



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



RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT

**AT
WESLEYAN STREET, MAIN STREET, KERRS BAY AND PIER ROAD
AREAS OF RATHMULLAN IN THE TOWNLAND OF RATHMULLAN
& BALLYBOE, RATHMULLAN**

**DESCRIPTION OF THE NATURE AND EXTENT OF THE DEVELOPMENT PROPOSED
in the Rathmullan (Community & Heritage) Regeneration Project at Wesleyan
Street, Mains Street, Kerrs Bay and Pier Road areas of Rathmullan in the
townland of Rathmullan & Ballyboe in the Letterkenny & Milford 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
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1.1 Background to the proposed development

Donegal County Council, in partnership with Rathmullan The Way Forward Company Limited by Guarantee, propose to develop a Community & Heritage Regeneration Project within the historic core of Rathmullan in the townland of Rathmullan & Ballyboe in the Letterkenny and Milford Municipal District, Co. Donegal. The project is informed by earlier work and consultations to prepare a 'Future Use Feasibility Study' for the Battery Fort (*prepared by Pasparakis Friel and commissioned by Rathmullan The Way Forward (CLG)*) and results from further research, study and local engagement on a range of ideas, actions and projects including the reuse, restoration and appropriate adaptation of the town's distinctive built and heritage fabric.

The proposed Part 8 development now brought forward, 'Rathmullan (Community & Heritage) Regeneration Project' is a major community led, and heritage informed, transformational scheme that will implement a series of inter-related interventions designed to repurpose under-utilised and culturally significant architecture, heritage assets and landmark opportunities within the current village environment. The interventions will be connected by the simultaneous transformation of the associated public realm creating and restoring an historic shore front environment that will contribute to a more attractive place for residents and visitors, will support and incentivise existing and prospective business, enterprise, tourism, community and voluntary activities and animate private sector investment in the renewal of the town.

The proposed development aims to strengthen and enhance the physical, cultural, social, tourism and economic capacity of the town and act as a catalyst for increased activity within it. The project is rooted in the principles of restoration, town centre renewal and rural regeneration in transforming landmark and under-utilised assets at the heart of the Historic Town Core of Rathmullan. The ongoing degradation of, and encroachment on, the setting, functionality and environmental condition of these assets has occurred over decades and consequently they are close to redundant in terms of the purpose they once had and the latent potential they still hold, which is considered to be to the considerable detriment of the town and its inhabitants.

Two of the key built heritage assets, The Battery Fort and Rathmullan Abbey, are located at valuable focal points within the town centre and shorefront environment. They define a characterful part of the town, but suffering from neglect and decline they are somewhat forgotten assets within an environment where footpaths are narrow or absent and surplus space is occupied by vehicles and traffic. There is a clear potential to celebrate these assets as heritage bookends to a redefined public realm where social purpose, economic function and sense of place is firmly re-established.

All buildings, assets, places & spaces are designed on the basis of a common transformational theme that is ground breaking and iconic and of high architectural quality whilst giving full consideration to the unique heritage value of the assets individually and collectively. The

Project establishes and implements a co-ordinated and over-arching restorative and transformational scheme that incorporates innovation in planning and design so as to re-imagine the urban fabric of Rathmullan's historic town centre. The interventions therefore represent transformative place-making that will direct a greater proportion of visitors and tourists to the town centre environment fostering confidence and leveraging private investment enabling Rathmullan to reach its full potential.

The proposed Part 8 development will achieve multiple benefits for Rathmullan including:

- To strengthen the town form through architecture, planning and co-designed interventions, so as to enable the regeneration of historic assets and the town centre environment as a cohesive and high quality area of unique history and heritage, which is attractive and safe for residents, visitors and investors and is a place where public life can thrive;
- To create a vibrant town centre which is a multi-dimensional, inclusive and inviting place providing a mix of amenities, services, facilities and experiences;
- Utilisation of redundant and latent space in terms of functionality and diversity of uses, with maximum flexibility for seasonal demands and future adaptation;
- Transformation and re-purposing of all spaces on the basis of a pedestrian priority environment in order to create a dynamic, connected and accessible town centre;
- Creation of sustainable and restorative environments in the town where environmental and heritage assets are enhanced and challenges addressed, for the delivery of physical, social and economic benefits;
- Bringing under-utilised core town centre lands and assets into productive use to compliment and protect the character and setting of this historic town;
- Creating a new and high-quality public realm and enabling civic and community activity alongside cultural and artistic expression;
- Providing useable, adaptable outdoor public spaces for events and activities that respond to different public health environment(s) and the need for social distancing;
- Enhancing pedestrian connectivity and flow throughout the town;
- Reducing dereliction and vacancy by giving catalytic effect to private sector investment;
- Increasing footfall in the town centre and activating spin-offs for local businesses;
- Contributing to a more competitive and vibrant town centre and business environment that acts as a catalyst to drive the local and regional economy;
- Strengthening the economic resilience of Rathmullan to economic challenges such as Brexit by enhancing the heritage landscape and facilitating diversification and up-scaling in the tourism and business sectors.

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 Built Heritage Objectives and Policies of the Plan to revitalise out built heritage and harness the economic benefits of it in the promotion of heritage tourism.

Stage 1 (Part 8 Planning) of the project is being co-funded by Donegal County Council and Rathmullan The Way Forward (CLG) as enabled by altruistic funding from the Tomar Trust. 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 to a future call for Category 1 applications under the Rural Regeneration & Development Fund (RRDF).

1.2 Location of the proposed development

The location of the proposed development is the townland of RATHMULLAN & BALLYBOE in the village of Rathmullan, Letterkenny & Milford Municipal District, County Donegal. The site is specifically located in the Wesleyan Street, Main Street, Kerrs Bay and Pier Road areas in Rathmullan and is located within the Zone of Archaeological Potential established around Recorded Monuments 'DG037-007 --- Town'.

The site consists of:

- (i) Rathmullan Battery Fort and attendant grounds, including the Glacis;
- (ii) A vacant brownfield site (formerly the Pier Hotel) and 2no. vacant townhouses;
- (iii) Rathmullan Abbey and attendant grounds;
- (iv) A small underutilized pocket greenfield site; and
- (v) Public road infrastructure.

