

Strategic Environmental Assessment of Proposed Material Alterations to the Draft Seven Strategic Towns Local Area Plans 2018-2024

Addendum to Environmental Report

**In accordance with the requirements of the Planning and
Development (Strategic Environmental Assessment)
Regulations 2004 (as amended)**



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Dhún na nGall**
Donegal County Council

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1 Introduction

1.1 Background

Donegal County Council is preparing the Draft Seven Strategic Towns Local Area Plan 2018-2024 (hereinafter referred to as the Draft LAP) for the towns of An Clochán Liath (Dungloe), Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town and Killybegs. The Draft LAP is being prepared under the provisions of the Planning and Development Act 2000 (as amended) to provide for sustainable development and improvement of the environmental, social, economic and cultural assets of the seven towns.

Strategic Environmental Assessment (SEA) is a systematic and effective process for ensuring that environmental issues are taken into account at every stage in the preparation, implementation, monitoring and review of plans, programmes and strategies. This document comprises the SEA of the proposed Material Alterations to the Draft LAP in accordance with the requirements of the Planning and Development Act 2000 (as amended), Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) (as amended by SI No. 201 of 2011). This document is an Addendum to the Environmental Report of the Draft LAP and should be read in conjunction with the Environmental Report as well as the Draft LAP, the Stage 2 AA Natura Impact Report (NIR), the Addendum to the NIR and the proposed Material Alterations.

As part of the SEA process a Screening Report was prepared in April 2018 to determine whether any one or more of the proposed Material Alterations (118 no.) could be likely to have significant effects on the environment as a result of implementation of the Draft LAP in accordance with Schedule A of the SEA Regulations (as amended). The Screening exercise concluded that 94 no. of the proposed Material Alterations would be likely to effect the environment, either individually or cumulatively. It is therefore necessary to carry out an SEA in regards to the 94 no. proposed Material Alterations

The Environmental Report sets out how the SEA was carried out for the review of the Draft LAP, and includes a description of the current environment along with an assessment of the effects of implementing the policies and objectives of the Draft LAP, necessary changes and considerations and mitigation and monitoring proposals going forward. This Addendum to the Environmental Report outlines the assessment of the proposed Material Alterations to the Draft LAP.

Similarly, an Appropriate Assessment (AA) of the proposed Material Alterations has been undertaken in tandem to determine whether any one or more of the proposed Material Alterations could have significant effects on the Natura 2000 network of European sites (commonly known as Natura 2000 sites) within the zone of influence of the Plan (within the County or within 15km of the Plan area), either alone or in combination with other plans or projects, and consider whether these impacts are likely to be significant in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/443/EEC). The AA is contained in an Addendum to the Natura Impact Report, and the conclusions and recommendations arising from the Natura Impact report have been incorporated into this SEA process.

1.2 Legislative Context

The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) (as amended by SI No. 201 of 2011) transpose the European Strategic Environmental Assessment (SEA) Directive 2001/42/EC into Irish Law. The former Department of the Environment Heritage and Local Government issued guidelines in November 2004 on the implementation of the SEA Directive (2001/42/EC) entitled 'Assessment of the Effects of Certain Plans and Programmes on the Environment'.

A Strategic Environmental Assessment (SEA) of the Draft LAP is a mandatory requirement pursuant to Article 14B of the aforementioned SEA Regulations, and has been drafted pursuant to the SEA

Regulations and in accordance with the SEA Guidelines. The SEA guidelines outline the SEA process and set out the following requisite steps as outlined in Table 1.1.

Table 1.1: Steps in the SEA Process

Scoping: Consultation with Statutory bodies and other interested parties on the scope and level of detail to be considered in the assessment	Completed
Preparation of Environmental Report: An assessment of the likely significant impacts on the environment as a result of the Plan.	Completed
Consultation on the Draft County Donegal Development Plan and associated Environmental Report and Appropriate Assessment.	Completed
Evaluation of submissions and observations made on the Draft County Donegal Development Plan, Environmental Report and Appropriate Assessment.	Completed
Considerations of Managers Report on submissions and observations made on the Draft County Donegal Development Plan, Environmental Report and Appropriate Assessment and considered at an adjourned Council meeting on 13 th December 2017.	Completed
Publication of proposed Material Alterations to Draft County Development Plan and associated Strategic Environmental Assessment and Appropriate Assessment.	Current Stage
Preparation of an SEA Statement identifying how environmental considerations and consultation have been integrated into the Adopted County Development Plan.	To be Completed

1.3 The Process of Strategic Environmental Assessment

The Strategic Environmental Assessment of the proposed Material Alterations shall follow the same assessment process as set out in Section 8.2 and Table 8.4 of the Environmental Report for reasons of clarity and consistency. Each material alteration to an objective, policy, text change and mapping change shall be examined and an assessment shall be made as to whether or not the proposed alteration shall have an effect (as set out in Table 1.2 below) on each Strategic Environmental Objective, as set out in Table 1.3 below.

Table 1.2: Categories for Assessment

Probable Conflict with status of SEOs-unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs – likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No Likely interaction with status of SEOs	Likely to Improve the status of the SEOs
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*An acceptable level means where the conflict with the status of the SEO would be rendered benign or reduced through mitigation measures and thereby become acceptable in terms of well established principles of proper planning and sustainable development.

Table 1.3: Strategic Environmental Objectives

Environmental Component	SEO code:	Strategic Environmental Objective
Biodiversity, Fauna and Flora	BIO1	Ensure compliance with the Habitats Directive by protecting all Natura 2000 sites and habitats of species (SACs and SPAs) within the Plan area, including Freshwater Pearl Mussel catchment areas.
Biodiversity, Fauna and Flora	BIO2	Conserve and enhance the diversity of habitats and protected species and promote the sustainable management of these areas.
Biodiversity, Fauna and Flora	BIO3	Protect the marine environment, and promote integrated coastal zone management strategies.
Biodiversity, Fauna and Flora	BIO4	Protect macro-corridors and contiguous areas of habitat.
Population	POP1	Facilitate a good quality of life based on high-quality residential, working and recreational environments.
Population	POP2	Facilitate more sustainable travel patterns.
Human Health	HH1	Minimise noise, vibration and emissions from traffic, industrial processes and extractive industry.
Soil (Including Minerals)	SL1	Protect and maintain the quality of soils.
Soil (Including Minerals)	SL2	Protect and conserve geological sites.
Soil (Including Minerals)	SL3	Give preference to the re-use of brownfield lands, rather than developing greenfield lands.
Soil (Including Minerals)	SL4	Minimise the amount of waste to landfill
Water	WR1	Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems, in accordance with the relevant River Basin Management Plan.
Water	WR2	Protect the quality of surface and drinking water quality as sources of drinking water, assets for amenity, and recreation and ecosystem purposes.
Water	WR3	Promote sustainable water use based on a long-term protection of available water resources.
Water	WR4	Reduce progressively discharges of polluting substances to waters.
Water	WR5	Manage the risk of coastal, estuarine and fluvial flooding. Manage the risk of droughts.
Coast/Marine Resource	CM1	Avoid coastal erosion and promote coastal protection. Manage the coastal zone as an environmental and tourist resource.
Coast/Marine Resource	CM2	Protect Designated Shellfish Waters.
Air/Climatic Factors	AC1	Support implementation of National climate change targets, objectives and policies.
Air/Climatic Factors	AC2	Reduce all forms of air pollution
Air/Climatic Factors	AC3	Promote and support a shift from fossil fuel dependent energy to more sustainable energy. Promote and support a shift from fossil fuel dependant vehicles to more sustainable modes of travel.

Material Assets	MA1	Maintain and improve the availability and quality of community related infrastructure, services and facilities and ensure the prudent management of environmental resources.
Material Assets	MA2	Avoid flood risk and/or coastal erosion in selecting sites for development
Cultural Heritage	CH1	Promote the protection and conservation of the cultural, including architectural and archaeological, heritage
Landscape	LD1	Conserve and enhance valued natural, historic and cultural landscapes and features within them and avoid adverse impacts.

2 Strategic Environmental Assessment of Proposed Material Alterations

The Strategic Environmental Assessment of 94 no. of the proposed 118 no. Material Alterations to the Draft LAP arising since the issue of the Chief Executives Report on 23rd February 2018 and the Addendum to the Chief Executives Report on 21st March 2018 are set out in Table 2.1 below. The Strategic Environmental Assessment Screening Report of the proposed Material Alterations to the Draft LAP identified 94 no. of the 118 no. proposed Material Alterations as likely to effect the environment and therefore an SEA was necessary. Where a potential conflict with the status of Strategic Environmental Objectives is found to be likely, proposed mitigation is set out in a row below each assessment.

Of the 94 no. proposed Material Alterations to the Draft LAP identified as requiring an SEA, 44 no of these Material Alterations tested had Potential Conflict with the status of the SEOs but were likely to be mitigated to an acceptable level through other objectives and policies contained within the Draft Plan.

Table 2.1: Assessment of Material Alterations identified as requiring an SEA through the Screening Report'

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
Chapter 3: General Objectives and Policies of the Plan							
GENMA2	<p>Section 3.4.3: General Economic Development Policies</p> <p>Insert new policy as follows (new text shown in blue):</p> <p>GEN-ED-6: " It is a policy of the Council to consider proposals for home-based businesses of a limited scale, of circa 1-5 employees, within an existing dwelling, or the curtilage of a dwelling and having regard to all other material planning considerations."</p>			POP1, POP2, HH1		BIO1, BIO2, BIO3, BIO4, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	SL3, MA1
GENMA3(1)	<p>Section 3.6.1 (Flooding)</p> <p>Amend text as set out at Appendix B of this document.</p>				BIO1, BIO2, BIO3, BIO4	POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, CM1, MA2
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2 and 3.							

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
Chapter 4: An Clochán Liath (Dungloe)							
CLMA2	<p>Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe)</p> <p>Amend identification of River Walk to show accurate route of walk on northern side of river and extend Local Area Plan Boundary to run immediately parallel to the re-positioned route on its northern side as identified on map entitled 'Proposed Material Alteration CLMA2' in Appendix C of this document.</p>		BIO1, BIO2, BIO3, BIO4, SL1, SL2, SL3, WR1, WR2, WR4, WR5, CM1, MA2		CM2, AC1, AC2, AC3	HH1, SL4, WR3, CH1, LD1	POP1, POP2, MA1
CLMA3	<p>Section 4.9 (Tourism, Marine and Recreation)</p> <p>1. Amend the following text relating to 'Marina Site' as follows:</p> <p>(new text shown in blue, text to be deleted shown in strikethrough)</p> <p>Marina Site:</p> <p>"Consistent with the tourism and leisure role and function of An Clochán Liath (Dungloe), the town's position on the route of the Wild Atlantic Way, and the growing water-based tourism and leisure sector, DCC supports the</p>		BIO1, BIO2, BIO3, BIO4, WR1, WR4			POP2, HH1, SL1, SL2, SL3, SL4, WR2, WR3, WR5, CM2, AC1, AC2, AC3, MA2, CH1, LD1	POP1, CM1, MA1

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>principle of a marina-type development Leisure/Amenity/Tourism type development in the vicinity of the shorefront area of the town. A possible site for such a development in the vicinity of the town pier is identified on the Land Use Zoning Map (Map 2 refers). Such a development would complement the leisure uses already development and remaining to be developed in the shorefront area of the town."</p>						
	<p>Section 4.9.3 (Tourism, Marine and Recreation Policies)</p> <p>2. Amend Policy CL-TMR-2 and associated text as follows: (new text shown in blue, text to be deleted shown in strikethrough)</p> <p>(i) Policy CL-TMR-2: "It is a policy of the Council to support the principle of a marina-type development Leisure/Amenity/Tourism type development in An Clochán Liath</p>		WR1			BIO1, BIO2, BIO3, BIO4, POP2, HH1, SL1, SL2, SL3, SL4, WR2, WR3, WR4, WR5, CM2, AC2, AC2, AC3, MA2, CH1, LD1	POP1, CM1, MA1

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	(Dungloe) subject to compliance with Habitats Directive, environmental considerations and all other relevant objectives and policies of this LAP."						
	3. Extend the Local Area Plan boundary and zone the intervening lands as 'Marina' as identified on the map entitled 'Proposed Material Alteration CLMA3' in Appendix C of this document.		BIO1, BIO2, BIO3, BIO4, WR1, WR5, CM2, MA2	WR4		POP2, HH1, SL1, SL2, SL3, SL4, WR2, WR3, AC1, AC2, AC3, CH1, LD1	POP1, CM1, MA1
CLMA4	<p>Section 4.9.3 (Tourism, Marine and Recreation Policies)</p> <p>Amend Policy CL-TMR-3 as follows: (new text shown in blue)</p> <p>Policy CL-TMR-3: "It is a policy of the Planning Authority to consider proposals for predominantly community and leisure-related uses, including those that are associated or compatible with the adjacent Hospital and GAA uses within the site identified as 'Masterplan Site' on the Land Use Zoning Map. Proposed</p>				BIO1, BIO2, BIO3, BIO4	POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	MA1

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	<p>developments shall only be considered in the context of a submitted Masterplan for the entire area and the Masterplan may identify alternative, compatible uses where such uses would be clearly ancillary to the aforementioned primary uses. Proposed extensions to established uses adjacent to the Masterplan area may also be considered where it can be clearly demonstrated that such development would not prejudice the achievement of the overall Masterplan concept and predominant uses therein, subject to compliance with the other objectives and policies of this Plan. Proposals for development shall:</p> <ul style="list-style-type: none"> a) Have regard to the Strategic Flood Risk Assessment prepared to inform this LAP, proposals shall be accompanied by a site specific flood risk assessment, prepared in accordance with the guidance set out in 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009); b) Identify a suitable pedestrian access 						

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	<p>onto the N56/Carnmore Road side of the site; and</p> <p>c) Identify a suitable river crossing to the 'Riverwalk' amenity route."</p> <p>[Please refer also to CLMA12]</p>						
CLMA5	<p>Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe)</p> <p>Extend the Local Area Plan boundary and zone the intervening lands as 'Established Development' as identified on the map entitled 'Proposed Material Alteration CLMA5' in Appendix C of this document.</p>		<p>BIO1, BIO2, BIO3, BIO4</p>			<p>POP1, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1</p>	<p>POP2, MA1</p>
CLMA6	<p>Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe)</p> <p>Amend the zoning of lands from 'Established Development' to 'Town Centre' as identified on the map entitled 'Proposed Material Alteration CLMA6' in Appendix C of this document.</p>					<p>BIO1, BIO2, BIO3, BIO4, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1</p>	<p>POP1, POP2, SL3</p>

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CLMA7	<p>Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe)</p> <p>1. Amend the zoning of lands from 'Economic Development' to 'Local Environment' as identified on the map entitled 'Proposed Material Alteration CLMA7' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	POP1, POP2, HH1
	<p>Section 4.5 (Economic Development)</p> <p>2. Delete 2nd paragraph in section 4.5.1 as follows: "The Randox complex is located in a wider industrial area that extends across an area of some 6.85 hectares. It is the opinion of the Council that the presence, stature and success of such a company is something that could be developed further to the overall benefit of the town. For this reason, and in the context of the preferred industrial/hgv traffic route around the north of the town (refer Section 4.7.1), a significant area of</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	

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	<p>additional lands for economic development is identified adjacent to the area of town in which the Randox plant and other industrial uses are already situated. The identified area is also served by a potentially suitable road and junction onto the Regional Road although some surfacing, footpath and public lighting would be required. The established economic development area and the proposed economic development area would provide for a total of 13.95 hectares of such land. Any future application for significant development on these additional lands shall include an overall 'Masterplan' for the overall site."</p>						
	<p>Section 4.5.4 (Economic Development Policies)</p> <p>3. Remove Policy CL-ED-1 as follows: (text to be deleted shown in strikethrough)</p> <p>Policy CL-ED-1: "It is a policy of the Council to consider proposals for the development of Class 3 (Offices), Class 4 (Light Industrial), research and innovation, and digital technologies on</p>					<p>BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2,</p>	

