Regional Road R245. **This is considered to be a material alteration.**

On the proposal of Cllr Mc Monagle, seconded by Cllr O' Donnell it was resolved to accept the recommendation in the Chief Executive Officer's report and materially alter the Draft Letterkenny Plan and Local Transport Plan by amending Policy LK-H-P-9a (ii.) to read as follows: A well-lit and secure pedestrian, **cycling and wheeling ~~only~~ link shall be provided to the south of the site, to link with the existing footpath running along the northern edge of Regional Road R245.**

16. Rezone the existing buildings/development to the south of No. 27 Ballymacool Wood (as outlined in red on the image below) from 'Open Space' to 'Established Development'. **This is considered to be a material alteration.**

On the proposal of Cllr Mc Monagle, seconded by Cllr Brogan it was resolved to accept the recommendation in the Chief Executive Officer's report and materially alter the Draft Letterkenny Plan and Local Transport Plan by rezoning the existing buildings/development to the south of No. 27 Ballymacool Wood (as outlined in red on the image below) from "Open Space" to "Established Development".

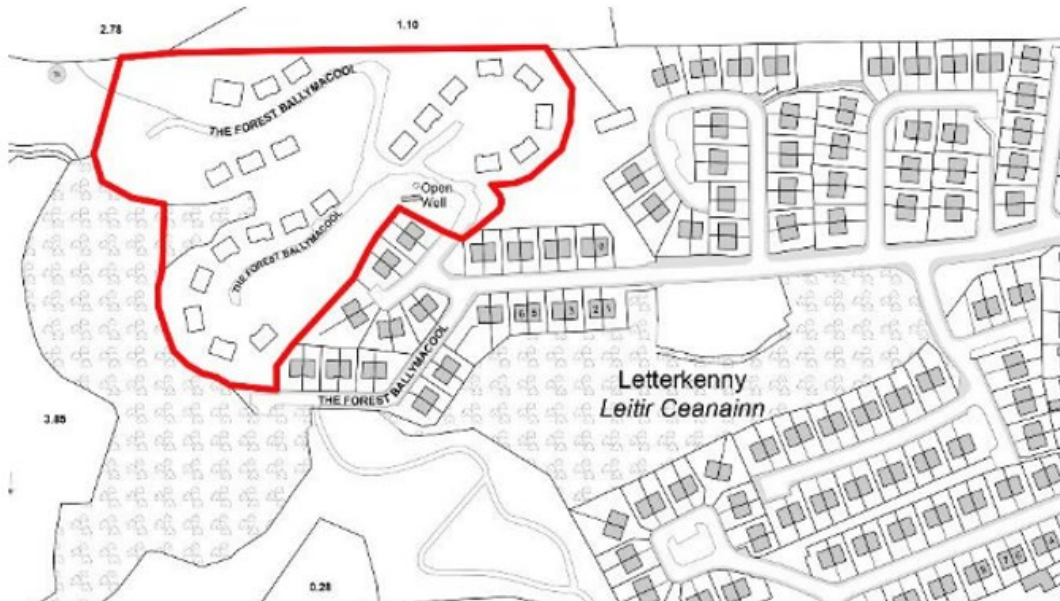


17. Zone the entirety of the area outlined in red on Figure 12 below as 'Established Development' (thereby providing for an additional circa 0.2Ha of 'Established Development' land at this location, over and above that initially identified in the Draft LAP). **This is considered to be a material alteration.**

On the proposal of Cllr Mc Bride, seconded by Cllr Mc Monagle it was resolved to accept the recommendation in the Chief Executive Officer's report and materially alter the Draft Letterkenny Plan and Local Transport Plan by rezoning the entirety of the area outlined in red on Figure 12 below as

‘Established Development’ (thereby providing for an additional circa 0.2Ha of ‘Established Development’ land at this location, over and above that initially identified in the Draft LAP).

Fig. 12 - Lands subject of second submission by Kenny Burke on behalf of Donal Gallagher, requesting that all lands outlined red be zoned as Established Development



18. Amend footnote 14 that accompanies the land-use zoning matrix set out in Table 7.2 of the Draft LAP as follows (new text in blue) - ‘Proposals for residential development on lands zoned Strategic Community Opportunity shall only be considered where they comprise student accommodation. **Such accommodation must be located generally at the southern end of the Strategic Community Opportunity zoning so as to better facilitate active travel.** Proposals for other types of residential development will not be favourably considered on lands zoned Strategic Community Opportunity. **This is considered to be a material alteration. On the proposal of Cllr Mc Monagle, seconded by Cllr Kavanagh it was resolved to accept the recommendation in the Chief Executive Officer’s report and materially alter the Draft Letterkenny Plan and Local Transport Plan by amending footnote 14 that accompanies the land-use zoning matrix set out in Table 7.2 of the Draft LAP as follows (new text in blue):**

‘Proposals for residential development on lands zoned Strategic Community Opportunity shall only be considered where they comprise student accommodation. Such accommodation must be located generally at the southern end of the Strategic Community Opportunity zoning so as to better facilitate active travel. Proposals for other types of residential development will not be favourably considered on lands zoned Strategic Community Opportunity.

19. Amend footnote 10 that accompanies the land-use zoning matrix set out in Table 7.2 of the Draft LAP as follows (new text in blue) – ‘Developers are advised to note that professional services, where the services proposed are provided principally to

visiting members of the public, will be directed to the defined town centre or to established neighbourhood centres, in accordance with the provisions of Policy LK-EDE-P-3 of this Plan. Within the Strategic Community Opportunity zoning, office use shall be limited to offices that are ancillary to the primary uses acceptable in principle within this land use zone, namely School / Education, Playing fields, Cultural Uses / Library, Creche / Playschool and Community / Recreational / Sports'. **This is considered to be a material alteration.**

On the proposal of Cllr Mc Monagle, seconded by Cllr Coyle it was resolved to

accept the recommendation in the Chief Executive Officer's report and materially alter the Draft Letterkenny Plan and Local Transport Plan by amending footnote 10 that accompanies the land-use zoning matrix set out in Table 7.2 of the Draft LAP as follows (new text in blue) – 'Developers are advised to note that professional services, where the services proposed are provided principally to visiting members of the public, will be directed to the defined town centre or to established neighbourhood centres, in accordance with the provisions of Policy LK-EDE-P-3 of this Plan as follows:

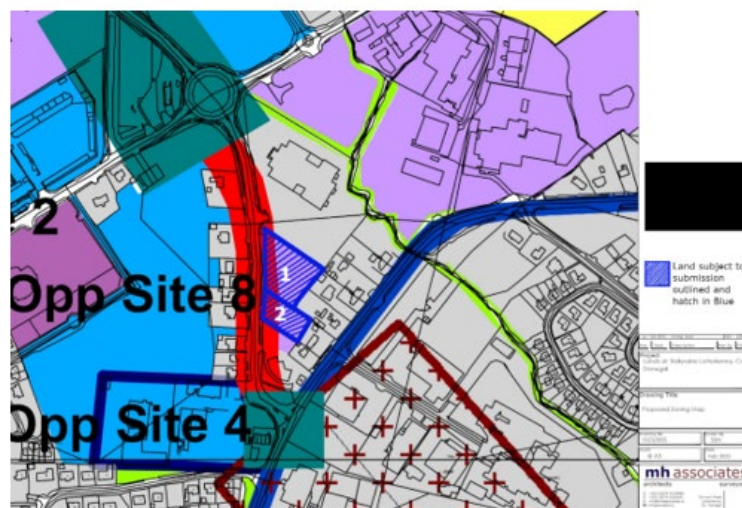
"Within the Strategic Community Opportunity zoning, office use shall be limited to offices that are ancillary to the primary uses acceptable in principle within this land use zone, namely School / Education, Playing fields, Cultural Uses / Library, Creche / Playschool and Community / Recreational / Sports".

20. Change the zoning of lands outlined in blue (and numbered as plots 1 & 2) in Fig. 3 below from 'General Employment and Commercial' to 'Established Development'. **This is considered to be a material alteration.**

On the proposal of Cllr O' Donnell, seconded by Cllr Bradley it was resolved to

accept the recommendation in the Chief Executive Officer's report and materially alter the Draft Letterkenny Plan and Local Transport Plan by changing the zoning of lands outlined in blue (and numbered as plots 1 & 2) in Fig. 3 below from "General Employment and Commercial" to "Established Development"

Fig. 3 - Lands subject of submission from DNRP Ltd. & Lexus Projects Ltd.



21. Increase the zoned area of 'Primarily Residential' site PR6 to include the entirety of the area denoted as 'Phase 1' on the site layout plan below. **This is considered to be a material alteration.**

Members were informed that this referred to a planning permission that was granted recently on the southern part of the site for 87-90 housing units and that the recommendation here was that "Primarily Residential" be extended to the extent of that permission.

Cllr O' Donnell said that on the existing land under "Primary Residential" that is being proposed to change to "Residential Reserve" there was a current live application for 188 units with considerable monies spent to date by the developer. This he advised should be left as "Primary Residential". He confirmed that he was happy to retain "Primary Residential" on the basis that it was extended to the grounds below and on the lands to the north.

Cllr Mc Monagle noted that there had been problems with the lands previously with planning permission granted for up to 600 units. He alluded to the fact that the 82 houses granted by Donegal County Council were currently under appeal and whilst not doubting the builder's intentions there were infrastructure deficits that needed to be addressed. He urged caution and said that cognizance had to be taken of the overall application and what it would mean for the people living there. Uisce Eireann, he added, needed to advise in relation to the capacity to supply new and existing houses.

Cllr Canning drew attention to the Development Plan Guidelines and the fact that it was a policy objective of same that zoned housing lands in an existing Development Plan that is serviced and can be developed for housing under the life of the existing plan should not be subject to de-zoning. We are looking now, he said, to dezone lands which had previous permissions in place in lands which were close to the town centre.

The Senior Executive Planner outlined for members the reason why the balance of these could not be zoned for "Primary Residential".

A number of members highlighted the need to ensure that the relevant roads infrastructure was in place particularly in relation to the traffic that would be generated on the Windyhall Road.

Mr Liam Ward, Director Community Development & Planning Services said that what was being discussed at present was the element of the site referenced in Item No.21 and that as far as he could see there was general agreement that the recommendation 21 was acceptable to members and that the zoning should remain as "Primary Residential". He noted that there were concerns in relation to Item No 30. Item No. 21 it was acknowledged referred specifically to the lands on which an appeal in respect of 80 odd houses had been made to An Bord Pleanála. Item No. 30, he said, dealt with a separate application.

Mr Paul Christy, Senior Planner, advised that the entire submission was detailed on pages 27-29 of the report and that the recommendation No 21 referred to the taking in the southern portion of the site that was not currently in “Primarily Residential”. The balance of the lands, he advised would remain as “Strategic Residential Reserve”.

The Cathaoirleach advised that Items 21 and 30 would be dealt with separately.

Cllr O’ Donnell, proposed, seconded by Cllr Mc Bride to accept the recommendation in the Chief Executive Officer’s report and materially alter the Draft Letterkenny Plan and Local Transport Plan by increasing the zoned area of “Primarily Residential” site PR6 to include the entirety of the area denoted as “Phase 1” on the site layout plan.

Members revisited this item following the adjournment for lunch and Mr Paul Christy, Senior Executive Planner said that a decision now needed to be made in relation to the balance of the lands at Glencar. Cllr O’ Donnell reiterated his earlier comments and proposed on the basis of the current live application to materially alter the Draft Letterkenny Plan and Local Transport Plan by increasing the zoned area of “Primarily Residential” Site PR6 to include the entirety of the area denoted as “Phase 1” .

Cllr Mc Monagle again outlined his opposition and expressed concern at the suggestion that the traffic could utilise the Windyhall Road when the relevant provision was not in place was ridiculous. He proposed, seconded by Cllr Kavanagh that the “Primarily Residential” zoning as agreed be retained and that it should not be extended to the lands to the north.

Cllr Canning said that this was not the way forward in a housing crisis and amounted to dezoning.

Mr Eunan Quinn, Senior Planner in response to whether or not this could be included under the Masterplan said that there were deficiencies in the infrastructure in that area, with access being a key element and that additional traffic beyond the development that has received consent subject to appeal would necessitate access on to the Windy Hall Road. He was he advised not sure if the Masterplan could resolve the issue unless the developer could get access to the intervening lands This, he advised, was what had informed the recommendation before members.

It was suggested that the matter be left aside until the outcome of the appeal to An Bord Pleanála was finalised.