Please refer to drawing no's: Dwg No's: D.SW.001 (Site Location and Site Extent), D.SW.002 (Site Location Map), and D.SW.100 (Site Layout Plan_Proposed).



Image 01: Battery Fort and attendant lands (Glacis) as viewed from Coastguard Road



Image 02: Battery Fort and attendant lands (Glacis) as viewed from Kerrs Bay



Image 03: Battery Fort as viewed from Lough Swilly



Image 04: Birdeye view of the Battery Fort with Rathmullan village in the background



Image 05: View along western edge of Glacis



Image 06: Glacis as viewed from the White Harte pub



Image 07: View from Glacis across Kerrs Bay road towards existing Townhouses



Image 08: Existing vacant brownfield site as viewed from Glacis across Kerrs Bay road



Image 09: Existing vacant brownfield site as viewed from the junction at Kerrs Bay & Pier Road



Image 10: Existing vacant brownfield site as viewed from Pier Road



Image 11: Rathmullan Abbey as viewed from Lough Swilly



Image 12: Rathmullan Abbey as viewed from the existing graveyard



Image 13: Rathmullan Abbey as viewed from the existing slipway off Main Street



Image 14: Rathmullan Abbey as viewed from Main Street



Image 15: Rathmullan Abbey Transept looking towards Cloister.



Image 16: Rathmullan Abbey Transept looking across steps down to Vault (filled in)



Image 17: View of arrival into village upon passing post office



Image 18: View looking towards the junction of Wesleyan Road and Main Street



Image 19: View along Main Street and Kerrs Bay



Image 20: Rathmullan Abbey as viewed from the existing slipway off Main Street



Image 21: View of terrace townhouses along Kerrs Bay road.



Image 22: Kerrs Bay-Pier Road-Coastguard Station junction as viewed from Glacis



Image 23: View of under-utilised pocket greenfield site and out over Lough Swilly



Image 24: View of western entrance point into under-utilised pocket greenfield site and out over Lough

1.3 Description of the proposed development

The specific nature of the proposed works is as follows:

- The renewal, extension and repurposing of a Protected Structure - Rathmullan Battery Fort (Ref. RPS 40819002) and its attendant lands as a key heritage asset providing flexible indoor and outdoor space with multi-functional capacities for: (i) interpretation, exhibitions, conferences, education & learning, and for (ii) civic, cultural, recreation and social gatherings and events. The extension will consist of a single storey contemporary intervention within the Battery Fort walls with a floor area of 287 sq.m and terrace over;
- The renewal of the Glacis as an integral historical element of the Battery Fort inclusive of: de-cluttering, re-profiling and the development of boundary treatment, universal access and permeability interventions including an elevated bridge link across the defensive moat from the Glacis to the Battery Fort;
- Construction of a new Community hub type building on a brownfield site at the junction of Kerrs Bay and Pier Road with flexible multi-user spaces and accommodation solutions including: (i) at Ground Floor: a community hall, office & reception; 2no. retail spaces; changing places facility & 2no. accommodation rooms including accessible accommodation; storage; (ii) at First Floor: a mezzanine office and 12no. twin accommodation rooms and 2no.

triple accommodation rooms and communal space; (iii) at Second Floor: an office and flexible workspace, and (iv) at Third Floor: a flexible community hub space with a roof terrace over; and having a total floor area of approx. 1,582sq.m (17029sq.ft);

- The construction of access management, public interest controls and interpretation facilities at a Protected Structure - Rathmullan Abbey (Ref. RPS 40819027) consisting of: entrance threshold improvements and the enhancement of existing pathways with a new gravel finish; installation of a pedestal supported floor plate with a floor area of 292sq.m incorporating seating options, historical interpretation features and a bespoke lighting scheme, utilities and services (discreetly concealed in the sub-structure);
- Material improvement of the existing road and pedestrian infrastructure at the junctions between Main Street and Wesleyan Street and Kerrs Bay and Pier Road including: modified junction and road kerb alignments, improved pedestrian infrastructure and level grade crossing points, and new high quality surface material finishes and street furniture;
- The formation of a small public amenity space bounded by the sea wall on a site to the south of Rathmullan Abbey;
- All associated ancillary works to include 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.
- A schedule of proposed uses for the Battery Fort, Community Hub and Abbey is provided with the particulars referred to at paragraph (e) below.

All associated ancillary site works shall be located within the townland of Rathmullan & Ballyboe in the Letterkenny & Milford Municipal District.

1.3.1 Schedule of Proposed Uses

Rathmullan Battery Fort (Ref.RPS 40819002) will generally be used as a flexible indoor and outdoor space with multi-functional capacities for: (i) interpretation, exhibitions, conferences, education & learning, and (ii) civic, cultural, recreation & social gatherings and events and also including the following scope of use(s):

- Use as a museum,
- Use as an art gallery,
- Use as an exhibition & conference centre,
- Occasional use for any fair, funfair, bazaar or market or any event of a religious, cultural, educational, political, social, recreational or sporting character.

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

- Use of the retail units as a shop or for the provision of professional services,

- Use of the Community Hall as a bingo hall, concert hall or for any fair, funfair, bazaar or market or any event of a religious, cultural, educational, political, social, recreational or sporting character,
- Use of the Community Hall as a public hall, exhibition hall, social centre or community centre and including use as a creche, day nursery or day centre,
- Use of the office space(s) as:
 - (i) a digital hub,
 - (ii) for the provision of (a) financial services, (b) professional services, and (c) any other services where the services are provided principally to visiting members of the public in accordance with Use Class 2 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended)
 - (iii) as an office in accordance with Use Class 3 of Schedule 2, Part 4 of the Planning & Development Regulations 2001 (as amended).
 - (iv) as a business premises for the carrying on of any professional or commercial undertaking.
- Use of the accommodation as a hostel.

The construction of access management, public interest controls and interpretation facilities at **Rathmullan Abbey (Ref. RPS 40819027)** will facilitate occasional religious, cultural, educational or social use(s) associated with local events but excluding use (temporary or other) as a fair, funfair, bazaar or market or any event of a political, recreational or sporting character.

1.3.2 Vision and Design Concept

Please Refer to the Architects Design Report for further information on the design concept in addition to that set out in Section 1.3.3 – 1.3.7 hereunder of this report.

