



Comhairle Contae Dhún na nGall Donegal County Council

CARNDONAGH TOWN CENTRE REGENERATION PROJECT AT CHURCHLAND QUARTERS, CARNDONAGH

DESCRIPTION OF THE NATURE AND EXTENT OF THE DEVELOPMENT PROPOSED in the Carndonagh Town Centre Regeneration Project at Churchland Quarters, Carndonagh in the Inishowen Municipal District;

Pursuant to Part XI Planning & Development Act, 2000 (as amended) and Article 81, Part 8 of the Planning and Development Regulations, 2001 (as amended)

Regeneration & Development Team
Directorate of Community Development & Planning Services
September 2020



TABLE OF CONTENTS

| | | |
|-------|---|----|
| 1.1 | BACKGROUND TO THE PROPOSED DEVELOPMENT..... | 3 |
| 1.2 | LOCATION OF THE PROPOSED DEVELOPMENT..... | 8 |
| 1.3 | DESCRIPTION OF THE PROPOSED DEVELOPMENT..... | 8 |
| 1.4 | POLICY CONTEXT..... | 10 |
| 1.4.1 | The County Development Plan, 2018-2024..... | 10 |
| 1.4.2 | The Seven Strategic Towns Local Area Plan 2018-2024..... | 11 |
| 1.5 | SCREENING IN RELATION TO APPROPRIATE ASSESSMENT..... | 13 |
| 1.6 | SCREENING IN RELATION TO ENVIRONMENTAL IMPACT ASSESSMENT..... | 13 |
| 1.7 | BUILT AND NATURAL HERITAGE ASSETS..... | 13 |
| 1.8 | FLOOD RISK AND THE PROPOSED DEVELOPMENT..... | 15 |
| 1.9 | PUBLIC CONSULTATION..... | 16 |
| 1.10 | PROPER PLANNING, SUSTAINABLE AND ORDERLY DEVELOPMENT OF THE AREA..... | 16 |
| 1.11 | SCHEDULE OF PLANS..... | 17 |

1.1 Background to the proposed development

Carndonagh is situated approximately 3km south of Trawbreaga Bay on the Inishowen Peninsula. The Town had a population of 2,471 persons in the 2016 census and is the second largest town in the peninsula. Carndonagh is noted for its magnificent St. Patrick's Cross, dating from the 7th Century. The town developed as a major market and service town for an extensive rural hinterland during the 19th Century. Since the 1930's Carndonagh has consolidated its position as one of the principal towns of the Inishowen Peninsula and continues to function as an important centre today.

The town is laid out around a central square, or Diamond. The Diamond remains the commercial heart of the town. Carndonagh is an attractive and historic settlement benefitting from a commercially vibrant centre. The Local Area Plan for the town sets out a spatial planning framework that capitalizes on the strategic position of Carndonagh as a service centre along the Wild Atlantic Way and seeks to ensure that the economic and tourism related needs of the town are provided for whilst preserving the built and natural heritage and historic character of the settlement.

The proposed Part 8 development has been guided by the provisions and ambitions of the Seven Strategic Towns Local Area Plan (Carndonagh) 2018-2024 in proposing a regeneration and renewal project which: (i) is located in the town centre, (ii) provides additional economic opportunity, (iii) provides critical tourism related infrastructure, assets and amenities, (iv) redresses dereliction and vacancy and (v) preserves built heritage through restoration of heritage buildings. Specifically the proposed Part 8 development is aimed at the regeneration of the traditional commercial core of Carndonagh known as the 'Diamond' and includes connected interventions in Bank Place, Pound Street and Back Lane, together with the enhancement of the town's public realm and pedestrian infrastructure in order to strengthen the physical, social and economic capacity of the town and therefore support the identification of Carndonagh as a Strategic Town in the County Development Plan 2018-2024 implementing the specific regeneration objectives of the Seven Strategic Towns Local Area Plan 2018-2024.

The project finds its genesis in the provisions of the Seven Strategic Towns Local Area Plan 2018-2024, the ambitions of the Carndonagh Traders Association and the vision of the local social enterprise Spraoi agus Spórt. Spraoi agus Spórt is ambitious for the regeneration of Carndonagh through their plans for a Creative & Co-Working Hub incorporating a digital fabrication laboratory (Fablab), which have been in development since 2016. The proposed Part 8 development incorporates the Creative & Co. Working Hub and FabLab into a broader town centre regeneration project as a core element of the proposed Part 8 development. Spraoi agus Spórt are a project partner in the proposed development and will manage and operate the social enterprise elements of the project post delivery if the project is successful at Part 8 and subsequent capital funding application stage.