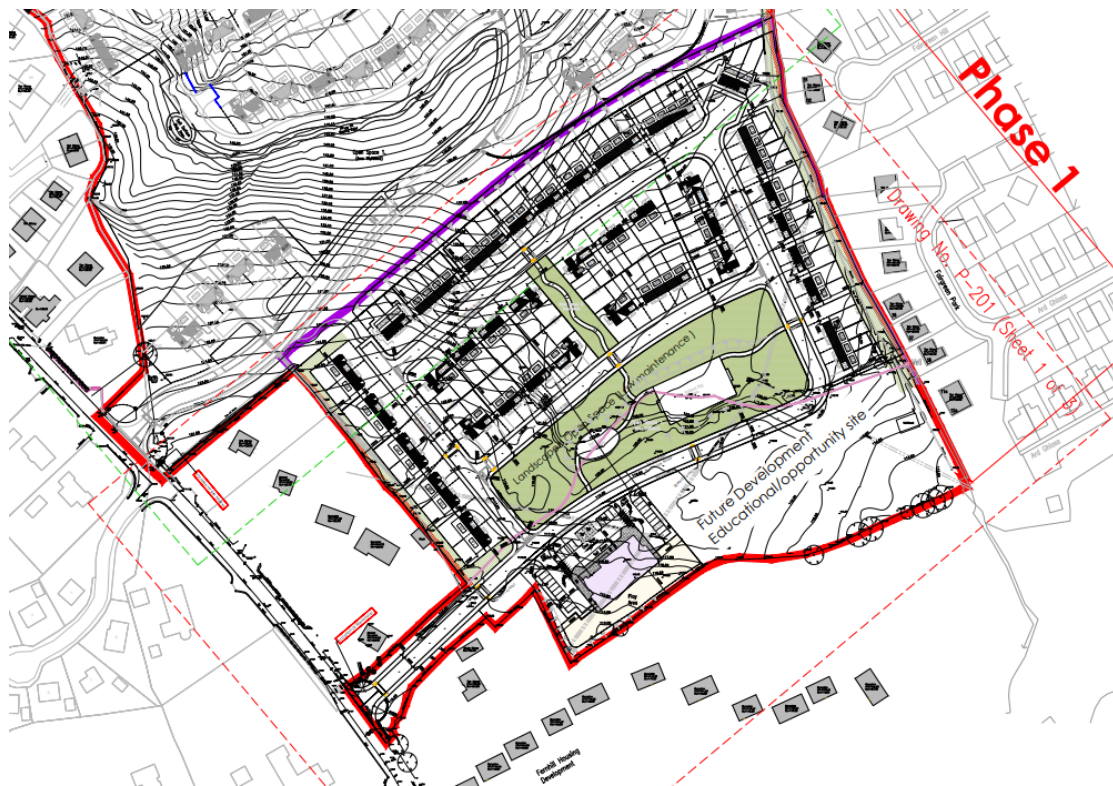
Cllr Brogan said that the only way that things could be improved was through the Masterplan and that this had been successfully used in the past when developing the park in Ballymacool.

Cllr Mc Monagle said that it was clear from the Senior Planner’s response that the land in question was not ready for development.

Cllr O' Donnell said that he was in agreement that works needed to be done in advance but that the only way to get a commitment from developers was to have the land designated as "Primarily residential".

Mr Eunan Quinn, Senior Planner said that if members were in agreement to designate the remainder of the lands entirely as "Primary Residential" then that would go back out to public consultation as a material alteration and the comments raised today in relation to the inclusion in the Masterplan would also be included. Submissions and consideration would then, he advised, revert back to members in the form of a Chief Executive's report before the plan could be finally adopted. There were, he advised, several opportunities to revisit the matter if No 21 was adopted in its entirety.

It was thus agreed to materially alter the Draft Letterkenny Plan and Local Transport Plan by increasing the zoned area of "Primarily Residential" Site PR6 to include the entirety of the area denoted as "Phase 1"



22. It is recommended that no changes to the plan boundary are made on foot of submission ref. 6 (Kathleen Gallagher).

On the proposal of Cllr Kavanagh, seconded by Cllr Mc Bride it was resolved not to accept the Chief Executive's recommendation and instead to zone the lands referenced in Submission No. 6 as "Primarily Residential".

23. Retain the 'Local Environment' zoning on lands subject of submission ref. 27 (MH Associates on behalf of John O Donnell and the O Donnell family).

On the proposal of Cllr Brogan, seconded by Cllr O' Donnell it was resolved not to accept the Chief Executive's recommendation and instead to zone the lands referenced in Submission No. 27 as "Established Development".

Cllr O' Donnell asked that it be recorded that he had no connection to the submission outlined above.

24. Retain the 'Local Environment' zoning on lands subject of submission ref. 34 (Kenny Burke on behalf of Paul Mc Gettigan)

On the proposal of Cllr Mc Monagle, seconded by Cllr Brogan it was resolved not to accept the Chief Executive's recommendation and instead to zone the lands referenced in Submission No 34 as "Primarily Residential".

25. Retain the 'Local Environment' zoning on lands subject of submission ref. 3 (Jim Harley on behalf of GDC).

On the proposal of Cllr Brogan, seconded by Cllr Mc Monagle, it was resolved not to accept the Chief Executive's recommendation and instead to zone lands in PR2, PR12, PR15, PR19, and PR21 as "Established Development as opposed to "Primary Residential".

26. Retain the 'Local Environment' zoning on lands subject of submission ref. 43 (Joe Bonner on behalf of Cillanoir Development Ltd.)

It was noted that this had already been dealt with and referred to lands at Killylastin.

27. Retain the part Strategic Residential Reserve/part Established Development zoning on lands subject of submission ref. 33 (MH Associates on behalf of the Borland family).

Members asked for additional clarity in relation to the need for a mechanical pumping station at this location and the plans for servicing the site. On the proposal of Cllr Brogan, seconded by Cllr Coyle it was resolved not to accept the Chief Executive's recommendation and instead to zone the lands in question as "Primarily Residential".

28. Retain the Strategic Residential Reserve zoning on lands subject of submission ref. 51 (EG Consulting Engineers).

On the proposal of Cllr O' Donnell, seconded by Cllr Brogan it was resolved not to accept the Chief Executive's recommendation and instead to zone the lands in question as "Primarily Residential"

29. Retain the 'Local Environment' zoning on lands subject of submission ref. 39 (Joe Bonner on behalf of Rosemount Homes)

On the proposal of Cllr Brogan, seconded by Cllr O' Donnell it was resolved not to accept the recommendation in the Chief Executive Officer's report and instead to zone the lands referenced in Submission No. 39 and those with previous permissions as "Established Development".

Cllr Canning queried whether a map that he had submitted earlier in the day requesting that the additional lands be rezoned to "Established Development" could be accepted.

Mr Liam Ward, Director Community Development & Planning Services in the interest of clarity advised that there was no submission received in respect of the additional lands referenced by Cllr O' Donnell.

Mr Eunan Quinn, Senior Planner said that the lands with the Unfinished Estate were just outside the blue area referenced in the map and located to the northeast of same. As there was no formal submission they could not be considered and would have to be dealt with under the Unfinished Estates Policy. All that could be considered, he advised, was the lands outlined in in blue.

30. Retain the 'Local Environment' zoning on lands subject of submission ref. 62 (Joe Bonner on behalf of PJ McDermott).

On the proposal of Cllr O' Donnell, seconded by Cllr Bradley it was resolved not to accept the recommendation in the Chief Executive Officer's report and instead to rezone the 6.07Ha of the subject lands as "Primarily Residential" with the remaining designated as "Strategic Residential Reserve".

31. Retain the 'Local Environment' zoning on lands subject of submission ref. 62 (Turley on behalf of Magim).

On the proposal of Cllr Brogan, seconded by Cllr Mc Bride it was resolved to accept the recommendation in the Chief Executive's report and retain the "Local Environment" zoning on the lands the subject of Submission No. 62.

6.3 Recommendations in relation to the Town Centre / Regeneration

1. Amend the legend of the land use zoning map to read 'LK Green Connect' in lieu of 'Indicative Active travel route'. **This is considered to be a material alteration.**

On the proposal of Cllr Mc Monagle, seconded by Cllr Mc Bride it was resolved to accept the recommendation in the Chief Executive Officer's report and materially alter the Draft Letterkenny Plan and Local Transport Plan by amending the the legend of the land use zoning map to read "LK Green Connect" in lieu of "Indicative Active travel route".

6.4 Recommendations in relation to Flooding and Surface Water Management

1. Insert the following policy into the Town Centre Strategy section of the Draft LAP and amend the accompanying narrative in that section accordingly –

Policy LK-TC-P-xx: It is a policy of the Council to only support the principle of the following uses within that part of the designated town centre that lies East of the Isle Burn and south of the Port Road, subject to the findings of a detailed site-specific flood risk assessment as required:

- a. Water-compatible development, as defined in the Planning System and Flood Risk Management Guidelines.
- b. Expansion of the ATU campus.
- c. Redevelopment/extension of existing commercial units in the area of Port Road/Joe Bonner Link Road where such developments are contained within the existing site, do not give rise to any material net increase in surface water

discharge and satisfy the Authority's urban design ambitions for the centre as set out in the Letterkenny 2040 Regeneration Strategy Masterplan.

- d. Sustainable urban drainage systems and nature-based solutions for the management of rainwater and surface water runoff; or
- e. Development that accords with the Letterkenny 2040 Regeneration Strategy. Comparison and convenience retailing, and residential development will not be supported in these areas. **This is considered to be a material alteration.**

Mr Liam Ward, Director Community Development & Planning Services drew attention to the fact that the Office of the Planning Regulator had asked advised that it would be appropriate to include objectives and/or policies in the Letterkenny plan that committed to the implementation of Letterkenny 2040. The OPR had also recommended, he advised the inclusion of appropriate active land management objectives and policies in the LAP, together with details of the measures or actions that the planning authority will implement to address vacancy and further the regeneration of the town centre, having regard to public funding available under, inter alia, the URDF and Town Centre First funds (e.g., Croí Cónaithe). He recommended acceptance of same to provide for alignment with the Local Area Plan.

An overview of the recommendations was provided for members by Mr Eunan Quinn, Senior Planner. Vide Appendix 2

Cllr Mc Bride said that initially he had been against this approach but having seen the amount of work done with regard to dereliction and vacancy issues, he would now be happy to accept same. Thus, on the proposal of Cllr Mc Bride, seconded by Cllr Kavanagh, It was resolved to accept recommendations 1, 2 and 3 and 16 (as amended).

- 2. Review the Strategic Flood Risk Assessment (SFRA) report in consultation with RPS Consulting Engineers and prepare additional 'plan-making justification tests' as necessary in accordance with the provisions of the 'Planning System and Flood Risk Management Guidelines for Planning Authorities'. **This review may result in further material alterations to the Draft LAP, the details of which will be presented to Members prior to publication.**

Members attention was then drawn to the types of development that could be considered in principle in Flood Zones A & B.

Concern was expressed in relation to the flood relief zoning given that there would be a six year wait for the new Flood Relief Scheme to proceed to planning and a possible ten-year framework for the relevant structures to be put in place.

It was suggested that the Flood Relief Scheme would mean little or nothing to the Draft Plan.

Cllr Coyle in relation to lands east of the river asked how it was possible to equate structures pertaining to the ATU yet not have any other structures/commercial buildings on this piece of land. This was supported by Cllr Mc Bride.

Cllr Kavanagh said that similar to lands south of the river an edit was needed to allow further development. He proposed that the Flood Zone A: Town Centre Map and Flood Zone B: Town Centre Map go out to public consultation as presented. This was seconded by Cllr Mc Monagle.

Mr Liam Ward, Director Community Development & Planning Services clarified that what was going out for consultation was the two maps as presented and the associated types of development that had been identified as permissible. This, he said, would provide the landowners concerned with an opportunity to make submissions.

On the proposal of Cllr Coyle, seconded by Cllr Brogan it was resolved to accept the recommendation of the executive and review the Strategic Flood Risk Assessment (SFRA) report in consultation with RPS Consulting Engineers and prepare additional 'plan-making justification tests' as necessary in accordance with the provisions of the "Planning System and Flood Risk Management Guidelines for Planning Authorities".

3. (i.) Amend the following policies to take account of OPR and OPW commentary in relation to surface water management (new text in blue, deleted text in ~~strikethrough~~):

Policy CAM-LK-P-2: It is a policy of the council to increase native tree coverage and pollinator friendly planting in Letterkenny by requiring the planting of suitable native trees and hedgerows and flowers as part of development proposals, at appropriate locations along public roads, residential streets, parks and other areas of open space, in order to enhance local biodiversity, visual amenity and **sustainable nature-based surface water management and drainage approaches.**

Policy CAM-LK-P-6: Policy CAM-LK-P-6: It is a policy of the Council, ~~to require, save in exceptional circumstances, the use of SUDS~~ that all proposals within public and private developments and within the public realm **incorporate** the use of SUDS as part of a **nature-based approach** to minimise and limit the extent of **impermeable** hard surfacing and paving and reduce the potential **impact** effects of flooding in accordance with '*Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document (2022)*'.

Policy LK-NBH-P-1: It is a policy of the council to:

- a. Support the principle of the creation of new amenity spaces, amenity corridors and natural biodiversity and wetlands systems adjacent to the River Swilly Corridor ~~subject to detailed considerations and.~~ Such proposals shall include detailed consideration of the importance of, and the integration of, nature-based solutions for surface water management, in accordance with '*Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document (2022)*', and be in line with relevant environmental designations, policies and standards contained in this plan and the CDP; and

- b. Generally require developments adjacent to the River Swilly to ‘address’ the river by means of incorporating new amenity spaces, amenity corridors, natural biodiversity and wetlands systems and publicly accessible active frontages, save in exceptional circumstances.

(ii.) Insert the following new Objective into Section 12.4 of the Draft LAP -

CAM-LK-O-3: It is an objective of the council to ensure that flood risk management measures in Letterkenny consider and provide for effective climate change adaptation, as set out in the OPW Flood Risk Management Climate Change Sectoral Adaptation Plan (OPW 2019).

The foregoing policy alterations/new objective are considered to constitute material alterations.