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	Economic Development Site 1 (ED1) (located to the south of the Randox etc complex, refer to Map 2), subject to compliance with the undernoted criteria, and all other relevant policies of the LAP. Proposals shall only be considered in the context of a Masterplan for the overall site. In Draft Seven Strategic Towns Local Area Plan 2018-2024 Chapter 4: An Clochán Liath (Dungloe) Page 29 exceptional circumstances, proposals for minor development may be considered in the absence of an agreed Masterplan."					CH1, LD1	
CLMA10	Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe) Extend the Local Area Plan boundary and zone the intervening lands as 'Economic Development' as identified on the map entitled 'Proposed Material Alteration CLMA10' in Appendix C of this document.		BIO1, BIO2, BIO3, BIO4, POP1, POP2			HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
CLMA12	Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe) 1. Amend zoning of lands from 'Masterplan Area' to 'Primarily		BIO1, BIO2, BIO3, BIO4, SL3			POP1, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1,	POP2, AC3, MA1

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	Residential' as identified on the map entitled 'Proposed Material Alteration CLMA12' in Appendix C of this document.					CM2, AC1, AC2, MA2, CH1, LD1	
	<p>Section 4.6.2 - Table 4.1 (Total lands Identified to meet Residential Housing Need in An Clochán Liath (Dungloe))</p> <p>2. Amend Table 4.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out in Appendix A of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HHI, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
	<p>Para. on 'Masterplan Site', Sub-Section 4.9.1: 'Background/Context', Section 4.9: Tourism, Marine and Recreation</p> <p>3. Amend text as follows: (text to be deleted shown in strikethrough; new text shown in blue)</p> <p>A 'Masterplan' site of some 18.47 12.39</p>					BIO3, BIO4, POP1, POP2, HHI, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	

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	<p>hectares has been identified in the north-eastern part of the town between the River Walk and the built-up areas adjacent to Carnmore Road (including the GAA complex and the Supervalu unit) and the N56 (including the Community Hospital). Whilst the identification of this site is aspirational in nature, and whilst there would be significant constraints to development to be overcome, Donegal County Council nevertheless considers the site to have significant potential because of its size, proximity to the town centre, and proximity to the River Walk amenity (although any development would have to have full regard to the setting and sensitivities of the Walk and adjacent River).</p> <p>[Please refer also to CLMA4]</p>						
CLMA13	<p>Section 3.2 Land Use Zoning Objectives (Table 3.1)</p> <p>1. (a.) Amend the wording at Row 8/First Column as follows: (new text shown in blue) Local Environment (see Footnote [i.]</p>					BIO3, BIO4, POP1, POP2, HHI, SL1, SL2, SL3, SL4 WR1, WR2, WR3, WR4, WR5, CM1, CM2, ACI,	

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	<p>below).</p> <p>b.) Insert footnote immediately after Table as per wording below (new text shown in blue):</p> <p><u>Footnotes</u></p> <p>(i.) Refer also to Section 4.6, Housing, An Clochán Liath.</p>					AC2, AC3, MA1, MA2, CH1, LD1	
	<p>Section 4.6: 'Housing', An Clochán Liath (Dungloe)</p> <p>2a. Insert new Objective CL-H-2 as follows:</p> <p>(new text shown in blue)</p> <p>Objective CL-H-2: "To provide for limited low-density housing in exceptional circumstances in the areas zoned as 'Local Environment' in An Clochán Liath."</p>		BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL3, MA1			HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	
	<p>2b. Insert new Policy CL-H-1 as follows:</p> <p>(new text in blue)</p> <p>Policy CL-H-1: "In exceptional circumstances, limited low density housing development may be considered</p>		BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL3, MA1			HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3,	

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	<p>in areas zoned as 'Local Environment' in An Clochán Liath where the applicant can demonstrate, and the Planning Authority is satisfied, that neither any of the sites zoned as 'Primarily Residential', nor any other sites or potential sites either within the town centre, the edge of the centre or in areas zoned as 'Established Development' or 'Opportunity Site' (as appropriate) are (a.) suitable, (b.) available, and (c.) viable in terms of servicing.</p> <p>In such circumstances, it shall be demonstrated that any proposed development:</p> <p>(a.) would be compatible with existing and/or permitted adjoining land uses and would not have any adverse impact on the amenities of adjoining properties;</p> <p>(b.) would be appropriate in terms of scale and density relative to adjoining land uses; and</p> <p>(c.) would otherwise comply with all relevant policies of this Local Area Plan.”</p>					MA2, CH1, LD1	
CLMA14	Map No. 2 (Draft Land Use Zoning		BIO1, BIO2, BIO3, BIO4,		POP1	HH1, SL1, SL2, SL4,	POP2, MA1

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	<p>Map for An Clochán Liath-Dungloe)</p> <p>1. Amend zoning of lands from 'Local Environment' to Low Density Housing on lands at Chapel Road as identified on the map entitled 'Proposed Material Alteration CLMA14' in Appendix C of this document.</p>		SL3			WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	
	<p>2. Amend Table 4.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out in Appendix A of this document.</p>					BIO3, BIO4, POP1, POP2, HHI, SL1, SL2, SL3, SL4 WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
CLMA15	<p>Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe)</p> <p>Extend the Local Area Plan boundary and zone the intervening lands as: (a.) 'Local Environment'; and (b.) 'Established Development' as identified on the map entitled 'Proposed Material Alteration CLMA15' in Appendix C of this document.</p>		BIO1, BIO2, BIO3, BIO4			POP1, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2,	POP2, MA1

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						CH1, LD1	
CLMA16	Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe) Extend the Local Area Plan boundary and zone the intervening lands as 'Strategic Residential Reserve' as identified on the map entitled 'Proposed Material CLMA16' in Appendix C of this document.		BIO1, BIO2, BIO3, BIO4			POP1, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	POP2, MA1
CLMA17	Map No. 2 (Draft Land Use Zoning Map for An Clochán Liath-Dungloe) Extend the Local Area Plan boundary and zone the intervening lands as 'Local Environment' as identified on the map entitled 'Proposed Material Alteration CLMA17' in Appendix C of this document.		BIO1, BIO2, BIO3, BIO4, SL3			POP1, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, M3, AC1, AC2, AC3, MA2, CH1, LD1	POP2, MA1
GENMA3(2)	Section 4.7.1 (Flooding, inclusive of Flood Extents Mapping) Amend text and insert revised Flood Extents Mapping as set out at Appendix B of this document.				BIO1, BIO2, BIO3, BIO4	SL3, SL4, WR1, WR2, WR3, WR4, POP1, POP2, HH1, SL1, SL2, CM2, AC1, AC2,	WR5, CM1, MA2

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						AC3, MA1, CH1, LD1	
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2, 3 and 4.							
Chapter 5: Ballybofey-Stranorlar							
BSMA1	<p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>Amend the zoning of the lands from 'Opportunity Site' (OPP 6) to:</p> <p>(a.) part 'Recreation and Amenity'; and</p> <p>(b.) part 'Local Environment'</p> <p>as identified on map entitled 'Proposed Material Alteration BSMA1' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2
BSMA2	<p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>Amend the zoning of the lands from 'Community' to 'Recreation and Amenity' as identified on Map entitled 'Proposed Material Alteration BSMA2' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2

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BSMA3	<p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>1. Amend the zoning of the lands from 'Primarily Residential' to 'Recreation and Amenity' as identified on map entitled 'Proposed Material Alteration BSMA3' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2
	<p>Section 5.6.2 - Table 5.1 (Total lands Identified to meet Residential Housing Need in Ballybofey-Stranorlar)</p> <p>2. Amend Table 5.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
BSMA4	<p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>1. Amend the zoning of lands from</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1,	WR5, MA2

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	'Primarily Residential' (PR6) to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration BSMA4' in Appendix C of this document.					SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	
	<p>Section 5.6.2 - Table 5.1 (Total lands Identified to meet Residential Housing Need in Ballybofey-Stranorlar)</p> <p>2. Amend Table 5.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
BSMA5	<p>Section 5.4.2 (Opportunity Sites Located within or Adjacent to the Town Centres)</p> <p>1. Insert the following text at the end of text of Opportunity Site 5: Back Road, Ballybofey, Section 5.4.2 to read as follows:</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2,	WR5, MA2

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	<p>(new text shown in blue)</p> <p>Opportunity Site 5: Back Road, Ballybofey</p> <p>“These lands are situated in the town centre core on either side of Back Road and are generally comprised of multiple vacant and derelict properties, many of these forming the rear curtilages of commercial properties fronting onto Main Street. The area also contains a small number of commercial and residential properties. Whilst the central parts of this area are generally rundown in appearance, the area is 'book-ended' at either end by quality developments in the form of Jackson's Hotel in the west, and the Villa Rose Hotel and new Butt Hall Centre to the east. The area is accessed by, and bisected by, the narrow Back Road. Access onto Back Road from the west is via Glenfin Street, but access on its eastern side is not possible at present except for a sub-standard</p>					AC1, AC2, AC3, MA1, CH1, LD1	

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	<p>narrow and low archway road onto Main Street. The development pattern in the area does not allow for a two-way road system along the entire Back Road area. However, DCC considers that it is a reasonable objective to seek to achieve a two-way road system from the western edge of Back Road as far as the Villa Rose Hotel roundabout, with the possibility of a one-way road from the roundabout for continuing east-bound traffic linking back to the Main Street. The Council will encourage the land assembly of the site or part of the site, by a private developer, with a view to the preparation of a masterplan for the redevelopment and regeneration of the area. Policy BS-TC-5 refers.</p> <p>The SFRA identifies a significant portion of the site as falling within Flood Zone A. Having regard to the prime and strategic town centre location of the site, a development plan Justification Test</p>						

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	<p>was conducted for this site and concluded that the site passes the justification test for development of 'less vulnerable' land uses such as those identified in the Policy. The Report recommends that the text should be amended to provide that the flood risk assessment already referenced in the policy should explicitly consider residual risks of flooding and attenuation of rainfall during flood events (when flap valves are closed).</p> <p>Policy BS-TC-5 in the Draft LAP also supports the principle of other town-centre compatible uses. Such uses might include residential development and therefore it would be advisable to clarify that residential development will not be permitted within Flood Zone areas."</p> <p>Section 5.4.4 (Town Centre Policies)</p> <p>2. To insert the following text into the first paragraph of Policy BS-TC-5: (text to be deleted shown in strikethrough, new text shown in</p>						

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	<p>blue)</p> <p>“It is a policy of the Council to consider proposals for retail, commercial or tourism development on Opportunity Site 5; or for development providing for a combination of some, or all, of the aforementioned uses, subject to compliance with the undernoted criteria, all other relevant policies of the LAP and taken in the context of the proper planning and sustainable development of the area. Other town centre-compatible uses shall also be considered in the context of a comprehensive Masterplan, that shall be accompanied by a detailed flood risk assessment of the Masterplan site in accordance with the ‘The Planning System and Flood Risk Management Guidelines’, November 2009’. Any such Flood Risk Assessment shall consider residual risks of flooding and attenuation of rainfall during flood events (when flap valves are closed). comprehensive flood risk assessment (and appropriate</p>						

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	<p>mitigation measures as appropriate), and a comprehensive traffic impact assessment (and appropriate mitigation measures as appropriate) shall also be submitted as part of any proposed development within the Masterplan site. In exceptional circumstances, proposals for minor development may be considered in the absence of a Masterplan where the Planning Authority is satisfied that the overall Masterplan approach would not be prejudiced.</p> <ol style="list-style-type: none"> 1. Proposals shall not prejudice the achievement of the Council's road and pedestrian/cycle access through this area as detailed in Objective BS-TC-2 above. 2. Development shall incorporate sufficient car parking to serve the proposed development. In this regard, internalised multi-storey car parking will be encouraged in order to make most efficient use of this brownfield site. 3. Development shall make 						

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	<p>provision for the indicative linked walkway along the River Finn frontage and shall incorporate appropriate areas of seating and proposals for hard and soft landscaping.</p> <p>4. Design shall ensure that strong street frontages are provided along either side of Back Road.</p> <p><i>In general, residential development will not be permitted within Flood Zone areas within the lifetime of this Plan unless otherwise varied/superseded."</i></p>						
BSMA6	<p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>Amend the zoning of lands from 'Economic Development ED3' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration BSMA6' in Appendix C of this document.</p>					<p>BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1</p>	<p>WR5, MA2</p>

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BSMA7	Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar) Amend the zoning of lands from 'Recreation and Amenity' to 'Established Development' as identified on the map entitled 'Proposed Material Alteration BSMA7' in Appendix C of this document.					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	SL3
BSMA8	Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar) Amend the zoning of lands from 'Recreation and Amenity' to 'Local Environment' as identified on the map entitled 'Proposed Material Alteration BSMA8' in Appendix C of this document.		SL3			BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1 SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
BSMA9	Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar) Amend the zoning of lands from 'Local					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1,	WR5, MA2

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	Environment' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration BSMA9' in Appendix C of this document.					SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	
BSMA10	Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar) Amend the zoning of lands from 'Local Environment' to 'Recreation and Amenity' as identified on map entitled 'Proposed Material Alteration BSMA10' in Appendix C of this document.					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2
BSMA11	Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar) Amend the zoning of lands from 'Local Environment' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration BSMA11' in Appendix C of this document.					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2,	WR5, MA2

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						AC3, MA1, CH1, LD1	
BSMA12	<p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>Amend the zoning of the lands from 'Local Environment' to 'Recreation and Amenity' identified on the map entitled 'Proposed Material Alteration BSMA12' in Appendix C of this document.</p>					BIO1, BIO3, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1	BIO2, BIO4, POP1, MA1, LD1
BSMA13	<p>Section 5.4.2 (Opportunity Sites Located within or Adjacent to the Town Centres)</p> <p>1. Amend para. 5.4.2 in relation to 'Opportunity Site 1 as follows; (new text shown in blue):</p> <p>Opportunity Site 1: Ballybofey Town Centre</p> <p>"The lands comprising Opp Site 1 are located in the town centre core of Ballybofey, adjacent to the National Primary Road/Main Street and are a prime, high profile opportunity for a</p>		BIO1, BIO2, BIO3, BIO4, WR1, WR4, MA2			POP2, HH1, SL1, SL2, SL3, SL4, WR2, WR3, WR5, CM1, CM2, AC1, AC2, AC3, CH1, LD1	POP1, MA1

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	<p>major development in the heart of the town centre. The lands are controlled by only a very small number of owners. Notwithstanding these advantages, a number of constraints will have to be addressed and a masterplan approach should be adopted to ensure that the maximum benefit is derived for the town.</p> <p>Most of the lands fall within Flood Zone B as per 'The Planning System and Flood Risk Management Guidelines', November, 2009 as identified in the CFRAMS. There is also an issue with the capacity of the storm sewer network. Accordingly, a comprehensive flood risk assessment shall be required for any development proposals in this area. The identification of the site within Flood Zone B, and the prime town centre location, determines that only retail and commercial uses shall be considered having regard to the contents of Para. 3.5 of the aforementioned Flood Risk Guidelines. Other uses above ground floor level shall be considered on</p>						

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	<p>their own merit.</p> <p>The junction of Main Street/Chestnut Road already experiences difficulties in terms of movements on to and off the National Road. Any major development in this area will only add to these issues. Accordingly, any such proposals must be accompanied by a traffic impact assessment and road safety audit. Revised junction arrangements may be required.</p> <p>The Planning Authority considers the existing parking area to the front of the Ballybofey Shopping Centre as a major opportunity to deliver a quality area of civic/public space for the town. This central area is a fundamental element of Ballybofey town centre and acts as a central hub for the community and for businesses alike. This area has the potential to significantly improve the character, appearance and function of the town from an economic, social and physical perspective. Any comprehensive development proposals for the Opp 1 area should</p>						

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	<p>provide for such a facility at this location whilst also providing for the replacement of the displaced parking spaces at an alternative location in close proximity to the existing parking area. To clarify, the civic space idea cannot proceed unless and until the parking to be displaced has already been replaced at an adjacent site.</p> <p>Having regard to the proposed relocation of Finn Harps Football Club to the Masterplan Area, Stranorlar, and the central location of the site of the current Finn Park stadium, this site is included within the Opp 1 site. Policy BS-TC-1 refers.”</p> <p>Section 5.4.4 (Town Centre Policies)</p> <p>2. Amend Policy BS-TC-1 in relation to 'Opportunity Site 1 as follows: (new text shown in blue)</p> <p>Policy BS-TC-1: “It is a policy of the Council to consider proposals for retail, commercial or tourism development on Opportunity Site 1;</p>						