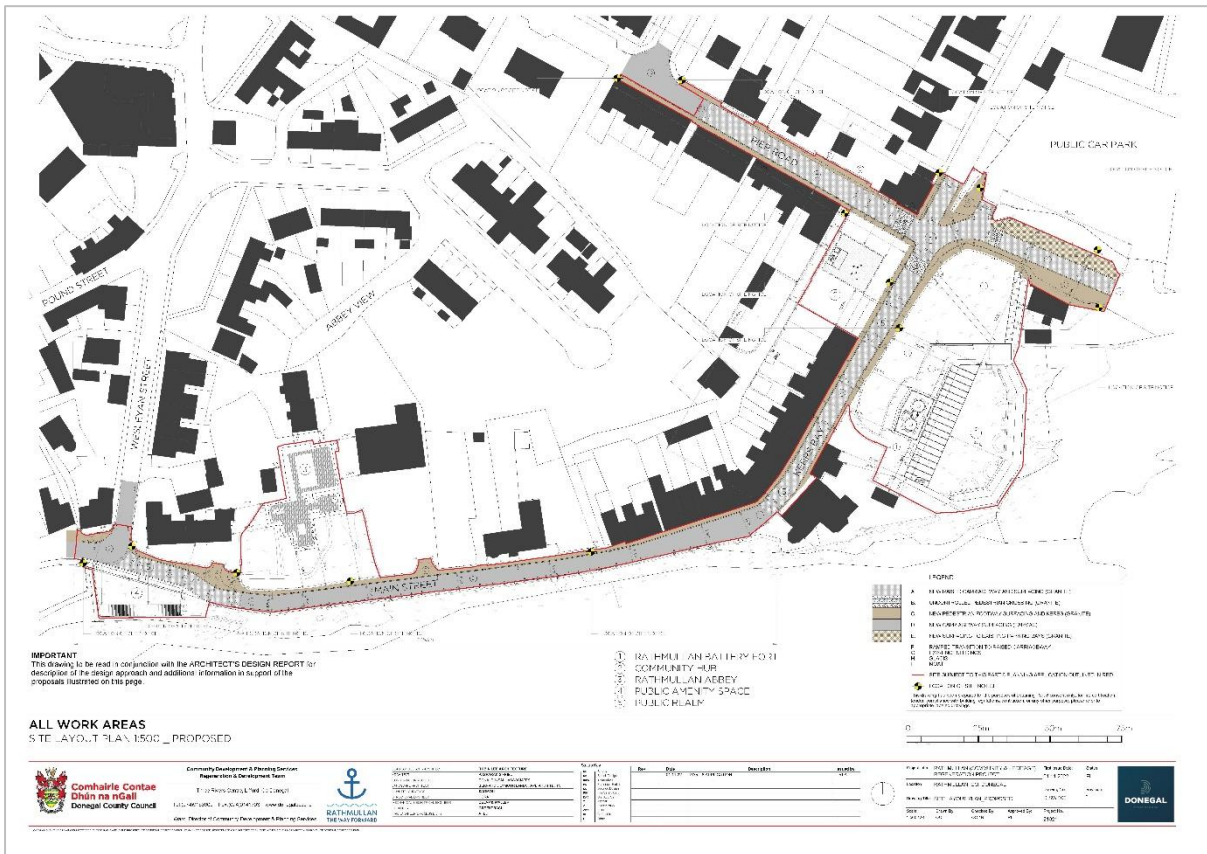


Image 25: Proposed Site Layout Plan

1.3.3 Rathmullan Battery Fort and its attendant lands (Glacis)

The repurposing of the Rathmullan Battery Fort is intended to create a series of places and spaces in which to learn about and celebrate the rich history and identity of Rathmullan along with its current and historic relationship to the sea. Enhancements and interventions within the walls of the Battery are designed to support the local area tourism by extending it into the shoulder season, increasing dwell-time within the village as a means to encourage activity and provide opportunity to support the local economy. In the off-season it is intended that the facilities will enable and encourage use by the local community so that this largely unused amenity at the heart of Rathmullan can become used all-year round and a valuable focal point. More widely, spaces available for events and bookings will enable use by schools and other groups to further encourage visitor use of Rathmullan while using revenue generation to support the business plan for the facility.

The objective is to create a building with the minimal internal area sufficient to allow the range of educational and interpretation functions envisaged.

Drawing influence from the historic elevated gallery used to afford soldiers visibility over the surrounding walls of the Battery a new intervention has been envisaged as an elevated and expansive terrace spanning the entire width of the northwestern edge and sitting above the functional spaces below. This creates two layers of public activity space – an enclosed one

below and an open air one above. This results in a long low building form as a backdrop to the generous open amenity space within the Battery walls. The open space itself is envisaged as a space for the local community to use all year round while seasonal and occasional events could be hosted year 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 the educational programmes delivered as part of the facility or simply enjoyed as a public amenity space available to visitors and the community alike.

The repurposing of the Glacis is intended to restore the status of this important historic feature as an essential component in the reading and understanding of Rathmullan Battery Fort, as outlined above. Non-essential clutter has accumulated over decades of use changing and obscuring the character of this historic green space. Demarcation of the space, by virtue of perimeter barriers and level changes, has conspired to separate it from surrounding spaces and the community at the heart of which it sits. The sketches and outline designs presented consider the opening up the Glacis for public use and amenity to create an open, green community space at the heart of the village. The proposals do not prescribe use nor do they limit use, rather the intention is to create a flexible space that could accommodate events, local activities and other recreational use. Outside the summer months it is intended that an open flexible space would enable and encourage use by the local community so that this largely unused amenity in the off-season can become used all-year round and a valuable focal point.

Further details of the planned works for Rathmullan Battery Fort & Glacis are outlined in the Architect's Design Report.

1.3.4 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.

Additionally the building is designed to support the local area tourism offer extending it into the shoulder-season through the provision of spaces suitable for retail use, rooms for short-term let, visitor use and flexible working spaces for hot desking that may suit longer-stay visitors to Rathmullan.

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 the heart of Rathmullan village creating a valuable focal point at the junction between Kerrs Bay and Pier Road.

A hierarchy of spaces is proposed with the primary offering being a large Community 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. In counterpoint to this 'everyday' community space a large Community Hub space is provided at the upper level with more refined finishes and an expansive, panoramic view southwards across the Battery and Lough

Swilly. This space could enable use for community meetings, as a place for local clubs and groups to meet or as a highly serviced digital hub for use by community and visitors alike.