The proposed FabLab is a technical prototyping platform for innovation and invention and will provide a stimulus for local entrepreneurship. It will compliment the co-working and creative spaces providing access to modern means for invention, creation, learning and mentoring. It will be integrated with a co-working space and will enable businesses, entrepreneurs, freelancers and remote workers to build new business networks and support each other during economic recovery. The FabLab and Co-working space will be located in the former McDonagh Bros Department Store, known locally as ‘Mary Reids’. This striking three storey building is located on the streetscape and has a notable presence in the town centre environment. It is a historic heritage building which is currently in a vacant/derelict condition and the proposed development will provide for the restoration and refurbishment of same. This building will also accommodate office space for user(s) of the FabLab and co-working space and Spraoi agus Spórt together with a reception area, toilets, kitchenette and new stair well and lift etc.

The McDonagh Bros building is adjoined by the former Leprechaun Bar. This modest two-storey building will be redeveloped to provide access to the rear of the McDonagh Bros site and otherwise to provide public amenities including a changing places facility for individuals with complex care needs. The access provided through this building from the streetscape will lead to an internal courtyard to the rear of the McDonagh Bros building. This is a large and generous space in a town centre environment and includes a number of derelict outhouses and buildings. It is proposed to re-purpose these buildings to provide: a youth space for teenagers and young people, a community kitchen and storage together with a public realm including a sensory garden all aimed at supporting the proposed enterprise and innovation use(s) but also providing a multi-purpose adaptable space and facility for the use of the Carndonagh community as a whole.

The ‘youth space’ is intended as a social space for young people and teenagers. It is a flexible space which would facilitate a range of uses in a manner which compliments existing service provision. The possibility of a homework or study space within the building emerged from the Covid-19 pandemic and the opportunity to provide a facility for young people who do not have access to adequate broadband or a suitable study environment. The model being developed is particularly targeted at teenagers who at a certain age may seek a certain degree of independence or separation in their social life. It is hoped that by integrating this youth space within a social regeneration project that includes a Fab-Lab, a co-working space and a Creative Hub, an ecosystem of learning and innovation might emerge which would stimulate and foster both further education and entrepreneurship in our young people as they approach the stage of third level education or have already left the mainstream education system. It is also intended that the space would accommodate the existing programme of Foróige who currently use space provided by Spraoi agus Spórt.

As a part of consultative work on the proposed development, discussions with the Carndonagh Traders Association identified a strong desire to see the regeneration of vacant and derelict buildings within the Town Centre environment, together with public realm improvements to the town centre infrastructure. Priority areas for the Traders include the provision of public amenities, better pedestrian infrastructure & linkages and an improvement in the trading

capacity of ‘The Diamond’. It is a particularly important priority for the Traders to establish Carndonagh as a suitable rest & stop destination in its own right for touring coaches. This is consistent with the ambitions of the SSTLAP in improving the infrastructure of the town centre environment to provide for a greater range of economic transactions, social function and tourism related amenities. As a result the proposed Part 8 development proposes canopies in the existing civic space area of the Diamond with a view to providing additional commercial capacity and the potential of the space to help the business of the town. This intervention received positive public feedback and response from the Traders given the potential to extend the commercial and social offer of the town to a safe outside space, over an extended business day and through additional seasons of the year. The model proposed is a demountable or retractable arrangement so that the small space remains flexible to other uses and in particular the erection of the towns Christmas Tree. It is integrated with a public realm scheme on Back Lane and a new proposed pedestrian link ‘street’ from Pound Street to the Supervalu Retail Complex. At present the Back Lane connects the Diamond with the town car park and Bridge Street. The town car park is a considerable asset to the town having coach parks, air de service points for touring camper vans and e-car charging points. However it is in a back land location, bounded by a high wall and connected by an access arrangement which requires repair and upgrade. It is proposed to replace the high boundary wall with a low wall, which opens the car park up to Back Lane and to carry out a public realm improvement scheme to Back Lane which makes the access more attractive, safer and viable as a pedestrian route between Bridge Street, the town car park and the Diamond. It is proposed that these interventions together with signage will increase the viability and use of the Town Car Park as a key town centre asset.



Fig.1



Fig.2

Fig.1 & Fig.2 are precedent images detailing how a street can be animated by a tapestry of materials that can intuitively lead a pedestrian to origin and destination within a more attractive public realm environment, and how demountable canopies can transform the potential commercial function and social purpose of a civic space such as is proposed at Back Lane and the Diamond Civic Space.