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	<p>or for development providing for a combination of some, or all, of the aforementioned uses, subject to compliance with the undernoted criteria, all other relevant policies of the LAP and taken in the context of the proper planning and sustainable development of the area. Proposals shall only be considered in the context of a comprehensive masterplan, a comprehensive flood risk assessment (and appropriate mitigation measures as appropriate), and a comprehensive traffic impact assessment (and appropriate mitigation measures as appropriate). In exceptional circumstances, proposals for minor development may be considered in the absence of a Masterplan where the Planning Authority is satisfied that the overall masterplan approach will not be prejudiced. The design principles set out below shall form the basis of the terms of reference for a masterplan to guide and inform development of the site:</p> <p>a) Design shall be of high quality,</p>						

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	<p>innovative and modern in architectural form so as to provide for landmark buildings and to contribute positively to the urban form. In particular, the existing car parking area to the front of the Ballybofey Shopping Centre may be the location for the development of a quality, designed civic space, subject to advance replacement of parking spaces that will be displaced at suitably convenient location(s).</p> <p>b) Proposals shall provide for a strong riverside frontage along the eastern side of the site.</p> <p>c) Proposals shall incorporate sufficient car parking to serve the proposed development. In this regard, internalised multi- storey car parking will be encouraged in order to make most efficient use of this brownfield site.”</p> <p>With specific reference to the current Finn Park part of the site, a layout that provides for sufficient set back of frontage at Navenny Street so as to make</p>						

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	sufficient provision for a public footpath and associated public lighting and drainage.”						
BSMA14	<p>Section 5.5 (Economic Development)</p> <p>1. Amend the Draft LAP by deleting text as identified at the following locations: (deleted text shown in strikethrough)</p> <p>a) <u>Section 5.5.1 (second para.)</u> “For these reasons, and given also the critical mass of the Twin Towns, the LAP identifies a number of sites for economic development purposes. Sites have been identified to the east (Strategic Economic Development Opportunity Sites 1 and Opportunity Site 6), south (Economic Development Site 1) and west (Economic Development Sites 2 and 3) of the towns at locations that would provide for convenient access to the National Primary Road network and also to provide a degree of profile/visibility. The LAP</p>				SL3	BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	HH1

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	<p>also includes an Objective to identify additional land for economic development on the western fringes of Ballybofey. This proposal is for the long-term and development in this area will only be realised as and when the Ballybofey-Stranorlar Bypass is completed and the current National Primary Road is 'down-graded' in category."</p> <p>b) <u>Section 5.5.1 (third and fourth paras.)</u></p> <p>"The above-noted Strategic Economic Development Opportunity Site (identified on the Land Use Zoning Map as SEDOS 1) is located at Mullindrait to the east of Stranorlar. These lands were zoned for 'Economic Development' in the Ballybofey/Stranorlar Local Area Plan, 2005-2011 and the Council has again identified these lands as representing a Strategic Economic Development Opportunity Site in the context of the above-noted Policy ED-P-15 of the Draft County Development Plan. The lands are</p>						

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	<p>bisected by the proposed Ballybofey/Stranorlar Bypass Route Corridor Reservation and the lands to the east of the aforementioned route are also located immediately adjacent to the proposed N15 Lifford to Ballybofey/Stranorlar Route Corridor Reservation.</p> <p>The aforementioned location adjacent to a section of the N15 National Primary Road with a speed limit greater than 60kph presents a key challenge to delivering development on these lands. In these circumstances, access is subject to National Roads Policy restricting new accesses, or the intensification of existing accesses, onto national roads where such a speed limit applies. Consequently, the realisation of the potential of these lands depends on the Council securing consent from Transport Infrastructure Ireland (TII) for a strategic access onto the N15 under the exemption set out in Section 2.6 of the Ministerial Planning Guidelines 'Spatial</p>						

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	<p>Planning and National Roads'. The identification of this strategic opportunity and associated access/junction proposal in this Draft LAP is a significant step in doing so. The Council will enter into negotiations with TII in this regard."</p> <p>c) Objective BS-ED-1</p> <p>d) "It is an objective of the Council to develop lands zoned Strategic Economic Development Opportunity Site 1 (SEDOS-1) for strategic economic development inclusive of identifying an agreed access solution to said lands onto the N15 in consultation with Transport Infrastructure Ireland." Policy BS-ED-2</p> <p>"It is a policy of the Council to facilitate economic development proposals of a strategic economic development nature inclusive of proposals related to Class 3 (office); Class 4 (light industrial); Class 5 (wholesale warehouse or repository); manufacturing,</p>						

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	<p>information technology, international traded services, and high-end services manufacturing on land zoned Strategic Economic Development Opportunity Site 1 (SEDOS 1). Proposals shall only be considered in the context of an agreed Masterplan for the entirety of the Opportunity Site. The Masterplan, and any subsequent development, shall dovetail with, and incorporate as necessary, the Ballybofey/Stranorlar Bypass route; and (2.) the proposed N15 Lifford to Ballybofey/Stranorlar Route Corridor Reservation. The Masterplan shall make adequate provision to ensure the protection of residential amenities of existing residential properties situated adjacent to the National Primary Road by means of the identification of adequate buffer zone(s)".</p> <p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>2. Amend the zoning of lands from 'Strategic Economic Development</p>						

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	Opportunity Site (SEDOS) to 'Local Environment' as identified on the map entitled 'Proposed Material Alteration BSMA14' in Appendix C of this document.						
BSMA17	<p>Map No. 3 (Draft Land Use Zoning Map for Ballybofey-Stranorlar)</p> <p>1. Amend the zoning of the lands identified from: (a.) 'Local Environment'; and (b.) 'Recreation and Amenity' to 'Primarily Residential' as identified on the map entitled 'Proposed Material Alteration BSMA17' in Appendix C of this document.</p>		BIO1, BIO2, BIO3, BIO4, HH1, SL3, WR1, WR2, WR4, WR5, MA2	POP1		SL1, SL2, SL4, WR3, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	
	<p>Section 5.6.2 - Table 5.1 (Total lands Identified to meet Residential Housing Need in Ballybofey-Stranorlar)</p> <p>2. Amend Table 5.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2,	

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	document.					CH1, LD1	
GENMA(3)	<p>Section 5.7.1 (Flooding, inclusive of Flood Extents Mapping)</p> <p>Amend text and insert revised Flood Extents mapping as set out at Appendix B of this document.</p>				BIO1, BIO2, BIO3, BIO4	POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, CM1, MA2
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2, 3 and 5.							
Chapter 6: Ballyshannon							
BYMA5	<p>Section 6.5.4 (Economic Development Policies)</p> <p>Insert New Policy BY-ED-7: (new text shown in blue)</p> <p>Policy BY-ED-7: "It is a policy of the Council to consider proposals for the development of the site zoned as 'Economic Development' at Station Road, and immediately to the south-east of Site PR4, for economic development uses consistent with the zoning objectives for sites zoned for 'Economic Development'</p>		SL3	BIO1, BIO2, BIO3, HH1, WR1, WR4		BIO4, POP1, POP2, SL1, SL2, SL4, WR2, WR3, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2

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	in Table 3.1 of the Plan. Planning applications for development that will encroach towards the south-western part of the site (refer to flood mapping) may be required to submit a site specific flood risk assessment with the planning application.”						
BYMA6	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Amend the zoning of lands from ‘Strategic Residential Reserve’ to ‘Recreation and Amenity’ as identified on the map entitled ‘Proposed Material Alteration BYMA6’ in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2
BYMA7	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Amend Map to identify an indicative pedestrian route/walkway along the bypass between the Donegal Road Roundabout and Rossnowlagh Road Roundabout as identified on the map entitled ‘Proposed Material Alteration</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2,	MA1

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	BYMA7' in Appendix C of this document.					AC3, CH1, LD1, WR5, MA2	
BYMA8	Map No. 4 (Draft Land Use Zoning Map for Ballyshannon) Amend Map to identify an indicative greenway route along the old Ballyshannon to Creevy/Rossnowlagh railway as identified on the map entitled 'Proposed Material Alteration BYMA8' in Appendix C of this document.					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, CH1, LD1, WR5, MA2	MA1, AC3
BYMA9	Map No. 4 (Draft Land Use Zoning Map for Ballyshannon) Amend the Map to include indicative greenway routes along: (i) the old Ballyshannon to Bundoran Railway; and (2) along the old Ballyshannon to Bundoran (Finner) Road as identified on the map entitled 'Proposed Material Alteration BYMA9' in Appendix C of this document.					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, CH1, LD1, WR5, MA2	MA1, AC3
BYMA11	Section 6.8.3 (Tourism, Marine and					BIO1, BIO2,	MA1, AC3

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	<p>Recreation Policies)</p> <p>Include a new policy to support the potential development of greenway/walkways/cycleways along established/historic railways.</p> <p>(new text shown in blue)</p> <p>Policy BY-TMR-6: "It is a policy of the Council to protect established/historic railways in Ballyshannon to allow the development of a network of green infrastructure for potential greenway/walkway/cycleway projects and for recreational development as an important part of the tourism product of the town."</p>					<p>BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, CH1, LD1, WR5, MA2</p>	
<p>BYMA12</p>	<p>Section 6.8.2 (Tourism, Marine and Recreation Objectives)</p> <p>Include a new objective in the Draft LAP to support the potential development of a new coastal walk to join the Creevy coastal path as follows:</p> <p>(new text shown in blue)</p> <p>Objective BY-TMR-7: "It is an objective of the Council to explore the potential of achieving a coastal walk</p>					<p>BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM2, AC1, AC2, CH1, LD1, WR5, MA2</p>	<p>MA1, AC3, CM1</p>

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	running from the existing recreation ground on the Mall, to the Abbey Bay (and St Patricks well) and continuing to join the Creevy coastal path."						
BYMA13	<p>Section 6.8.3 (Tourism, Marine and Recreation Policies)</p> <p>Include a new policy in the Draft LAP to support the potential development of a new coastal walk to join the Creevy coastal path as follows:</p> <p>(new text shown in blue)</p> <p>Policy BY-TMR-7: "It is the policy of the Council to seek to preserve the route of the potential future coastal walk running from the existing recreation ground on the Mall, to the Abbey Bay (and St Patrick's Well) and continuing to join the Creevy coastal path. Developments shall only be permitted where it can be demonstrated that delivery of the said route shall not be prejudiced."</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM2, AC1, AC2, CH1, LD1, WR5, MA2	MA1, AC3, CM1
BYMA14	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Amend the zoning of lands from 'Local Environment' to 'Established</p>		SL3			BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1,	

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	Development' as identified on the map entitled 'Proposed Material Alteration BYMA14' in Appendix C of this document.					SL2, SL4, WR1, WR2, WR3, WR4, CM1, AC1, AC2, CH1, LD1, WR5, MA2, MA1, AC3, CM2	
BYMA15	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>1. Amend the zoning of lands from;</p> <p>(a.) 'Primarily Residential' to 'Recreation and Amenity'; and</p> <p>(b.) from 'Local Environment' to 'Recreation and Amenity'.</p> <p>as identified on the map entitled 'Proposed Material Alteration BYMA15' in Appendix C of this document.</p> <p>2. Remove the indicative strategic road route from the subject site (PR1) and the adjoining Opportunity Site 9 as identified on the map entitled 'Proposed Material Alteration</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2

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	<p>BYMA15' in Appendix C of this document.</p> <p>Section 6.6.2 - Table 6.1 (Total lands Identified to meet Residential Housing Need in Ballyshannon)</p> <p>3. Amend Table 6.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document.</p>						
BYMA16	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Amend the zoning of lands from 'Recreation and Amenity' to 'Opportunity Site 5' as identified on the map entitled 'Proposed Material Alteration BYMA16' in Appendix C of this document.</p>		SL3, WR1, WR4, WR5, CM1, MA2	HH1		BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR2, WR3, CM2, AC1, AC2, AC3, MA1, CH1, LD1	
BYMA17	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>1. Amend the zoning of the lands from (a.) part 'Strategic Residential Reserve'; and (b.) part 'Local</p>		SL3			BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR2, WR3,	

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	Environment' to 'Primarily Residential', including identifying the northern portion of site as being suitable for site access and ancillary open space only as identified on the map entitled 'Proposed Material Alteration BYMA17' in Appendix C of this document.					AC1, AC2, AC3, MA1, CH1, LD1, CM1, CM2	
	2. Amend zoning from 'Strategic Residential Reserve' to 'Recreation and Amenity' as identified on the map entitled 'proposed Material Alteration BYMA17' in Appendix C of this document.					BIO1, BIO2, BIO3, BIO4, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	POP1, MA1
	<p>Section 6.6.2 - Table 6.1 (Total lands Identified to meet Residential Housing Need in Ballyshannon)</p> <p>3. Amend Table 6.1 to reflect the site area and potential number of housing units to be delivered as a</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4,	

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	result of the proposed amendments as set out at Appendix A of this document.					WR5, CM1, CM2, AC1, AC2, AC3, MA1 MA2, CH1, LD1	
	<p>Section 6.6.4 (Housing Policy)</p> <p>4. Insert new Policy BY-H-3: (new text shown in blue)</p> <p>"It is a policy of the Council that any proposed layout for 'Primarily Residential' Site PR1 shall ensure:</p> <p>a) Compatibility with possible future development to the west and east,</p> <p>b) Pedestrian access is achieved between the site and Bachelors Walk;</p> <p>The pedestrian access referenced at 4b above should be designed so as to allow for its extension into the adjacent 'Strategic Residential Reserve' lands."</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1 MA2, CH1, LD1	
BYMA18	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Extend the river walkway westwards from</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1,	MA1

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	the footbridge towards Opportunity Site 4 as identified on the map entitled 'Proposed Material Alteration BYMA18' in Appendix C of this document.					SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, CH1, LD1, WR5, MA2, AC3	
BYMA19	Map No. 4 (Draft Land Use Zoning Map for Ballyshannon) Amend the zoning of lands from 'Local Environment' to 'Established Economic Development' as identified on the map entitled 'Proposed Material Alteration BYMA19' in Appendix C of this document.		HH1, WR1, WR4, AC2			BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR2, WR3, WR5, CM1, CM2, AC1, AC3, MA1, MA2, CH1, LD1	SL3
BYMA20	Map No. 4 (Draft Land Use Zoning Map for Ballyshannon) Amend the zoning of lands from 'Local Environment' to 'Economic Development' as identified on the map entitled 'Proposed Material Alteration BYMA20' in Appendix C of this document.		HH1, SL3, WR1, WR4, AC2			BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR2, WR3, WR5, CM1, CM2, AC1, AC3, MA1, MA2,	

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						CH1, LD1	
BYMA21	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>1. Amend the zoning of lands from (a.) 'Local Environment' and (b.) 'Economic Development' to 'Opportunity Site 11' as identified on the map entitled 'Proposed Material Alteration BYMA21' in Appendix C of this document.</p> <p>Section 6.4.3 (Opportunity Sites Located Within the Defined Town Centre)</p> <p>2. Amend Section 6.4.3 'Opportunity Sites Located Within the Defined Town Centre' as follows:</p> <p>(text to be deleted shown in strikethrough and new text shown in blue)</p> <p>"A total of 10 11 Opportunity Sites have been identified in this LAP due to their potential to contribute to the economic development of Ballyshannon and/or due to their particular strengths, characteristics</p>		HH1, SL3, WR1, WR2, WR4			BIO1, BIO2, BIO3, BIO4, POP1, SL1, SL2, SL4, WR3, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	

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	<p>or requirements.”</p> <p>Section 6.5.2 (Opportunity Sites Located Outside the Defined Town Centre)</p> <p>3. Amend Section 6.5.2 'Opportunity Sites Located Outside the Defined Town Centre' by the insertion of the following new paragraph:</p> <p>(new text shown in blue)</p> <p>Opportunity Site 11: Coolcholly</p> <p>“This site comprises approximately 7.6 hectares of greenfield land located at a strategic gateway point into the town, adjacent to the Morning Star roundabout and Bachelor’s Walk. It is intended to promote/facilitate development on these lands to maximise their dominant strategic gateway location/entrance to the town. Developments should actively address road frontages and the entrance to the town should demark this significant junction by appropriately scaled and designed</p>						