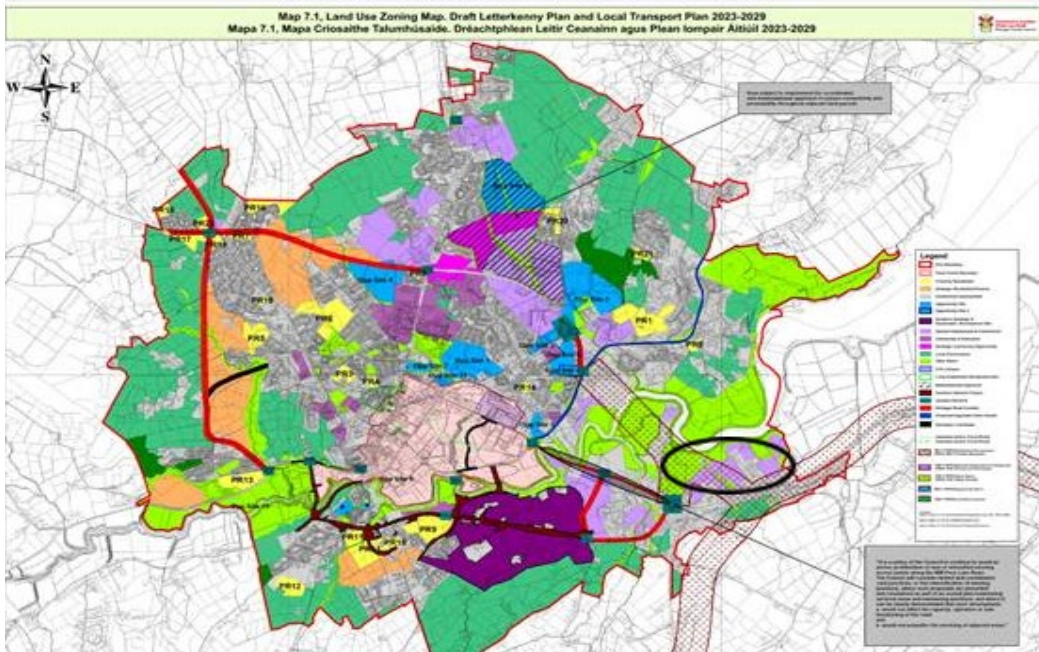
On the proposal of Cllr Mc Monagle, seconded by Cllr Coyle it was resolved to accept the recommendation in the Chief Executive’s report and to materially alter the Draft Letterkenny Plan and Local Transport Plan by amending the policies as outlined above in relation to surface water management.

6.5 Recommendations in relation to Commercial Submissions on Lands Outside Town Centre

1. Change the ‘General Employment and Commercial’ land use zoning as contained in the ellipse on the map below from general employment to ‘Open Space’. **This is considered to be a material alteration.**

Members were informed that the Office of the Planning Regulator had recommended amending peripheral commercial lands to the east of the town at Bonagee to “Open Space” as opposed to “General Employment & Commercial”.

Cllr McBride said that he was opposed to this recommendation as the area in question was an established commercial area with a number of successful businesses. He said that when the TEN-T was completed there would be a need to keep commercial traffic out of the town. He proposed, seconded by Cllr Mc Bride not to accept the recommendation in the Chief Executive’s report and thus not to materially alter the Draft Letterkenny Plan and Local Transport Plan as outlined on the map below.



2. Rezone the area outlined in red on Fig. 25 below, from ‘Established Development’ to ‘General Employment and Commercial’. **This is considered to be a material alteration.**

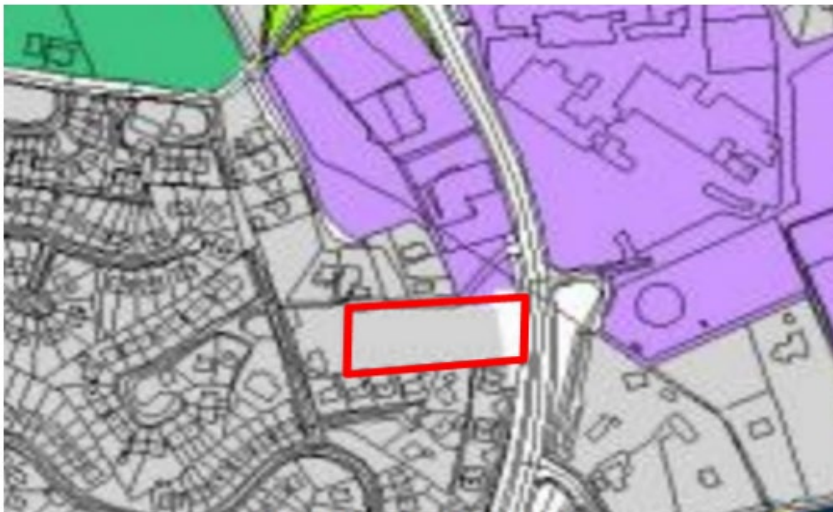


Fig. 25 Eamon & Drew Blaney

The Cathaoirleach withdrew from the debate on this item as the submission had been submitted by a family member. He said that he had no interest or input into the application.

On the proposal of Cllr Brogan, seconded by Cllr Kelly, it was resolved to accept the recommendation in the Chief Executive’s report and materially alter the Draft Letterkenny Plan and Local Transport Plan so as to rezone the lands outlined in red on Fig.25 above from “Established Development” to “General Employment & Commercial”

3. Retain the ‘Open Space’ zoning on lands subject of submission ref. 22 (MH Associates on behalf of John Crossan & Sons (Letterkenny Ltd).

On the proposal of Cllr Mc Bride, seconded by Cllr Mc Monagle it was resolved not to accept the recommendation in the Chief Executive Officer's report and instead to materially alter the Draft Letterkenny Plan and Local Transport Plan by zoning the lands outlined in Submission No. 22 for "General Employment & Commercial Use"

4. Retain the 'Local Environment' zoning on lands subject of submission ref. 42 (Joe Bonner on behalf of Cillanoir Development Ltd.).

Mr Paul Christy, Senior Planner advised that items 4 and 8 in relation to Killylastin would be taken together. There were two proposals here, he advised, requesting rezoning of the lands from "Local Environment" to Commercial" but that the Office of the Planning Regulator had recommended that the existing zoning of "Local Environment" be retained considering their peripherality.

On the proposal of Cllr Mc Monagle, seconded by Cllr Brogan it was resolved not to accept the recommendation in the Chief Executive's report and instead to materially alter the Draft Letterkenny Plan and Local Transport Plan by zoning the lands referenced in Submission No. 42 to "Commercial & General Employment".

5. Retain the 'Open Space' zoning on lands subject of submission ref. 29 (Michael Friel on behalf of Desmond Shiels).

On the proposal of Cllr Kelly, seconded by Cllr Coyle it was to accept the recommendation in the Chief Executive's report and to materially alter the Draft Letterkenny Plan and Local Transport Plan by zoning the lands referenced in Submission No. 29 to "Commercial & General Employment".

6. Change the zoning of the lands subject of submission ref. 44 (Patrick Dorrian) from Open Space to General Employment and Commercial.

On the proposal of Cllr Kavanagh, seconded by Cllr Coyle it was resolved to accept the recommendation in the Chief Executive's Report and to change the zoning of the lands referenced in Submission No.44 from "Open Space" to "General Employment" on the basis that it is used to improve parking facilities and that the monies generated are used to develop the park.

7. Retain the Open Space zoning on lands subject of submission Ref. 24 (MH Associates on behalf of Michael Donaghey).

On the proposal of Cllr Mc Monagle, seconded by Cllr Brogan it was resolved to accept the recommendation in the Chief Executive's report and retain the "Open Space" zoning on the lands referenced in Submission No. 24.

8. Retain the Open Space zoning on lands subject of submission Ref. 46 (MH Associates on behalf of Christopher McG Ltd).

It was noted that there was a typographical error in No 8 and that it should read "Local Environment as opposed to "Open Space".

On the proposal of Cllr Mc Monagle, seconded by Cllr Brogan it was resolved not to accept the recommendation in the Chief Executive's report and instead to materially alter the Draft Letterkenny Plan and Local Transport

Plan by zoning the lands referenced in Submission No. 46 to “Commercial & General Employment”.

6.6 Recommendations in relation to the Local Transport Plan

Active Travel

1. Delete Map 19.2: ‘Active Travel Indicative Proposals Overview’ and replace with Map 19.2A: ‘Proposed Walking Network’; and Map 19.2B: ‘Proposed Cycling Network’ as contained in Appendix C and Appendix D respectively.

On the proposal of Cllr Mc Monagle, seconded by Cllr Brogan it was resolved to accept the recommendation in the Chief Executive’s report and delete Map 19.2: ‘Active Travel Indicative Proposals Overview’ and replace with Map 19.2A: ‘Proposed Walking Network’; and Map 19.2B: ‘Proposed Cycling Network’ as contained in Appendix C and Appendix D respectively.

Members noted the need to look at bus routes in the Active Travel map.

2. Delete Table 19.1: Compilation of Identified Active Travel Schemes and replace with new Table 19.1A: Proposed Walking Schemes.

On the proposal of Cllr Mc Monagle, seconded by Cllr Mc Bride it was resolved to accept the recommendation in the Chief Executive’s report and delete Table 19.1: Compilation of Identified Active Travel Schemes and replace with new Table 19.1A: Proposed Walking Schemes.

Table 19.1: Compilation of Identified Active Travel Schemes and replace with new Table 19.1A: Proposed Walking Schemes.

Proposed New Table 19.1A

Table: 19.1A	
Scheme No. on map	Location
S.1*	High Road - Improvements to network.
S.2*	Glencar Road - improvements to the network.
S.3*	Windy Hall Road - improvements to the network.
S.4*	Circular Road - improvements to the network.
S.5*	Kilmacrenan Road/Devalera/Gortlee - improvements to the network.
S.6*	Ballyraine Road/Gortlee Rd/Old Farm Road - improvements to the network.
S.7*	Ballymacool & Oldtown.
S.8*	Convent Road (from Circular Road to junction with Ballymacool terrace.
S.9*	Port Road – Improvement and enhancement to town centre Boulevards.

S.10*	Pearse Road - Improvement and enhancement to town centre Boulevards.
S.11*	Neil T Blaney Road - Improvement and Enhancement to town centre Boulevards.
S.12*	Long Lane to Kilmacrenan Road via Errigail College – permeability linkages
S.13*	Long Lane – Windyhall/ Errigail College - permeability linkages
S.14*	Long Lane through to Fairgreen Park, 'Paddy Kellys farm' and onto Glencar - permeability linkages
S.15*	Knocknamona Roundabout to Hospital Roundabout – improvements to the network.
S.16*	Link from former Oatfield site through to High Road - permeability linkages.
S.17*	Link from Ramelton Road through LYIT to Port Road - permeability linkages.
S.18*	Link through open land from Tesco shopping centre through to Devalera Road - permeability linkages.
S.19 (derived from ATOS tool).	Gael Scoil Adhamháin, Glencar - permeability linkages.
S.20*	Link from Glenwood Park and onto New Line Road - permeability linkages.
S.21*	Lisnenan in SW direction linking through Employment lands to the Business Park Road.
S.22	Permeability Linking Beinn Aoibheann Housing development into IDA to east.
S.23	2 no. signaled pedestrian on demand crossings on Business Park Road
Town Centre Interventions, Linkages and Proposals: Schemes listed 24-31 are all illustrated on Map Below.	
S.24	Letterkenny Green Connect, (Phase 1 complete April 2023).
S.25	Multi Modal Transport Hub and public transport corridor.
S.26	Linkages and permeability schemes across the Town centre (1-22 contained within Linkages and Public Space Action Plan).
S.27	Burtonport- Letterkenny Strategic Greenway.

S.28	Multi-Modal infrastructure along the Southern network scheme. Currently at Phase 2 of TII's PMG. Including pedestrian bridge crossing from Oldtown neighbourhood to Town Centre.
S.29	Multi Modal infrastructure on 4 lane carriageway including 'Park and Share modal Hub(s)'.
S.30	River Swilly walkway.
S.31	Urban Wetland Park.

Public Transport

1. Delete Map 22.1: 'Indicative Additional Bus Routes' and insert replacement Map 22.1 (refer Appendix E) to include:

a. the positive identification of the preferred location of the proposed Regional Transport Hub (RTH), and how it interacts with the existing and proposed bus routes network and the proposed town centre active travel networks.

b. the positive identification of a potential dedicated bus corridor from the Dry Arch Roundabout to the Regional Transport Hub;

On the proposal of Cllr Mc Monagle, seconded by Cllr Mc Bride it was resolved to accept the recommendation in the Chief Executive's report and delete Map 22.1: 'Indicative Additional Bus Routes' and insert replacement Map 22.1 (referenced in Appendix E).

a. the positive identification of the preferred location of the proposed Regional Transport Hub (RTH), and how it interacts with the existing and proposed bus routes network and the proposed town centre active travel networks.

b. the positive identification of a potential dedicated bus corridor from the Dry Arch Roundabout to the Regional Transport Hub;

2. Insert policy support for the development of 'Park & Share/Ride Modal Hubs' that will incentivise the use of buses. The TEN-T project includes such a facility inside of the Plan boundary in the Bonagee area. The Project includes additional sites to be developed under Section 3 between Letterkenny and Lifford, including one at the Manorcunningham Roundabout.

On the proposal of Cllr Mc Monagle, seconded by Cllr Coyle it was resolved to accept the recommendation in the Chief Executive's report and insert policy support for the development of 'Park & Share/Ride Modal Hubs' that will incentivise the use of buses.

Cllr Mc Bride advised of the need for facilities on the Kilmacrennan side.

3. Insert policy support for public transport interventions as below:

Policy LK-T-P-?: To support physical interventions that enable the expansion of Letterkenny's public transport services.

On the proposal of Cllr Mc Monagle, seconded by Cllr Coyle it was resolved to accept the recommendation in the Chief Executive’s report and insert a policy to support physical interventions that enable the expansion of Letterkenny’s public transport services.

4. Insert narrative support for the principle of the development of additional hubs in the commuter villages, notably Kilmacrennan, Ramelton, and Newtowncunningham where they would be serviced by regular and efficient ‘Connecting Ireland’ and ‘Local link’ public transport services; and to insert policy support in the emerging Draft County Development Plan.