The new pedestrian link from the Supervalu shopping complex to Pound Street, Bank Place and the Diamond is considered to be a key element of the project. For many years a number of business owners and Traders have sought to improve linkage between this complex and Diamond area. An opportunity has now presented to realise this important development and connect the commercial draw and customer footfall of the shopping complex with the traditional town centre environment and Diamond area. The plan proposes not simply a pedestrian link, but an architectural journey through a new urban park which will include landscaping, places for rest, shelter, performance and a range of social purposes and commercial functions. The intervention will be accessible to persons of all abilities and is fully inclusive in its design, connecting with a proposed new Creative Makers Hub, on its way to the proposed new public amenities and Diamond area. The creative maker space is proposed within an existing two-storey stone barn/store which is currently in a derelict condition and has an important history in the town with one former use being as a shirt factory. The restoration of this building received a very positive response in pre-part 8 public consultation exercise and will form an important element animating the new pedestrian link for visitor, tourists and towns people alike. The Creative Makers Hub will provide for a shared workshop and retail space. The workshop will be a communal facility for creative entrepreneurship including a print studio, a ceramic studio, training workshops for new start and existing designer maker business. The retail element will also be communal and at ground level will enliven the new pedestrian linkage from the Supervalu Shopping Complex to Pound Street.

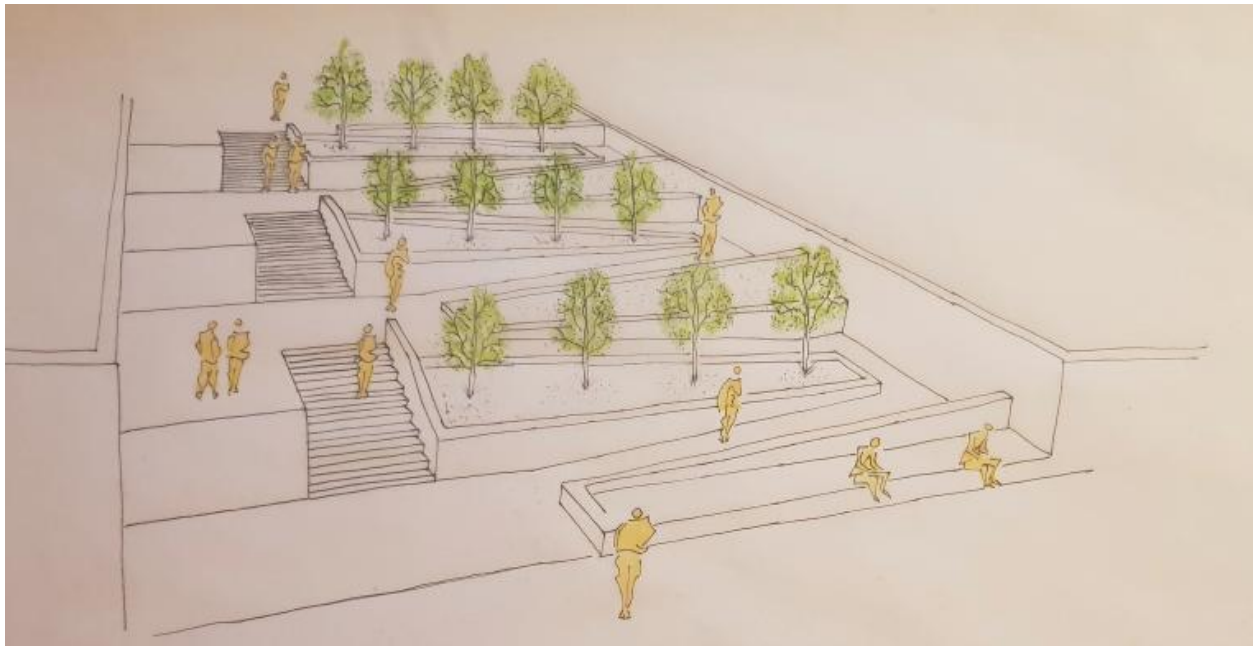


Fig.3 – concept sketch work Pedestrian Link.

