



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

CREESLOUGH COMMUNITY REGENERATION PROJECT

AT

**lands generally to the rear (southwest) of St. Michaels Parish
Church, Creeslough in the townland of Creeslough in the Glenties
Municipal District.**

DESCRIPTION OF THE NATURE AND EXTENT OF THE DEVELOPMENT PROPOSED

in the Creeslough Community Regeneration Project on lands generally to the rear (southwest) of St. Michaels Parish Church, Creeslough in the townland of Creeslough in the Glenties 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 and Development Team
Directorate of Community Development &
Planning Services
July 2023



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1.1 Background to the proposed development

At a Special Meeting of Donegal County Council on 18th October 2022, the Council agreed to establish a Working Group for Creeslough. The purpose of this Group was, inter alia, to identify development and regeneration projects to support the local community on their journey of healing and renewal and to assist in the delivery of same.

The Working Group consists of Elected Members of Donegal County Council, members of the Executive of Donegal County Council and members of the Creeslough Community. Its work is non-monetary and is proceeding on a voluntary and pro bono basis.

The first meeting of the Group took place on 20th December 2022 and since then the Group has continued to meet on a regular basis.

The work of the Group developed an early focus on:

- the identification of potential projects/areas of work;
- liaison with supporting Consultancy Services, statutory agencies and potential funding bodies;
- continued informal community engagement;
- consideration of arrangements for formal community consultation; and
- securing funding for the employment of community support workers.

Early scoping exercises identified the development of a 'Community Regeneration Project' on land known locally as 'The Field' as a priority project for the Community. The land is community owned and is held in trust by a group of Trustees. It was understood that the Community held ambitions to develop community infrastructure at the site for a period of approx. 20 years with efforts to progress the project having been frustrated on a number of occasions. It was agreed that this was an appropriate time and opportunity to progress the project on behalf of the community and that Donegal County Councils Regeneration & Development Team, having experience in project development work, would lead consultation and development of the project to Part 8 planning stage.

The Working Group was also in receipt at this time of an offer from ARUP to prepare a Village Plan for Creeslough to outline opportunities for project development, village renewal, regeneration and healing in the aftermath of the tragedy of 7th October 2022. Operating in Ireland since 1946, Arup is a global sustainable development consultancy using imagination, technology, and rigour to shape a better world. Their offer of services was a Pro Bono offer to assist the Creeslough Community. A collaborative arrangement was reached that would see the Council and ARUP work to respectively develop the Community Regeneration Project and the Village Plan as an integrated and parallel process.

The Working Group was extremely conscious that its purpose was to serve the renewal, regeneration and developmental needs of the village and in that regard it could not move forward with this work without prior community consultation. It was also acknowledged that this would be challenging for many members of the community and therefore time was

taken to consider the best approach to consultation arrangements and ensure all voices were heard.

Public Consultation No.1

On 4th May 2023 the Project Website was launched: creesloughvillageplan.commonplace.is/. This commenced a first stage consultation process on the Village Plan and Community Regeneration Project running until 25th May 2023. This first stage consultation was carried out in partnership with ARUP.

An overarching vision was presented by ARUP for the Village Plan, together with 4no. proposed themes and feedback was sought in relation to the strengths, challenges, opportunities and barriers facing Creeslough.

A synopsis of site analysis work carried out to date together with ideas and conceptual possibilities was presented by the Regeneration & Development Team for the Community Regeneration Project. Feedback was sought in relation to likes, dislikes and other suggestions.

An approximate timeline was also presented for the development of the Village Plan and the Community Regeneration Project.

The First stage public consultation included a range of events and forums including: Private viewing for the Families directly impacted by the tragedy, Briefings to the Working Group, Trustees and Creeslough Community Association, a Senior Citizens Workshop, National and Secondary Schools Workshops, Field trips and site visits, STEAM activities and a Public Information Drop-In event on the 11th May 2023 in addition an open online consultation platform. The process was advertised in local print media, social media and radio.

Public Consultation No.2

A second public consultation process then took place between 21st June and 14th July 2023. This consisted of Private Viewings for the Families, Senior Citizen and Schools workshops on 21st June 2023, Briefings to the Working Group, Trustees and Creeslough Community Association, and an open Public Information event on 22nd June 2023 in addition to the open online consultation platform. The process was advertised in local print media, social media and radio.

A summation of the response to the first stage public consultation process was presented by ARUP for the Village Plan, together with a developed Vision, themes and potential projects. General feedback was sought, together with priority ranking of the potential projects.

A summation of the response to the first stage public consultation process was also presented by the Regeneration & Development Team for the Community Regeneration Project, together with draft design proposals. Feedback was specifically invited in relation to the draft design proposals.

An approximate timeline was also presented for the development of the Village Plan and the Community Regeneration Project.

These consultation processes proved to be very successful, with significant engagement and response received from the Creeslough Community. Further detail on this non-statutory consultation process is given in Section 1.11 of this report.

This consultation process informed the Community Regeneration Project which is now presented for statutory Part 8 planning.

The proposed Part 8 development now brought forward, 'Creeslough Community Regeneration Project', is a major community led scheme that will deliver vital community infrastructure and facilities in response to priority needs identified by the Community in the consultation processes. It will provide a new central hub for community life that will support Creeslough on a journey towards a vibrant, healthy, well serviced, socially inclusive and sustainable community.

It forms an integrated part of the parallel process to prepare a Village Plan for the renewal and regeneration of the village, and can be considered as the lead project to be developed forward to statutory consent from the consultation and Plan making process. The current overarching working vision of the proposed Creeslough Village Plan is that:

"Creeslough will be a thriving and resilient community that embraces its unique heritage, celebrates its natural beauty and fosters economic prosperity. A village that is vibrant and inclusive, age-friendly, child-friendly, where people of all generations can live, work, and play in a sustainable and harmonious environment."

The proposed development, informed by community consultation and evidenced by community needs, includes a suite of inter-related accommodation solutions and infrastructural facilities which not only aims to fulfil the Vision for Creeslough, but which is also designed to be a catalytic first step in the wider journey of renewal for the Village. The project will empower the local community to be custodians of the facility and the public life events and activities which it will animate. It will do so through the provision of attractive and adaptive spaces for the community that will be capable of accommodating everyday uses as well as large community events. The design responds to, and connects with, its surrounding environment including schools and nature and will promote active and healthy lifestyles and community well being. The project will deliver quality space and place for public life, community purpose and social transaction within a transformational project for residents and visitors alike. It will give confidence to the community in a manner that will support and incentivise existing and prospective business, enterprise, tourism, community

and voluntary activities and it is hoped that it will create conditions that will also animate private sector investment in the renewal of the town.

As outlined in section 1.4 of this report, the proposed Part 8 development offers strong alignment with the Core Strategy Objectives and the 'Strategy for the renewal and regeneration of Towns and Villages as set out in Chapter 3 of the County Donegal Development Plan, 2018-2024 (as varied). The proposals also align with the Economic Development, Tourism and Community Development Policies of the Plan to deliver sustainable development and infrastructure necessary to support and promote quality of life.

Stage 1 (Part 8 Planning) of the project is being delivered by the in-house multi-disciplinary services of Donegal County Councils Regeneration & Development Team. If the project is successful at Part 8 planning stage then it is intended to develop the project forward through business planning and to then in turn present it as a shovel ready proposal for capital funding.

1.2 Location of the proposed development

The location of the proposed development is the townland of Creeslough in the village of Creeslough in the Glenties Municipal District, County Donegal. The site is generally located on lands to the rear (southwest) of St. Michaels Parish Church, Creeslough. The site is located within the settlement framework boundary for the village of Creeslough as designated in the County Development Plan, 2018-2024 (as varied). The adjoining land use(s) are predominantly: religious, health & medical, educational, residential and service based typical of a mixed use village centre environment.

The site currently consists of:

- A poorly maintained community playing field and track;
- Hardstand car parking area;
- Floodlights; and
- A derelict portacabin.

Please refer to drawing no's: Dwg No's: CCRP_0000 (Site Context), CCRP_0001 (Site Location Map), and CCRP_0002 (Existing Site Layout Plan).