On the proposal of Cllr Mc Garvey, seconded by Cllr Canning it was resolved to accept the recommendation in the Chief Executive’s report and insert narrative support for the principle of the development of additional hubs in the commuter villages, notably Kilmacrennan, Ramelton, and Newtowncunningham where they would be serviced by regular and efficient ‘Connecting Ireland’ and ‘Local link’ public transport services; and to insert policy support in the emerging Draft County Development Plan

5. Insert commentary around the NTA’s ‘*Connecting Ireland: Rural Mobility Plan*’.

On the proposal of Cllr Brogan, seconded by Cllr Crawford it was resolved to accept the recommendation in the Chief Executive’s report and insert commentary around the NTA’s ‘*Connecting Ireland: Rural Mobility Plan*’.

6. Retain Policy LTP-PT-P-2(b) to: *‘not protect the abandoned historic railways corridors within the Letterkenny Plan area boundary for strategic infrastructure provision (such as rail/road/ greenway projects) or for recreational development.’*

On the proposal of Cllr Brogan, seconded by Cllr Mc Bride, it was resolved to accept the recommendation in the Chief Executive’s report and retain Policy LTP-PT-P-2(b) to: *‘not protect the abandoned historic railways corridors within the Letterkenny Plan area boundary for strategic infrastructure provision (such as rail/road/ greenway projects) or for recreational development.’*

Southern Network Project

Delete the two indicative ‘Strategic Road Corridor’ lines identified on the Draft Zoning Map (and other diagrams as required) to the east of the Southern Network Project, and insert an objective and (associated narrative) as follows:

LK-O-T-? To connect the Southern Network (Multi-Modal) Project on its eastern side with the national multi-modal network to the north/east via a further multi-modal section. (non-material narrative to be submitted later in process)

On the proposal of Cllr Brogan, seconded by Cllr Canning it was resolved to accept the recommendation in the Chief Executive’s report and delete the two indicative “Strategic Road Corridor” lines identified on the Draft Zoning Map (and other diagrams as required) to the east of the Southern Network Project, and insert an objective and (associated narrative) as follows:

To connect the Southern Network (Multi-Modal) Project on its eastern side with the national multi-modal network to the north/east via a further multi-modal section.

(non-material narrative to be submitted later in process)

Northern Network Project

Retain the Northern Network Project (formerly Northern Relief Road) and insert non-material narrative setting out rationale for doing so (non-material narrative to be submitted later in process).

On the proposal of Cllr Coyle, seconded by Cllr Brogan it was resolved to accept the

recommendation in the Chief Executive's report and retain the Northern Network Project (formerly Northern Relief Road) and insert non-material narrative setting out rationale for doing so (non-material narrative to be submitted later in process).

Western Network Project

1. Retain the Western Network Project (formerly Western Relief Road) and insert non-material narrative setting out rationale for doing so.
2. Amend 'Strategic Residential Reserve'-zoned lands in vicinity of Western Network Project to 'Local Environment'.

On the proposal of Cllr Brogan, seconded by Cllr Mc Monagle it was resolved to accept the recommendation in the Chief Executive's report and retain the Western Network Project (formerly Western Relief Road) and insert non-material narrative setting out rationale for doing so.

It was noted that the zoning of lands in the vicinity of the Western Network Project had already been dealt with.

ILUTS Modelling

1. Insert revised narrative at Section 15.4 as follows (text to be deleted shown in ~~strikethrough~~; new text in blue):

~~Letterkenny Integrated Land Use and Transportation Study: 2009 (ILUTS). In 2008 Donegal County Council commissioned the preparation of the 'Letterkenny Integrated Land Use and Transportation Study' (ILUTS) to identify detailed transportation and land use proposals for the future sustainable growth of the town. The Study includes preferred transportation strategies for 'sustainable modes' and 'roads based' options based on transportation model development. A review was conducted in 2019 to ensure the strategies and recommendations made remain valid. This review concluded that this was the case. However given that 2 of the 3 forecast years contained within the ILUTS have since passed, it was concluded at the outset of the preparatory stage of the LTP that a more detailed review should be conducted when the Draft Plan was approved.~~

Consultants were contracted in 2019 to undertake traffic modelling for the Plan. The 2009 ILUTS model was used as a base starting point, and 2017 Present Year Validations of the ILUTS model were progressed including:

- Reviewing developments in Letterkenny between 2009 and 2017;
- Application of traffic growth in Letterkenny between 2009 and 2017;
- Changes and upgrades to the network between 2009 and 2017 (and subsequently the new Kilty junction arrangements); and
- Completing a calibration and validation exercise to the Project Appraisal guidance acceptability criteria.

Using this updated base model, three forecast year demand scenarios were developed to reflect a phased implementation of the draft Land Use Plan.

The following interventions were then tested in the forecast models:

- TEN-T
- Southern Network Project; and
- 10% reduction in demand proxy test to represent a shift to sustainable modes.

A review was also undertaken of the 2019 and 2022 TII traffic counters situated on three main corridors into Letterkenny. This analysis indicated that 2022 traffic volumes and temporal profiles had broadly returned to a pre Covid-19 level.

On the proposal of Cllr Mc Monagle, seconded by Cllr Kavanagh it was resolved to accept the recommendation in the Chief Executive’s report and insert revised narrative at Section 15.4 as outlined above.

N56 Letterkenny Urban

Four Lane Section

1. Insert new narrative and Policy (text to be deleted shown in ~~strikethrough~~; new text in *blue italics*):

Upgrades to the existing N56 Four Lane Road are nearing completion. Designed to Design Manual for Urban Roads (Government of Ireland: April, 2013) standards, the upgrades will provide for a speed limit of 60kph, full segregation of carriageways, removal of all but two right turning junctions and full Active Travel (pedestrian and cycle) facilities on both sides of the road including two signalised crossings. As a Primary corridor, new access onto the N56 Four Lane Road must still be restricted. It is proposed that development lands to the south served by the Southern Strategic Network project may be accessed by a single improved junction to the N56, replacing the existing Cullion Road junction. For existing lands to the north immediately adjacent to the N56 Four Lane Road, it may be considered appropriate given the new upgraded design to allow a restricted number of new left-in/left-out accesses, subject to appropriate assessment.

~~**Policy LK-EDE-P-2:** It is a policy of the Council to continue to avoid an ad-hoc proliferation of new or intensified existing access points along the N56 Four Lane Road. The Council will to consider limited and coordinated new junctions, or the intensification of use of existing junctions, where such proposals are presented and considered as part of an overall plan maximizing serviced areas and minimizing junctions, and where it can be clearly demonstrated that such development:~~

- ~~a. would not affect the capacity, operation or safe functioning of the road; and~~
- ~~b. would not prejudice the servicing of adjacent areas.~~

Policy LK-T-P-?: Development of lands to the south of the N56 Four Lane Road may only be accessed via the existing local road junctions or alternatively by a single improved junction to the N56, replacing the existing poorly aligned Cullion Road and junction. For existing developed and developable lands to the north and adjacent to the N56 Four Lane Road and for which no other existing access is available, these may be accessed by a restricted number of new left-in/left-out accesses, subject to the safety and carrying capacity of the National Road being maintained.

Mr Paul Christy, Senior Planner advised that there had been discussion with the T.I.I in relation to the impact of the plan on the National Roads system. There had also been, he added consultation with the NRDO, and this had led to looking at the whole national road as it goes through the town in terms of four different sections and that for each of those sections there was a revised narrative and policy to address the concerns raised by the T.I.I.

The Cathaoirleach confirmed that what was being proposed here was a 60km speed limit on the Four Lane Section. Members contended that this had not been agreed and urged caution in relation to the proposal. It was acknowledged that 80km was a more realistic option. Mr Bryan Cannon, Director Roads & Transportation noted that Part 8 approval had been secured a number of years ago based on a particular design. The application of the speed limit was, he advised, something that would have to be done in a separate forum and would take cognisance of the design standards applied when the Part 8 was applied for and constructed.

On the proposal of Cllr Mc Monagle, seconded by Cllr Kavanagh it was resolved to accept the recommendation in the Chief Executive's report and insert the narrative & policy text outlined above subject to the amendment that 60km speed limit be removed and the text amended to reflect the appropriate speed for the applicable design.

Creamery Roundabout to Knocknamona Roundabout (Business Park Road)

1. Insert new Policy (text to be deleted shown in ~~strikethrough~~; new text in *blue italics*):

~~**Objective LK-ED-O-2:** It is an objective of the Council to safeguard the carrying capacity, functioning and safety of urban sections of the N56 National Secondary Route in Letterkenny as a key strategic transport corridor, lifeline route and multimodal urban~~

connector. The Council will ensure that any development seeking direct access or that would result in the intensification of use of existing access points or junctions is designed and assessed to ensure that the capacity, operation and safe function of the N56 are preserved and/or improved. Where applicable, any development will tie in with any established or developed Junction Strategy/Policy for this key route as and where such are set out.

Policy LK-ED-P-?: Development proposals requiring access to the N56 Business Park Road shall only be permitted where such proposals are consistent with the Council's strategy to:

- a. *provide new/improved Active Travel facilities along and across the N56;*
- b. *provide two new Primary signalised junctions and rationalise existing junctions and accesses to enable permeability across the N56 for non-motorised users and to facilitate improved function and efficiency on the N56; and*
- c. *implement a reduced speed limit to provide consistency along the N56 and to facilitate junction arrangements.*

On the proposal of Cllr Mc Bride, seconded by Cllr Brogan it was resolved to accept the recommendation in the Chief Executive's report and insert the policy outlined above in blue.

2. Amend wording of narrative at Section 8.2: 'National Secondary Route N56' as follows (additional text in *blue italics*): ".this road is a critical means of access to areas of significant development in Letterkenny, most notably the employment area *and Strategic Community Opportunity* centred on the N56 Business Park Road".

On the proposal of Cllr Brogan, seconded by Cllr Coyle it was resolved to accept the recommendation in the Chief Executive's report and amend the wording of the narrative at Section 8.2: 'National Secondary Route N56' as follows (additional text in *blue italics*): "this road is a critical means of access to areas of significant development in Letterkenny, most notably the employment area *and Strategic Community Opportunity* centred on the N56 Business Park Road".

3. Insert additional narrative at Section 8.12 (new text in blue):

'The identification of lands for the provision of additional community related development and expansion, particularly in the areas of education and health is necessary in ensuring long-term supply of land to meet key strategic needs of these essential services. These lands are located close to the existing service provision at the Letterkenny General Hospital campus where linkages with the existing health uses may be appropriate. Also, the lands are located within reasonable walking distance of key transport corridors and therein are accessible to the Town Bus Service providing valuable opportunities for expansion of services provided through the Atlantic Technological University

On the proposal of Cllr Brogan, seconded by Cllr Coyle it was resolved to accept the recommendation in the Chief Executive's report and insert the additional narrative outlined above at Section 8.12.

Polestar Roundabout to Creamery Roundabout

Insert new Policy:

Policy LK-T-P-?: To signalise and rationalise the existing junctions and to provide new and improved Active Travel facilities along and across the N56, including potential road-space re-allocation where feasible, in conjunction with the signalised junctions.

On the proposal of Cllr Mc Monagle, seconded by Cllr Mc Bride it was resolved to accept the recommendation in the Chief Executive’s report and insert the policy outlined above.

N56 Knocknamona Roundabout to Mountaintop

Insert new Policy:

Policy LK-T-P-?: to provide new/improved Active Travel facilities along and across the N56 to improve connectivity and permeability for pedestrians and cyclists. It is also proposed to rationalise existing junctions and accesses by providing new Primary Junctions to improve safety, connectivity, permeability, function and efficiency of this section of the N56 for all road users.

On the proposal of Cllr Mc Monagle, seconded by Cllr Kelly it was resolved to accept the recommendation in the Chief Executive’s report and insert the policy outlined above.

Cllr Mc Bride advised that there were ongoing problems and traffic congestion on this stretch of road and that a solution was needed sooner rather than later.

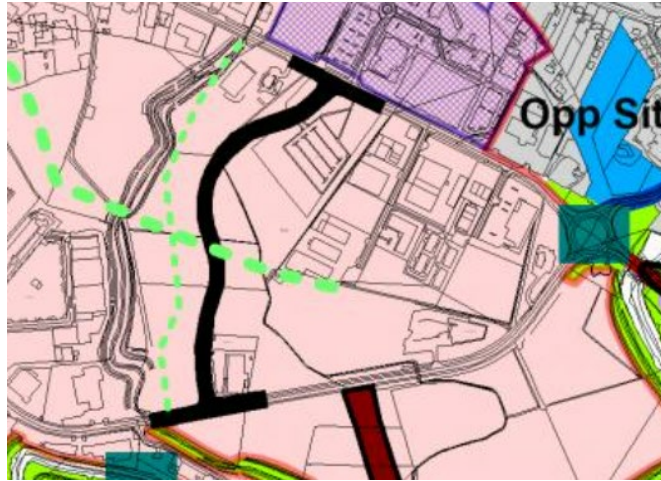
6.7 Recommendations in relation to NWRA Observations

1. Insert the Regional Growth Centre Strategic Plan boundary into the Draft LAP.
On the proposal of Cllr Kelly, seconded by Cllr Coyle it was resolved to accept the recommendation in the Chief Executive’s report and insert the Regional Growth Centre Strategic Plan boundary into the Draft LAP.

2. Insert ‘Action’: The Planning Authority will undertake a building heights study under the umbrella of the Letterkenny 2040 Regeneration Strategy.
On the proposal of Cllr Brogan, seconded by Cllr Kelly it was resolved to accept the recommendation in the Chief Executive’s report and insert “Action”: The Planning Authority will undertake a building heights study under the umbrella of the Letterkenny 2040 Regeneration Strategy.