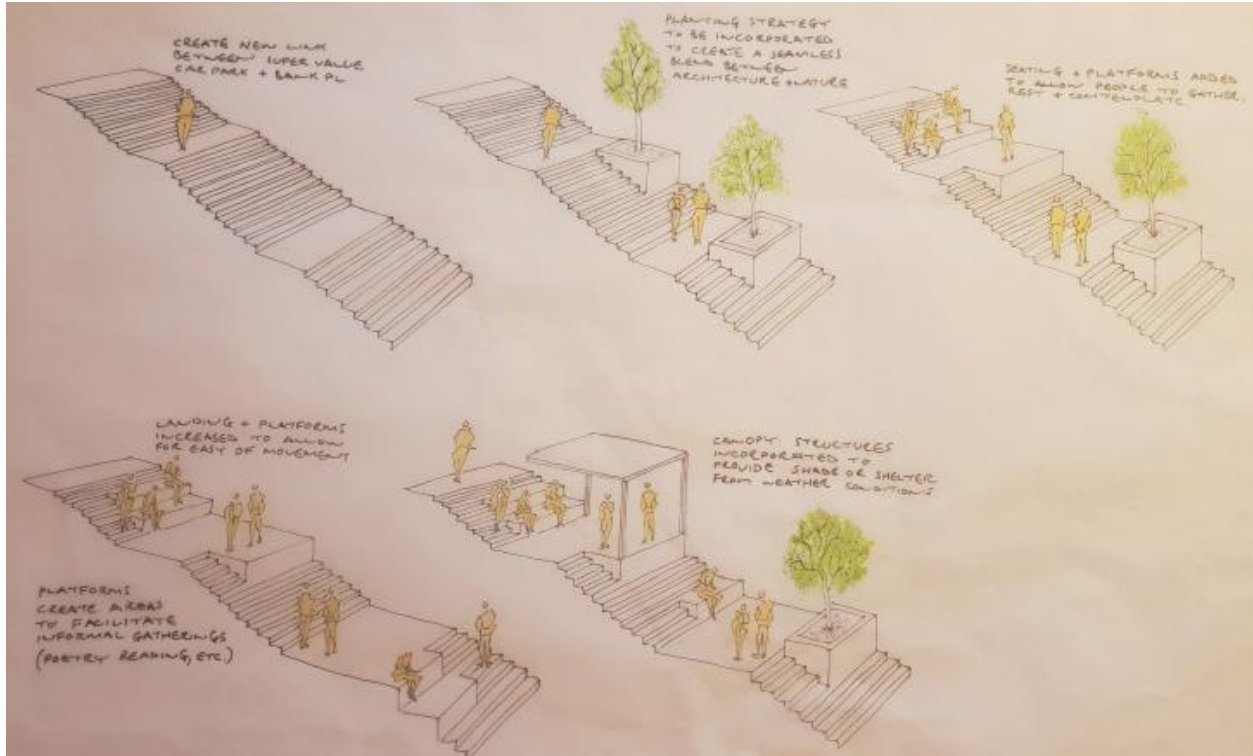


Fig.4 – concept sketch work Pedestrian Link and social spaces for shelter, rest and performance.



Fig.5 – Precedent image, steps ramp & landscaping in an urban environment.



Fig.6 – Precedent image, steps, ramp & Landscaping in an urban environment.

Accordingly the project targets the development of a strong and collaborative town centre regeneration project centered around the Creative and Co-working Hub vision of Spraoi agus Spórt, located in the town centre area(s) identified for renewal and regeneration in the LAP together with wider public realm interventions which deliver on the ambitions of the Traders Association and placemaking goals of the Regeneration & Development Team.

The aim and objective of the project is to regenerate the vacant and derelict fabric of the town centre, improve pedestrian infrastructure and linkage from existing car parking (and retail) facilities to the town centre and provide public amenities. In so doing it is hoped to increase town centre footfall, staytime and spend. It is envisaged that a set of business, social, recreational and commercial conditions will be created within the town centre environment that would make Carndonagh a more attractive place to visit, work, live and stay thus further activating the private sector and achieving a dividend for all stakeholders.

The proposed development has potential in relation to a third call (announced June 2020) for applications to the Rural Regeneration and Development Fund (RRDF) by the Department of Rural and Community Development. The RRDF call aims to implement the objectives of the Governments 'Project Ireland 2040' and invites applications for funding for shovel ready projects to be submitted by 1st December 2020. Subject to appropriate completion of the Part 8 planning process, it is anticipated that the proposed development will be the subject of an application for funding to the RRDF by Donegal County Council.

1.2 Location of the Proposed Development

The location of the proposed development is in the townland of Churchland Quarters, Carndonagh specifically relating to: (1) the former Leprechaun Bar and McDonagh Bros Department Store at Bank Place, (2) the existing Civic Space in 'The Diamond', (c) Back Lane, and the new pedestrian link and Urban Park between Pound Street and the Supervalu Shopping Complex. Please refer to site extents drawing no: **Dwg No: 2020/C&P/CD/01**.