Tourism accommodation rooms are proposed as an integral part of the Community Hub providing simple, compact en-suite rooms to help satisfy visitor demand. Provision of accessible facilities at ground floor would ensure all needs are catered for ensuring the facilities are inclusive and welcoming to all. Rooms may be targeted towards individual visitors, private activity groups such as the cycling or water sports community or larger organised groups such as school groups on educational, activity or Transition Year visits to the local area. Bookings will further encourage visitor use of Rathmullan while revenue generation will support the business plan for the facility.

A range of rooms at the upper levels is provided that would be suitable for smaller group meetings, remote working, office use and to support local businesses. Digital capabilities would be prioritised to ensure these spaces are well serviced for their purpose.

Further details of the planned works for Community Hub are outlined in the Architect's Design Report.

1.3.5 Rathmullan Abbey

The proposed enhancement of the Abbey is intended to improve accessibility to and within the historic monument thereby enabling and encouraging its public use and purpose.

The principle intervention will consist of a new level floor plane which will occupy and give access to the key spaces within the Abbey, namely the Nave, Transept, Chancel and Cloister.

Improving accessibility and the enabling of opportunities for appropriate events and other forms of group gathering will support the local area 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.

Information and interpretation content integrated into the design of the floor plane will allow opportunities to learn about the chronology and rich history of Rathmullan Abbey along with its place within the history of Rathmullan as a whole. By making this history available to visitors the intention is to make legible the significance of the Abbey as a national monument and to strengthen the identity of Rathmullan, helping to define its place within a local and national context.

In conjunction with other enhancements proposed for Rathmullan the wider aim of the proposals for the Abbey is to link this historic structure more fully into the community as a heritage asset to support activity. Opportunities for appropriate public events in tandem with the Battery, for example, could be considered to support seasonal activities or festivals as mechanisms for social, cultural and community expression.

Further details of the planned works for Rathmullan Abbey are outlined in the Architect's Design Report.

1.3.6 Public Realm

The aim is to improve the pedestrian experience and ensure that best design practices are applied to prepare a public realm scheme that integrates the many strands of civil, social and cultural aspects of Rathmullan village centre.

This will include reorientation of the spatial focus towards the pedestrian via a suite of subtle adjustments such as widening footways where possible, using high quality surface materials and raised tables to signal pedestrian priority, in particular at the entrance thresholds at the southern and northern ends of Kerrs Bay.

The project scope will seek to improve two key junctions, namely the Wesleyan Street / Kerr's Bay junction and the Pier Road / Kerrs Bay junction. At these key locations the proposal is for the tarmac carriageway surface to be substituted for high quality paving to signal pedestrian priority and encourage the driver to exercise caution. Examples of this approach have been shown to be successful in encouraging the calming of traffic. This gesture also reads as a "welcome mat" to punctuate moments along the coastal sequence such as the Abbey, the Rathmullan Battery Fort and the proposed Community Hub.

Overall the aim is to create more designated pedestrian space within and throughout the village, making pedestrian movement easier and improving connectivity between assets and facilities. The intended effect is to create a cohesive public realm environment that helps to unify and bind together the constituent parts of the village.

While proposals would not alter the existing traffic movement infrastructure which consists of two-way traffic regime throughout the project area, they do take consideration of a potential future plan to create a one-way road system within Rathmullan, which could be developed by Donegal County Council to alleviate local traffic congestion. Should this plan come forward the proposals made within the current project scope of work would not be compromised and indeed would complement the future plans. Furthermore the look and feel of the current proposals along with the material palette is intended to inform the future plans so that the implemented projects would seamlessly fit together even if not delivered at the same time.

Further details of the planned works for Public Realm are outlined in the Architect's Design Report.

1.3.7 Public Amenity Space

Located towards the south of the village it is proposed that an existing green space currently bounded by a low stone perimeter wall on three sides and the sea wall on the south facing edge is enhanced and repurposed for community benefit. With limited access currently it is proposed that it is strategically opened to enable access and for use as a public amenity space closely connected with the sea.

A portion of the space adjacent to the sea wall is appropriated as a hard-surfaced public space accessible from the footway opposite the entrance to Rathmullan Abbey.

Enhancements to the public realm at this location including the resurfacing of the road in natural stone setts raised to footway level to allow seamless transverse access across the carriageway to allow better linkages between the Abbey and the sea and to effectively create an 'entrance mat' to these historic and natural assets at the entrance to the village. The scale of this public space is intended to support orientation for events and gatherings, educational groups such as Transition Year student visitors or to create welcome resting point for cyclists or sea-swimmers.

The remainder of the space is retained as a green space and it is proposed that this be enhanced as a 'biodiversity garden', offering ecological and educational benefits to the local community and visitors.

Further details of the planned works for Public Amenity Space are outlined in the Architect's Design 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
- 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 **STRENGTHENED RURAL ECONOMIES AND COMMUNITIES** by undertaking strong, connected interventions to build the physical, social and economic capacity and resilience of Rathmullan as a competitive, liveable Town so that it can function as a strong driver for its population and for its much wider rural community.

The project also places **COMPACT GROWTH** at its centre through its integrated interventions that engage in place-making, architecture, urban design, culture, heritage, employment, tourism and climate change to concentrate our regeneration potential on the upgrade of our existing town centre spaces, streets and buildings so that public and commercial life can thrive.

Accordingly, this project offers excellent compatibility with National policy and priorities and will purposefully deliver regeneration and renewal in accordance with the National Priorities for **COMPACT** growth and for strengthened **RURAL** economies and communities, and additionally for a strong **ECONOMY** supported by **ENTERPRISE, INNOVATION** and **SKILLS**, enhanced **AMENITIES** and **HERITAGE**, and transition to a **LOW CARBON** society.

1.4.2 The Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA) inclusive of the North West Metropolitan Area Spatial Planning Framework (MASP) and the Letterkenny Regional Growth Centre Strategic Plan

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)

Chapter 9 of the RSES sets out the North West Metropolitan Area Spatial Planning Framework (MASP) relating to the area of the North West City Region encompassing Letterkenny, Derry and Strabane. The settlement of Rathmullan is located within the North West MASP area.