6.8 Recommendations in relation to ATU Town Centre Lands

1. Delete the indicative ‘developer led road’ (shown in thick black outline on map below) from the town centre area of the land-use zoning map. **This is considered to be a material alteration.**



On the proposal of Cllr Brogan, seconded by Cllr Kelly it was resolved to accept the recommendation in the Chief Executive’s report and materially alter the Draft Letterkenny Plan & Transport Plan by deleting the indicative “developer led road” (shown in thick black outline on map below) from the town-centre area of the land-use zoning map

2. Retain the ‘ATU campus’ designation as originally published in the Draft LAP, without modification.

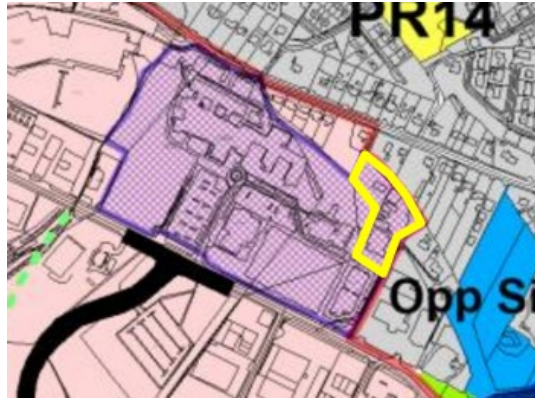
On the proposal of Cllr Canning, seconded by Cllr Kavanagh it was resolved to accept the recommendation in the Chief Executive’s report and to retain the “ATU campus” designation as originally published in the Draft LAP, without modification.

6.9 Recommendations in relation to Miscellaneous submissions

1. Change the zoning of the lands subject of submission ref. 14 (Maria Himler) as outlined in red below, from Open Space to Established Development.

On the proposal of Cllr Kavanagh, seconded by Cllr Mc Monagle it was resolved to accept the recommendation in the Chief Executive’s report and to change the zoning of lands referenced in Submission No 14 from “Open Space” to “Established Development”.





4. Retain the 'Local Environment' zoning on lands subject of submission ref. 40 (EG Consulting on behalf of Martin Shiels).

Mr Paul Christy, Senior Planner said that the submission had sought that the lands be designated as "Residential". He advised however that given the peripherality of the location and the lack of services in place it was not recommended that this be amended.

On the proposal of Cllr Coyle, seconded by Cllr Mc Monagle it was resolved to accept the recommendation in the Chief Executive Officer, report and retain the "Local Environment" zoning on lands referenced in Submission No. 40.

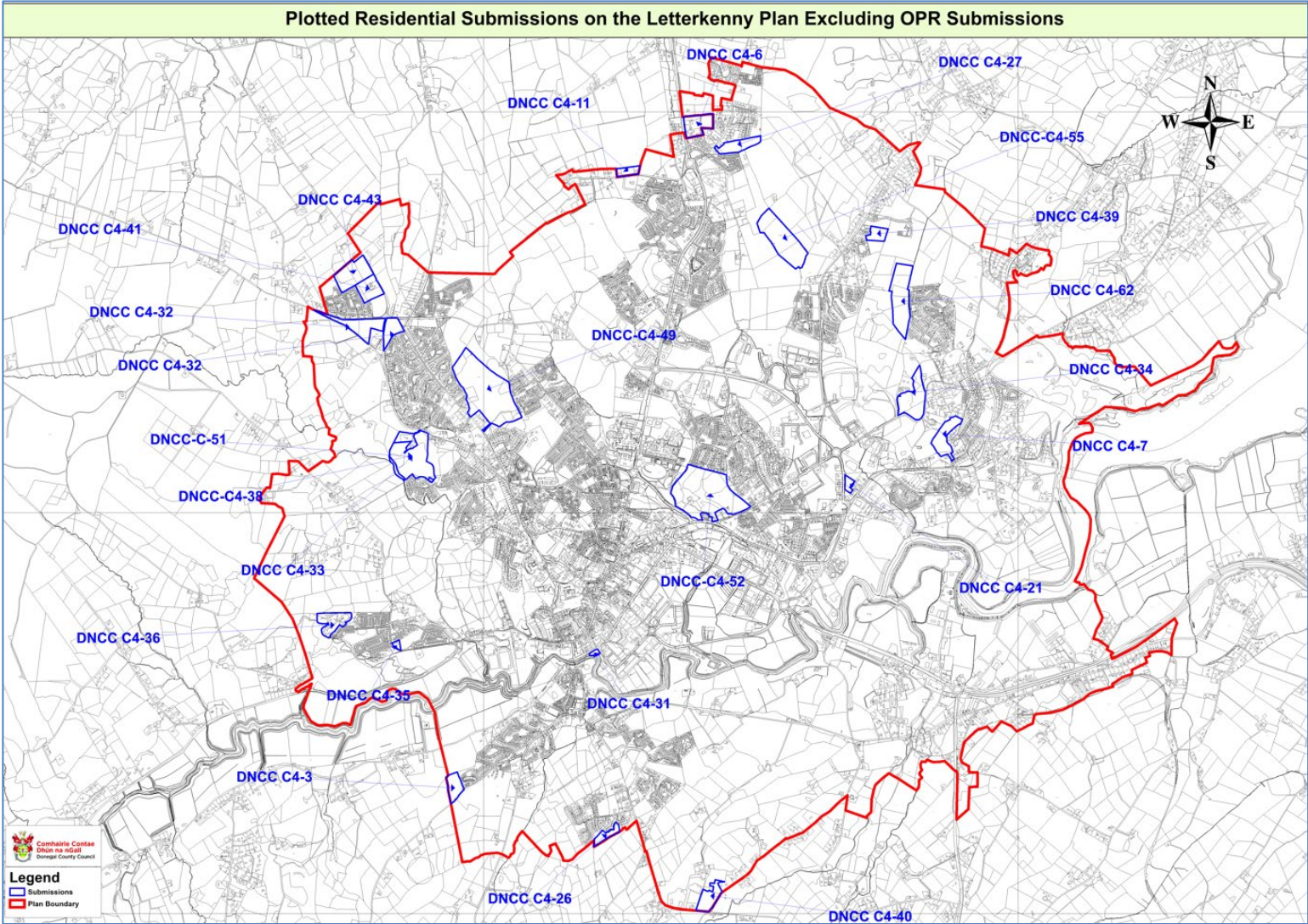
Appendix A – List of Persons or Bodies that made Submissions

Submissions received during public consultation period on Draft Letterkenny Plan.	
DNCC-C4-1	Health and Safety Authority
DNCC-C4-2	Irish Aviation Authority
DNCC-C4-3	GCD (IRL) Ltd c/o Jim Harley
DNCC-C4-4	Environmental protection Agency
DNCC-C4-5	Richard Logue
DNCC-C4-6	Kathleen Gallagher
DNCC-C4-7	Victoria Properties Trading Ltd C/o Jim Harley
DNCC-C4-8	Joseph McCafferty
DNCC-C4-9	Donegal County Council, Road Design Department.
DNCC-C4-10	Peter Adlard
DNCC-C4-11	Philip Robinson
DNCC-C4-12	Office of Public Works
DNCC-C4-13	Derry City & Strabane District Council
DNCC-C4-14	Maria Himler
DNCC-C4-15	James Mc Fadden
DNCC-C4-16	Jim Doherty
DNCC-C4-17	Letterkenny Chamber
DNCC-C4-18	ESB
DNCC-C4-19	OPR
DNCC-C4-20	Eamon & Drew Blaney
DNCC-C4-21	MH Associates on behalf of DNRP & Lexus Projects Ltd.
DNCC-C4-22	MH Associates on behalf of John Crossan & Sons (Letterkenny Ltd)
DNCC-C4-23	Transport Infrastructure Ireland

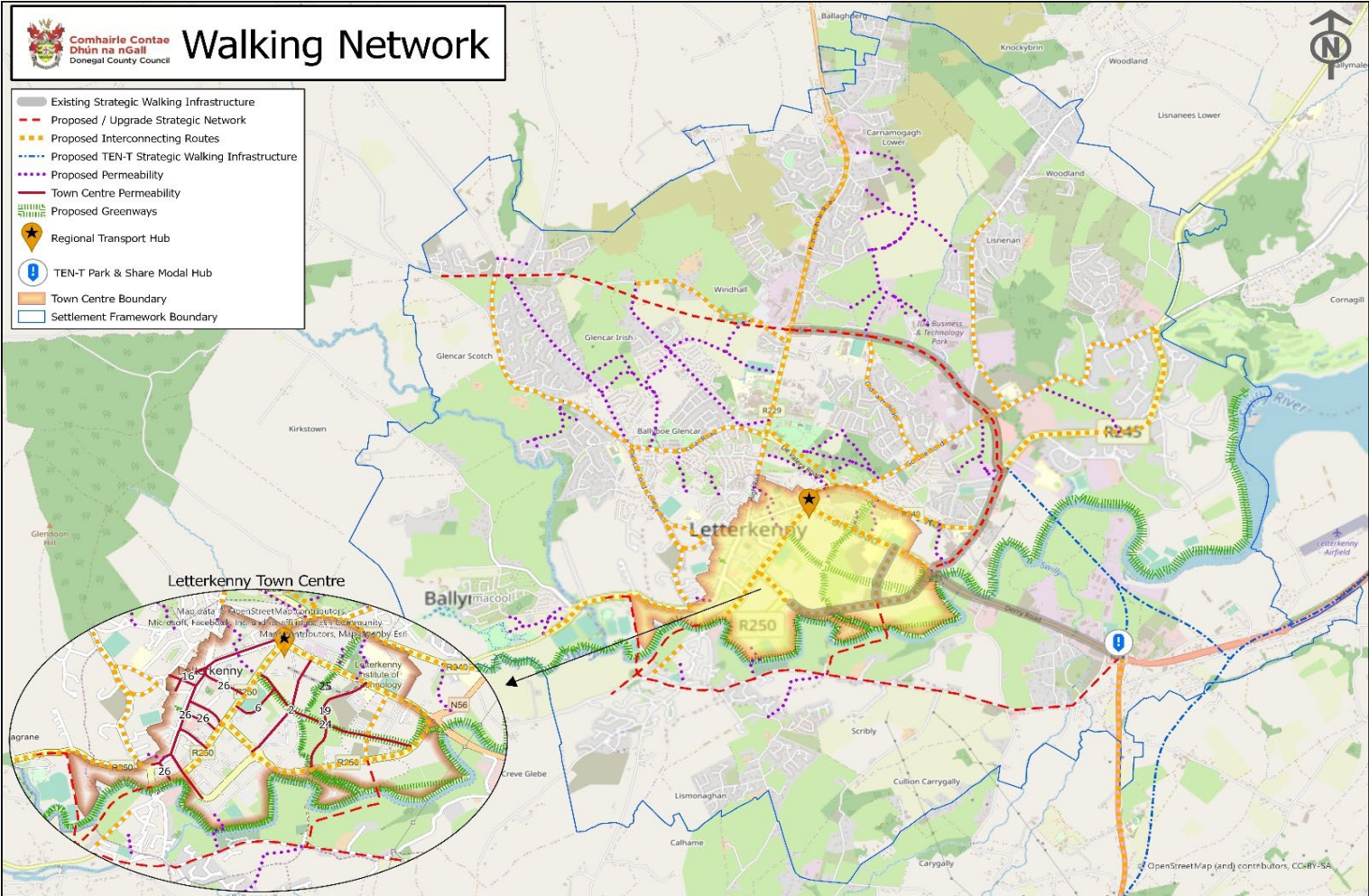
DNCC-C4-24	MH Associates on behalf of Michael Donaghey
DNCC-C4-25	PJ Callaghan
DNCC-C4-26	John Mc Callion
DNCC-C4-27	MH Associates on behalf of John O Donnell and the O Donnell family.
DNCC-C4-28	Department of Transport
DNCC-C4-29	Michael Friel on behalf of Desmond Shiels
DNCC-C4-30	David, Anne and Jean Stevenson
DNCC-C4-31	Kenny Burke on behalf of Connor Mc Gettigan
DNCC-C4-32	Kenny Burke on behalf of Sean Gallagher
DNCC-C4-33	MH Associates on behalf of the Borland family.
DNCC-C4-34	Kenny Burke on behalf of Paul Mc Gettigan
DNCC-C4-35	Kenny Burke on behalf of Donal Gallagher
DNCC-C4-36	Kenny Burke on behalf of Donal Gallagher
DNCC-C4-37	DAERA
DNCC-C4-38	Turley on behalf of Apex Housing Association (Ireland Ltd)
DNCC-C4-39	Joe Bonner on behalf of Letterkenny Rosemount Homes Ltd.
DNCC-C4-40	EG Consulting Engineers Ltd on behalf of Martin Shiels
DNCC-C4-41	MH Associates on behalf of Christopher McG LTD (Residential).
DNCC-C4-42	Joe Bonner on behalf of Cillanoir Development LTD (Commercial).
DNCC-C4-43	Joe Bonner on behalf of Cillanoir Development Ltd (Housing)
DNCC-C4-44	Patrick Dorrian Glencar shopping Centre Ltd
DNCC-C4-45	National Transport Authority
DNCC-C4-46	MH Associates on behalf of Christopher Mc G Ltd (Commercial)
DNCC-C4-47	void
DNCC-C4-48	Department of Education
DNCC-C4-49	Joe Bonner on behalf of PJ Mc Dermott (Glencar)

DNCC-C4-50	Department of Housing, Local Government and Heritage.
DNCC-C4-51	EG Consulting Engineers Ltd.
DNCC-C4-52	Turley on behalf of the Robinson Family
DNCC-C4-53	Irish Water
DNCC-C4-54	Turley on behalf of Hurley Property ICAV, for and on behalf of its sub fund National Property Fund.
DNCC-C4-55	Turley on behalf of Magim Ltd
DNCC-C4-56	Department of the Environment Climate and Communications.
DNCC-C4-57	Northern and Western regional Assembly
DNCC-C4-58	The Sweeney family
DNCC-C4-59	Turley on behalf of IDA Ireland.
DNCC-C4-60	Donegal ETB
DNCC-C4-61	Atlantic technological University
DNCC-C4-62	Joe Bonner on behalf of PJ Mc Dermott (Castlebane).