1.3 Description of the Proposed Development:

The specific nature of the proposed works is as follows:

- Partial demolition of the former Leprechaun Bar to create a new through access and change of use (of retained structure) to public amenities including a changing places facility,
- Restoration, refurbishment, alteration and extension of the former McDonagh Bros. Department Store and associated outbuildings to the rear providing for:
 - i. a new Digital Fabrication Laboratory (FabLab) and co-working Hub, office space, board room training room/exhibition space, kitchenette and toilets,
 - ii. a Social Space for Young People and Teenagers including a study hub, social room, kitchenette and toilets,
 - iii. a community Kitchen,
 - iv. Communal storage, and
 - v. A public realm courtyard with sensory garden.
- Creation of a new Pedestrian Street and public realm park between Pound Street/Bank Place and the Supervalu Retail Complex and the restoration, refurbishment and alteration of an existing stone outbuilding adjoining same to a Creative Makers Hub including a communal workshop and retail space for creative and craft industries;
- New demountable canopy feature(s) in the existing Diamond area civic space;

- New public realm improvements on Back Lane connecting the Diamond to the Town Car Park and Bridge Street including new surface materials, lighting scheme, murals, demolition of existing car park boundary wall and construction of a new replacement car park boundary wall; and
- All associated ancillary works to include site drainage, connection to public water supply and other services, landscaping, development related signage & public art, connection & discharge to the public sewerage network.

All associated ancillary site works shall be located within the townland of Churchland Quarters, Carndonagh in the Inishowen Municipal District.



Photo No.1 – McDonagh Bros. Dept. Store



Photo No.2 – Former Leprechaun Bar



Photo No.3 – Existing wall at town car park to be demolished and replaced.



Photo No.4 – Existing exit from Back Lane to the Diamond area.



Photo No.5 – Back Lane Looking to Bridge Street



Photo No.6 – Entrance to Back Lane from the Diamond area/Malin rd.



Photo No.7 – The Diamond Area



Photo No.8 – the existing Civic Space within the Diamond.

1.4 Policy Context

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

1.4.1 The County Donegal Development Plan 2018-2024

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

The CDP details the particular assets and economic function of Carndonagh as follows:

- Development centre (in conjunction with Buncrana) with a focus on tourism,
- Tourism and the Wild Atlantic Way,
- Centre for the delivery of Local Authority Services

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

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

1.4.2 The Seven Strategic Towns Local Area Plan 2018-2024

The Strategic Objective of the SSTLAP relating to Carndonagh is, *'to promote the sustainable growth of Carndonagh as a service and tourism destination in northeast Donegal, recognizing its status as the second largest town on the Inishowen Peninsula and its strategic location along the Wild Atlantic Way.'*

The SSTLAP recognises the central Diamond area as an attractive and vibrant location, with active business frontages contributing to a sense of vitality and giving the impression of a thriving commercial centre. A Health check survey undertaken in March 2017 indicates that the town centre is the commercial driver of the town, with 42% of the total building stock at ground floor level recorded as being in commercial or retail use. However the survey data also recorded that 22% of building stock is vacant, with vacancy being particularly notable along Pound Street. This is notably above the National average and the healthy town centre level indicator. The SSTLAP recognizes therefore that it is important to ensure targeted measures and efforts are introduced to reverse vacancy and dereliction where possible and to further support appropriate commercial development in the town centre, thereby, contributing to the overall sustainability and attractiveness of the settlement as a whole.

Specifically the SSTLAP aims to enhance the town centre of Carndonagh by providing a policy framework that amongst other things supports the development of appropriately located commercial enterprise and that welcomes the sensitive and appropriate re-use of vacant and derelict buildings and sites.

The SSTLAP identifies Pound Street, Chapel Street, Bridge Street and Malin Street areas as ‘Areas in Need of Regeneration’ –Zoning Map 5 of the SSTLAP refers **(See Fig.1 of this report)**.

The relevant objectives, policies and actions of the SSTLAP which support the regeneration of these areas and the town centre environment, are:

Objective CN-TC-1: It is an objective of the Council to ensure that the town centre of Carndonagh is promoted as the economic driver of the settlement.

Objective CN-TC-2: It is an objective of the Council to ensure that Carndonagh town centre continues to develop as a high quality and pedestrian friendly urban environment that is an attractive location for business.