The North West MASP recognises the need for ‘All Island Cohesion’ (also Chapter 9) and the potential of collaborative work at a sub-regional level and on a cross border basis for economic advantage and for the social, economic, cultural and environmental well-being of communities.

Reflecting the themes of the proposed development in relation to efficient use of under-utilized lands, compact growth, strengthening economic opportunity and design and placemaking, the North West MASP identifies four strategic outcomes as follows:

1. Building inclusive and compact places
2. Investing in connected and accessible places
3. Planning for a vibrant economy and nurturing communities
4. Creating resilient places and low carbon infrastructure.

Within and underpinning the framework for the NW MASP strategic outcomes and reflecting the overarching RSES vision in relation to a 'place-based' approach, the NW MASP also requires to the greatest extent possible, that new developments will:

'contribute towards the creation of high-quality places across the North West City Region, taking account of Place-Making Principles. Under the principles of place-making, development proposals should be based upon a design-led and participative process and should seek to deliver on the six qualities of place – namely, distinctive, safe and pleasant, welcoming, adaptable, resource-efficient and easy to move around and beyond'.

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 on the four strategic outcomes of the NW MASP.

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 Rathmullan 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"; and*

CS-O-11 (g) *"The preparation of a Tourism Development Strategy together with support and enabling of appropriate tourism related development particularly in rural towns and open countryside (Layer 3)".*

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, providing as it does for the regeneration and renewal of the rural town of Rathmullan on the basis of re-purposing of heritage assets and utilizing vacant brownfield lands. The Project also offers excellent delivery in strengthening the physical environment of the town and ensuring that positive 'place making' is at the core of the Historic Town Centre regeneration.

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 function of Built Heritage and Tourism and the new public realm inclusive of transformed infrastructure, improved commercial conditions and multi-user spaces of social, community and economic purpose and function will create opportunities for new enterprise, diversification and growth, located in the town core of Rathmullan, and enjoys clear cohesion with the plan led and spatial focus of the Economic Development Strategy to build on sectoral strengths and provide balanced development.

Chapter 7 of the Plan highlights the importance of Donegal's built heritage resource and references the Council's first Landscape Character assessment which was prepared in 2016. This study gives an insight into the time depth of Donegal's landscape and evidences that the physical and socio-political climate has moulded the County's very specific and unique identity such that the distinct qualities of our built heritage, particularly Donegal's rural architecture, are as important to our cultural identity as the spoken word or written verse. The Plan recognises the value of heritage conservation in driving economic prosperity and the growth in 'heritage tourism' which has become a significant contributor to Donegal's economy providing associated employment opportunities.

It is a Built Heritage objective of the Plan to:

BH-O-1: To preserve, protect, enhance and record the architectural heritage of the County.

BH-O-3: Promote economic growth and sustainability through the ongoing regeneration of the built environment.

BH-O-4: Harness the economic benefits of the historic environment including the promotion of heritage tourism in both rural and urban areas.

BH-O-5: Facilitate appropriate revitalisation and reuse of the built heritage throughout the County including vernacular and/or historic industrial and maritime buildings using the best conservation practice and traditional building skills.

And it is a Built Heritage Policy to:

BH-P-1: It is a Policy of the Council to conserve and protect all structures (or parts of structures) and sites contained in the Record of Protected Structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

BH-P-4: It is a policy of the Council to ensure the repair, reuse and appropriate refurbishment of vernacular and/or historic buildings, which make a positive contribution to the built heritage of the area including those as referred to on the National Inventory of Architectural Heritage.

BH-P-6: It is a policy of the Council to ensure, where appropriate, measures to extend, modify or materially alter the fabric of vernacular and/or historic buildings are sensitive to traditional construction methods and materials and craftsmanship and do not have a detrimental impact on the character or appearance of a structure.

BH-P-8: It is a policy of the Council to facilitate appropriate and high quality design solutions including considerations of scale, proportion, detailing and material specification for development proposals affecting vernacular and/or historic buildings in both urban and rural settings.

BH-P-9: It is a policy of the Council to conserve and enhance the quality, character and distinctiveness of towns and streetscapes in the County, including street layouts, historic structures, building lines, traditional plot widths, signage and historical street furniture as well as the character of the area.

BH-P-11: It is a policy of the Council to ensure proposals on the Islands will conserve and/or enhance the intrinsic character, scale and visual amenity of the architectural heritage respecting the character of existing buildings, important views and spaces and the historic settlement pattern in terms of scale, height, grouping, density, design, materials, traditional building techniques and workmanship.

This project finds its genesis in the quality and scale of the built heritage of Rathmullan and the desire to ensure its preservation, adaptation and re-use as a part of the restoration and transformation of the town. The project therefore is the vehicle by which the built heritage objectives and policies of the Plan can be advanced. 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 the built heritage environment of one of the most unique and important towns in the County the project will protect and enhance the quality of the town of Rathmullan and its built and historic heritage and in so doing improve the County’s offer to the tourism market, particularly in the areas of Heritage, educational and research 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.

1.5 Archaeological Heritage

Rathmullan is a designated Historic Town. The site is within the Zone of Archaeological Potential established around Recorded Monument ‘DG037-007 --- Town’. The Abbey & Graveyard is a Protected Structure of Regional Importance (Importance Value AAHS) RPS Ref. No. 4081907. The Graveyard is an historic graveyard recorded on the record of Monuments and Places Ref. DG037-007. The Battery Fort is a protected structure listed on the RPS Ref. 40819002 as being of Regional Importance for Architectural and Historic special category interest. Therefore, the proposed development has been the subject of Archaeological Impact Assessment carried out by an archaeologist licensed by the Department of Housing, Local Government & Heritage. An Archaeological Desktop Constraints Report has been produced which concludes that archaeological monitoring of ground works should be undertaken during the construction phase of development.

Please refer to accompanying Archaeological Impact Assessment Report, prepared by Fadó Archaeology.

1.6 Built Heritage Conservation

In order to inform the Part 8 plans, a Heritage Impact Assessment has been carried out by a Conservation Architect of the historic town fabric, including the Napoleonic wartime Battery Fort, Rathmullan Abbey and wider public realm enhancements. The investigations comprised historical research, using both archival and secondary material, and a site inspection. A brief illustrated history of the sites, with sources of reference and bibliography, and the site survey findings. The investigation has established the significance of the sites.