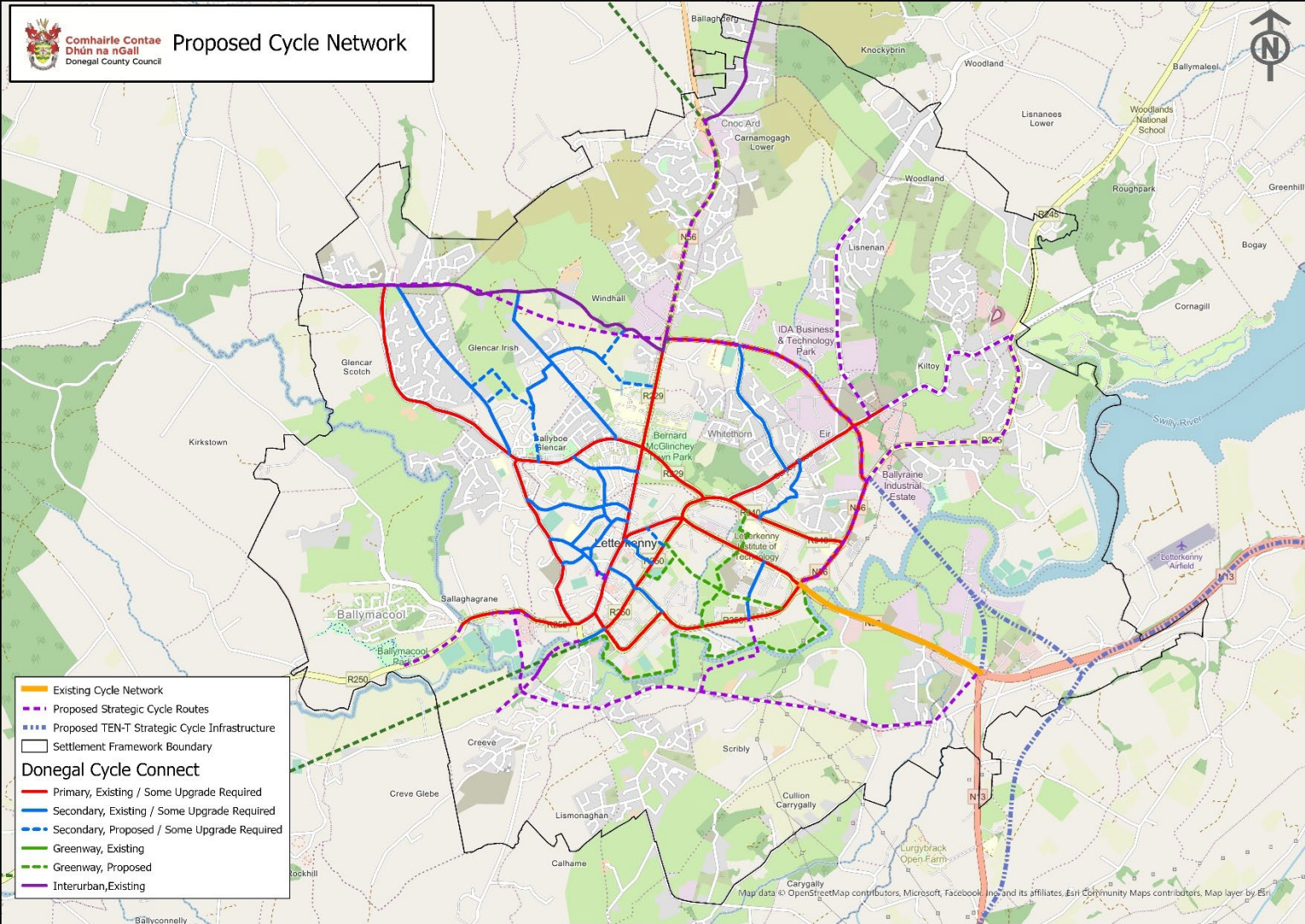
Appendix B – Location of lands subject of ‘residential’ submissions (excluding OPR)