Photo of Existing Site Condition

1.3 Description of the proposed development

The specific nature of the proposed works is as follows:

- Construction of a new Community hub type building with flexible multi-user spaces and accommodation solutions including: (i) at Ground Floor: a community & sports hall, gymnasium, changing rooms, showers, toilets, spectator terrace, comms room & storage; (ii) at First Floor: Office and reception space, public foyer, public toilets and a changing places facility, a multi-purpose community room with kitchen facilities, storage and a community consultation room;
- Construction of a multi-purpose community field, MUGA and recreational track with replacement/upgraded flood lighting and with capacity for: civic, cultural, sporting, recreational, social gatherings and events;
- A one way entry and exit traffic management arrangement and car parking facility including: adjustments to existing car parking arrangements, modified junction and road kerb alignments, improved pedestrian infrastructure and level grade crossing points, new high quality surface material finishes, street furniture and lighting, construction of 53no. car parking spaces and 2 no. bus parking spaces;
- The construction of a community garden and landscaped public realm including: a community play park, allotments, potting shed, landscaping, seating, walks, coffee pavilion and outdoor seating area, bandstand/performance area, pop-up market space(s), universal access & permeability interventions and 8 no. parent & toddler, age friendly and disabled parking spaces;
- All associated ancillary works to include: plant room and maintenance building, renewable technologies & EV charging points, nature-based solutions to rainwater management, site drainage; connection to public water supply and other services, enhancements to public lighting, landscaping, development related signage & public art, connection & discharge to the public sewerage network and removal of existing pre-fab;
- A schedule of proposed uses for the Community Hub & Field is provided.

All associated ancillary site works shall be located within the townland of Creeslough in the Glenties Municipal District.

1.3.1 Schedule of Proposed Uses

The **Community Hub Building** will generally provide flexible multi-user spaces and accommodation solutions including the following scope of uses:

- Use of the Community & Sports Hall for: sporting, recreational, social, civic, religious, cultural, educational, or political purpose(s) including occasional use for any fair, funfair, bazaar;
- Use of the Community & Sports Hall in accordance with Use Class 7, 8, 10 and 11 of Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended) and including use as a dance hall or concert hall but excluding use as a monastery or convent;

- Use of the Community Room for religious, cultural, civic, educational, political, social, recreational or sporting purpose(s);
- Use of the Community Room in accordance with Use Class 2, 7, 8 and 10 of Schedule 2 of Part 4 of the Planning and Development Regulations, 2001 (as amended) but excluding use as a betting office;
- Use of the office space(s) for/as:
 - (i) a digital or co-working hub,
 - (ii) Use in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iii) an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iv) a business premises for the carrying on of any professional or commercial undertaking;
- Use of the Consultation Room for/as:
 - (i) Use in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (ii) an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended),
 - (iii) a business premises for the carrying on of any professional or commercial undertaking,
 - (iv) use in accordance with Use Class 7(a) & (b) and Use Class 8(a) of Schedule 2 of Part 4 of the Planning and Development Regulations, 2001 (as amended).

The multi-purpose **Community Field & Track** will generally provide capacity and purpose for the following scope of uses:

- Sporting, recreational, social, civic, religious, cultural, educational, or political purpose(s) including occasional use for any fair, funfair, bazaar, circus, concert or similar such gatherings and event(s);

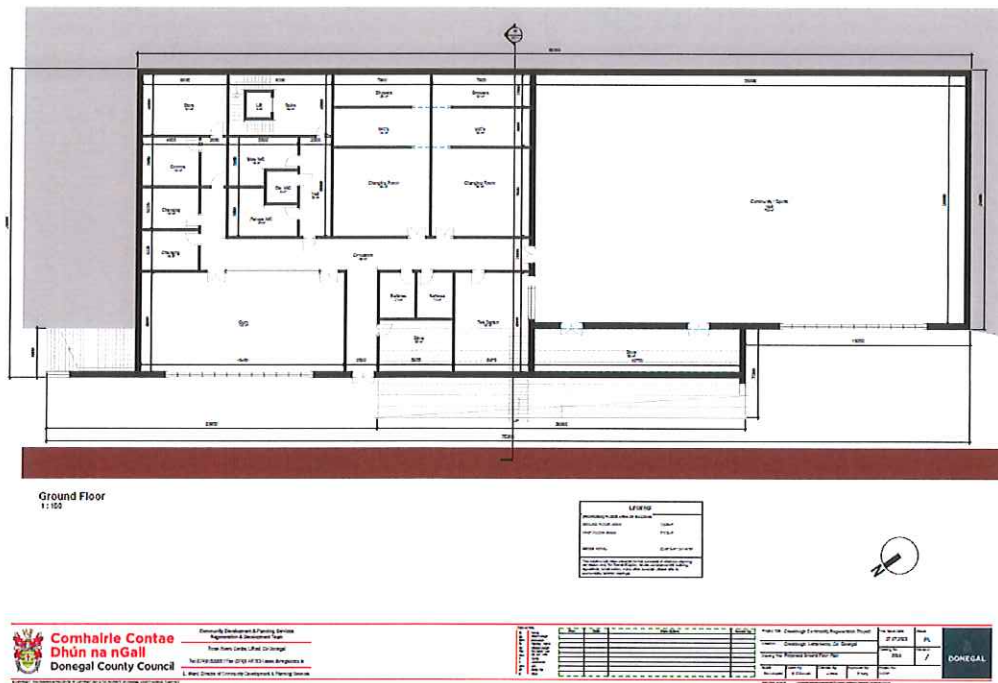
1.3.2 Design Concept

1.3.3 Community Hub

The Community Hub is intended as a flexible facility that provides a broad range of rooms and spaces to support multi-faceted community activity. The provision of spaces varying in size and character is intended to cater for varying local needs while recognising that these needs and occupational demands may change over time.

The Community Hub will support increased dwell-time within the village by offering a range of facilities, encouraging activity and helping to support the local economy. The building is proposed at a field & trackside location where at a lower ground level it can offer easy access to the changing, welfare and other facilities which will support the multiple range of use(s) which can be facilitated on the track & field. This allows for a clever dual aspect design at first floor level, which allows for viewing and spectator facilities engaging with the arena of the track & field but also interaction with the community garden, playpark &

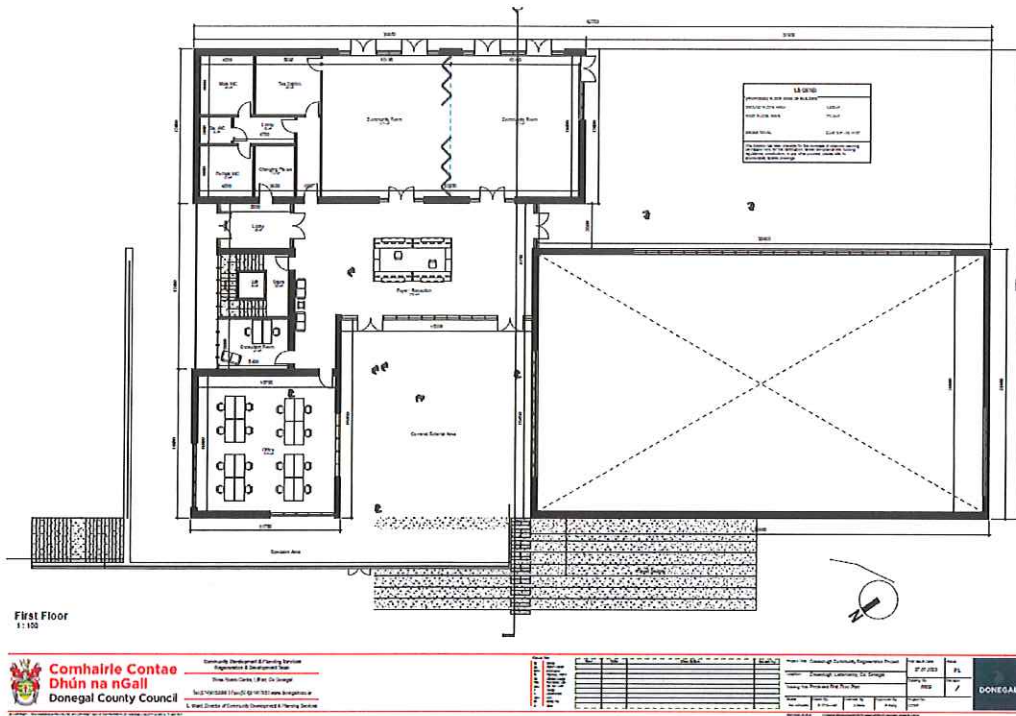
allotments etc on the opposing elevation. Optimum permeability and access arrangements are proposed within and throughout. The design is enhanced by a changing places facility and public conveniences and catering facilities allowing the project to flexibly respond to user(s) needs and to evolve and service a wide range of potential use(s) and events both within and outside the building. Regard has also been had to ground conditions in informing the siting and orientation of the building, which avoids areas of the site where the sub-condition is poor and provides for a design that is integrated into rising rock topography over ground and first floor levels, thus enabling an accessible transition from the lower to higher levels of the site within and outside the building. A further key design decision which informed the siting of the building, was the need to preserve the natural setting and amenity of the site and the splendid vista currently framed towards Muckish, particularly from the Protected Structure of St. Michaels Parish Church.