Objective CN-TC-3: It is an objective of the Council to seek the development and renewal of areas within Carndonagh that are in need of regeneration, in order to prevent – (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land, (ii) urban blight and decay, (iii) anti-social behavior, or (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses; in particular those areas identified on the land use zoning map for Carndonagh (Map 5 refers).

Policy CN-TC-2: It is a policy of the Council to consider proposals for the sensitive and appropriate redevelopment of vacant and derelict buildings and sites within the town. Any proposals in this regard must demonstrate: (a) that the proposal will integrate effectively with the surrounding area and that there will be no over-development of the site or inappropriate densities, (b) that the development is appropriate in the context and setting and that the scale, massing, footprint and height is appropriate and that it does not detract from the character, amenity and design of the surrounding neighbourhood including the character and amenities of surrounding buildings, and (c) that the development would otherwise comply with all relevant policies of this Local Area Plan.

Objective CN-ED-1: It is an objective of the Council to promote and support economic development in Carndonagh in order to reinforce the role of the town as a service and tourism destination in northeast Donegal.

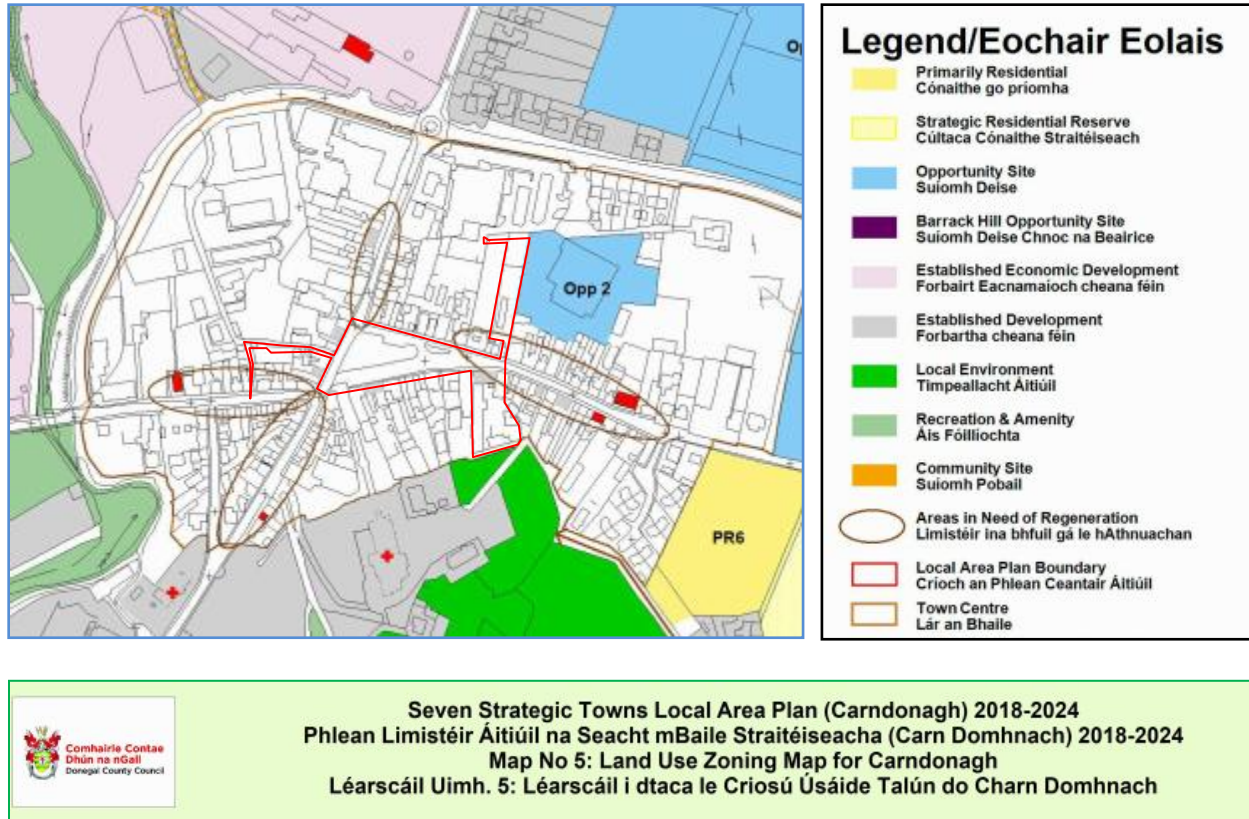


Fig.7 – Extract from Map 5 of the SSTLAP (Carndonagh) 2018-2024.