This report has also been drafted to inform the design of proposals by Robin lee Architects and provides a justification of the scheme according to the relevant legislation, planning policy and guidance.

Please refer to accompanying Heritage Impact Assessment Report, prepared by Donald Insall Associates, Chartered Architects and Historic Building Consultants.

1.7 Stage 1 Road Safety Audit (RSA) & Car Parking

TII Publications GE-STY-01024 and GE-STY-01027 refer. These technical documents set out the Stages of RSA. Stage 1 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 type, size and complexity of a scheme. It is considered that the proposed development is a minor scheme which presents limited considerations in related to type, size and complexity. It is not considered that there are any grounds for requiring a discretionary Stage 1 Audit at this stage. The design has been completed in accordance with DMURS and a 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 in the early stages of operation if required.

Otherwise it is noted that as the development does not access a Strategic road an RSA is not required in accordance with Policy T-P-8 of the County Development Plan, 2018-2024 (as varied)."

The proposed development does not propose to provide car parking in accordance with the standard requirements of the County Development Plan, 2018-2014 (as varied). The rationale for this position is clear, agreed with Roads Services and set out hereinunder:

- Rathmullan Battery Fort – this is an existing structure which has a varied use history, including most recently as a Flight of the Earls Centre. The structure is owned by Donegal County Council but is currently operated by the projects operational partners Rathmullan The Way Forward CLG. The current proposal is to introduce enhanced functionality to the structure which primarily has the key objectives of: (i) facilitating better enjoyment of structure as a heritage asset and the environment within which it is situate, (ii) facilitating enhanced viability and use as a heritage & history asset supporting exhibition and associated such uses, and (iii) facilitating civic type use(s) which compliments the very successful marine, recreational, seaside and heritage tourism industry in the village. As such it is not considered that of itself it will be a significant generator of footfall or traffic, but will rather enhance the existing visitor offering and experience in Rathmullan. In this regard it is not considered that there is a new material car parking requirement to be met. Whilst the schedule of uses for this structure includes markets, fairs, performance and such like, these will not be primary or permanent use(s) but will take place in association with specific festivals and events which will be subject to wider event management.
- Rathmullan Abbey – again this is an existing structure. What is proposed is public interest controls and management features which have also been adapted to give an enhanced visitor/interpretative experience. It is not considered that the proposed interventions give rise to an associated car parking requirement and where

occasional use takes place this will be infrequent, low scale and again part of wider event management.

- The Community Hub – This facility is primarily a community facility for members of the Rathmullan community. It is accepted that if this was a 'de novo' proposal that a car parking requirement would arise, however regard needs to be had to the significant use and planning history of this site. This site was occupied by the former Pier Hotel, a significant structure including function room etc. Whilst limited detail of the accommodation schedule of this Hotel is now available, it is noted from the planning history on the site that it was not insignificant and employed most latterly 12no. staff. Accordingly, there is a parking credit associated with this use. This was factored into the consideration of subsequent planning applications of the site, not least Plan.Reg.No. 03/7365, which was ultimately granted for a bar, restaurant, function room/meeting room and 16no. apartments without specific parking provision. This permitted development was not carried out, however what was noted in the assessment of this application was an opinion that "*car parking, in an informal way, is entirely available a short distance away towards the Pier*". (*Whilst a development contribution was imposed on this permission, that is not an option in respect of a Part 8 Local Authority own development. Rather see below commentary on separate considerations concerning a new traffic regime and public parking in the village*). Accordingly there is an existing and permitted history of car parking associated with this site availing of on street parking and/or public parking and it is considered that this proposed community facility is equally entitled to this position, if not more so given that not only is it of comparable or lesser scale, but is in fact likely to result in a de-intensification of the commercial use of the site being primarily targeted at the local community and therefore established patrons of the town centre environment.

It is not therefore proposed to introduce car parking provision as a part of this project, which seeks to re-purpose existing vacant, underutilised and brownfield assets & resources within the town centre environment. In this regard it is considered that there is both legislative and local policy context support for this position:

In this regard Policy T-P-13 of Chapter 5 (Infrastructure) of Section 5.1 (Transportation) of the County Development Plan, 2018-2024 (as varied) states:

"It is a policy of the Council to require development proposals to provide adequate provision for car parking and associated servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the standards set out in Appendix 3 Development and Technical Standards. A reduced number of car parking spaces may be acceptable in the following circumstances:

- ***Where the exercise of flexibility would assist in the conservation of the built or natural heritage, would aid the renewal of areas in need of regeneration, would facilitate a better quality of development or the beneficial re-use of an existing building....."***

Section 10(3)(h) of the Planning and Development Act, 2000 (as amended) is also of particular relevance in that it requires that a Development Plan shall include objectives for: "*the development and renewal of areas in need of regeneration.*" This objective specifically

relates to bringing redundant, under-utilised and derelict land and building back into active use and it accords with the principles of sustainable development by reducing the need for greenfield development, supporting the urban fabric and re-using existing resources. In this regard the Development Plan Guidelines for Planning Authorities 2007, pursuant to this provision of the Act, states that the need for regeneration is inherent in the proper planning and sustainable development of cities and large towns and that there should be "*sufficient flexibility in the application of zoning and development management policies and standards to ensure that development plans actively promote rather than inhibit regeneration.*"

Accordingly, it is considered that the proposed development which fundamentally proposes the repurposing of existing resources and assets within a town centre environment, should be actively promoted in the interests of renewal and regeneration and not otherwise inhibited by the routine implementation of development plan standards. It is considered that the matter of the traffic regime and public parking within the village generally is therefore a separate matter for the Local Authority and Roads services generally. In this regard and during project appraisal work, wider discussions with colleagues in Area Roads and Road Design have raised the need for further consideration of a new traffic regime within Rathmullan village and including additional edge of centre parking. These discussions arise from the existing environment and conditions in Rathmullan and not as a result of the proposed development. The Regeneration Team is currently collaborating with Roads services colleagues in relation to utilising the Rural Regeneration & Development Fund (RRDF) to unlock viable edge of centre car parking options in the village. This is most likely to advance separately and together with any proposal for a new traffic regime in Rathmullan village centre. It has been agreed with Road Design that the proposed development may proceed in advance of same and without dependency on a new traffic regime, and that the public realm improvements proposed in this project which reprioritise road space towards pedestrians is a correct and important first step in the process towards a new and wider traffic regime for the village. It is anticipated that Roads Services will endeavour to bring such proposals forward for Part 8 planning separately in 2023.