Extract from Plans. DWG CCRP_0008 – Proposed Ground Floor Plan.

A hierarchy of spaces is proposed with the primary offering being a large Community & Sports Hall, accessibly located at ground floor which can fulfil a wide variety of activities ranging from film screenings and performances to recreational activities and weekend markets. Robust finishes will allow this range of activities to be catered for. Flexibility is a key consideration and the incorporation of a mobile screen wall would allow the Hall to be subdivided to allow more than one activity to take place at the same time together with catering, changing and welfare facilities and the option to open a large aperture and use the Hall and outside space in conjunction. In counterpoint to this large Hall a smaller community room is provided at the upper level with more refined finishes, expansive glazing and apertures which allows this room to bleed into the outside space(s) and the community garden, allotments and playpark etc. This space could enable use for community meetings or as a place for local clubs and groups to meet and is also flexible and capable of sub-division. A gymnasium is also proposed at ground floor level and it is envisaged that this

would be a potential rental space generating revenue to support the business plan for the facility. The gymnasium benefits from the changing, storage, conveniences and welfare facilities that are available at ground floor level and is positioned with the opportunity to work in conjunction with the Hall and outside facilities.



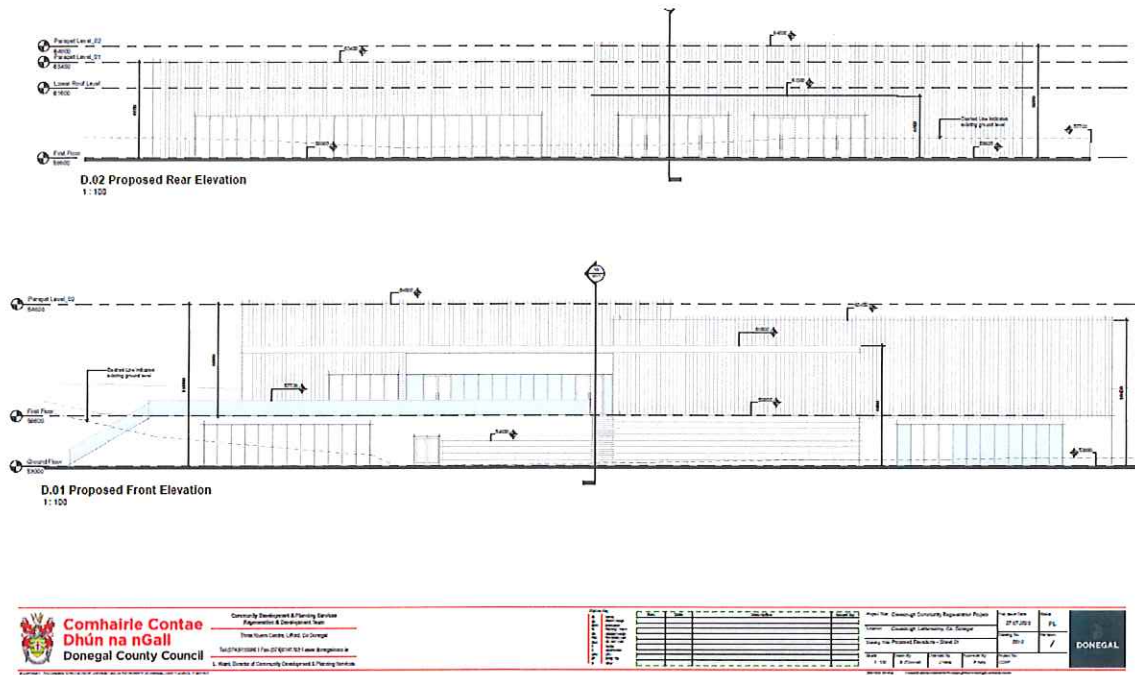
Extract from Plans. DWG CCRP_0009 – Proposed First Floor Plan.

Office accommodation is also proposed, which is targeted towards the operational and governance model for the site. It is likely that this accommodation will house the Creelough Community Association and the Community Support Worker position(s) funded by the Department of Rural and Community Development. The space remains flexible however and will refine with the continued development of the business plan. A small consultation room is provided, which will service health & well being services and cater for continued pro-bono services to the Creelough Community.

More widely, it is envisaged that the spaces will be available for events and bookings enabling use by other groups to further encourage visitor use to Creelough while using revenue generation to support the business plan for the facility.

The community hub building provides an expansive roof area and it is intended that a proportionate use of same will be for PV panels and permeable green roof space. The proportion of green roofs will need to be considered in conjunction with renewables such as PV panels to ensure dual use where appropriate and/or proportionate use. It is intended that green roofs will be deployed to reduce rainfall run-off but also to allow for rainwater storage to be used for irrigation during dry weather. Rainwater harvesting and reuse of grey waters will also be developed in the detailed design of the project.

Finishes are envisaged as being concrete (or similar aesthetic) at ground floor level to respond to the natural rocky terrain of the site at this location, and to also provide robust and durable finishes to ensure longevity and low maintenance with the associated sport, recreation and event usage. At upper levels more organic finishes (such as timber/timber effect) are envisaged responding to the biodiversity of the existing site at the upper levels and the softer more organic environment of the community garden.

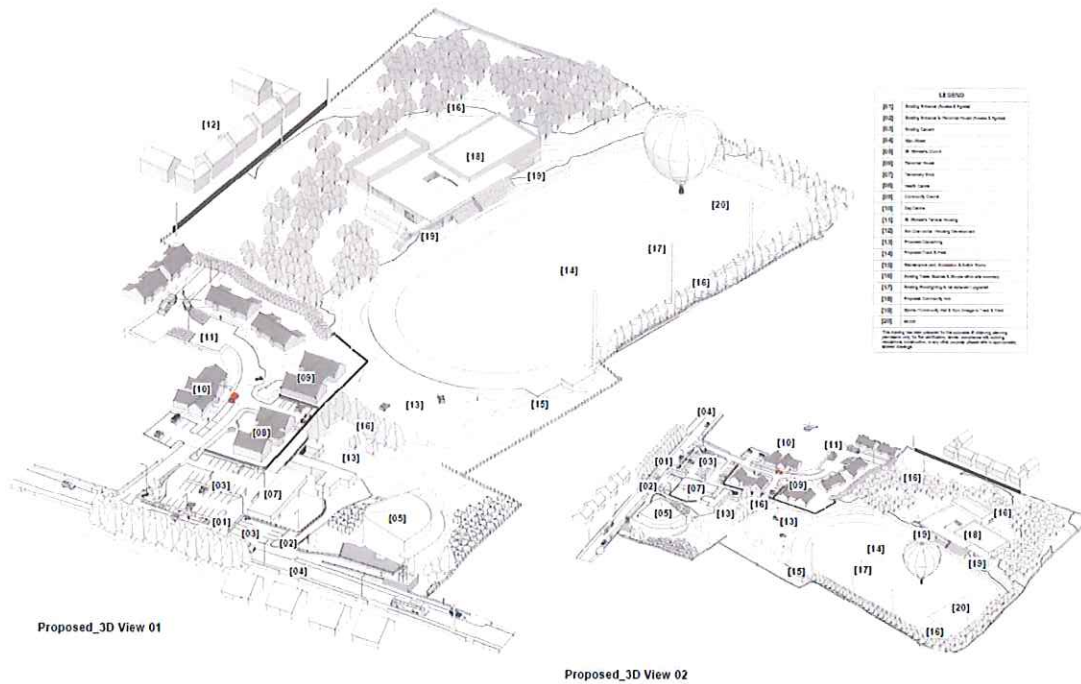


Extract from Plans. DWG CCRP_0010 – Proposed Elevations – Sheet 01.