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	<p>developments which make a positive contribution to this historic and heritage town. Access to the site shall be from the R231 Regional Road and shall be subject to detailed design proposals. Having regard to the location of the site it has the potential for a range of uses including hotel, industry, warehousing/storage, petrol station and associated services, offices/call centre and R&D but excluding retailing (including convenience, comparison and bulky retailing). Any ancillary convenience retailing associated with a petrol station will be subject to Policy RS-P-10 in the Draft CDP 2018-2024 which restricts any shop associated with a petrol station to 100 sq.m. net retail area. It is important to note that a central portion of the proposed Opp 11 has been identified as Flood Zone B in the Stage 2 Strategic Flood Risk Assessment, prepared by Consultants on behalf of the Council, and as such any potential future development of these lands</p>						

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	<p>would need to be accompanied by a site specific flood risk assessment.</p> <p>Section 6.5.4 (Economic Development Policies)</p> <p>4. Amend Section 6.5.4 Economic Development Policies by inserting the following additional policy:</p> <p>(text to be deleted shown in strike through and new text shown in blue)</p> <p>Policy BY-ED-7: "It is the policy of the Council to consider proposals for hotel, industry, warehousing/storage, petrol station and associated services, offices/call centre and R&D but excludes retailing (including convenience, comparison and bulky retailing) related development on Opportunity Site 11 (Coolcholly), or for development providing for a combination of some, or all, of the aforementioned uses subject to compliance with the undernoted criteria, including the requirements of the Habitats Directive and</p>						

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	<p>environmental considerations, all other relevant policies of the LAP and taken in the context of the proper planning and sustainable development of the area. Any proposal for ancillary convenience retailing associated with a petrol station will be subject to Policy RS-P-10 in the Draft CDP 2018-2024 which restricts any shop associated with a petrol station to 100 sq.m. net retail area. Proposals for development on this site will be required to demonstrate compliance with the flood risk assessment and management objectives and policies set out in the Draft CDP 2018-2024. Proposals shall also be required to demonstrate traffic management measures within the site and to the site from the surrounding roads infrastructure."</p>						
BYMA22	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon) 1. Amend the zoning of lands from 'Local Environment' to</p>		SL3, WR5, MA2			BIO1, BIO2, BIO3, BIO4, POP1, HH1, SL1, SL2, SL4,	POP2

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	<p>a) part 'Primarily Residential and b) part 'Recreation and Amenity'; as identified on the map entitled 'Proposed Material Alteration BYMA22 ' in Appendix C of this document.</p> <p>Section 6.6.4 (Housing Policies)</p> <p>2. Insert new Policy BY-H-4: (new text shown in blue)</p> <p>Policy BY-H-4: "It is a policy of the Council that residential development on site PR11 shall be accessed only via a junction with the Bypass Link Road to the south-east of the site."</p> <p>Section 6.6.2 - Table 6.1 (Total lands Identified to meet Residential Housing Need in Ballyshannon)</p> <p>Amend Table 6.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document.</p>					WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
BYMA24	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Amend the zoning of lands from 'Local Environment' to 'Recreation and Amenity' and to show identification of an elevated viewing platform along the river to allow a photo opportunity area on the Wild Atlantic Way as identified on the map entitled 'Proposal Material Alteration BYMA24' in Appendix C of this document.</p>		BIO1, BIO3			BIO2, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2, CM1
BYMA25	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Amend the zoning of lands from 'Local Environment' to 'Town Centre' as identified on the map entitled 'Proposed Material Alteration BYMA25' in Appendix C of this document.</p>		HH1, SL3, CH1, LD1			BIO1, BIO2, BIO3, BIO4, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2	
BYMA26	<p>Map No. 4 (Draft Land Use Zoning Map for Ballyshannon)</p> <p>Amend the zoning of lands from 'Opportunity Site 2' to 'Town Centre' as identified on the map entitled 'Proposed</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4,	

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	Material Alteration BYMA26' in Appendix C of this document.					WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
GENMA3(4)	<p>Section 6.7.1 (Flooding, inclusive of Flood Extents Mapping)</p> <p>Amend text and insert revised Flood Extents mapping as set out at Appendix B of this document.</p>				BIO1, BIO2, BIO3, BIO4	POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, CM1, MA2
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2, 3 and 6.							
Chapter 7: Bridgend							
BEMAS	<p>Map No. 1 (Draft Land Use Zoning Map for Bridgend)</p> <p>1. Amend the zoning of lands from 'Established Development' to 'Opportunity Site' as identified on map entitled 'Proposed Material Alteration BSMA8' in Appendix C of</p>		BIO1, BIO2, BIO3, BIO4			POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3,	

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	<p>this document.</p> <p>Section 7.6.1 (Opportunity Sites)</p> <p>2. Insert additional para. at Section 7.6.1. (new text shown in blue)</p> <p>Opportunity Site 5 "Residential. Whilst this site is located on the edge of the village, this site is considered to constitute a modest opportunity for a small residential development having regard to the history of planning permission on the site and the fact that the site does fall within the long-established town boundary."</p> <p>Section 7.6.3 (Opportunity Site Policies)</p> <p>3. Insert additional Policy: "Policy BE-OPP-5: It is a Policy of the Planning Authority to consider proposals for residential development subject to compliance with the undernoted criteria, subject</p>					MA1, MA2, CH1, LD1	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>to all other relevant policies of the LAP and compliance with the proper planning and sustainable development of the area.</p> <p>a) Provision of a 2m-wide footpath and public lighting along the entire site frontage to connect into the existing footpath to the north of the site.</p> <p>b) Connection to the public sewer following commissioning of the upgraded public treatment works."</p>						
BEMA9	<p>Map No. 1 (Draft Land Use Zoning Map for Bridgend)</p> <p>Extend the Local Area Plan boundary and zone the intervening lands as 'Primarily Residential' as identified on map entitled 'Proposed Material Alteration BEMA9' in Appendix C of this document.</p>		BIO1, BIO2, BIO3, BIO4, POP2, SL3, AC3			HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, MA1, MA2, CH1, LD1	POP1
GENMA3(5)	<p>Section 7.8.1 (Flooding, inclusive of Flood Extents Mapping)</p>					BIO1, BIO2, BIO3, BIO4,	WR5, MA2

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	Amend text and insert revised Flood Extents mapping as set out at Appendix B of this document.					POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2, 3 and 7.							
Chapter 8: Carndonagh							
CNMA1	<p>Map No. 5 (Draft Land Use Zoning Map for Carndonagh)</p> <p>1. Amend the zoning of the lands from 'Primarily Residential' to 'Recreation and Amenity' as identified on the map entitled Proposed Material Alteration 'CNMA1' in Appendix C of this document.</p> <p>2. Incorporate the proposed reduction in land supply into the figures contained at proposal Material Alteration Ref. CNMA5.</p>					BIO1, BIO2, BIO3, BIO4, POP2, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, CM3, AC1, AC2, AC3, MA2, CH1, LD1	POP1, SL3, MA1
CNMA2	Map No. 5 (Draft Land Use Zoning					BIO1, BIO2, BIO3, BIO4,	MA1, POP1

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	<p>Map for Carndonagh)</p> <p>Amend the zoning of the lands from 'Opportunity Site 6' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration CNMA2' in Appendix C of this document.</p>					POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1,	
CNMA3	<p>Map No. 5 (Draft Land Use Zoning Map for Carndonagh)</p> <p>Amend the zoning of the lands from 'Opportunity Site 7' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration CNMA3' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	MA1, POP1
CNMA6	<p>Map No. 5 (Draft Land Use Zoning Map for Carndonagh)</p> <p>Extend the Local Area Plan boundary and zone the intervening lands as a) 'Local Environment' and b)'Established Development' as identified on the map entitled 'Proposed Material Alteration</p>		BIO1, BIO2, BIO3, BIO4, SL3, AC3,			POP2, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, MA2,	POP1, MA1

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	CNMA6' in Appendix C of this document.					CH1, LD1	
CNMA7	<p>Map No. 5 (Draft Land Use Zoning Map for Carndonagh)</p> <ol style="list-style-type: none"> 1. Extend the Local Area Plan boundary and zone: <ol style="list-style-type: none"> a. Three sub-areas as 'Opportunity Site 8A, B and C'; b. One sub-area as 'Local Environment'; and c. Remaining already developed sub-areas as 'Established Development'. <p>as identified on the map entitled 'Proposed Material Alteration CNMA7' in Appendix C of this document.</p> <p>Section 8.6: Opportunity Sites</p> 2. Insert new text at the end of Section 8.6.1: Opportunity Sites: (new text shown in blue) <p>Opportunity Site 8 (Map 5 refers) - Adjacent to Carndonagh Inner Relief Road: This site contains three small pockets of land on the eastern side</p> 		BIO1, BIO2, BIO3, BIO4, POP1, HH1, SL3, AC3, MA1		POP2	SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, MA2, CH1, LD1	

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	<p>of the town and located adjacent to the Carndonagh Inner Relief Road and a mixture of established economic and residential properties. It is considered that these areas have potential for small-scale, light economic uses.</p> <p>Section 8.6.4 (Policies Relating to Development on Identified Opportunity Sites)</p> <p>3. Insert new Policy CN-OPP-8 at the end of Section 8.6.4: Policies relating to Development On Identified Opportunity Sites: (new text shown in blue)</p> <p>Policy CN-OPP-8: "It is a policy of the Council to consider proposals for small-scale, light industrial/business uses as per Classes 3, 4 or 5 of the Planning and Development Regulations subject to the following: a) in relation to site OPP8(A), the provision of a 10m buffer between the rear boundaries of the residential properties to the</p>						

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	<p>west and any development; b) in relation to site OPP8(B), access shall be taken off the stopped-up road to the east only."</p>						
CNMA8	<p>Map No. 5 (Draft Land Use Zoning Map for Carndonagh)</p> <ol style="list-style-type: none"> 1. Amend the zoning of lands from 'Strategic Residential Reserve' to 'Primarily Residential' as identified on map entitled 'Proposed Material CNMA8' in Appendix C of this document. 2. Incorporate the proposed increase in land supply into the figures contained at proposed Material Alteration Ref. CNMA5. 					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2, 3 and 8.							
Chapter 9: Donegal Town							
DTMA1	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>Amend the zoning of lands from 'Local Environment/Visually Vulnerable' to 'Recreation and Amenity' as identified on</p>					BIO1, BIO2, BIO3, BIO4, POP2, HH1, SL1, SL2, SL3, SL4, WR1,	POP1, MA1

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	the map entitled 'Proposed Material Alteration DTMA1 and DTMA2' in Appendix C of this document.					WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	
DTMA2	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>Amend the zoning of the lands from 'Local Environment to 'Recreation and Amenity' as identified as identified on the map entitled 'Proposed Material Alteration DTMA1 and DTMA2' DTMA2' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA2, CH1, LD1	POP1, MA1
DTMA3	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of lands from 'Opportunity Site 3' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration DTMA3' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1,	WR5, MA2

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	<p>Section 9.5.2 (Opportunity Sites Located Outside the Defined Town Centre)</p> <p>2. Clarify the discussive text at section 9.5.2, 'Opportunity Site 3: Drumlonagher' so that it reads as follows:</p> <p>(new text in blue, text for deletion in strikethrough):</p> <p>Opportunity Site 3: Drumlonagher</p> <p>"This area comprises 6.5-hectares and is located adjoining the R267 while the N56 bypass route adjoins the northern boundary of the site. The lands are located on the eastern edge of the plan boundary and represent a high profile and key gateway site to the town, whether observed on entrance into the town or by onward journeys to Killybegs, Ballyshannon or Sligo which also dual as the route of the Wild Atlantic Way. Potential uses include enterprise, business, research and innovation, commercial uses and education, civic</p>					CH1, LD1	

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	<p>and/or health provision. The existing Donegal County Council Public Service Centre is located to the east of the site accessed via one key service route which will also provide access for future potential development of the Opportunity Site. The Public Service Centre already provides a landmark building of notable scale and its design and architectural form are of high quality setting a benchmark for the overall development the Opportunity Site. Significant issues are evident in relation to flood risk downstream of the Opportunity site which will necessitate the carrying out a site specific Flood Risk Assessment as part of any proposed development. In addition, as well as the need for junction improvement at the R267 will be required in order to accommodate the associated and cumulative volumes of traffic. Policy DT-ED-3 refers.”</p>						
DTMA4	Map No. 6 (Draft Land Use Zoning Map for Donegal Town)					BIO1, BIO2, BIO3, BIO4,	WR5, MA2

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	<p>1. Amend the zoning of the lands from 'Primarily Residential PR4' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration DTMA4, DTMA5, DTMA6 and DTMA7' in Appendix C of this document.</p>					<p>POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1</p>	
	<p>Section 9.6.2 - Table 9.1 (Total lands Identified to meet Residential Housing Need in Donegal Town)</p> <p>2. Amend Table 9.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document</p>					<p>BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1</p>	
<p>DTMA5</p>	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of the lands from 'Primarily Residential PR5' to 'Recreation and Amenity' as identified on the map entitled</p>					<p>BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2,</p>	<p>WR5, MA2</p>

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	'Proposed Material Alteration DTMA4, DTMA5, DTMA6 and DTMA7' in Appendix C of this document.					WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	
	<p>Section 9.6.2 - Table 9.1 (Total lands Identified to meet Residential Housing Need in Donegal Town)</p> <p>2. Amend Table 9.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
DTMA6	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of the lands from 'Primarily Residential PR6' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration DTMA4, DTMA5, DTMA6 and DTMA7' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1,	WR5, MA2

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	<p>Section 9.6.2 - Table 9.1 (Total lands Identified to meet Residential Housing Need in Donegal Town)</p> <p>2. Amend Table 9.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document.</p>					CH1, LD1 BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
DTMA7	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>Amend the zoning of the lands from 'Strategic Residential Reserve' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration DTMA4, DTMA5, DTMA6 and DTMA7' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2
DTMA8	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p>					BIO1, BIO2, BIO3, BIO4,	WR5, MA2

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	Amend the zoning of lands from 'Economic Development' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration DTMA8' in Appendix C of this document.					POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	
DTMA9	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of the lands from 'Local Environment' to 'Primarily Residential' and label the area as 'PR7' as identified on the map entitled 'Proposed Material Alteration DTMA9' in Appendix C of this document.</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2
	<p>Section 9.6.2 - Table 9.1 (Total lands Identified to meet Residential Housing Need in Donegal Town)</p> <p>2. Amend Table 9.1 to reflect the site area and potential number of housing units to be delivered as a</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4,	

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	result of the proposed amendments as set out at Appendix A of this document.					WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
DTMA10	Map No. 6 (Draft Land Use Zoning Map for Donegal Town) Amend the zoning of the lands from 'Local Environment' to 'Economic Development' as identified on the map entitled Proposed Material Alteration DTMA10 and DTMA11' in Appendix C of this document.		BIO1, BIO2, BIO3, HH1, SL3, WR1, WR2, WR4			BIO4, POP1, SL1, SL2, SL4, WR3, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	POP2
DTMA11	Map No. 6 (Draft Land Use Zoning Map for Donegal Town) Amend the zoning of the lands from 'Local Environment' to 'Primarily Residential' and to label the 'Primarily Residential' area as 'PR8' identified on the map entitled 'Proposed Material Alteration DTMA10 and DTMA11' in Appendix C of this document.		BIO1, BIO2, BIO3, HH1, SL3, WR1, WR2, WR4			BIO4, POP1, SL1, SL2, SL4, WR3, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	POP2
DTMA12	Map No. 6 (Draft Land Use Zoning Map for Donegal Town) Amend to identify an 'Indicative					BIO1, BIO2, BIO3, BIO4, POP1, HH1,	POP2, AC3

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	Walkway/ Cycleway' along the Lough Eske Road (L-1915-2) as far as the plan boundary in the townland of Drumrooske West as identified on the map entitled 'Proposed Material Alteration DTMA12' in Appendix C of this document.					SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, MA1, CH1, LD1, WR5, MA2	
DTMA13	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of the lands from 'Local Environment' to 'Opportunity Site 8' as identified on the map entitled 'Proposed Material Alteration DTMA13' in Appendix C of this document.</p> <p>and to insert the necessary associated text as follows:</p> <p>Section 9.5.2 (Opportunity Sites Located Outside the Defined Town Centre)</p> <p>2. Insert additional text in Chapter 9 at the end of section 9.5.2, page 124 to state as follows (new text in blue):</p> <p>Opportunity Site 8: The Mullans</p>		BIO1, HH1, SL3, SL4			BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	