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.

By reference to the CFRAMS flood maps for the subject area of Rathmullan, it can be seen that the Tidal flood probabilities (Image 26) encroach to the building lines by 0.1%-0.5% probability of flooding in the project areas. The buildings however are outside of the risk probability of Tidal flooding.

Prevention of flooding from tidal events can only realistically be achieved by provision of flood defence mechanisms or raising the levels of the building to higher elevations than the

modelled flood level. Raising of the buildings in this area is considered unrealistic. The provision of flood defence mechanisms is currently under investigation by others and is outside the scope of this scheme.

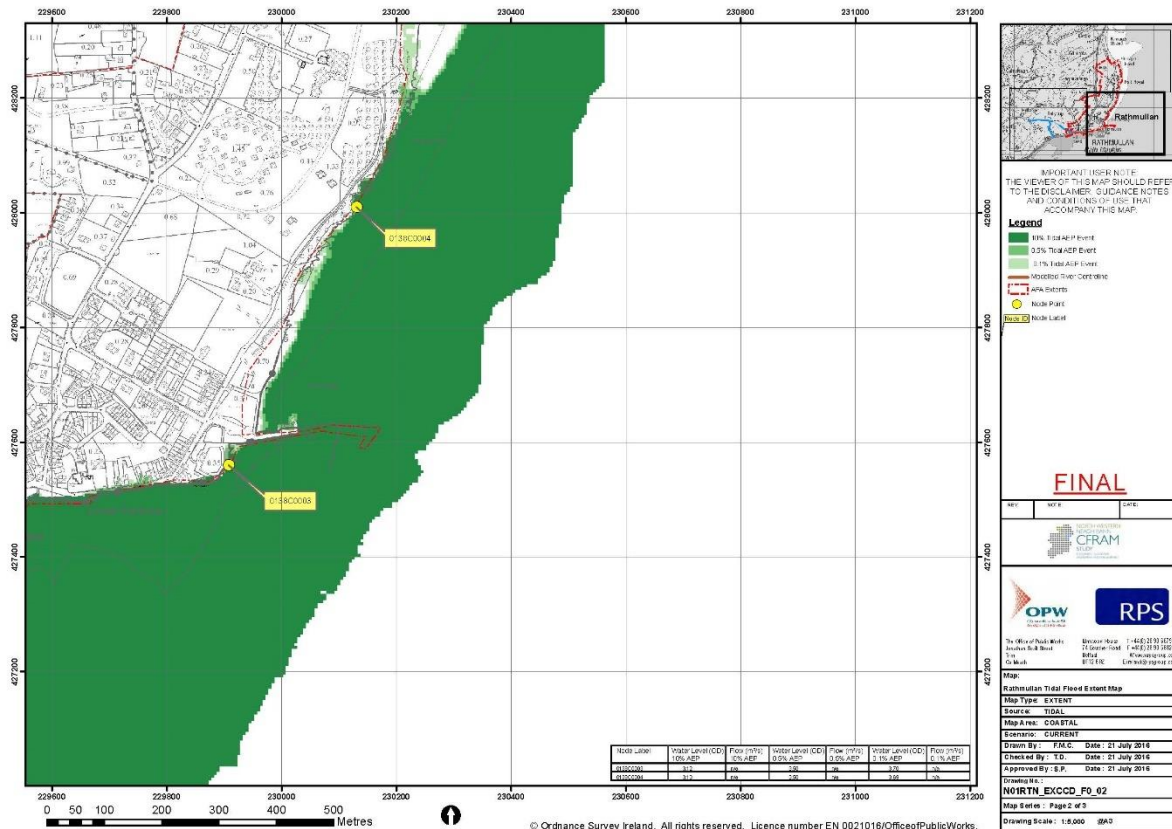


Image 26: Tidal Flood Map

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 in respect of the Rathmullan (Community & Heritage) Regeneration Project has been an evolving process beginning in part with stakeholder consultation, commencing December 2021. The structure and stakeholder group arrangements were as set out below. The Community Group was formed to collectively represent the broad array of community stakeholders within the town.



Image 27: Stakeholder Group arrangements

These key groups, which were targeted at specific and relevant sectoral interests, were the principle consultation vehicle for progressing the project design. These groups have been highly participatory in the development of the proposed Part 8 scheme.



Image 28 – Public Consultation Event in Rathmullan in June 2022

An informal public consultation event in advance of the publication of a Part 8 planning scheme for the proposed development took place on Thursday 2nd June 2022 from 3pm to 8pm in the St. Vincent de Paul Centre, Rathmullan. Preliminary designs for the scheme were on display and Robin Lee Architecture Consultants & Sub-Consultants, members of Rathmullan-The Way Forward CLG and officials from the Regeneration & Development Team were available to address queries and provide information on the project. This event was managed in accordance with the public health guidelines and protocols and the Covid-19 Regulations as they applied at that time. The event was well attended over the course of the day with a total of 60no. persons in attendance and the feedback was on the whole positive regarding the proposals. The emerging designs were also made available on the Donegal County Council Website and the public were invited to email their thoughts or comments on these designs during the 2-week period following the event up until and including Thursday 16th June 2022. A total of 24 no. submissions were received in this period and again the responses were largely positive. These submissions were taken into consideration in the evolution of the project design which was taken forward to Part 8 planning stage.