1.3.4 Multi-purpose field, MUGA and Recreational Track

The community field, MUGA and track is sized and intended as a flexible multi-user space for a wide range of sporting, recreational, civic, cultural, social gatherings and events. It will cater for a wide variety of track, field and ball sports together with informal community fun & sports days. At the same time it can cater for funfairs, concerts community picnics etc. It is envisaged as an inclusive space, where community and public life can be facilitated and celebrated in a safe environment supported by the necessary facilities and conveniences.

The space presents a wonderful opportunity for the local community to use all year round while seasonal and occasional events could be hosted within a truly unique and dramatic setting. The elevated terrace will offer further opportunities for events and activities either linked to the community or linked to seasonal events and programmes delivered as part of the facility or it maybe simply enjoyed as a public amenity space available to visitors and the community alike.




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Rev	By	Date	Description
01			Issue for Approval

Project: The Creeslough Community Regeneration Project
 Location: Creeslough, Co. Donegal
 Drawing No: DWG_CCRP_0014
 Scale: 1:500
 Date: 27/07/2020
 Author: [Name]
 Check: [Name]
 Drawn: [Name]
 Title: **DONEGAL**

Extract from Plans. DWG CCRP_0014 – Proposed 3D View.

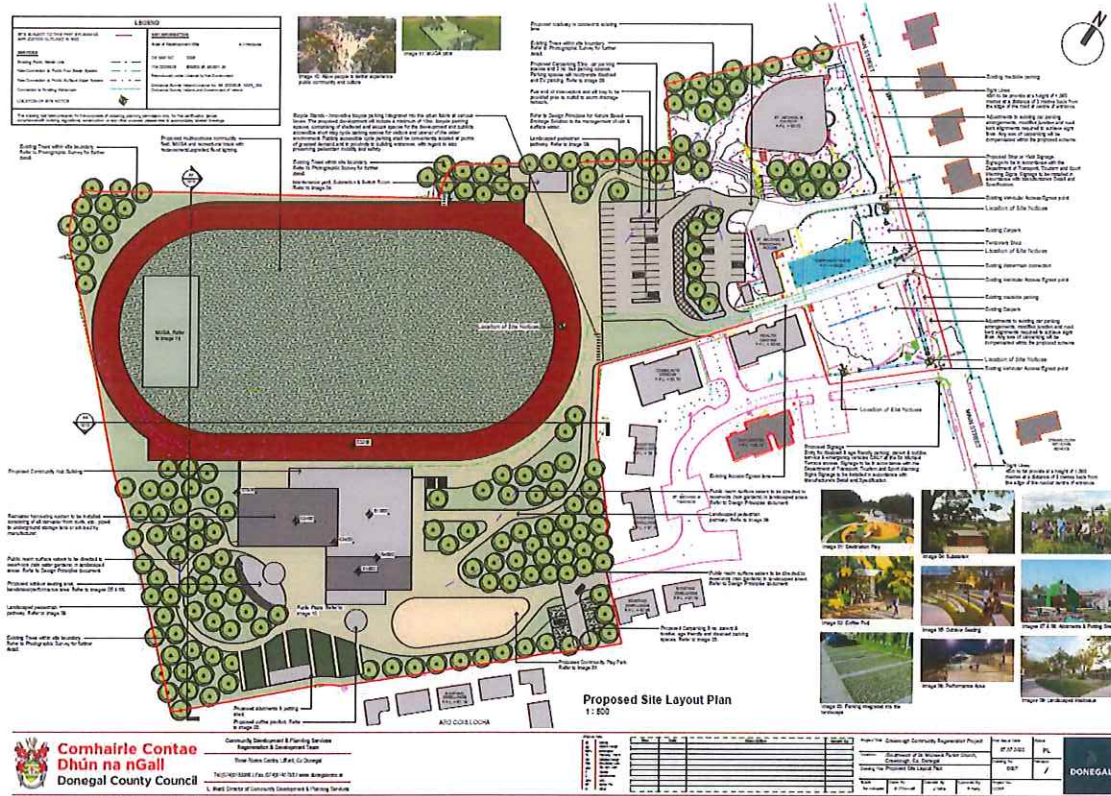
1.3.5 Community Garden & Landscaped Public Realm

The proposed community garden and public realm is a key and integral part of the project concept and design. It includes a number of the 'softer' elements which were identified by the Community and the consultation processes and which will compliment each other within this more natural and restful space. This space will see the development of a playpark with the intention of meeting the standard for a 'destination play' facility. It will be a bespoke play park themed on a local nature & wildlife theme as informed by consultation with the local school children, with further bespoke play features based on iconic heritage of the area (such as the railway or Doe Castle). The playpark will have age appropriate zones and supported by public conveniences, a changing places facility, disabled, age friendly and parent & toddler parking together with a coffee pavilion affords the opportunity to create a truly unique play location which will be a destination in its own right thereby supporting the economy of the village and the business plan for the facility. This space will be further enhanced by allotments and a potting shed, walks, landscaping, rest, shelter and a flexible outdoor performance space for smaller events of a musical, theatre or film screening nature.

This space and the innovative design principles further enables opportunities for appropriate events and other forms of group gathering that will support the local area economy and tourism offer in the shoulder season, increasing dwell-time within the village as a means to encourage activity and provide opportunity to support the local economy.

Rainwater management will primarily be focused on rain gardens, such as planted areas and tree pits designed to receive rainwater from the impermeable surfaces which enhances the

growing environment for the tree and planting and improves the water handling capacity of the rain garden.



Extract from Plans. DWG CCRP_0007 – Proposed Site Layout Plan.

1.3.6 Traffic Management & Parking, Waste & Resources and Design Principles for rainwater management.

1.3.6.1.

Whilst the proposed development proposes a one way entry and one way exit arrangement to the site it does not propose to alter existing traffic movement or the public road regime. Existing access points will be utilised and these will be upgraded in terms of junction alignment and radius as necessary. Visibility splays in accordance with the necessary technical standards can be achieved and will be provided. Compensatory parking as necessary will be provided within the scheme itself. New materials will consist of high quality public realm options which are sympathetic to the adjoining Protected Structures.

Having regard to Table 6 of Appendix 3 of the County Development Plan, 2018-2024 (as varied) it is considered that the mandatory car parking requirement for the site is 28no. spaces consisting of 12no. spaces for the 357 sq.m of office type accommodation and 16no. spaces for the 832 sq.m of sports hall and gym type accommodation. The proposed scheme provides for 61no. car parking spaces including disabled, age-friendly, EV, parent & toddler

and additional bus parking. It is therefore clear that parking demand is more than satisfied. It is considered that the additional car parking capacity is appropriate having regard to the wide range of potential events which could be facilitated at this location, the potential for dual use and the opportunity to assist car parking pressures elsewhere in the village, associated with existing adjoining use(s) and/or assisting the safer routes to school design process.

1.3.6.2

No demolition works are proposed other than the demolition and removal of the existing pre-fab on site. It is not expected that there will be excess materials to be exported from the site. Some rock breaking will be required associated with the community garden and building. It is not proposed to achieve uniform levels in this area so this will not be largescale or intrusive and it is proposed to work with the varying levels of the site to the maximum extent possible. Breaking will occur to a limited extent associated with the building, accessibility and individual level surface areas etc. Any excavated material will be used in the pitch sub-condition and/or general site landscaping.

If it is necessary to import material to the site the an application will be made for: a Certificate of Registration; a Waste Facility Permit; to the EPA for a Waste Licence or an Article 27 Notification will be submitted (depending on thresholds)). If material is to be exported from the site only an authorised waste collector with a valid waste collection permit to transport and dispose of the waste will be used. If any material is classified as a by-product A.27 notification to the EPA will be submitted.