Appendix C – Map 19.2A Active Travel Walking Map

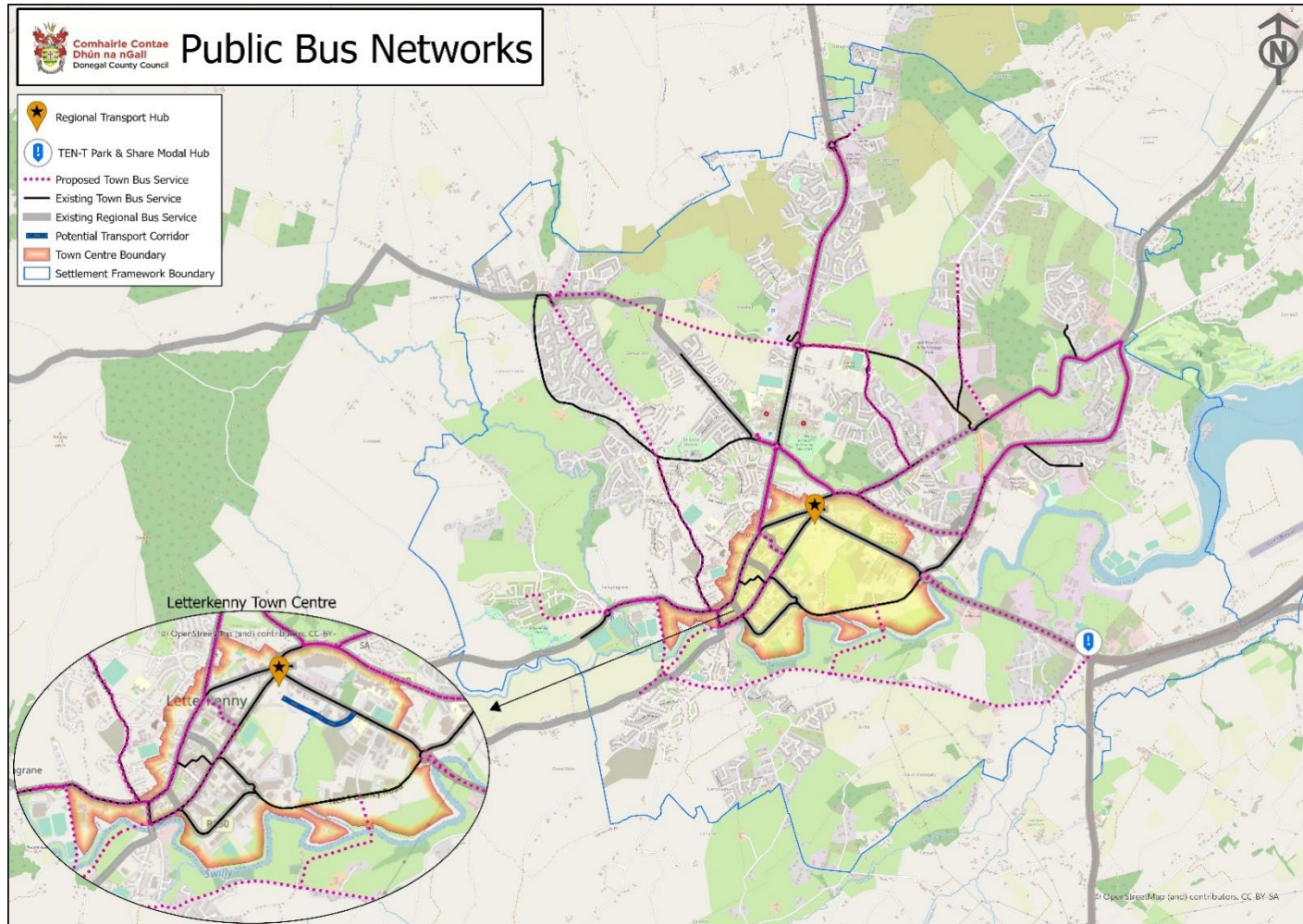


Appendix D – Map 19.2B Proposed Cycling Network



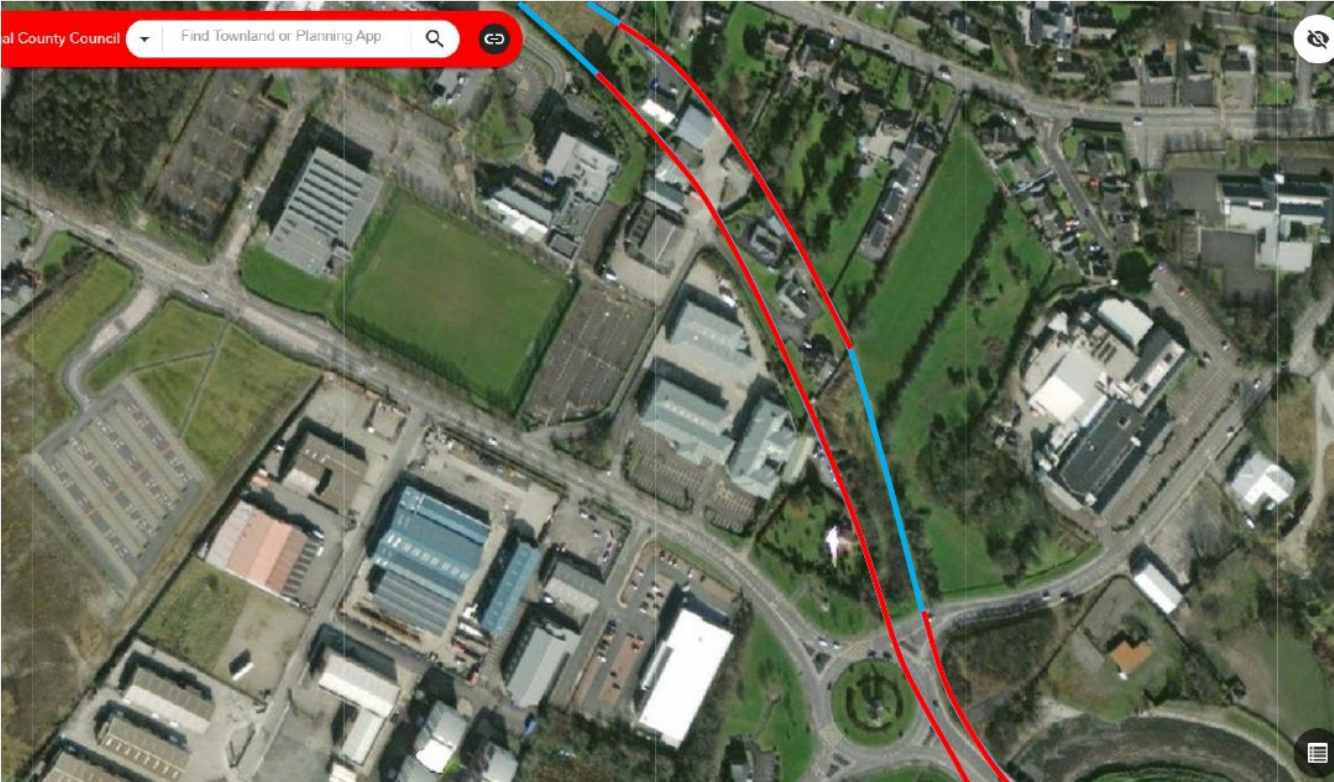
Appendix E – Map 22.1

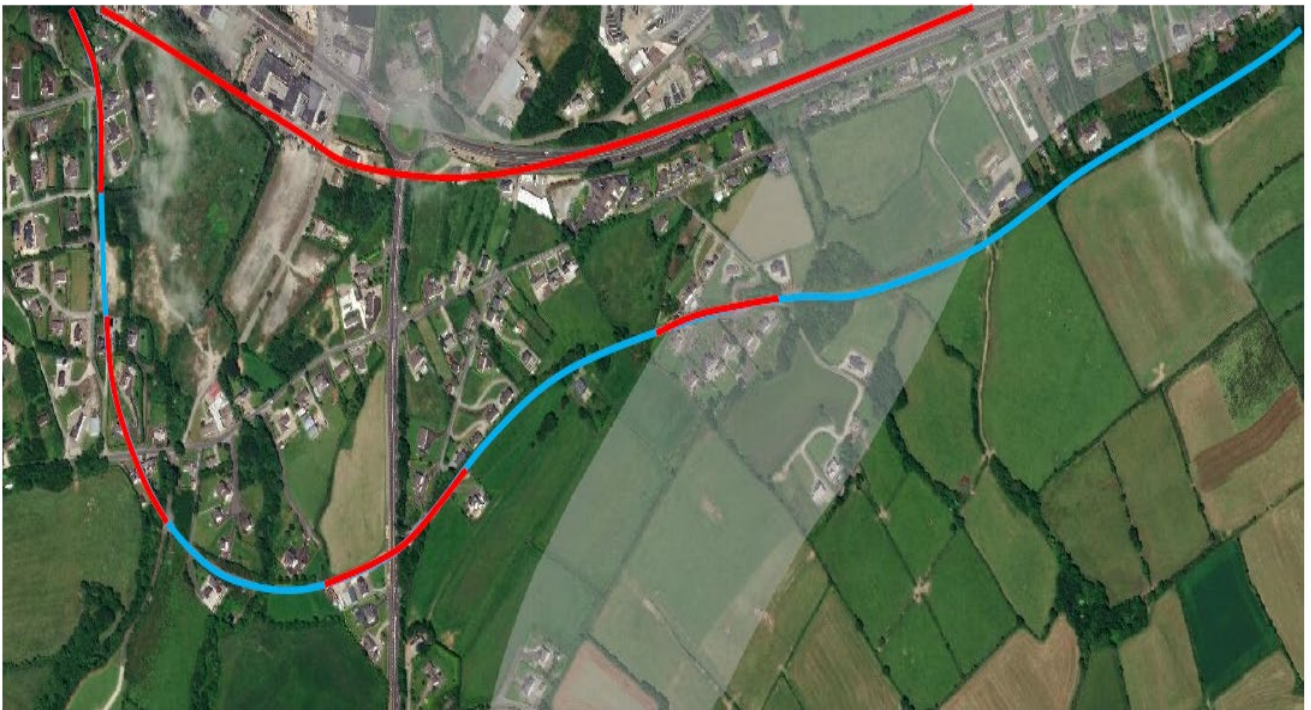
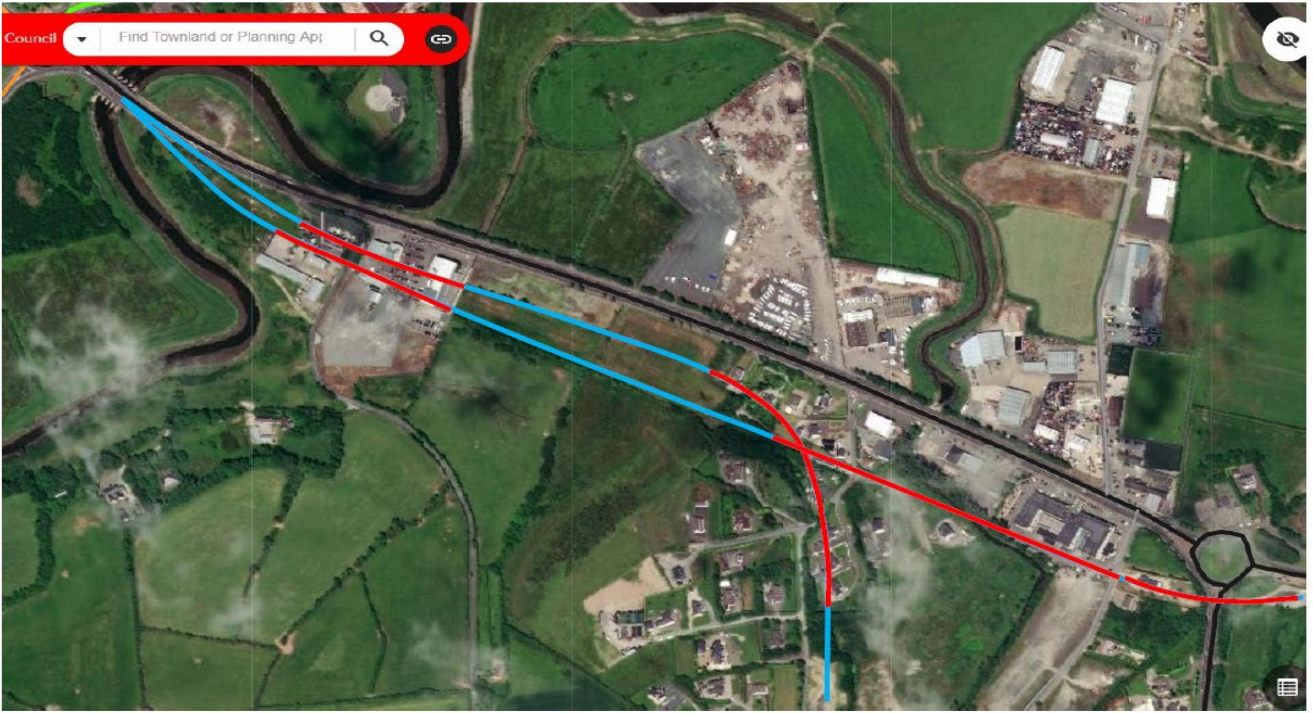
Public Transport Network

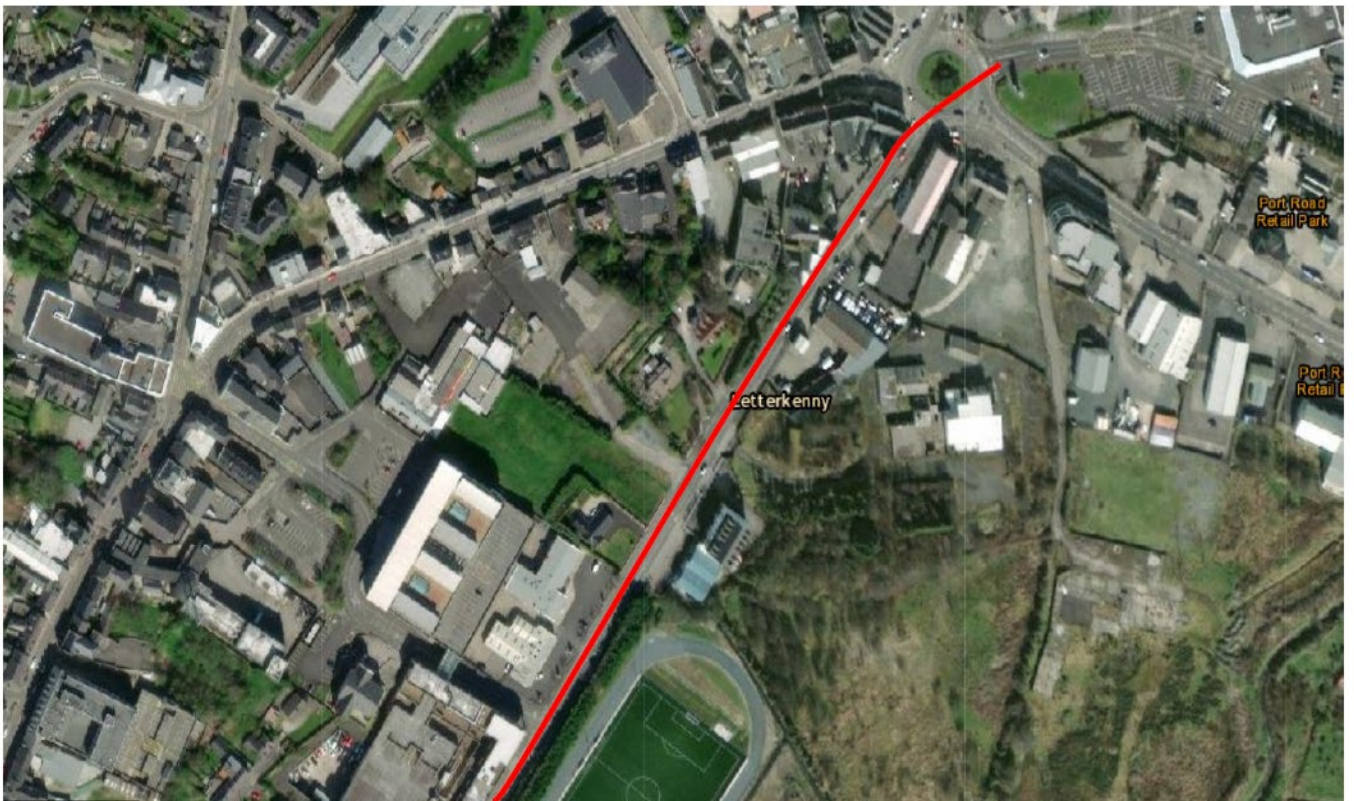
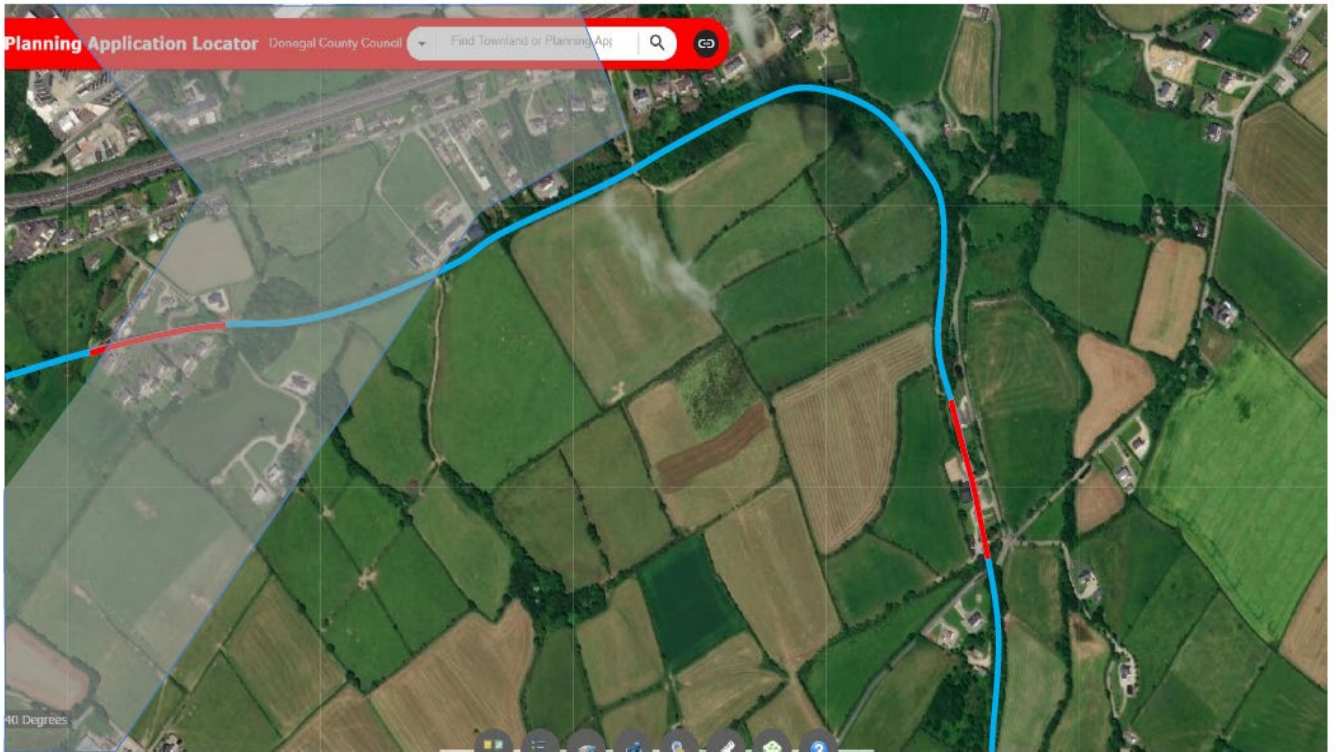


Analysis of the Integrity of the Historic Letterkenny to Derry (Londonderry and Lough Swilly 1883-1953) and Letterkenny to Strabane (Strabane and Letterkenny 1909-1960) Railway Lines in the Vicinity of Letterkenny