1.5 Screening in relation to Appropriate Assessment

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

1.6. Screening in relation to Environmental Impact Assessment.

The proposed Part 8 development has been screened for the purposes of Environmental Impact Assessment and it has been determined, further to a pre-screening and preliminary examination that a sub-threshold EIAR is not required. *Please refer to Pre-Screening and Preliminary Examination Report.*

1.7 Built and Natural Heritage Assets

The key landmark building of the proposed Part 8 development is the former McDonagh Bros Building. This building is recorded on the National Inventory of Architectural Heritage (Reg.No. 40805019) and has a Regional importance with an Architectural special interest category. The original use of the building was as a house and the historical use was as a hotel. Most recently the building was in use as a Shop/Retail outlet. The building is dated to 1850-1890.

It is appraised and described by the Buildings of Ireland website as:

Attached eight-bay three-storey house, built c. 1870, having shopfronts inserted c. 1920 and c. 1960. Possibly originally in use as a hotel. Pitched natural slate roof having projecting eaves course, some surviving sections of cast-iron rainwater goods, and with three chimneystacks (yellow brick chimneystacks to the east gable end and offset to west side of centre having steeped brick coping over, and with rendered chimneystacks to the west gable end). Smooth rendered ruled-and-lined walls with chamfered render block-and-start quoins to the corners at first and second floor level. Render stringcourse below window sills at first floor level. Square-headed window openings to upper floors having stone sills and two-over-two pane horned timber sliding sash windows. Square-headed window openings to shopfront having fixed-pane display windows with metal frames, and with multi-pane leaded\metal-framed overlights. Square-headed door opening to east end of the front elevation having glazed timber door and overlight. Recessed square-headed doorways to shopfronts having glazed timber double-doors with plain overlights. Road-fronted to the centre of Carndonagh, facing onto the south side of the Diamond to the centre of the town.

This substantial and well-proportioned three-storey building occupies a prominent position in the streetscape of Carndonagh, and dominates the south side of the Diamond to the centre of the town. Although altered at ground floor level, it retains its late nineteenth-century character to the upper floors. Its visual expression and integrity is enhanced by the retention of salient fabric such as natural slate roof and timber sliding sash windows to the upper floors. The prominent and well-detailed yellow brick and rendered chimneystacks add interest at roofscape level. The ground floor was altered c. 1920 with the addition of an attractive shopfront with fixed-pan plate glass windows with metal surrounds and with multi-pane leaded\metal-framed overlights, which makes a positive contribution to the streetscape of Carndonagh in its own right. The scale of this building suggests that it may have been originally built as a hotel, as it may be indicated as such on the Ordnance Survey twenty-five inch map of the town, c. 1900. This imposing building is one of the few buildings to the centre of Carndonagh that retains much of its original character and fabric, and is an integral element of the built heritage of the town.

The SSTLAP recognizes the rich built heritage of the Town and the numerous structures that are included on the NIAH. It describes the town as having ‘a strong streetscape, with a good sense of enclosure and buildings of a human scale; features that contribute heavily to the attractiveness of the settlement.’ The SSTLAP states that it aims to ‘*protect the historic built form, environment and amenities of Carndonagh, whilst facilitating progressive, attractive and sustainable development within the town.*’

It is an Objective of the SSTLAP to:

Objective CN-EH-1: “protect important natural, built and archaeological heritage environments within Carndonagh for the enjoyment of present and future generations.”

The proposed Part 8 development provides primarily for the re-purposing of this imposing heritage building through its refurbishment and restoration with minimal alterations and extensions proposed. The building is currently in a vacant state and many of the associated outbuildings are in a derelict state and degrading condition of repair. The opportunity to restore the fabric and function of a heritage building of such scale and streetscape presence was a regeneration opportunity that was attractive to the Regeneration Team in appraising the prospective locations for the project. Both the owner of the building and the general public (in

public consultation) together with the local Elected Members of the Council expressed both satisfaction and approval that this regeneration project not only included the subject building but proposed it as the centre piece. The proposed development proposes only minimal interventions on the front façade, which is of architectural importance. The interventions are contemporary but minimal in scale and presence and are necessary only to serve both the legibility and function of the new use(s). The interventions mainly concern the elements of the façade already altered in 1920 and 1960 associated with the retail use(s) of the building and not the original fabric and relate to new signage and ground floor openings (glazing/door detail). The colour yellow is used with the contemporary interventions on the adjoining Leprechaun Bar as a reference to the traditional yellow brick used in the original construction of the McDonagh Bros building and to ensure a material thread between the historical and contemporary architecture. The principle changes are internal and are to comply with fire safety, access and escape in accordance with the proposed public uses. To the rear of the site the original outbuildings are again to be restored and refurbished around a central courtyard and this will result in a significant contribution to the built heritage value of the site and the town centre environment as the condition of these structures is presently at risk. A more recent garage of no architectural value is to be demolished and replaced.