A detailed Construction and Demolition Resource Waste Management Plan (RWMP) will be prepared during the detailed design stage of the project to ensure that the management of all construction and demolition waste arising from the project is undertaken in a systematic way and in accordance with the governing legislation and industry standards including: The Waste Management Acts 1996 (as amended) and associated regulations and amendments, Protection of the environment Act 2003 as amended, Litter Pollution Act 1997 as amended, the Connacht-Ulster Region Waste Management Plan 2015-2021 and any National Waste Management Plan or other which may come into force. The RWMP will be produced prior to works commencing, and following completion of any further investigations required. It will provide for the optimum planning, management and handling of wastes generated by the project and will be subject to review by the Waste Regulation Officer of Donegal County Council. The Main Contractor will be responsible for the development of a final RWMP, and for the development of final quantities of materials, and construction methodologies and approaches. Quantities of construction waste materials may vary depending on such methodologies. Therefore, the estimation of waste quantities is dependant on the approach of the appointed Main Contractor. During construction these may be subject to change. The RWMP will form the basis of the appointed Main Contractors operational RWMP. The operational plan will incorporate the elements necessary to promote sustainable waste management in line with a waste hierarchy, and also focus on integrating good site management practices to ensure efficiency and reduce potential for any other negative environmental effect. A competent and suitably qualified Waste Management Contractor will be appointed to ensure the RWMP is followed, and that all staff are aware of their roles and responsibilities. Records will be kept of each waste stream outlining type, haulier, transport time, destinations etc. These records will be made available to the relevant Local Authorities and the Environmental Protection Agency should it be required.

Sufficient storage in the development for waste receptacles / bins in order to provide for the storage and collection of at least 4 segregated waste types will also be provided.

1.3.6.3

Surface and rainwater management in this project will be focused on nature based solutions through a range of features that are designed to absorb, retain, store and treat run-off prior to discharge back into the environment.

This is a large site, and it is proposed to reduce the extent of impermeable surfaces in the scheme design to the largest extent possible. This will primarily be achieved by utilising permeable cellular grass paving systems (such as 'grasscrete' type options) in parking areas; together with proportionate use of green roof structures in the community hub building.

Otherwise the large site and the extensive landscaped areas affords ample opportunity to develop the necessary designs for green roofs, rain gardens, swales, permeable surfaces, storage ponds and natural water collection to sustainably deliver rainwater management. Whilst the project identifies optimal areas for co-ordinating the nature based solutions to rainwater management within the site, it is acknowledged that this will require expert design informed by hydraulic and topographical surveys leading to a rainwater management plan for the site based on natural solutions. It is proposed that this will be developed by specialist design services at detailed design stage of the project to determine (inter alia) retention and storage factors and will be based on the design principles set out in the Appendix A to this Report.

1.4 Policy Context

The statutory plans at a National, Regional and Local level relating to the area of the proposed development are:

- National Planning Framework
- Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA)
- The County Donegal Development Plan 2018-2024 (as varied) (CDP).

1.4.1 The National Planning Framework (NPF)

The NPF and NDP are the two pillars of Project Ireland 2040. They set out a shared vision for coordinated planning and investment. Project Ireland 2040 is the Government's long-term overarching strategy to make Ireland a better country for all its people. Since its launch, Project Ireland 2040 has been enhancing regional connectivity and competitiveness, improving environmental sustainability and building a fairer, more equal Ireland for everyone. Project Ireland 2040 is underpinned by a shared set of goals or National Strategic

Outcomes (NSOs) for every community across the country, which are the tools the NPF will use to deliver its goals.

In its broadest sense, and in line with the NPF as regards its new policy emphasis on renewing and developing existing settlements, the proposed development is underpinned by a determined agenda of securing a **STRENGTHENED RURAL ECONOMY AND COMMUNITY** by undertaking a strong, evidenced, community led project which addresses a long standing need for community infrastructure and facilities in Creeslough that are crucial to supporting and sustaining quality of life and place. The project has been developed and designed to cater for the key elements which support and sustain rural communities including: quality of life and place, health & well being, leisure & social interactions, natural and living environment, employment, diversity & inclusivity and to be age & child friendly incorporating principles of all abilities access.

The project also embraces principles of **COMPACT GROWTH** through the re-development of an existing community asset and brownfield site within the village settlement and by introducing sustainable interventions that engage in high quality place-making, architecture, culture, heritage, employment, tourism and climate change.

The project offers excellent compatibility with National policy and priorities and will purposefully deliver community regeneration and renewal in accordance with the National Priorities for **COMPACT** growth and for strengthened **RURAL** economies and **COMMUNITIES** including transition to a **LOW CARBON** society.

1.4.2 The Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA)

The RSES published by NWRA is a 12-year strategy to deliver transformational change, effective regional development and achieve the objectives and vision of the NPF and of the NWRA. The simple vision of the RSES is "*to play a leading role in the transformation of the region into a vibrant, connected, natural, inclusive and smart place to work and live*". The RSES proposes the introduction of a 'Growth Framework' to deliver this vision inclusive of '*Five Growth Ambitions*', recognizing that regional growth cannot be achieved through linear steps and that isolated interventions will not achieve the ambitions of the region. The five growth ambitions of the RSES are:

1. To be a Vibrant Region (Economy & Employment)
2. To be a Natural Region (Environment)
3. To be a Connected Region (Connectivity)
4. To be an Inclusive Region (Quality of Life)
5. To be an Enabled Region (Infrastructure)

Again, the proposed development offers excellent compatibility with Regional policy and priorities and will purposefully deliver regeneration and renewal in accordance with the Regional Principles for: place-making, community led co-design, public participation and

distinctive and safe environments, which are resource efficient and easy to move around and beyond. Specifically it offers high compliance with and deliverability across all five growth ambitions, but specifically inclusivity (quality of life) and an enabled region (infrastructure).

1.4.3 The County Donegal Development Plan 2018-2024 (as varied)

The purpose of the CDP is to provide the strategic planning framework and vision for County Donegal. It includes a Core Strategy which sets out an overarching and ambitious vision for the future growth and development of the County over the 6-year life of the Plan (to 2024) and beyond to a 20-year timeframe (2038). Its vision is that:

'By 2028, County Donegal will be a connected place with a strong, competitive and innovative economy that is attracting and sustaining a population of upwards of 200,000 people, offering a quality of life ranked highest in the county and asserting a key role in the context of the North West City Region and within the area of the Northern and Western Regional Assembly.'

The settlement hierarchy of the CDP identifies Creeslough as one of the County's Layer 3 Rural Towns due to its small scale cluster of urban development and recognises the town as a critical component of the social, community and cultural identity of the County. The CDP recognizes that the County's rural towns provide an important and diverse resource for the county as a place to live; to express cultural identity; to establish and strengthen rural communities; to provide a unique quality of life; to provide a natural tourism product; for health, recreation and wellbeing; for its natural resource potential and; for providing economic opportunities directly related to rural areas.

The Core Strategy encompasses 18 Core Strategy objectives including:

CS-O-6(b) *"To support vibrant 'Rural Towns and Open Countryside' (Layer 3) by providing for an additional population of approximately 5000 persons by 2024 and: (b) To seek opportunities for renewal and regeneration of rural towns";*

Chapter 3 of the Plan sets out a **'Strategy for the renewal and regeneration of Towns and Villages'**, the aim of which is to "unlock the potential of towns and villages through regeneration and renewal so as to strengthen the social, community and economic capacity and vitality of towns and strengthen rural communities." The Plan establishes a strategic framework to focus renewal and regeneration of towns through which collaborative, multi-agency and cross-sectoral approaches can be managed. The Plan identifies a small number of towns for particular regeneration, renewal and revitalisation focus which have been selected in a strategic, co-ordinated manner to ensure an equitable distribution of this focus across the County having regard to the anticipated key drivers of growth in the areas outside of Letterkenny and the inherent qualities and attributes of the smaller towns and villages to deliver such anticipated growth. The Strategy for renewal and regeneration of towns is provided across two categories and Category 2 consists of towns described with a focus on regeneration and renewal, primarily through enhancement schemes, that will strengthen communities.