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	<p>(adjacent to The Millpark Hotel) "This area comprises 3.4 hectares of land and is located to the immediate north of the existing Mill Park Hotel. The land is bounded to the east by the national road and to its southern boundary by the old railway line. It exclusively represents a potential opportunity for the future expansion of the existing hotel in order to provide opportunity to increase tourist accommodation capacity and/or facilities in line with expected increases in visitor numbers to the area. Access to the site would not be permitted via the national road network. In lieu, any proposal would be required to show adequate access through the existing access arrangements serving the Mill Park Hotel. Suitable set back from the national road to the east would also be required. The route of the old railway line intervenes the northern boundary of the existing hotel and southern</p>						

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	<p>boundary of the site. The land use zoning map identifies an objective to protect the route of the old railway line for the purposes of an indicative walkway/greenway. Any proposal for development of Opportunity Site 8 would be required to demonstrate integration and delivery of a walkway/greenway along the old railway line for the length of the southern boundary of the site and future- proof it to ensure a viable connection to the remainder of the old railway line to the west. Policy DT-ED-4 refers.”</p> <p>Section 9.5.4 (Economic Development Policies)</p> <p>3. Insert an additional policy in chapter 9, at the end of section 9.5.4, page 125 to state as follows (new text in blue):</p> <p>Policy DT-ED-4: “It is a policy of the Council to consider proposals on lands identified as ‘Opportunity Site 8’ for the expansion of the existing</p>						

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	<p>adjoining hotel in order to provide opportunity to increase tourist accommodation capacity and/or facilities in line with expected increases in visitor numbers to the area. Other uses outside of those related to the expansion of the existing hotel campus shall not be permitted. Access to the site shall not be permitted via the national road network. Any proposal for the development of lands shall be required to demonstrate (i) adequate access through the existing access arrangements serving the Mill Park Hotel; (ii) necessary set back from the national road to the east; (iii) the integration and delivery of a walkway/greenway along the old railway line for the length of the southern boundary of the site and to future- proof it to ensure a viable connection to the remainder of the old railway line to the west. Any proposals shall also be required to demonstrate compliance with the Habitats Directive and compliance with all other relevant policies of this</p>						

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	plan.						
DTMA14	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>Amend the zoning of the lands from 'Local Environment' to 'Strategic Residential Reserve' as identified on the map entitled 'Proposed Material Alteration DTMA14' in Appendix C of this document.</p>		BIO1, BIO2, SL3			BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
DTMA15	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of the lands from 'Opportunity Site 1' to 'Future Car Parking' as identified on the map entitled 'Proposed Material Alteration DTMA15 and DTMA16' in Appendix C of this document.</p> <p>Section 3.2 (Land Use Zoning Objectives) and Table 3.1 (Zoning Objectives in relation to the 7 towns covered by this LAP)</p> <p>2. Insert an additional land use zoning</p>		BIO1, BIO2, BIO3, HH1, SL3, WR1, WR4, CM2, MA2, CH1, LD1			BIO4, POP1, POP2, SL1, SL2, SL4, WR2, WR3, WR5, CM1, AC1, AC2, AC3	MA1

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	<p>objective at table 3.1, page 12 to identify a new land use zone as 'Future Car Parking' and to include the objective as follows: "To reserve land for future car parking purposes".</p>						
<p>DTMA16</p>	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of the lands from 'Local Environment' to 'Opportunity Site 1' as identified on the map entitled 'Proposed Material Alteration DTMA15 and DTMA16' in Appendix C of this document.</p> <p>Section 9.5.2 (Opportunity Sites Located Outside the Defined Town Centre)</p> <p>2. Amend the text relating to 'Opportunity Site 1' in section 9.5.2 (text for deletion shown in strikethrough; new text shown in blue):</p> <p>Opportunity Site 1: Revlin "This site consists of 6.610 hectares and is located along the</p>		<p>BIO1, BIO2, BIO3, BIO4, HH1, SL1, SL3, WR1, WR2, WR4, CM1, CM2, LD1</p>			<p>POP1, POP2, SL2, SL4, WR3, WR5, AC1, AC2, AC3, MA1, MA2, CH1</p>	

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	<p>N56 road leading to Killybegs. The 100kmph speed limit is positioned beyond the Western extremity of the site. The pattern of development in the area along the N56 comprises ribbon form of single dwellings and a ribbon of commercial development including some retail activity which cumulatively results in significant traffic movements on the national secondary road. To the east of the site, a local county road provides access to the established GAA pitch and clusters of residential development. The lands, at their most easterly point are approximately 1km from the Diamond and approximately 0.5 km from the edge of the town centre as it is defined in this LAP. The lands are coastal in their location, adjoining the Donegal Bay SPA and SAC. In addition, there are notable views to be had along the N56/ Wild Atlantic Way of Donegal Bay through Rossylongan Strand and Revlin Point. The lands represent a</p>						

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	<p>complex development opportunity in terms of environmental, access, and visual amenity considerations together with their nature at an out-of-town centre location. However, the lands represent an opportunity for the development of tourism related uses, leisure/ recreational, healthcare, medical facility educational and office accommodation in conjunction with limited residential development of up to 5 low density residential units at a location that will not require pumping for waste water treatment. Policy DT-ED-1- refers.”</p> <p>Section 9.5.4 (Economic Development Policies)</p> <p>3. Amend Policy DT-ED-1 so that it reads as follows (text for deletion shown in strikethrough; new text shown in blue):</p> <p>“It is a policy of the Council to consider proposals on Opportunity Site 1 (Revlin) for the development of tourism related uses, leisure/ recreational, healthcare,</p>						

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	<p>medical facility, educational and office accommodation in conjunction with limited residential development of up to 5 low density residential units at a location that will not require pumping for waste water treatment; or for development providing for a combination of some, or all, of the aforementioned uses subject to compliance with the undernoted criteria, the requirements of the Habitats Directive, subject to all other relevant policies of the LAP including environmental considerations and compliance with the proper planning and sustainable development of the area. Having regard to the availability of other lands within and closer to the town centre, retail development will not be acceptable on this Opportunity Site. Any proposed development will be required to demonstrate suitable access onto the county road to the east together with realignment and appropriate upgrade at the junction of that county road onto the N56 and will be required to demonstrate proposals comprising (i) realignment of the County Road L-18451 and the N56 to facilitate the area of 'Future Car Parking'</p>						

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	<p>and; (ii) the design and construction of a roundabout or other approved junction at the intersection of the N56 with the County Road L-6605. Such proposals shall demonstrate sufficient capacity to accommodate the traffic that will be generated as a result of the entire development of Opportunity Site 1 and that the volumes and traffic movements associated with the proposed development will not have a negative impact on the capacity and safety of the N56. In addition, any proposed development will be required to demonstrate a layout that ensures the retention of critical views to Donegal Bay from the N56 and Wild Atlantic Way. Development proposals on the western portion of the lands shall also demonstrate suitable integration into the receiving landscape through appropriate building design, height and composition as well as consideration of layout, levels, use of contours and landscaping.”</p>						
DTMA17	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town) Amend the zoning of lands from 'Local</p>		BIO1, BIO2, HH1, WR1, WR4			BIO3, BIO4, POP1, POP2, SL1, SL2, SL3,	

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	Environment' to 'Established Development' as identified on the map entitled 'Proposed Material Alteration DTMA17' in Appendix C of this document.					SL4, WR2, WR3, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
DTMA18	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>1. Amend the zoning of the lands to include the area delineated, as 'Town Centre' as well as remaining as part of 'Opportunity Site 2,' as identified on the map entitled 'Proposed Material Alteration DTMA18' on both the land use zoning map and on the town centre insert map and to make the following associated text changes:</p> <p>Section 9.5.2 (Opportunity Sites Located Outside the Defined Town Centre)</p> <p>2. Amend the text relating to 'Opportunity Site 2' in section 9.5.2 so that it reads as follows</p>		POP2		BIO1, BIO2, BIO3, BIO4, POP1, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1		

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	<p>(text for deletion shown in strike through; new text shown in blue):</p> <p>Opportunity Site 2: The Mullans</p> <p>“This site consists of approximately 11 hectares. It comprises lands to the south east of the site that are identified as being within the ‘Town Centre’ and the remainder of the lands are It is located immediately North West of the defined town centre between the regional road known as the Lough Eske Road and the route of the N56 bypass. Established surrounding development comprises a number of long established residential properties fronting onto the Lough Eske Road and an area of mixed use development at Drumrooske on the North Eastern boundary. This The land that immediately adjoins adjoin the town centre part of the ‘Opportunity Site’ and provides an opportunity for business, offices, recreation and tourism related uses. It and also has potential for the</p>						

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	<p>development of retailing of bulky comparison goods only. located on the south western portion of the site closest to the town centre. The provision of other comparison goods at this part of the site that are not of bulky nature may have a detrimental impact on the vitality of the town centre and therefore shall not be permitted on this Opportunity Site the area located outside the defined 'Town Centre.' In addition it has potential for business uses, offices, recreation and tourism related uses. Uses appropriate to 'town centre' will be considered within the area located in the defined 'Town Centre.' The lands are significant in area and therefore a comprehensive strategy for the long term delivery of the entire site shall be required through the preparation of a masterplan as part of any proposals coming forward. In particular, proposals for the area defined as forming part of the 'Town Centre' will be required to demonstrate design and layout linkages to the existing town centre</p>						

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	<p>including provision on site of public realm/open space, walking and cycling and including a strategy to address the potential physical obstacles to the pedestrian/cyclist as a result of the road network/infrastructure to serve the overall site. In this regard, proposals to manage the interface of significant roads infrastructure and pedestrian/cycle/car will be required so as to ensure that the area identified as 'Town Centre' performs effectively as a new extension to the existing retail core and is readily and easily accessible on foot or by bicycle. In addition, proposals will be required to provide a set back of at least 50 metres from the N56. Policy DT-ED-2 refers."</p> <p>Section 9.5.4 (Economic Development Policies)</p> <p>3. Amend Policy DT-ED-2 relating to 'Opportunity Site 2' in section 9.5.4, so that it reads as follows (text for deletion shown in</p>						

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	<p>strikethrough; new text shown in blue):</p> <p>Policy DT-ED-2: "It is a policy of the Council to consider (i) proposals for the development of retailing (of bulky comparison goods only), business uses, offices, recreation, tourism related uses on that part of Opportunity Site 2 (The Mullans) located outside the defined 'Town Centre'; or for development providing for a combination of some, or all, of the aforementioned uses and; (ii) Uses appropriate to town centre on that part of 'Opportunity Site 2' located within the defined 'Town Centre'. Proposals on any part of 'Opportunity Site' shall demonstrate subject to compliance with the undernoted criteria and the requirements of the Habitats Directive, and be subject to all other relevant policies of the LAP including environmental considerations and compliance with the proper planning and sustainable development of the area. In order to protect and strengthen the vitality of the town</p>						

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	<p>centre, retailing of comparison goods that are not bulky goods is not appropriate. Bulky retail development will only be permitted on the south western portion of the site at a location closest to the town centre. In particular, proposals for the area defined as forming part of the 'Town Centre' will be required to demonstrate design and layout linkages to the existing town centre including provision on site of public realm/open space, walking and cycling and including a strategy to address the potential physical obstacles to the pedestrian/cyclist as a result of the road networks/infrastructure to serve the overall site. The overall development of the lands will require a masterplan outlining a strategy for the integration of public and civic space including a walking and cycling strategy throughout the development providing for the integration of the route of the former railway line and linking to the town centre. A masterplan shall also demonstrate a</p>						

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	<p>suitable vehicular access of sufficient capacity to service the entire site as well as a 50 metre set back from the N56. Any proposal within the site will ensure a sufficient buffer between established residential development along Lough Eske Road and the proposed development in order to protect residential amenities. The lands adjoin an area of flood risk to the north eastern boundary and an area of predicted pluvial flooding at the south-eastern corner of the site and therefore any proposed development will be required to comply with the flood risk management objectives and policies of this Plan.”</p>						
DTMA19	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town) 1a. Amend the ‘Indicative Walkways/ Cycleways’ delineated on the land use zoning map at the coastline south of Killybegs Road so as to extend as far out as the plan boundary and;</p>		BIO1, BIO2, BIO3, BIO4, SL3			POP1, POP2, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM2, AC1, AC2, MA2, CH1, LD1	CM1, AC3, MA1

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	<p>1b. To extend the delineated 'walkway/cycleway' from the Golf Course Road as far out as the plan boundary at St Ernans.</p> <p>Section 9.9.2 (Environment and Heritage Objectives)</p> <p>2. To insert an additional objective at section 9.9.2, page 133 so as to state:</p> <p>(new text shown in blue)</p> <p>Objective DT-EH-3: "It is an objective of the Council to explore potential greenway connections in partnership with other organisations and interested groups at key locations including the Old Railway line to Killybegs; Bluestack Way/Harveys Point; Old Railway to Barnesmore; Bank Walk to Rossylongan and; to St Ernans."</p>						
DTMA20	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town)</p> <p>Amend the zoning of lands from (a.) 'Local Environment'; and (b.) 'Visually Vulnerable' to 'Strategic Residential</p>				BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4,		

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	Reserve' as identified on the map entitled 'Proposed Material Alteration DTMA20' in Appendix C of this document.				WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1		
DTMA21	Map No. 6 (Draft Land Use Zoning Map for Donegal Town) Amend the zoning of the lands from 'Local Environment' to 'Strategic Residential Reserve' as identified on the map entitled 'Proposed Material Alteration DTMA21 and DTMA22' in Appendix C of this document.				BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1		
DTMA22	Map No. 6 (Draft Land Use Zoning Map for Donegal Town) Amend the zoning of the lands from 'Local Environment' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration DTMA21 and DTMA22' in Appendix C of this					BIO1, BIO2, BIO3, BIO4, POP2, HH1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1,	POP1, SL3, MA1, LD1

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	document.					AC2, AC3, MA2, CH1	
DTMA23	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town) Amend the zoning of the lands from 'Recreation and Amenity' to 'Opportunity Site 4' as identified on the map entitled 'Proposed Material Alteration DTMA23 and DTMA24' in Appendix C of this document.</p>		BIO1, BIO2, HH1, WR1, WR2, WR4, WR5		SL3	BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR3, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
DTMA24	<p>Map No. 6 (Draft Land Use Zoning Map for Donegal Town) 1. Amend the zoning of the lands from 'Opportunity Site 4' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration DTMA23 and DTMA24' in Appendix C of this document.</p> <p>Section 9.4.5 (Opportunity Sites Located within the Defined Town Centre) 2. Amend the text as follows (new text in blue; text for deletion shown in strikethrough):</p>					BIO1, BIO2, BIO3, BIO4, POP2, SL1, SL2, SL4, WR3, CM1, CM2, AC1, AC2, AC3, CH1, LD1	POP1, HH1, SL3, WR1, WR2, WR4, MA1, WR5, MA2

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>Opportunity Site 4: Milltown</p> <p>“This Opportunity Site comprises circa 7.8-6 hectares. It is located within the defined town centre and is a brownfield site and it comprises a number of disused buildings as well as the Magee factory and office block. It is bounded by the River Eske to the South, Tirchonail Street to the west and Railway Road to the north. An indicative strategic road line marks the eastern boundary. A narrow laneway traverses through the centre from the west to the east. The general area is evidenced as having a fluvial flood risk in the OPW’s CFRAMs programme and in line with the guidelines entitled, ‘The Planning System and Flood Risk Management’ the development of these lands is considered to be required to achieve the proper planning and sustainable development of Donegal Town. Flood risk has consequently informed the extent of the Opportunity Site identified and the types of uses that may considered. Having regard to</p>						

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	<p>the extent of flood risk, the types of uses that may be considered within the identified Opportunity Site are town centre uses excluding the highly vulnerable uses identified in the Draft CDP (Table 5.4.1 of the CDP 2012 refers). Chapter 3 of this LAP sets out the policy context for flood risk assessment in the consideration of applications for planning permission and in this regard the objectives and policies of the Draft CDP will be applied.</p> <p>In addition, an area of 'Recreation and Amenity' has been identified within the centre of Opportunity Site 4 and also on lands to the south intervening Opportunity Site 4 and the river. These This location is locations are associated with the area of highest probability of flooding. This area of 'Recreation and Amenity' has potential to form a linear urban and riverside park as an important resource for the town. Given the nature of the site as a strategically important town centre regeneration site, any proposals for</p>						