Otherwise consultation with Elected Members, 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 considered that the proposed Part VIII development providing for the development of the Rathmullan (Community & Heritage) 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 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
	PLANS		
D.SW.001	SITE LOCATION & SITE EXTENT	NTS	A1
D.SW.002	SITE LOCATION MAP	1:1000	A1
D.SW.003	SITE LAYOUT PLAN_EXISTING	1:500	A1
D.SW.100	SITE LAYOUT PLAN_PROPOSED	1:500	A1
D.BF.001	SITE PLAN-WORK AREA 01_RATHMULLAN BATTERY FORT	1:500	A1
D.BF.010	LEVEL 00 PLAN_EXISTING	1:100	A1
D.BF.011	LEVEL 01 PLAN_EXISTING	1:100	A1
D.BF.012	LEVEL 02 PLAN_EXISTING	1:100	A1
D.BF.013	SECTIONS_EXISTING	1:200	A1
D.BF.014	DOWNTAKINGS PLAN	1:100	A1
D.BF.100	LEVEL 00 PLAN_PROPOSED	1:100	A1
D.BF.101	LEVEL 01 PLAN_PROPOSED	1:100	A1
D.BF.200	SECTION AA / BB_PROPOSED	1:100	A1
D.BF.201	SECTION CC / DD_PROPOSED	1:100	A1
D.BF.202	SECTION EE / FF_PROPOSED	1:100	A1
D.BF.203	SECTION GG / HH_PROPOSED	1:100	A1
D.BF.015	RATHMULLAN BATTERY FORT-EXISTING GLACIS PLAN	1:100	A1
D.BF.016	RATHMULLAN BATTERY FORT-GLACIS PLAN DOWNTAKINGS	1:100	A1

D.BF.105	RATHMULLAN BATTERY FORT-GLACIS PLAN	1:100	A1
D.BF.205	RATHMULLAN BATTERY FORT-GLACIS SECTION AA	1:100	A1
D.BF.206	RATHMULLAN BATTERY FORT-GLACIS SECTION BB	1:100	A1
D.BF.207	RATHMULLAN BATTERY FORT-GLACIS SECTION CC	1:100	A1
D.BF.208	RATHMULLAN BATTERY FORT-GLACIS SECTION DD	1:100	A1
D.BF.209	RATHMULLAN BATTERY FORT-GLACIS SECTION EE	1:100	A1
D.BF.210	RATHMULLAN BATTERY FORT-GLACIS SECTION FF	1:100	A1
D.BF.211	RATHMULLAN BATTERY FORT-GLACIS SECTION GG	1:100	A1
D.BF.212	RATHMULLAN BATTERY FORT-GLACIS SECTION HH	1:100	A1
D.CH.001	SITE PLAN-WORK AREA 02_COMMUNITY HUB	1:500	A1
D.CH.010	LEVEL 00_EXISTING	1:100	A1
D.CH.011	LEVEL 00_DOWNTAKINGS PLAN	1:100	A1
D.CH.012	CONTEXT ELEVATIONS_EXISTING	1:200	A1
D.CH.100	LEVEL 00_PROPOSED	1:100	A1
D.CH.101	LEVEL 01_PROPOSED	1:100	A1
D.CH.102	LEVEL 02_PROPOSED	1:100	A1
D.CH.103	LEVEL 03_PROPOSED	1:100	A1
D.CH.104	LEVEL 04_PROPOSED	1:100	A1
D.CH.200	SECTION AA_EXISTING & PROPOSED	1:100	A1
D.CH.201	SECTION BB_EXISTING & PROPOSED	1:100	A1
D.CH.202	SECTION CC_EXISTING & PROPOSED	1:100	A1
D.CH.203	SECTION DD_EXISTING & PROPOSED	1:100	A1
D.CH.204	SECTION EE_EXISTING & PROPOSED	1:100	A1
D.CH.205	SECTION FF_EXISTING & PROPOSED	1:100	A1
D.CH.206	SECTION GG_EXISTING & PROPOSED	1:100	A1
D.CH.207	SECTION HH_EXISTING & PROPOSED	1:100	A1
D.CH.300	CONTEXT ELEVATIONS_PROPOSED	1:200	A1
D.CH.301	ELEVATIONS_PROPOSED	1:100	A1
D.RA.001	SITE PLAN- WORK AREA 03_RATHMULLAN ABBEY	1:500	A1
D.RA.010	RATHMULLAN ABBEY-GROUND PLAN_EXISTING	1:100	A1
D.RA.011	RATHMULLAN ABBEY-EXISITNG SECTION AA / BB	1:100	A1

D.RA.012	RATHMULLAN ABBEY-EXISTING SECTION CC / DD	1:100	A1
D.RA.013	RATHMULLAN ABBEY-EXISTING SECTION EE / FF	1:100	A1
D.RA.014	RATHMULLAN ABBEY-EXISTING SECTION GG	1:100	A1
D.RA.100	RATHMULLAN ABBEY-GROUND PLAN_PROPOSED	1:100	A1
D.RA.200	RATHMULLAN ABBEY-SECTION AA / BB	1:100	A1
D.RA.201	RATHMULLAN ABBEY-SECTION CC / DD	1:100	A1
D.RA.202	RATHMULLAN ABBEY- SECTION EE / FF	1:100	A1
D.RA.203	RATHMULLAN ABBEY- SECTION GG	1:100	A1
D.RA.204	RATHMULLAN ABBEY- SECTION JJ / KK	1:20	A1
D.PR.001	SITE PLAN-WORK AREA 04_PUBLIC REALM	1:500	A1
D.PR.010	PUBLIC REALM PLAN_EXISTING	1:500	A1
D.PR.100	PUBLIC REALM PLAN_PROPOSED	1:500	A1
D.PA.001	SITE PLAN WORK AREA 05_PUBLIC AMENITY	1:500	A1
D.PA.010	PUBLIC AMENITY SPACE-GROUND PLAN_EXISTING	1:100	A1
D.PA.011	PUBLIC AMENITY SPACE-GROUND PLAN_DOWNTAKINGS	1:100	A1
D.PA.100	PUBLIC AMENITY SPACE-GROUND PLAN_PROPOSED	1:100	A1
D.PA.200	PUBLIC AMENITY SPACE-SECTION AA	1:50, 1:100	A1
D.PA.201	PUBLIC AMENITY SPACE- SECTION BB	1:100	A1
D.PA.202	PUBLIC AMENITY SPACE- ELEVATIONS	1:100	A1
	REPORTS		
	ARCHITECT'S DESIGN REPORT	N/A	A4
	THE NATURE & EXTENT OF DEVELOPMENT PROPOSED	N/A	A4
	AA SCREENING REPORT & DETERMINATION	N/A	A4
	EIA PRELIMINARY EXAMINATION & CONCLUSION	N/A	A4
	HERITAGE IMPACT ASSESSMENT	N/A	A4
	ARCHAEOLOGICAL IMPACT ASSESSMENT	N/A	A4