It is an objective of the Strategy for renewal and regeneration of Towns and Villages to:

- **TV-O-1:** *To support initiatives for renewal and regeneration of County Donegal's towns and villages.*
- **TV-O-3:** *To harness and maximise the economic potential of the County's towns and villages that may contribute to the sustainable economic growth of the County.*
- **TV-O-4:** *To support initiatives to strengthen and improve the physical environment of towns and villages and encourage positive place-making.*
- **TV-O-5:** *Support collaboration across the public, private and community and voluntary sectors in order to progress the regeneration and renewal of towns and villages.*

And it is a policy of the Strategy to:

- **TV-P-3:** *It is the policy of the Council to seek quality in proposals for new development within town centres in order to contribute to positive place-making.*
- **TV-P-5:** *It is a policy of the Council to consider proposals for contemporary architecture within town centres which:*
 - *Provides for a high quality design and utilises high quality durable materials.*
 - *Is sympathetic to the overall height, scale, and mass, and would not be otherwise incongruous with, the adjacent buildings or streetscape.*

The project delivers comprehensively on the Strategy for renewal and regeneration of the County's smaller towns, on the basis of redevelopment of an existing brownfield site and community asset through a collaborative and multi-agency approach which empowers and strengthen the local community and its social, tourism and economic and capacity.

Chapter 4 of the Plan also includes an **Economic Development Strategy** which is a plan led, spatial response to the issues facing the local economy. This Strategy is ambitious for the growth of the County. The Strategy sets out 11 objectives seeking to align new economic and employment development with the role and function of settlements and aims to promote integration of appropriate employment uses with other land uses including tourism and retail to provide balanced development. This is enshrined in Economic Development Objectives to:

ED-O-3: *To facilitate and to support the economic development of smaller towns and villages throughout the county.*

ED-O-7: *To facilitate the appropriate development of tourism throughout the County through the support of sustainable tourism projects and the promotion of creative industries as a resource subject to environmental, heritage, infrastructure and amenity considerations.*

The project targets the special economic functions of Community, Recreation & Leisure and Tourism in the proposed development inclusive of transformed infrastructure, improved commercial conditions and multi-user spaces of social, community and economic purpose and function that will create opportunities for new enterprise, diversification and growth in

the village of Creeslough, and which enjoys clear cohesion with the plan led and spatial focus of the Economic Development Strategy to build on sectoral strengths and provide balanced development. The project will give effect to the achievement of these objectives and will achieve outcomes and deliverables of the highest policy compliance.

Chapter 9 of the CDP also includes a Tourism Strategy which is based on protecting Donegal's Key underlying tourism resource, facilitating new tourism developments which provide signature, supporting and ancillary tourism experiences consistent with the overarching themes and brand proposition of the Wild Atlantic Way and in a manner which safeguards the tourism resource and generates economic benefits for the community.

It is a Tourism objective of the Plan:

- **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.*
- **TOU-O-4** *"to facilitate the development of a wide range of tourism products and attractions which provide supporting visitor experiences based on things to see and do and thus increase visitor dwell time, in a manner consistent with the brand identity of the WAW";*
- **TOU-O-6** *"to support the development of quality public visitor infrastructure at strategic tourism attractions and other locations throughout the county";*
- **TOU-O-10** *"to protect and enhance the vitality, vernacular character, streetscape and design quality of our towns and villages as vital tourism assets of our overall tourism product"; and*
- **TOU-O-11** *"Protect and enhance the built and historic heritage of the County ((including structures on the RPS, NIAH, recorded monuments, heritage towns and battlefield sites)as an important element of the County's overall tourism product."*
- **TOU-O-12:** *To protect the built, natural, and cultural heritage of, and support the sustainable development of new access and visitor infrastructure on, Donegal Islands in order to unlock their considerable tourism potential.*
- **TOU-O-14:** *To facilitate new tourism accommodation in a manner which sustainably protects and harnesses the tourism resource on which it depends.*

The project offers excellent alignment with the objectives of the Tourism Strategy and in repurposing an existing community asset with multi-purpose potential for sport, recreation, leisure, social gatherings and events will improve the County's offer to the tourism market, particularly in the areas of sport, leisure, health, culture and event tourism. This will serve to develop Donegal's tourism product and the range of visitor experiences which can be enjoyed in the County and on the Wild Atlantic Way.

Chapter 11 of the CDP concerns Community, Culture and The Gaeltacht. This Chapter of the Plan sets out an objective and policy context which aims to provide:

"an optimal quality of life in Donegal in a socially inclusive and environmentally sustainable manner by ensuring that (inter alia); high quality social, community and cultural infrastructure is provided at sustainable locations where they can best serve communities".

This Chapter of the Plan recognizes that providing the optimum quality of life for communities and individuals in a socially inclusive and environmentally sustainable manner is central to the future development of the County and manifests itself across all the subject areas of the Plan. It further recognizes that "quality of life is determined among other things by equality of opportunity to a wide range of factors including access to employment opportunities, adequate infrastructure, high quality services and cultural vibrancy.

Specifically it is an Objective of the Plan to :

CCG -O -1 – *"Integrate the planning and sustainable development of the County with the social, community and cultural requirements of its population;*

CCG -O- 2 – *"Provide an optimal quality of life in Donegal through the development of vibrant, socially inclusive and sustainable communities"; and*

CCG -O -3 – *"facilitate a coordinated approach to the delivery of social, community and cultural infrastructure and provision of services through the work of the various Council directorates, as well as inter-agency liaison and co-operation with statutory and other relevant organisations including cross border initiatives."*

This project finds its genesis in the needs of the community it proposes to serve. The project is deliberately and intentionally designed to provide infrastructure and facilities that will service the specific needs of the Creelough Community in an inclusive and sustainable manner which will create bespoke conditions for optimal quality of life in the village and wider community. The project excels in this context, and will give effect to the highest achievement of these objectives achieving outcomes and deliverables of the highest policy compliance.

1.5 Archaeological Heritage

There is no recorded archaeology within the area of, or vicinity of, the subject site.

1.6 Built Heritage Conservation

The proposed development is located on lands to the rear of St. Michaels Parish Church and adjoining Parochial House, both of which are Protected Structures (Ref.40902601 and 40813008 refers). The proposed development will utilize (subject to minor modifications) existing access arrangements to access the lands to the rear of these structures and has otherwise been sited and designed to be at both a visual and physical remove from the fabric and setting of these Protected Structures. The design proposals have been progressed in consultation with the Conservation Officer, Donegal County Council.

1.7 Road Safety Audit (RSA)

TII Publications GE-STY-01024 and GE-STY-01027 refer. These technical documents set out the Stages of RSA. Stage 1 RSA may be completed at preliminary design stage, however

there is scope for discretion and for Stage 1 and 2 to be combined at detailed design stage in respect of some minor schemes and depending on scale, nature and complexity of a scheme. It is not considered that the proposed development is a scheme which presents considerations in related to scale, nature and complexity. The design has been completed in accordance with DMURS and discretionary combined Stage 1 and 2 RSA will be completed at detailed design stage. A Stage 3 and 4 RSA will be completed post construction and then in the early stages of operation if required.

1.8 The proposed development and flood risk

OPW Flood maps (www.floodinfo.ie) provide information on flood risk for a range of flood event scenarios including climate change.

There are no recorded past flood events in the project area. The available flood maps also show no risk probability of flooding for the range of event scenarios available as regards the project area.

1.9 Screening in relation to Environmental Impact Assessment

The proposed development is sub-threshold for the purposes of Environmental Impact Assessment ("EIA") per Article 92 of the Regulations and the Council has concluded on the basis of a Preliminary Examination of the nature, location and size of the proposed development in accordance with Article 120 (1)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that Environmental Impact Assessment ("EIA") is not required. Please refer to the Preliminary Examination and conclusion for further details.

1.10 Screening in relation to Appropriate Assessment

In order to ascertain whether the proposed development required Appropriate Assessment ("AA") Donegal County Council carried out a screening of same in accordance with Article 250(1) of the Planning and development Regulations 2001 (as amended) and made a determination in view of best scientific knowledge that the development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site in view of the site's conservation objectives and that AA was not required. Please refer to accompanying Screening Report and Determination which includes the main reasons and considerations on which the determination was based.