The proposed Part 8 development is considered of architectural heritage, provides for the preservation of important built heritage of scale through restoration with minimal and tasteful contemporary interventions. It is considered that it is fully compliant with the good practice & principles of architectural heritage design and the aim of the SSTLAP to facilitate progressive, attractive and sustainable development within the town.

1.8 Flood risk and the Proposed Development.

Flood risk and development is dealt with in Chapter 3 of the SSTLAP and Section 8.8.2 of the said LAP specifically in respect of Carndonagh. This Section includes Flood Extents Mapping and the proposed development is not located within or in proximity to a known flood risk. In addition Section 5.28 of the Guidelines for Planning Authorities entitled 'The Planning System and Flood Risk Management' (November 2009) refers to minor development such as most changes of use of existing buildings and/or extensions and additions to existing commercial and industrial enterprises. The said Section 5.28 states that *“such developments are unlikely to raise significant flood issues unless they obstruct important flow paths, introduce a significant number of people to flood risk areas or entail the storage of hazardous substances.”* The proposed development does not trigger any of these tests, categories or thresholds. In addition the said Guidelines state that as such proposals concern existing buildings the sequential approach does not apply. Accordingly the proposed development is not the subject of a flood risk, is not required to comply with the sequential test and does not require a site specific flood risk assessment.

1.9 Public Consultation

A public consultation event in advance of the publication of a PART 8 planning scheme for the proposed development took place on Thursday 10th September 2020 from 2pm to 8pm in the offices of Spraoi agus Spórt, Carndonagh. This event was managed in accordance with the public health guidelines and protocols and the Covid-19 Regulations as they applied at that time. Attendance was by prior booking only, with 4no. persons admitted to the room at 15min intervals. Over the course of the day 88no. persons attended and the feedback was over whelming positive. Otherwise meetings with Elected Members, local area staff, property owners and traders has taken place in the development of the project.

1.10 Proper Planning, Sustainable and Orderly Development of the Area.

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

1.11 Schedule of Plans

| Drawing No. | Title |
|----------------|---|
| 2020/C&P/CD/01 | Site Location & Extents |
| 2020/C&P/CD/02 | Site Layout Plan (Entire Scheme) |
| 2020/C&P/CD/03 | Existing Diamond/Back Lane Site Plan & Existing Diamond Section AA |
| 2020/C&P/CD/04 | Proposed Diamond/Back Lane Site Plan & Proposed Diamond Section AA |
| 2020/C&P/CD/05 | Existing & Proposed Site Layout Plans Pedestrian Link, Urban Park and Creative Hub |
| 2020/C&P/CD/06 | Existing Building Floor Plans, Section AA, Elevations & Site Section (Stone Barn Butler Site) |
| 2020/C&P/CD/07 | Proposed Building Extension, Floor Plans, Section AA, Elevations & Site Section - Pedestrian Link, Urban Park and Creative Hub |
| 2020/C&P/CD/08 | Existing Site Layout Plan of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings & Proposed Site Layout Plan of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen, Storage & Public Realm Courtyard. |
| 2020/C&P/CD/09 | Existing Ground Floor Plans of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings |
| 2020/C&P/CD/10 | Existing First Floor Plans of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings |
| 2020/C&P/CD/11 | Existing Second Floor Plans of Leprechaun Bar, McDonagh Bros Building, |

| | |
|---------------------------|---|
| | Garage and Outbuildings |
| 2020/C&P/CD/12 | Existing Elevations of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings |
| 2020/C&P/CD/13 | Existing Elevations of Leprechaun Bar, McDonagh Bros Building, Garage and Outbuildings |
| 2020/C&P/CD/14 | Proposed Ground Floor plans of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage |
| 2020/C&P/CD/15 | Proposed First Floor plans of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage |
| 2020/C&P/CD/16 | Proposed Second Floor plans of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage |
| 2020/C&P/CD/17 | Proposed Elevations of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage |
| 2020/C&P/CD/18 | Proposed Elevations of Public Amenities, Fablab, Co-working Hub, Youth Space, Community Kitchen & Storage |

Regeneration & Development Team
 Directorate of Community Development & Planning Services
 Donegal County Council
 September 2020