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	<p>the lands will require the submission of a masterplan for an overall concept to integrate the development potential of Opportunity Site 4 and the potential of the adjoining 'Recreation and Amenity' lands as future linear riverine urban parkland. There are also significant environmental considerations to be taken into account in the consideration of any proposals at Opportunity Site 4 as the Lough Eske and Ardnamona SAC is located along the River Eske and it includes several important habitats listed on Annex I of the EU Habitats Directive and supports a number of important species as listed on Annex II of the Directive including Atlantic Salmon and Freshwater Pearl Mussel. In addition, the Donegal Bay (Murvagh) SAC and Donegal Bay SPA are designated from Bridge Street."</p> <p>Section 9.4.7 (Policies for Town Centre)</p> <p>3. Amend Policy DT-TC-3 at 9.4.7, as follows</p>						

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>(new text in blue; text for deletion shown in strikethrough):</p> <p>Policy DT- TC-3: "It is the policy of the Council to consider proposals for the development of town centre uses excluding highly vulnerable development types as defined in the Draft CDP, table 5.4.1, on Opportunity Site 4 (Milltown), or for development providing for a combination of some, or all, of the aforementioned uses subject to compliance with the undernoted criteria, the requirements of the Habitats Directive, all other relevant policies of the LAP including environmental considerations and taken in the context of the proper planning and sustainable development of the area. Any proposal for development shall be required to provide for a masterplan relating to the 'Masterplan Area' identified on Map 6. The masterplan shall set out an overall layout concept to integrate the development potential of the Opportunity Site and the potential of identified 'Recreation</p>						

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>and Amenity' lands as future active parkland, including a suitably located pedestrian bridge crossing. Any masterplan and proposal made shall also (i) demonstrate suitable vehicular access to the site including provision for the indicative strategic road link identified on Map 6 and located to the east of the site (ii) provide for indicative pedestrian linkages identified on Map 6 (iii) submit an independent 'Flood Risk Assessment' and be in compliance with the guidelines entitled, 'The Planning System and Flood Risk Assessment', published 2009 including appropriately satisfying the requirements of the justification test at project level FRA (iv) demonstrate integration of open space/ civic space/ walkways/ cycleways within the development proposal and; (v) demonstrate a high quality urban environment."</p>						
DTMA25	Map No. 6 (Draft Land Use Zoning Map for Donegal Town)		BIO1, BIO2, HH1, SL3,			BIO3, BIO4, POP1, POP2, SL1, SL2, SL4,	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>1. Amend the zoning of the lands from 'Local Environment' to 'Opportunity Site 9' as identified on the map entitled 'Proposed Material Alteration DTMA25' in Appendix C of this document.</p> <p>Section 9.5.2 (Opportunity Sites Located Outside the Defined Town Centre)</p> <p>2. Insert additional text at the end of section 9.5.2, page 124 to state as follows (new text in blue):</p> <p>Opportunity Site 9: Drumlonagher adjacent to Lidl Foodstore</p> <p>"The area comprises 2.7 hectares and is located to adjacent to the existing Lidl Foodstore, a single dwelling and an area of existing economic development. The lands are located on the eastern edge of the town and form the end point of an area of mixed use development types. The lands represent a gateway location that have the potential for tourism, leisure and</p>					<p>WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1</p>	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>economic type developments that are more appropriate for edge of town activity and that do not conflict with the objectives for town centre regeneration. There are traffic and transport issues associated with the future development of this site and options in this regard will vary dependant on the specific uses that come forward and the associated traffic arising, its intensity and its potential interaction with existing and planned developments and importantly the TEN-T network. Policy DT-ED-5 refers.”</p> <p>Section 9.5.4 (Economic Development Policies)</p> <p>3. Insert an additional policy at the end of section 9.5.4, page 125 to state as follows (new text in blue):</p> <p>Policy DT-ED- 4 5: “It is a policy of the Council to consider proposals on lands identified as Opportunity Site 9 for tourism, leisure and economic type developments; or for development providing for a combination of some,</p>						

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>or all, of the aforementioned uses. Any proposed development types shall be required to demonstrate appropriateness as an edge of town activity and that will not conflict with the objectives of this LAP for town centre regeneration. In addition, any proposals for development shall address the traffic and transport associated with the future development of this site and options in this regard will vary dependant on the specific uses that come forward and the associated traffic arising, its intensity and its potential interaction with existing and planned developments and importantly the TEN-T network.”</p>						
GENMA3(7)	<p>Section 10.7.2 (Flooding, inclusive of Flood Extents Mapping) Amend text and insert revised Flood Extents mapping as set out at Appendix B of this document.</p>				BIO1, BIO2, BIO3, BIO4	POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, AC1, AC2, AC3, MA1, CH1, LD1	WR5, CM1, CM2, MA2
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2, 3 and 9.							

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
Chapter 10: Killybegs							
KBMA1	Map No. 7 (Draft Land Use Zoning Map for Killybegs) Amend the zoning of lands from 'Community' to 'Recreation and Amenity' as identified on the map entitled 'Proposed Material Alteration KBMA1' in Appendix C of this document.					BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, AC3, MA1, CH1, LD1	WR5, MA2
KBMA4	Map No. 7 (Draft Land Use Zoning Map for Killybegs) Amend Draft LAP to show the route of the proposed Outer Relief Road as identified on 'Proposed Material Alteration Map KBMA4' in Appendix C of this document.		BIO1, BIO2, BIO3, BIO4, HH1, SL1, SL3, WR1, WR2, WR4, AC2, CH1, LD1			POP1, SL2, SL4, WR3, WR5, CM1, CM2, AC1, AC3, MA1, MA2	POP2
KBMA5	Map No. 7 (Draft Land Use Zoning Map for Killybegs) 1. Amend the zoning of lands from: (a) 'Port/Harbour Related Activities' and (b) Amenity/Open Space and Visually		BIO3, HH1, SL3, WR4, CH1, LD1	CM2		BIO1, BIO2, BIO4, POP1, POP2, SL1, SL2, SL4, WR1, WR2, WR3, WR5,	MA1

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>Vulnerable to 'Community' and 'Visually Vulnerable'.</p> <p>Section 10.5.4: 'Economic Development Policies' (Killybegs</p> <p>2. Amend the zoning of lands from (i) Amenity/Open Space; and (ii.) 'Visually Vulnerable' to 'Port/Harbour Related Activities'.</p> <p>3. Amend the text of Policy KB-ED-2 so that it reads as follows (new text shown in blue):</p> <p>Policy KB-ED-2: It is a policy of the Council to consider proposals for appropriate new commercial/industrial/harbour-related/tourism related developments on lands zoned 'Port/Harbour Related Activities' on the accompanying land-use zoning map (Map 7 refers). Any proposals that are considered to have a potential impact on the hydrology of the area, particularly in terms of the adjacent St. Catherine's Well, shall be accompanied by a hydrology report prepared by a</p>					<p>CM1, AC1, AC2, AC3, MA2</p>	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>competent authority.</p> <p>4. Amend the text of Policy KB-ED-3 so that it reads as follows(new text shown in blue):</p> <p>Policy KB-ED-3: It is a policy of the Council to promote and facilitate the further development and expansion of Killybegs Harbour Centre as a strategically important deep water commercial and leisure port, subject to environmental considerations and compliance with all relevant policies of this LAP. Any proposals that are considered to have a potential impact on the hydrology of the area, particularly in terms of the adjacent St. Catherine's Well, shall be accompanied by a hydrology report prepared by a competent authority.</p>						
KBMA6	<p>Map No. 7 (Draft Land Use Zoning Map for Killybegs)</p> <p>1. Amend the zoning of the lands from 'Strategic Residential Reserve' to 'Low Density Residential' as identified</p>		HH1, SL3			BIO1, BIO2, BIO3, BIO4, POP1, SL1, SL2, SL4, WR1, WR2,	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>on the map entitled Proposed Material Alteration KBMA6' and label the area as 'LDR'.</p> <p>Section 10.6.2 - Table 10.1 (Total lands Identified to meet Residential Housing Need in Killybegs)</p> <p>2. Amend Table 10.1 to reflect the site area and potential number of housing units to be delivered as a result of the proposed amendments as set out at Appendix A of this document.</p>					WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
KBMA7	<p>Section 10.6.4 (Housing Policies)</p> <p>Insert a new Policy KB-H-4 into the Draft LAP to read as follows:</p> <p>(new text shown in blue)</p> <p>Policy KB-H-4: "It is a policy of the Council to consider proposals for Low Density Residential development (maximum of 8 residential dwellings per hectare) on the site denoted LDR on Map No. 7 of this LAP. All proposals for development of this site must make provision for, inter alia (a.) access via the northern end of the site (b.) the upgrade</p>		HH1, SL3			BIO1, BIO2, BIO3, BIO4, POP1, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>and widening of the existing road along the northern site boundary, (c.) the installation of pedestrian footpaths that link the site with existing pedestrian footpaths in the locality, (d.) the installation of appropriate public lighting within the site and along the widened roadway to the north of the site and (e.) the installation of appropriate storm water attenuation systems on site. All proposals for development on this site must otherwise comply with all other relevant policies of this LAP.”</p>						
<p>KBMA9</p>	<p>Section 10.8.2 (Tourism, Marine and Recreation Objectives) and Section 10.8.3 (Tourism, Marine and Recreation Policies)</p> <p>Include a new objective and policy in the Draft LAP to support the potential development of greenway/walkway/cycleway projects in Killybegs as follows: (new text shown in blue) Objective KB-TMR-2: “It is an</p>					<p>BIO1, BIO2, BIO3, BIO4, POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM1, CM2, AC1, AC2, CH1, LD1, WR5, MA2</p>	<p>MA1, AC3</p>

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	<p>objective of the Council to support the potential development of new greenway/walkway/cycleway projects in Killybegs.”</p> <p>Policy KB-TMR-5: “It is a policy of the Council to protect established/historic railways in Killybegs to develop a network of green infrastructure for potential greenway/walkway/cycleway projects and for recreational development as an important part of the tourism product of the town.”</p>						
KBMA10	<p>Map No. 7 (Draft Land Use Zoning Map for Killybegs)</p> <p>Extend the Local Area Plan boundary and zone the intervening lands as ‘Economic Development’ as identified on the map entitled ‘Proposed Material Alteration KBMA10’ in Appendix C of this document.</p>		HH1, SL3			BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	
KBMA11	<p>Map No. 7 (Draft Land Use Zoning Map for Killybegs)</p> <p>Amend the zoning of lands from</p>					BIO1, BIO2, BIO3, BIO4, POP1, POP2,	

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
	'Amenity/Open Space' to 'Established Development' as identified on the map entitled 'Proposed Material Alteration KBMA11' in Appendix C of this document.					SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1, HH1, SL3	
KBMA12	Map No. 7 (Draft Land Use Zoning Map for Killybegs) Amend the zoning of lands from 'Economic Development' to 'Local Environment' as identified on the map entitled 'Proposed Material Alteration KBMA12' in Appendix C of this document.		SL3			BIO1, BIO2, BIO3, BIO4, POP1, POP2, SL1, SL2, SL4, WR1, WR2, WR3, WR4, WR5, CM1, CM2, AC1, AC2, AC3, MA1, MA2, CH1, LD1	HH1
GENMA3(8)	Section 10.7.2 (Flooding, inclusive of Flood Extents Mapping) Amend text and insert revised Flood Extents mapping as set out at Appendix B of this document.				BIO1, BIO2, BIO3, BIO4	POP1, POP2, HH1, SL1, SL2, SL3, SL4, WR1, WR2, WR3, WR4, CM2, AC1,	WR5, CM1, MA2

Ref	Proposed New/Amended, Objective/Policy/text/mapping (Material Alteration to the Draft Plan)	Probable Conflict with status of SEOs- unlikely to be mitigated to an *acceptable level	Potential Conflict with status of SEOs- likely to be mitigated to an *acceptable level	Uncertain interaction with status of SEOs	Neutral interaction with status of SEOs	No likely interaction with status of SEOs	Likely to improve the status of SEOs
						AC2, AC3, MA1, CH1, LD1	
Mitigation shall be through implementation of objectives and policies contained throughout the Draft LAP and in particular within Chapters 2, 3 and 10.							

3 Conclusion

This document comprises the SEA of the proposed Material Alterations to the Draft Seven Strategic Towns Local Area Plan 2018–2024 (the Draft LAP) and comprises an Addendum to the Environmental Report of the Draft Seven Strategic Towns Local Area Plan 2018–2024' and should be read in conjunction with the Environmental Report as well as the Draft LAP, the Stage 2 AA Natura Impact Report (NIR), the Addendum to the NIR and the proposed Material Alterations.

The Screening Report prepared in April 2018 concluded that 94 no. of the 118 no. proposed Material Alterations would be likely to effect the environment as a result of implementation of the Draft LAP in accordance with Schedule A of the SEA Regulations (as amended). These 94 no. proposed Material Alterations have been subjected to SEA as a result of the earlier screening exercise.

Taking into account the measures which have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from the proposed Material Alterations either are present already and will not change or will be mitigated so as not to be significant; none of the Material Alterations had a probable conflict with the status of any of the SEOs, where it was unlikely that the proposed Material Alterations could be mitigated to an acceptable level. 44 no. of the proposed Material Alterations identified a potential conflict with the status of SEOs however it is considered that all of these could be mitigated to an acceptable level through existing objectives and policies contained within the Draft LAP, and these are identified in Table 2.1: Assessment of Material Alterations identified as requiring an SEA through the Screening Report' contained within this report. 6 no. of the proposed Material Alterations were identified as having uncertain interaction with the status of SEOs, 15 no. as having neutral, 94 no. as having no likely interaction and 73 no. as being likely to improve

The proposed amendments contained within the document entitled 'Proposed Material Alterations to the Draft Local Area Plan 2018-2024 (May 2018)', along with this Strategic Environmental Assessment and the Appropriate Assessment of the proposed Material Alterations shall be made available for public consultation during a 4 week period from 11th May 2018 to 7th June 2018 (inclusive).

APPENDIX A

Amendments to Housing Land Supply arising from Proposed Material Alterations

Table 2.3: Housing Supply with the Local Area Plan and Compliance with the Core Strategy of the Draft CDP

LAP Towns	Core Strategy Population Allocation to 2024	Housing Land Requirement (ha) (set out in Draft CDP)	No. of Housing Units Required (set out in Draft CDP)	Existing zoning (ha) (As at 1st February 2017)	Amount of land zoned Primarily Residential in this LAP (ha)	Amount of land zoned Low Density Residential in this LAP (ha)	Amount of land zoned in this LAP as Mixed Use/Opp Site with specified residential development potential (ha)	Potential Yield of housing units from land zoned Primarily Residential in this LAP	Potential Yield of housing units from land zoned Low Density Residential in this LAP	Potential Yield of housing units from land identified as Mixed Use/Opp Site in this LAP	Shortfall/ Excess in Housing Units in this LAP
An Clochán Liath (Dungloe)	210	10	120	5.1	12.87 14.78	1.28	0	142 177	10	0	+22-+67
Ballybofey-Stranorlar	838	39	468	10.3	29.25 29.70	4.67	12.99	327 356	37	156	+15 +81
Ballyshannon	419	19	228	0	17.1 21.85	0	1.3	204 260	0	0 24	0 +32
Carndonagh	460	21	252	11.5	23.1 15.10	0	9.42 0	277 181	0	113 0	+25 +42
Donegal Town	461	21	252	6.8	22 24.96	0	6.6 0	263 299	0	5 0	+16 +47
Killybegs	210	10	120	0	10.9 10.69	1.99	0.3	133 131	16 0	4	+15 +33

An Clochán Liath (Dungloe)

4.6.2 Identification of Housing Lands

Chapter 3 of this LAP sets out the broader planning policy context in relation to housing land supply for An Clochán Liath (Dungloe), as contained in the Core Strategy of the Draft CDP. The Core Strategy outlines a requirement for the identification of 10.2 hectares of residential land for An Clochán Liath (Dungloe). In order to identify the required area of residential land, the Planning Authority analysed available lands within the urban area. The criteria used in the analysis included 'inter alia' – proximity to the town core and essential services, land ownership complexity, compatibility with surrounding land uses within the urban settlement area. The assessment also included an examination of potential flooding issues, based on the Office Public Works 'Catchment Flood Risk and Assessment' report, 2017. The sites selected during the process are identified as 'Primarily Residential' on the Land Use Zoning Map (Map 2 refers).