1.11 Public Consultation

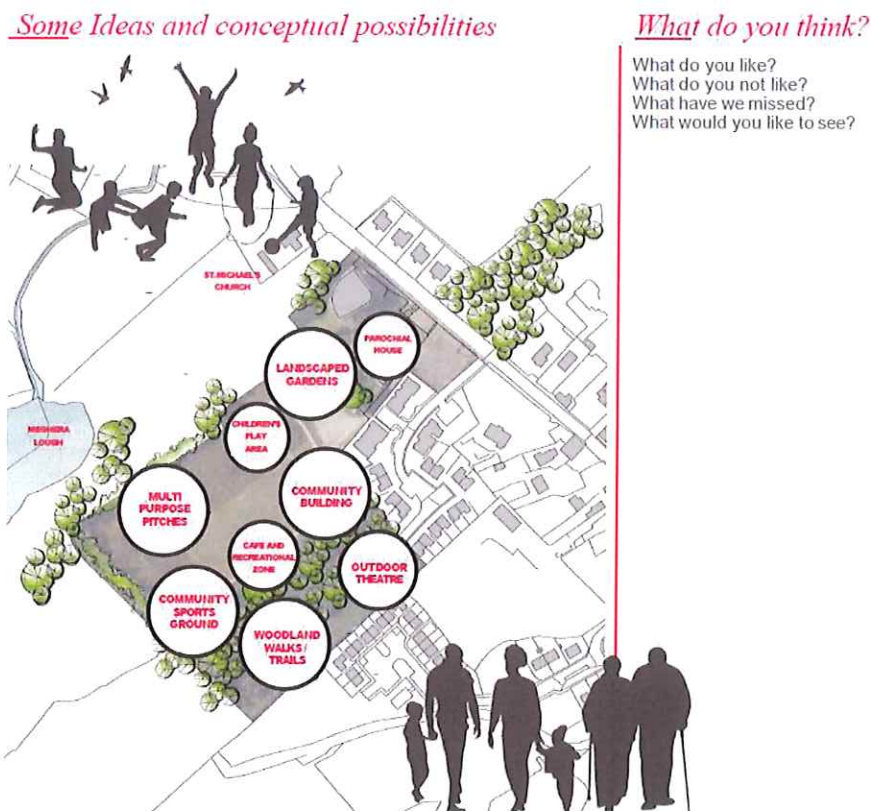
Public Consultation No.1

The first stage of public consultation commenced on 4th May 2023 with the launch of the Project Website: creesloughvillageplan.commonplace.is/. This commenced the consultation process on the Village Plan and Community Regeneration Project running until 25th May 2023. This first stage consultation was carried out in partnership with ARUP.



Info graphic showing welcome messaging to the first stage public consultation event in Massinass Hall, Creeslough on Thursday 11th May 2023.

A synopsis of site analysis work carried out to date together with ideas and conceptual possibilities was presented by the Regeneration & Development Team for the Community Regeneration Project. Feedback was sought in relation to likes, dislikes and other suggestions.



Info graphic showing conceptual possibilities at the first stage public consultation event in Massinass Hall, Creeslough on Thursday 11th May 2023.

The First stage public consultation included a range of events and forums including: Private viewing for the Families directly impacted by the tragedy, Briefings to the Working Group,

Trustees and Creeslough Community Association, a Senior Citizens Workshop, National and Secondary Schools Workshops, Field trips and site visits, STEAM activities and a Public Information Drop-In event on the 11th May 2023 in addition an open online consultation platform. The process was advertised in local print media, social media and radio.



Image showing general attendance at the First Stage public consultation event in Massinass Hall, Creeslough on Thursday 11th May 2023.

During the first stage of the consultation process 184 persons attended the public drop in event; approx. 300 children in 9 different national and secondary schools were engaged with in the process; approx. 70 people engaged in the different stakeholder briefings, 202 survey responses were received and overall 1200 comments were collated.

Public Consultation No.2

A second public consultation process then took place between 21st June and 14th July 2023. This consisted of Private Family viewings, Senior Citizen and Schools workshops on 21st June 2023, Briefings to the Working Group, Trustees and Creeslough Community Association, and an open Public Information event on 22nd June 2023 in addition to the open online consultation platform. The process was advertised in local print media, social media and radio.

A summation of the response to the first stage public consultation process was presented by Arup for the Village Plan, together with a developed Vision, themes and potential projects. General feedback was sought, together with priority ranking of the potential projects. The overwhelming consultation response identified a 'Community/Recreation Centre' as the priority community need, with walking, greenways, outdoor exercise, parking and a playpark amongst the other strong themed responses.



Info-graphic extract from the Second Consultation event(s) showing the main themes identified in the response to the first stage consultation.

A summation of the response to the first stage public consultation process was also presented by the Regeneration & Development Team for the Community Regeneration Project, together with draft design proposals. Feedback was specifically invited in relation to the draft design proposals.



What would you like to see?

You Said:

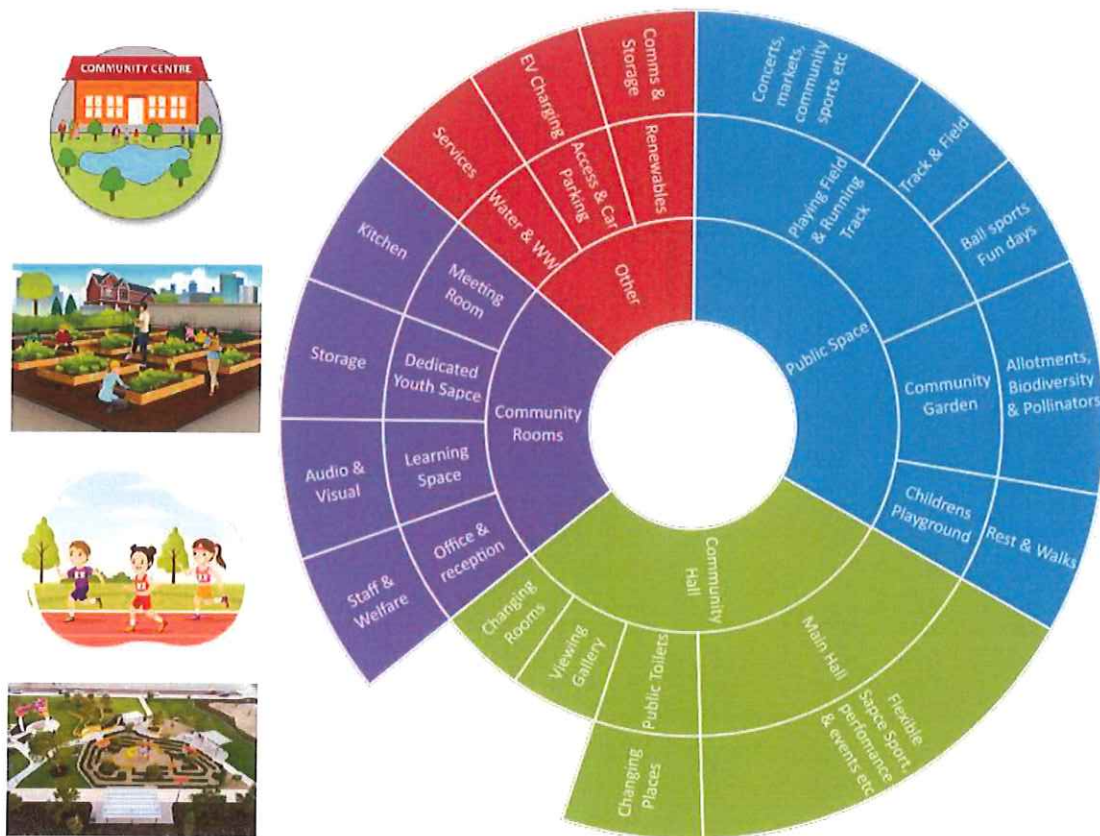


Info-graphic extract from the Second Consultation event(s) showing the some of the ideas for the Community Regeneration Project identified in the response to the first stage consultation.