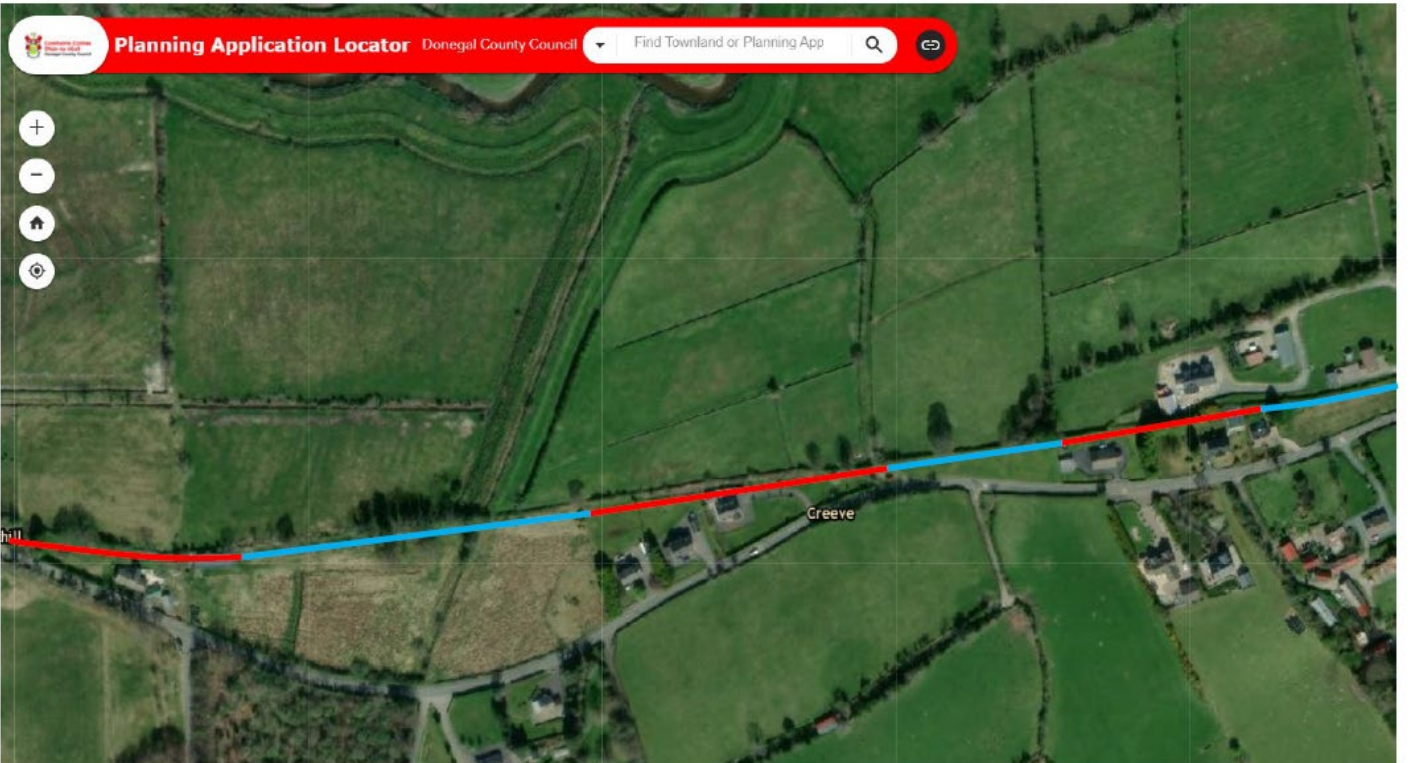
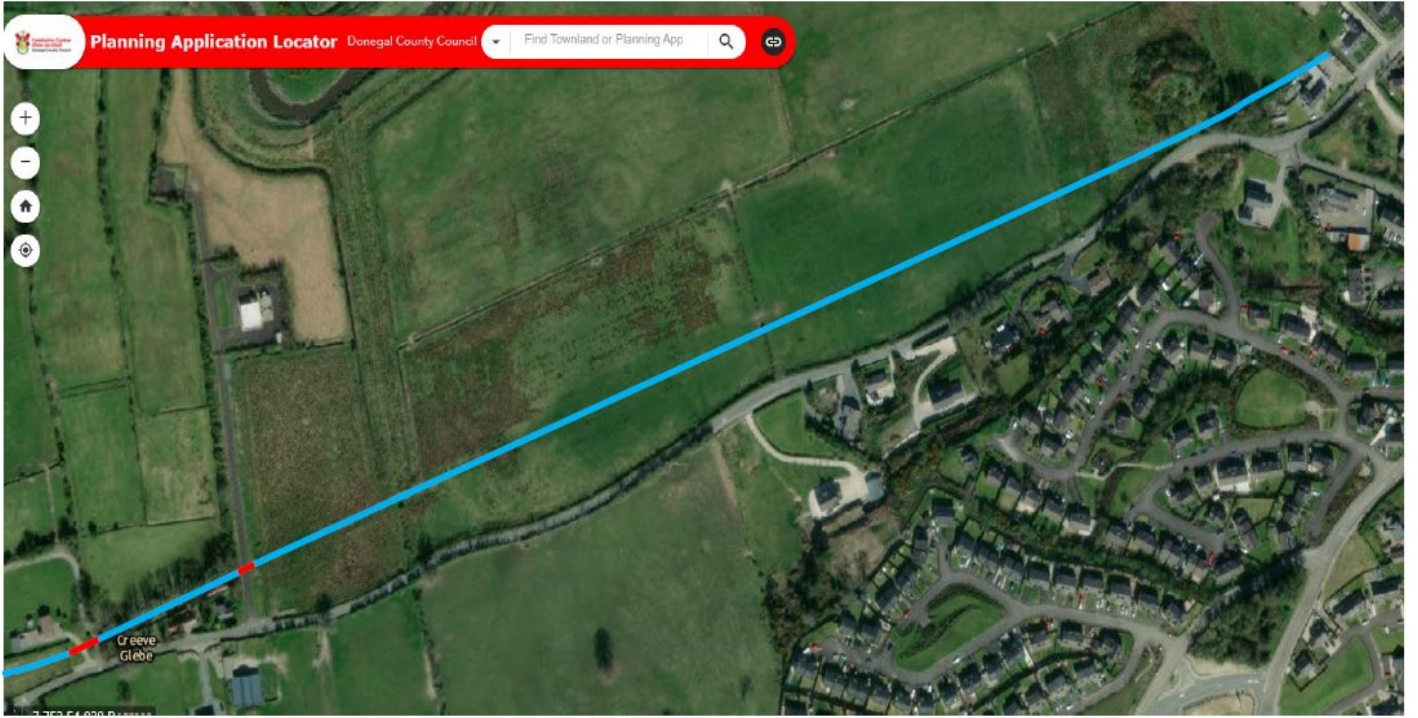
Blue = uncompromised section, **Red** = compromised by buildings, roads, car parks, yards, gardens etc.











FLOOD ZONE A: TOWN CENTRE.



Development proposed to be considered in Flood Zone A: PRIMARILY WATER COMPATIBLE DEVELOPMENT

Examples:

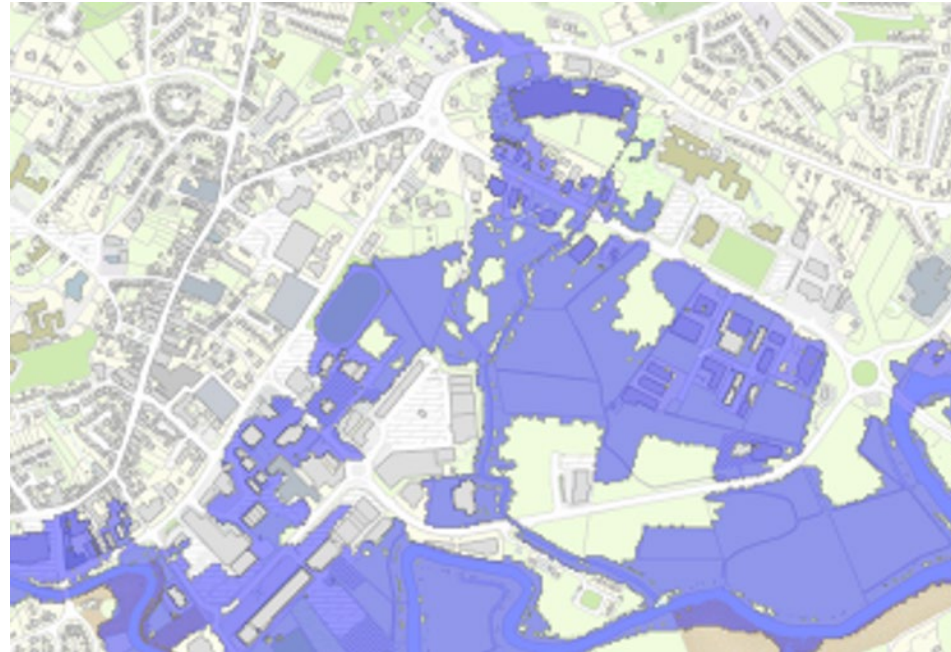
Amenity open space; Outdoor sports and recreation and essential facilities such as changing rooms; Drainage systems and infrastructure; Development that accords with the LK 2040 Regeneration Strategy

Exceptions:

Expansion of ATU campus in area outlined red, subject to site specific flood risk assessment (note: campus could also extend into areas outside of the flood zone, or in flood zone B subject to provisions below)

Redevelopment/extension of existing commercial units, subject to provisions of the Flood Risk Management Guidelines and site-specific flood assessment

FLOOD ZONE B: TOWN CENTRE



Development proposed to be considered in Flood Zone B, (Members are advised to note that there is an overlap between Flood Zones A and B and that the following recommendations relate solely to areas outside of Flood Zone A): LESS VULNERABLE DEVELOPMENT AT GROUND FLOOR; POTENTIAL FOR HIGHLY VULNERABLE USES AT FIRST FLOOR (SUBJECT TO FURTHER ASSESSMENT BY RPS CONSULTING ENGINEERS AS PART OF THE STRATEGIC FLOOD RISK ASSESSMENT)

Examples of less vulnerable development: Retail, warehousing, commercial

Examples of highly vulnerable development that may be considered at first floor level in Flood Zone B:

Residential dwellings

Student accommodation

Education

Addendum to the Chief Executive's Report on the Public Consultation regarding the Draft Letterkenny Plan and Local Transport Plan 2023-2029, March 2023

Section 5.3 Town Centre/Regeneration

Recommendation 16 of the **OPR** submission welcomes Policy LK-TC-P-05, which identifies specific strategic urban design/public realm interventions in Letterkenny Town Centre like those in the Letterkenny 2040 Regeneration Project. However, the OPR considers that it would be appropriate to include objectives and/or policies in the Letterkenny Plan that commit to the implementation of Letterkenny 2040.

The OPR also recommend the inclusion of appropriate active land management objectives and policies in the LAP, together with details of the measures or actions that the planning authority will implement to address vacancy and further the regeneration of the town centre, having regard to public funding available under, inter alia, the URDF and Town Centre First funds (e.g. Croí Cónaithe).

The full text of OPR Recommendation 16 is reproduced below for ease of reference.

Recommendation 16 – Regeneration

Having regard to

- RPO 3.7.26,
- NPO 6 and NPO 7,
- to *Town Centre First, A Policy Approach for Irish Towns (2022)* –

the planning authority is required to amend the draft LAP to include a masterplanned approach to the Town Centre Area (comprising Main Street Area and New Retail Park area and the street linkages there-between), to include:

- i) objectives to implement the Letterkenny 2040 Regeneration Strategy integrated with other objectives of the draft LAP for the town centre development;
- ii) specific active land management objectives, policies and measures or actions tailored to address building and site vacancy;
- iii) measurable targets for the reduction of vacancy for the plan period and a strategy for the monitoring of same.

Chief Executive's Response:

The planning authority has significant ambitions for the regeneration and revitalisation of Letterkenny town centre, and indeed considerable progress has already been made as regards interventions in the town centre area on foot of Letterkenny 2040, both in terms of successful funding applications under the URDF and in terms of projects commencing on the ground. The Letterkenny 2040 Regeneration Strategy as currently drafted is a non-statutory document, but the concepts therein are nonetheless considered critical to guide the future sustainable development of the town centre. For this reason, the recommendation of the OPR to include a specific objective to implement the Letterkenny 2040 Regeneration Strategy is accepted, and this is reflected in **recommendation 1 (a.-c.)** below.

As regards the OPR recommendations in relation to active land management and targets for a reduction in vacancy, I would note that the plan already provides high level policy support to address vacancy and dereliction. It is accepted however, that it would be useful to have accurate local data in relation to vacant, under-utilised and/or derelict sites that could in turn inform future Council decisions on land management and this is reflected in **recommendation 2** below. In terms of targets for vacancy/dereliction reduction, it is recognised that these problems as they currently exist also represent opportunities for the revitalisation and compact growth of Letterkenny – with this in mind and having regard to the need for housing in the town, a target of a minimum 50% reduction in vacancy/dereliction over the lifetime of the LAP is recommended – see **recommendation 3** below.

New text coloured blue, deleted text in red ~~strikethrough~~

Recommendation 1a: Insert new objective to read as follows –

Objective LK-TC-O-05: To bring the concept proposals contained in the Letterkenny 2040 Regeneration Strategy through the processes of detailed design, stakeholder engagement and any required statutory approval processes and thereafter to deliver on the collaborative vision of the Strategy.

Recommendation 1b: Insert new policies LK-TC-P-01 and LK-TC-P-02 as follows and renumber subsequent policies accordingly –

Policy LK-TC-P-01: It is a policy of the Council to support the ambitions of the Letterkenny 2040 Regeneration Strategy.

Policy LK-TC-P-02: It is a policy of the Council to require that development proposals within the town centre are broadly consistent with, and would not prejudice the delivery of, the Letterkenny 2040 Regeneration Strategy.

Recommendation 1c: Insert new bullet point into Policy LK-TC-P-06 as follows (and renumber as Policy LK-TC-P-08)–

Policy LK-TC-P-068: It is a policy of the Council to require that development proposals within the town centre area conform to the following design criteria:

- [Proposals shall have regard to the Letterkenny Design Guide and the Linkages & Public Space Action Plan, prepared as part of the Letterkenny 2040 Regeneration Strategy](#)
- Proposals shall provide for distinctive buildings of high architectural quality, which contribute to a distinct sense of place and a quality public realm
- Building lines shall be such that a sense of enclosure is provided to the streetscape (i.e. following established building lines where appropriate or moving the building line closer to the road edge if deemed necessary in order to better define the streetscape)
- Proposals shall promote visual interest through modulation and detailing of architectural elements (e.g. variation in building elevations, variations in roof form, cornices, windows, eaves, frontages and entrances and minor variations in setback).
- Proposals shall provide for minimum 3-storey development along the Pearse Road and 2 Storeys elsewhere in the town centre.
- Proposals shall avoid the use of industrial type cladding on the exterior of buildings
- Proposals for refurbishment and restoration of vernacular buildings must respect the character of the existing buildings, important views and spaces and historic settlement pattern in terms of scale, height, density, grouping, design and materials
- Proposals shall be accompanied by a design statement clearly outlining the rationale behind the concept and chosen design approach
- Proposals shall comply with all relevant statutory planning guidelines

Recommendation 2:

Insert new objective in relation to Active Land Management, to read as follows –

Objective LK-TC-O-06: To develop an active land management register and database, which shall include mapping of brownfield and other lands, such as vacant, under-utilised or large undeveloped sites, tracking progress on planning applications and identification of barriers to development, with the aim of promoting and co-ordinating development on the lands identified.

Recommendation 3:

Insert new objective setting out targets for a reduction in vacancy and dereliction in Letterkenny –

Objective LK-TC-O-07: To reduce vacancy and dereliction levels in Letterkenny by 50% over the lifetime of the Local Area Plan via the uptake of public funding mechanisms and schemes and through the encouragement and support of private sector investment.