In addition to the identification of lands that are suitable for residential 'first phase' development, the assessment also led to the identification of ~~a site~~ **two sites** that could be suitable for low density housing development in the long term. These lands are zoned 'Low Density Housing' on the Land Use Zoning Map.

Table 4.1: Total Lands Identified to Meet Residential Housing Need in An Clochán Liath (Dungloe)

Site Ref	Zoned as 'Primarily Residential' or 'Opportunity Site.'	Area of site (ha)	Potential number of housing units to be delivered
PR 1	Primarily Residential	1.021 1.01	12
PR 2	Primarily Residential	1.296 0.98	16 11
PR 3	Primarily Residential	1.780	21
PR 4	Primarily Residential	2.946 2.93	35
PR 5	Primarily Residential	1.228 1.23	15 14
PR 6	Primarily Residential	3.416 3.57	41 42
PR 7	Primarily Residential	0.97 0.79	12 3
PR 8	Primarily Residential	2.12	25
	Total 'Primarily Residential'	14.78 12.29	177 138
LDR 1	Low Density Residential	0.636 0.58	5 4
LDR 2	Low Density Residential	0.646	5
	Total 'Low Density Residential'	1.28 0.58	10 4

Ballybofey-Stranorlar

5.6.2 Methodology for the Identification of Housing Lands

In order to identify the 39 hectares of residential land required in the Twin Towns, an analysis of available lands broadly within the five sub-areas identified above, and their suitability for residential development, was undertaken. The criteria used in the analysis included, inter alia, – distance of lands from the town centre; compatibility with adjoining land uses; the presence of sites of conservation importance; serviceability in relation to wastewater and water; accessibility and visual vulnerability as examples. Arising from this assessment, the most suitable lands for housing within Ballybofey and Stranorlar are made up of a combination of lands zoned 'Primarily Residential', 'Low Density Residential' and 2 other areas of land identified as 'Opportunity Sites 2 and 4' which have the potential for mixed use development including an element of residential land uses. Table 5.1 shows that a total of almost 30 hectares 25 of land in the Twin Towns are provided through the identification of 'Primarily Residential' lands, with capacity to deliver circa 356 290 residential units, 37 units on Low Density Residential while a total of over 150 units are targeted for delivery through Opportunity Sites 2 and 4. As shown in Chapter 2 of this LAP, the level of land supply in Ballybofey-Stranorlar for the purposes of residential development is consistent with the Core Strategy of the Draft CDP.

Table 5.1 Total Lands Identified to Meet Residential Housing Need in An Ballybofey-Stranorlar

Site Ref	Zoned as 'Primarily Residential' or 'Opportunity Site.'	Area of site (ha)	Potential number of housing units to be delivered
PR1	Primarily Residential	1.689 1.78	20 21
PR2	Primarily Residential	3.869 3.86	46
PR3	Primarily Residential	5.272 5.27	63
PR4	Primarily Residential	3.325 3.32	40
PR5	Primarily Residential	2.159 2.17	26
PR6	Primarily Residential	3.755 2.94	45 35
PR7	Primarily Residential	1.229 1.22	15 14
PR8*	Primarily Residential	4.39 1.36	53 16
PR9	Primarily Residential	2.684 2.67	32
PR10**	Primarily Residential	1.336	16
	Total 'Primarily Residential'	29.70 24.59	356 292
LDR1	Low Density Residential	3.025 3.02	24 22
LDR2	Low Density Residential	1.055 1.05	8 8
LDR3	Low Density Residential	0.592 0.59	5
	Total 'Low Density Residential'	4.67 4.66	37 35
OPP2	Opportunity Site	6.47	78
OPP4	Opportunity Site	6.52	78
	Total 'Opportunity Site'	12.99	156

Notes:

* The Draft Map did not identify a site PR8. The PR8 reference in Table 5.1 in the Draft Plan was made in error. The site now referenced as PR8 in the Proposed Material Alteration is as per that identified on the map associated with the Proposed Material Alteration.

** The Draft Plan Table 5.1 did not identify a site as PR10. The site now referenced as PR10 in this Proposed Material Alteration is as per that identified in the Table 5.1 identified above.

Ballyshannon

6.6.2 Methodology for the Identification of Housing Lands

In order to identify the 19 hectares of residential land required in Ballyshannon, an analysis of available lands within the defined plan boundary and their suitability for residential development was undertaken. The criteria used in the analysis included, inter alia, – distance of lands from the town centre; compatibility with adjoining land uses; the presence of sites of conservation importance; serviceability in relation to wastewater and water; accessibility and visual vulnerability as examples. Arising from this assessment the most suitable lands for housing within Ballyshannon are made up of a combination of lands zoned 'Primarily Residential' and 2 other areas of land identified as 'Opportunity Sites 4' and '6' which have the potential for mixed-use development including an element of residential land uses. Table 6.1 shows that a total of ~~17~~ **21.85** hectares of land in Ballyshannon are provided through the identification of 'Primarily Residential' lands, with capacity to deliver circa ~~to~~ **260** 204 residential units while a total of circa 24 units are targeted for delivery through Opportunity Sites 4 and 6. As shown in section 2 of this LAP, the level of land supply in Ballyshannon for the purposes of residential development is consistent with the Core Strategy of the Draft CDP.

Table 6.1: Total Lands Identified to Meet Residential Housing Need in Ballyshannon

Site Ref	Zoned as 'Primarily Residential' or 'Opportunity Site.'	Area of site (ha)	Potential number of housing units to be delivered
PR1*	Primarily Residential	3.2	38
PR1*	Primarily Residential	1.559	19
PR2	Primarily Residential	2.337 2.3	28 27
PR3	Primarily Residential	1.441 1.4	17
PR4	Primarily Residential	0.775 0.7	9 8
PR5	Primarily Residential	0.263 0.2	3 2
PR6	Primarily Residential	1.804 1.8	21 22
PR7	Primarily Residential	1.676 1.6	20 19
PR8	Primarily Residential	3.093 3.0	37 36
PR9	Primarily Residential	5.191 1.5	62 18
PR10	Primarily Residential	1.445	17
PR11	Primarily Residential	2.257	27
Total 'Primarily Residential'		21.85 17.1	260 204
Opp-4	Opportunity Site	1.0	18
Opp-6	Opportunity Site	0.3	6
Total 'Opportunity Site'		0	0

Notes:

* The 'original' site PR1 identified in the Draft Plan is the subject of a Proposed Material Alteration (BYMA15 refers) (Refer to row 1 in table 6.1 above) to rezone from 'Primarily Residential' and 'Local Environment' to 'Recreation and Amenity' and thus needs to be omitted from this table.

A different/replacement site is now identified (Proposed Material Alteration BYMA17 refers) as PR1 (Refer to Row 2 in table 6.1 above).

The revised Table 6.1 has been prepared in anticipation of both Proposed Material Alterations being incorporated into the finalised Adopted Plan. If this scenario does not happen, then Table 6.1 will require revisiting.

Carndonagh

8.7.2 Identification of Housing Lands

In order to identify the most appropriate sites for residential use, the Planning Authority undertook an analysis of available lands within the defined town boundary. The criteria used in the analysis included, inter alia, – An examination of potential flooding issues, based on the Office of Public Works Catchment Flood Risk and Assessment (CFRAM) programme; distance of lands from the town centre; compatibility with adjoining land uses; the presence of sites of conservation importance; accessibility and visual vulnerability. Further to this assessment the Planning Authority has identified the lands deemed most suitable for housing within the town and these lands (comprising 24.51 ~~23.1~~ hectares in total) are zoned either as ‘Primarily Residential’ or as an ‘Opportunity Site’ on the accompanying land use zoning Map 5. The Council acknowledges the fact that the total area of potential housing lands marginally exceeds the 21 hectare requirement identified in the Core Strategy of the Draft County Development Plan 2018-2024; however, a monitoring approach will be implemented in order to ensure that there is no significant deviation from the objectives and targets of the Core Strategy.

In addition to lands suitable for ‘first phase’ housing development, the Planning Authority has identified lands that may be appropriate for housing development in the medium to long term, and these lands are zoned as ‘Strategic Residential Reserve’ on the land-use zoning map accompanying this Local Area Plan (Map 5). The Strategic Residential Reserve Lands are regarded as a long term landbank to cater for the future expansion of Carndonagh rather than a means to address current housing need within the town. Accordingly, proposals for the development of multiple housing (i.e. 2 or more dwellings) on lands zoned ‘Strategic Residential Reserve’ will not be considered during the lifetime of this Local Area Plan. The release of these lands for multiple housing will instead be considered during future reviews of the Local Area Plan and the situation will be reviewed and managed through a clear and transparent evidence-led approach that will involve, inter alia, an assessment of the uptake of land zoned ‘Residential’.

Table 8.1: Total Lands Identified to Meet Residential Housing Need in Carndonagh

Total Hectareage of Lands Zoned for Residential Development in Carndonagh	
Lands Zoned Primarily Residential	13.39 Ha
Lands Zoned as Opportunity Site also allowing for Residential Development	8.71 Ha
Total Residential Lands	23.1 Ha

Table 8.1: Total Lands Identified to Meet Residential Housing Need in Carndonagh

Site Ref	Zoned as ‘Primarily Residential’ or ‘Opportunity Site.’	Area of site (ha)	Potential number of housing units to be delivered
PR1	Primarily Residential	1.722	21
PR2	Primarily Residential	1.853	22
PR3	Primarily Residential	2.576	31
PR4	Primarily Residential	1.694	20
PR5	Primarily Residential	0.532	6
PR6	Primarily Residential	1.238	15
PR7	Primarily Residential	0.999	12
PR8	Primarily Residential	0.934	11
PR9	Primarily Residential	2.00	24
PR10	Primarily Residential	1.55	19
	Total ‘Primarily Residential’	15.10 13.39	181
OPP1	Opportunity Site 1	1.0	12
OPP2	Opportunity Site 2	0.4	5
OPP3	Opportunity Site 3	2.19	26
OPP4	Opportunity Site 4	1.0	12

OPP5	Opportunity Site 5	2.5	30
OPP6	Opportunity Site 6	0.9	11
OPP7	Opportunity Site 7	0.42	5
Barrack Hill	Barrack Hill	1.0	12
Total 'Opportunity Site'		9.41 8.71	113

Donegal Town

9.6.2 Methodology for the Identification of Housing Lands

In order to identify the 21 hectares of residential land required in Donegal Town, an analysis of available lands within the defined plan boundary and their suitability for residential development was undertaken. The criteria used in the analysis included, inter alia, – distance of lands from the town centre; compatibility with adjoining land uses; flood risk; the presence of sites of conservation importance; serviceability in relation to wastewater and water; accessibility and visual vulnerability as examples. Arising from this assessment the most suitable lands for housing within Donegal Town are made up of a combination of lands zoned 'Primarily Residential' and part of 1 other area of land which is identified as 'Opportunity Site 1' and which has the potential for mixed use development including an element of residential land uses. Table 9.1 shows that a total of 24.96 22 hectares of land in Donegal Town is provided through the identification of 'Primarily Residential' lands, with capacity to deliver circa to 299 263 residential units while a total of circa 5 units are targeted for delivery through Opportunity Site 1. As shown in chapter 2 of this LAP, the level of land supply in Donegal Town for the purposes of residential development is broadly consistent with the Core Strategy of the Draft CDP.

Table 9.1: Total Lands Identified to Meet Residential Housing Need in Donegal Town

Site Ref	Zoned as 'Primarily Residential' or 'Opportunity Site.'	Area of site (ha)	Potential number of housing units to be delivered
PR1	Primarily Residential	0.2205 0.2	3 2
PR2	Primarily Residential	1.267 1.2	15 14
PR3	Primarily Residential	3.998 3.9	48 47
PR4	Primarily Residential	4.835 4.9	58 59
PR5	Primarily Residential	4.882 5.1	58 61
PR6	Primarily Residential	6.283 6.7	75 80
PR7	Primarily Residential	0.567	7
PR8	Primarily Residential	2.908	35
OPP1	Opportunity Site	6.6 (Part of)	5
Total 'Primarily Residential'		24.96 22	299 263

Killybegs

10.6.2 Identification of Housing Lands

In order to identify the 10 Hectares of residential land required in Killybegs, the Planning Authority undertook an analysis of available lands within the defined town boundary. The criteria used in the analysis included, inter alia, – An examination of potential flooding issues, based on the Office of Public Works Catchment Flood Risk and Assessment (CFRAM) programme; distance of lands from the town centre; compatibility with adjoining land uses; the presence of sites of conservation importance; accessibility and visual vulnerability. Further to this assessment the Planning Authority has identified the lands deemed most suitable for housing within the town and these lands (comprising 12.89 ~~11.2~~ hectares in total) are zoned either as 'Primarily Residential', or as an 'Opportunity Site' or 'Low Density Residential' (LDR) on the accompanying land use zoning Map 7. The Council acknowledges the fact that the total area of potential housing lands marginally exceeds the 10 hectare requirement identified in the Core Strategy of the Draft CDP; however, a monitoring approach will be implemented in order to ensure that there is no significant deviation from the objectives and targets of the Core Strategy.

Table 10.1: Total Lands Identified to Meet Residential Housing Need in Killybegs

Site Ref	Zoned as 'Primarily Residential'	Area of site (ha)	Potential number of housing units to be delivered
PR1	Primarily Residential	0.9856 0.97	12
PR2	Primarily Residential	0.9035 1.2	11 14
PR3	Primarily Residential	0.215 0.56	3 7
PR4	Primarily Residential	2.322 2.0	28 24
PR5	Primarily Residential	1.319 1.3	16
PR6	Primarily Residential	1.033 1.0	12
PR7	Primarily Residential	1.777 1.77	21
PR8	Primarily Residential	2.141 2.1	26 25
OPP5	Opportunity Site	0.3	4
LDR	Low Density Residential	1.99	16
Total 'Primarily Residential' & LDR		12.89 10.9	133 131

APPENDIX B

Amendments to Flooding arising from Strategic Flood Risk Assessment

Text associated with Ref. GENMA3(1), GENMA3(2), GENMA3(3), GENMA3(4), GENMA3(5), GENMA3(6), GENMA3(7) and GENMA3(8)

Proposed Material Alteration Ref. GENMA3(1):

To amend the LAP so as to incorporate the outputs of the Stage 2 Strategic Flood Risk Assessment as follows:

- (i) To amend chapter 3, section 3.6.1, page 18 and 19 so that it reads as follows:

'Flood events are a natural phenomenon which can never be entirely prevented. However, the planning system can play a key role in managing flood risk by ensuring that vulnerable developments are not located in areas prone to flooding and further ensuring that developments do not reduce the natural storage capacity of flood plains or significantly increase surface water runoff rates above natural rates.

In 2007 the EU Floods Directive (2007/60/EC) became operational. This directive aimed to reduce the adverse consequences of flooding on human health, the environment, cultural heritage and economic activity. The directive required Member States to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this risk. Subsequent to this the following were published and these inform the policy for flood risk assessment in Ireland.

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

The Office of Public Works (OPW) has been designated as the lead agency for flood risk management in Ireland and the competent authority for the implementation of the Floods Directive. Commencing in 2011 the OPW is undertaking a National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme which aims to: identify and map existing flood hazard and flood risk in certain Areas for Further Assessment (AFA), set out viable options for the effective and sustainable management of flood risk in said AFAs, and prepare Flood Risk Management Plans (FRMP's) including strategies and actions for the cost effective and sustainable management of existing and future flood risk in the AFAs.