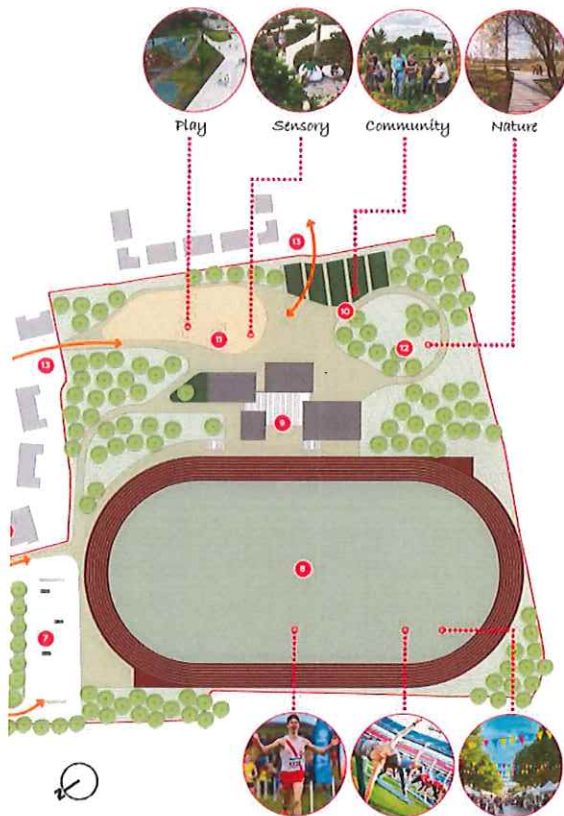
A total of 66no. specific suggestions were made in the response to the first stage consultation in relation to what consultees would like to see in the Community Regeneration Project. The Regeneration & Development Team worked to prioritise and assess the viability and compatibility of those ideas with a view to taking as many of them forward in the design process as possible. Those ideas which were considered to be most important, popular, critical to the future success of the project or which best met the community's priority needs were then carried forward as 'key design elements' in the design process. These design elements are represented in the info-graphic below and they informed the draft designs for the project presented at the second stage of public consultation.

The Key Design Elements

You Said, We Listened:



Info-graphic extract from the Second Consultation event(s) showing the 'Key Design Elements' for the Community Regeneration Project presented at the second consultation event.



The image above and opposite represents an extract from the draft plans presented for the Community Regeneration Project at the second consultation event.

The second stage consultation event was attended by a total of 63no. persons and a total of 59no. submissions were received and 110no. comments collated which collectively made 178 individual recommendations in relation to the Village Plan and the draft designs for the Community Regeneration Project. The overwhelming response to the draft Community Regeneration Project was positive and this was the main theme of the responses received. There was strong demand for a swimming pool which was ruled out for viability reasons and for childcare provision which was ruled out for private commercial market reasons. Otherwise the scheme was adjusted to include a gymnasium, MUGA and coffee pavilion in response to the consultation response received. All submissions were taken into

consideration in the evolution of the project design which was taken forward to Part 8 planning stage.

Otherwise consultation with the Working Group, Trustees, Creeslough Community Association, local area staff, property owners and traders has taken place throughout the preparation of the Part 8 plans and proposals.

1.12 Proper planning, sustainable and orderly development of the area

It is proposed to establish an appropriate governance model for the project which it is expected will consist of an appropriate NFP arrangement such as a Company Limited by Guarantee (CLG). This will include the development of an operational model, resource plan and revenue model. These matters will be addressed in the next stage of project development work including business planning, economic appraisal and financial analysis. The Creeslough Community Association and the Community Support Worker(s) funded by the Department of Rural and Community Development will play an integral role in this process. It is intended at the appropriate time to bring this project forward for capital funding, project supports and operational assistance if the Part 8 planning process is successful and the business planning stage has concluded. At the appropriate time it is intended that the Trustees would sign the asset over to the new governance arrangements.

It is considered that the proposed Part VIII development providing for the development of the Creeslough Community Regeneration Project, is in accordance with the provisions of the County Donegal Development Plan, 2018-2024 (as varied) and in particular will give full effect to the regeneration and community development 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.

1.13 Schedule of Plans

Document No.	Document Title	Scale	Size
CCRP_0000	Site Context	NTS	A1
CCRP_0001	Site Location Map	1:1000	A1
CCRP_0002	Existing Site Layout - Topographical Survey	1:500	A1
CCRP_0003	Existing Site Photographic Survey	NTS	A1
CCRP_0004	Existing Site Sections	1:250	A1
CCRP_0005	Demolition - Existing Buildings	1:50	A1
CCRP_0006	Existing 3D Views	1:500 / 1:1000	A1
CCRP_0007	Proposed Site Layout Plan	1:500	A1

Creslough Community Regeneration Project
The Nature & Extent of the Development Proposed

CCRP_0008	Proposed Ground Floor Plan	1:100	A1
CCRP_0009	Proposed First Floor Plan	1:100	A1
CCRP_0010	Proposed Elevations - Sheet 01	1:100	A1
CCRP_0011	Proposed Elevations & Sections - Sheet 02	1:100	A1
CCRP_0012	Proposed Site Sections	1:250	A1
CCRP_0013	Proposed Maintenance Building / yard, Substation & Switch Room	1:50	A1
CCRP_0014	Proposed 3D Views	1:500 / 1:1000	A1

Creelough Community Regeneration Project

Appendix A - Design principles for a Nature-based Solution to the manage of rainwater and surface water.

Surface and rainwater management in this project will be focused on nature based solutions through a range of features that are designed to absorb, retain, store and treat run-off prior to discharge back into the environment.

This is a large site, and it is proposed to reduce the extent of impermeable surfaces in the scheme design to the largest extent possible. This will primarily be achieved by utilising permeable cellular grass paving systems (such as 'grasscrete' type options) in parking areas; together with proportionate use of green roof structures in the community hub building. *

Otherwise the large site and the extensive landscaped areas affords ample opportunity to develop the necessary designs for green roofs, rain gardens, swales, permeable surfaces, storage ponds and natural water collection to sustainably deliver rainwater management. Whilst the project identifies optimal areas for co-ordinating the nature based solutions to rainwater management within the site, it is acknowledged that this will require expert design informed by hydraulic and topographical surveys leading to a rainwater management plan for the site based on natural solutions. It is proposed that this will be developed by specialist design services at detailed design stage of the project to determine (inter alia) retention and storage factors, but it will be based on the following design principles;

- The nature based solutions to the management of rainwater (and surface water) will be an integral part of the building and public realm design as opposed to a standalone feature;
- The aim will be to design planted areas to be low maintenance, using appropriate materials and native or resilient planting schemes;
- The slope for vegetation-based green infrastructure should not exceed 12% to allow for longer retention time and effective pollution control;
- Rainwater should be directed into natural and planted areas at or below the level of impermeable surfaces so that waters can infiltrate to ground;
- The landscaped and planted areas of the site should serve multiple purposes so that they are not solely for the purposes of drainage;
- Planted areas should include a range of plants growing in specially designed soil media that provides filtration as well as a growth medium (usually contained within a proprietary artificial membrane). This should be supplemented with tree planting to encourage root growth and maximise rainwater infiltration capacity and otherwise designed to allow the incorporation of underground services;
- Planting should be able to withstand wet weather and drought conditions so there is less need for watering during dry weather (although storage at times of exceedance could assist with this consideration);

- The NBS should include specially designed engineered soil within engineered structures, including appropriately designed tree pits. Underground drainage design will then carry away rainwater run off that percolated through planted areas;
 - The re-use of stored water to reduce the use of potable water;
 - Underground drainage will eventually disperse percolated rainwater to the existing mains network or groundwaters;
 - The focus in the community garden is likely to be on rain gardens, such as planted areas and tree pits designed to receive rainwater from the impermeable surfaces which enhances the growing environment for the tree and planting and improves the water handling capacity of the rain garden.
 - The focus on the community hub building is likely to be on proportionate use of permeable green roof space and rainwater storage to be used for irrigation during dry weather, rainwater harvesting and reuse of grey waters.
 - The focus on the community field and car parking areas is likely to be on a designed combination of permeable cellular grass paving to facilitate retention and/or use of swales.
 - Exceedance should be considered in the design, including adequate capacity to store surface run-off for flood events.
 - The aim is to not only retain, store and treat rainwater by slowing the speed of runoff and removing pollutants through filtration, thus mitigating flood risk and environmental impact, but also to sustainably manage the resource in the operation and maintenance of the project.
- * *(depending on the green roof structure, rainfall runoff can be reduced by between 40% and 80% and 95% of pollutants are removed). (Experience also suggests that 'green roofs' can be expected to outlast a 'naked roof' by a factor of at least two-three and can be expected to last 50 years and longer). The proportion of green roofs will need to be considered in conjunction with renewables such as PV panels to ensure dual use where appropriate and/or proportionate use.*

**Regeneration & Development Team
Donegal County Council
June 2023**