To inform the preparation of this LAP, the Planning Authority has undertaken a review of the available flood risk information in order to identify any flooding or surface water management issues through the best available data from the aforementioned Office of Public Works (OPW) Catchment Flood Risk Assessment and Management (CFRAM) Studies and the accompanying Draft Final Flood Hazard and Risk Maps prepared a Stage 2, Strategic Flood Risk Assessment in accordance with the Planning System and Flood Risk Management-Guidelines¹. The SFRA covers each of the seven towns and is a background document to the LAP. The SFRA resulted in the preparation of mapping in respect of flood extents (Flood zones A and B) and these are inserted at the relevant section of the LAP on each town. The flood zone mapping generated by the SFRA CFRAMS Studies has assisted in the application of the sequential approach to zoning as advocated in the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), and where necessary the Justification Test, to appraise sites for suitable land zonings and identify how flood risk can be managed as part of the LAP. In addition to the flood

¹ **DISCLAIMER** This LAP has been prepared in compliance with the Planning System and Flood Risk Management Guidelines. It should be noted however, that the content of the LAP in relation to flooding has been based on the best available data at the time of preparation, which may be subject to change based on more up to date and relevant flood risk information becoming available during the lifetime of the Local Area Plan. All information in relation to flood risk is provided for general policy guidance only. All landowners and developers are instructed that Donegal County Council can accept no responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Furthermore owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding of lands in which they have an interest prior to making planning or development decisions. For further information on the status of OPW flood mapping, refer to www.cfram.ie.

risk management policies set out under Appendix 1, additional flood risk management policies to address issues that are specific to Carndonagh are set out in Chapter 8 of this LAP.

The Draft CDP contains the strategic planning framework and detailed objectives and policy measures in terms of addressing potential flood risk and these objectives and policies shall apply to development proposals within the seven LAP towns. For ease of reference therefore, the flooding objectives and policies of the Draft CDP have been restated in Appendix 1 of this LAP.

~~Of the seven towns covered by this LAP, 5 are identified as AFA's (An Clochán Liath (Dungloe), Ballybofey-Stranorlar, Carndonagh, Donegal Town and Killybegs) within the CFRAM programme and the relevant mapping in relation to each is contained in the relevant town chapter. In addition to the flood risk management policies set out under Appendix 1, additional flood risk management policies to address issues that are specific to Carndonagh are set out in Chapter 8 of this LAP.~~

~~It should be noted that the CFRAM mapping used to define the flood zones for this LAP are at Draft Final stage and may be subject to change. However the CFRAM mapping is the most comprehensive flood zone mapping available for the county and is considered appropriate for use as a strategic overview of flood risk within the county. Further information on the CFRAM studies is available at www.cfram.ie. The flood maps are 'predictive' flood maps, as they provide predicted flood extents and other information for a flood event that has an estimated probability of occurrence, rather than information on floods that have occurred in the past.'~~

- (ii) Replace all CFRAM mapping with the Flood Zone mapping contained within the Stage 2 Strategic Flood Risk Assessment.

Proposed Material Alteration Ref. GENMA3 (2):

- (iii) Amend section 4.7.1, page 31 under the header 'Flooding' in respect of An Clochán Liath so that it reads as follows:

'Flooding

Chapter 3 deals with the issue of flooding generally for the seven towns addressed in this LAP and provides that the rationale and policy framework contained in the Flooding Section of the Draft CDP will be applied. The aforementioned rationale is based largely around the following keynote documents:

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

The aforementioned LAP Chapter 3 notes that in identifying settlement boundaries and lands for development during the LAP preparation process, the Planning Authority has had due regard to the [outputs of a Stage 2 Strategic Flood Risk Assessment CFRAMS study](#) as the best available evidence regarding flood risk in each area. Similarly, the Authority will have due regard to the CFRAMS An Clochán Liath (Dungloe) Fluvial Flood Extents mapping [arising from the SFRA](#) where necessary in the assessment of planning applications during the life of this LAP. The [flood extents](#) mapping for An Clochán Liath (Dungloe) is re-produced below for ease of reference'.

Proposed Material Alteration Ref. GENMA3 (3):

- (iv) Amend section 5.7.1, page 52 under the header 'Flooding' in respect of Ballybofey-Stranorlar so that it reads as follows:

'Flooding

Chapter 3 deals with the issue of flooding generally for the seven towns addressed in this LAP and provides that the rationale and policy framework contained in the Flooding Section of the

Draft CDP 2018-2024 will be applied. The aforementioned rationale is based largely around the following keynote documents:

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

Chapter 3 notes that in identifying settlement boundaries and lands for development during the LAP preparation process, the Planning Authority has had due regard to the [outputs of a Stage 2 Strategic Flood Risk Assessment](#) CFRAMS study as the best available evidence regarding flood risk in each area. ~~In this regard, Ballybofey-Stranorlar is identified as an Area of Further Assessment (AFA) in the CFRAMS study. Figures 5.3, 5.4, 5.5 and 5.6 sourced from OPW CFRAMS study show the probability of fluvial flood extents within the town centre in Ballybofey/Stranorlar and further mapping for the outer areas of the towns can be viewed at www.maps.opw.ie/floodplans.~~ Similarly, the Authority will have due regard to the Flood Extents mapping arising from the SFRA where necessary in the assessment of planning applications during the life of this LAP. The flood extents mapping for Ballybofey-Stranorlar is re-produced below for ease of reference’.

As an informative, an additional map is also provided below identifying the extent of the flood embankments in the centre of Ballybofey.

Proposed Material Alteration Ref. GENMA3 (4):

- (v) Amend section 6.7.1, page 77 and 78 under the header ‘Flooding’ in respect of Ballyshannon so that it reads as follows:

‘Flooding

Chapter 3 deals with the issue of flooding generally for the seven towns addressed in this LAP and provides that the rationale and policy framework contained in the Flooding Section of the Draft CDP 2018-2024 will be applied. The aforementioned rationale is based largely around the following keynote documents:

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

The aforementioned LAP Chapter 3 notes that in identifying settlement boundaries and lands for development during the LAP preparation process, the Planning Authority has had due regard to the [outputs of a Stage 2 Strategic Flood Risk Assessment](#) CFRAMS study as the best available evidence regarding flood risk in each area. ~~In this regard, Ballyshannon was not identified as an Area of Further Assessment (AFA) in the CFRAMS study. Notwithstanding, proposals for development in Ballyshannon will be required to demonstrate compliance with the flood risk assessment and management objectives and policies set out in the Draft CDP (Appendix A refers).~~ Similarly, the Authority will have due regard to the Flood Extents mapping arising from the SFRA where necessary in the assessment of planning applications during the life of this LAP. The flood extents mapping for Ballyshannon is re-produced below for ease of reference’.

Proposed Material Alteration Ref. GENMA3 (5):

- (vi) Amend section 7.7.1, page 96 under the header ‘Flooding’ in respect of Bridgend so that it reads as follows:

‘Flooding

Chapter 3, section 3.6 of this LAP deals with the issue of flooding generally for the seven towns addressed in this LAP and provides that the rationale and policy framework contained in the

Flooding Section the Draft CDP will be applied. The aforementioned rationale is based largely around the following keynote documents:

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

Chapter 3, section 3.6 notes that in identifying settlement boundaries and lands for development during the LAP preparation process, the Planning Authority has had due regard to the [outputs of a Stage 2 Strategic Flood Risk Assessment](#) CFRAMS study as the best available evidence regarding flood risk in each area. ~~In this regard, Bridgend was not identified as an Area of Further Assessment (AFA) in the CFRAMS study. Notwithstanding, as outlined in section 3.6 of this LAP, proposals for development will be required to comply with the flood risk assessment and management objectives and policies set out in the Draft CDP (Appendix A refers). Similarly, the Authority will have due regard to the Flood Extents mapping arising from the SFRA where necessary in the assessment of planning applications during the life of this LAP. The flood extents mapping for Bridgend is re-produced below for ease of reference’.~~

Proposed Material Alteration Ref. GENMA3 (6):

- (vii) Amend section 8.8.2, page 112 under the header ‘Flooding’ in respect of Carndonagh so that it reads as follows:

‘Flooding

Chapter 3 deals with the issue of flooding generally for the seven towns addressed in this LAP and provides that the rationale and policy framework contained in the Flooding Section of the Draft CDP 2018-2024 will be applied. The aforementioned rationale is based largely around the following keynote documents:

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

Chapter 3 of this LAP notes that in identifying settlement boundaries and lands for development during the LAP preparation process, the Planning Authority has had due regard to the [outputs of a Stage 2 Strategic Flood Risk Assessment](#). ~~CFRAMS study as the best available evidence regarding flood risk in each area. In this regard, It must also be noted that~~ Carndonagh was identified as an Area for Further Assessment (AFA) in the [OPW CFRAMS study](#) and the preferred measure arising from the assessment was the progression of the Carndonagh Flood Relief Scheme (comprising storage on the Ballywilly Brook, hard defences, channel modification and replacement of a culvert on the Carndonagh watercourse) to project-level development and assessment for refinement and preparation for planning/exhibition and, as appropriate, implementation. ~~Similarly, the~~ [In terms of development management, the Planning Authority will have due regard to the Flood Extents mapping arising from the SFRA where necessary in the assessment of planning applications during the life of this LAP.](#) ~~CFRAMS Carndonagh Flood Extents mapping where necessary in the assessment of planning applications during the life of this LAP. The mapping for Carndonagh is re-produced below for ease of reference (Figure 8.5). The flood extents mapping for Carndonagh is re-produced below for ease of reference’.~~

Proposed Material Alteration Ref. GENMA3 (7):

- (viii) Amend section 9.7.1, page 128 under the header ‘Flooding’ in respect of Donegal Town so that it reads as follows:

‘Flooding

Chapter 3 deals with the issue of flooding generally for the seven towns addressed in this LAP and provides that the rationale and policy framework contained in the Flooding Section of the

Draft CDP 2018-2024 will be applied. The aforementioned rationale is based largely around the following keynote documents:

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

The aforementioned LAP Chapter 3 notes that in identifying settlement boundaries and lands for development during the LAP preparation process, the Planning Authority has had due regard to the [outputs of a Stage 2 Strategic Flood Risk Assessment](#) CFRAMS study as the best available evidence regarding flood risk in each area. ~~In this regard, Donegal Town is identified as an Area of Further Assessment (AFA) in the CFRAMS study. Figures 9.1 and 9.2 sourced from OPW CFRAMS study show the probability of fluvial flood extents within the town centre in Donegal Town and further mapping for the outer areas of the town can be viewed at www.maps.opw.ie/floodplans.~~ Similarly, the Authority will have due regard to the Flood Extents mapping arising from the SFRA where necessary in the assessment of planning applications during the life of this LAP. The flood extents mapping for Donegal Town is re-produced below for ease of reference’.

Proposed Material Alteration Ref. GENMA3 (8):

- (ix) Amend section 10.7.2, page 145 under the header ‘Flooding’ in respect of Killybegs so that it reads as follows:

Chapter 3 deals with the issue of flooding generally for the seven towns addressed in this LAP and provides that the rationale and policy framework contained in the Flooding Section of the Draft CDP 2018-2024 will be applied. The aforementioned rationale is based largely around the following keynote documents:

- Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG, 2009); and
- National Catchment-Based Flood Risk Assessment and Management (CFRAMS) programme (OPW).

Chapter 3 notes that in identifying settlement boundaries and lands for development during the LAP preparation process, the Planning Authority has had due regard to the [outputs of a Stage 2 Strategic Flood Risk Assessment](#) CFRAMS study as the best available evidence regarding flood risk in each area. ~~In this regard, It must also be noted that~~ Killybegs was identified as an Area for Further Assessment (AFA) in the CFRAMS study and the preferred measure arising from the assessment was the progression of the Killybegs Flood Relief Scheme, comprising hard defences, to project-level development and assessment for refinement and preparation for planning/exhibition and, as appropriate, implementation. ~~Similarly, the Authority will have due regard to the CFRAMS Killybegs Flood Extents mapping where necessary in the assessment of planning applications during the life of this LAP. The mapping for Killybegs is re-produced below for ease of reference (Figures 10.2-10.4 refer).~~ [In terms of development management, the Planning Authority will have due regard to the Flood Extents mapping arising from the SFRA where necessary in the assessment of planning applications during the life of this LAP. The flood extents mapping for Killybegs is re-produced below for ease of reference’.](#)

- (x) Amend the Environmental Report at section 7.3, page 168 so that it reads as follows:

‘7.3 Strategic and Policy Framework within the Local Area Plan

The Draft County Development Plan 2018-2024 (the Draft CDP) considers that the Draft Flood Risk Management Plans for UoM 1,35 and 36 and the associated Flood Hazard Mapping collectively constitute a strategic flood risk management plan for the County representing the best information currently available for the future management of development in Donegal vis-à-vis flood risk. In this regard the Draft LAP has utilised Flood Risk Management Plans and Flood Hazard Mapping as a strategic framework to inform zoning designations to guide the location of

~~new development and infrastructure.~~—A Stage 1 Strategic Flood Risk Assessment (SFRA) was carried out in respect of the Draft County Donegal Development Plan 2018- 2024 and it recommended the need for a stage 2 SFRA in respect of the seven towns covered by the LAP. As a result a Stage 2 SFRA has been prepared in accordance with the Planning System and Flood Risk Management-Guidelines. The SFRA covers each of the seven towns and is a background document to the LAP. The SFRA resulted in the preparation of mapping in respect of flood extents (Flood zones A and B) and these are inserted at the relevant section of the core document of the LAP on each town.

The Draft LAP sets out an overall strategy for the proper planning and sustainable development of the seven towns in the context of the Draft CDP. The general development management policies and standards of the Draft CDP are applicable to the Draft LAP. Chapter 3 of the Draft LAP deals with the issue of flooding generally for the seven towns and the rationale and policy framework contained in the Flooding Section of the Draft CDP will be applied. In this regard, management of Flood Risk in the Draft LAP is subject to the aims, objectives and policies set out in the Draft Plan.

In identifying settlement boundaries for the Draft LAP, the Planning Authority has had due regard to the ~~CFRAMS study~~ **outputs of the SFRA** as the best available evidence regarding flood risk in each of the seven towns, ~~as described below:-~~

An Clochán Liath (Dungloe)

~~An Clochán Liath has not been identified as an Area of Further Assessment (AFA) in the CFRAMS study.~~

Ballybofey-Stranorlar

~~Ballybofey-Stranorlar was identified as an Area for Further Assessment (AFA) in the CFRAMS study and the preferred measure arising from the assessment was the progression of the Ballybofey & Stranorlar Flood Relief Scheme: Option 3, comprising hard defences and improvement of channel conveyance, to project level development and assessment for refinement and preparation for planning/exhibition and, as appropriate, implementation. Similarly, the Planning Authority will have due regard to the CFRAMS Ballybofey-Stranorlar Flood Extents mapping where necessary in the assessment of planning applications during the life of the LAP. Figure 7.1 sourced from OPW CFRAMS study shows the probability of flood extents within the town centre in Ballybofey-Stranorlar and further mapping for the outer areas of the town can be viewed at www.maps.opw.ie/floodplans.~~

Ballyshannon

~~Ballyshannon has not been identified as an Area of Further Assessment (AFA) in the CFRAMS study.~~

Bridgend

~~Bridgend has not been identified as an Area of Further Assessment (AFA) in the CFRAMS study.~~

Carndonagh

~~Carndonagh was identified as an Area for Further Assessment (AFA) in the CFRAMS study and the preferred measure arising from the assessment was the progression of the Carndonagh Flood Relief Scheme Option 1, comprising storage, hard defences and improvement of channel conveyance, to project level development and assessment for refinement and preparation for planning/exhibition and, as appropriate, implementation. Similarly, the Planning Authority will have due regard to the CFRAMS Carndonagh Flood Extents mapping where necessary in the assessment of planning applications during the life of the LAP. Figure 7.2 sourced from OPW CFRAMS study shows the probability of flood extents within the town centre in Carndonagh and further mapping for the outer areas of the town can be viewed at www.maps.opw.ie/floodplans.~~

APPENDIX C

Maps of Proposed Material Alterations to the Draft Seven Strategic Towns Local Area Plan 2018-2024

APPENDIX C1

MAPS OF PROPOSED MATERIAL ALTERATIONS FOR AN CLOCHÁN LIATH (DUNGLOE)

APPENDIX C2

MAPS OF PROPOSED MATERIAL ALTERATIONS FOR BALLYBOFEY-STRANORLAR

APPENDIX C3

**MAPS OF PROPOSED MATERIAL ALTERATIONS FOR
BALLYSHANNON**

APPENDIX C4

**MAPS OF PROPOSED MATERIAL ALTERATIONS FOR
BRIDGEND**

APPENDIX C5

MAPS OF PROPOSED MATERIAL ALTERATIONS FOR CARNDONAGH

APPENDIX C6

**MAPS OF PROPOSED MATERIAL ALTERATIONS FOR
DONEGAL TOWN**

APPENDIX C7

MAPS OF PROPOSED MATERIAL ALTERATIONS FOR KILLYBEGS

