

COMHAIRLE CHONTAE DHUN NA nGALL

Oifig Riarthóir na gCruinnithe
Aras an Chontae
Leifear
21 Iúil, 2025

FOGRA CRUINNITHE

A Chara,

Beidh Cruinniú Speisialta den Comhairle Chontae Dhún na nGall ar siúl Dé hAoine 25 Iúil, 2025 ag **11.00rn. in Áras an Chontae, Leifear.** Tá Clár an chruinnithe leis seo. Seolfar nasc leictreonach chuig an chruinniú i gcomhfhreagras eile.

Mise, le meas



Pádraig Ó Laifearthaigh
Riarthóir Cruinnithe

DONEGAL COUNTY COUNCIL

Office of Meetings Administrator
County House
Lifford.
21st July, 2025

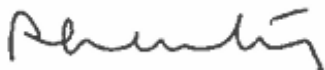
TO EACH MEMBER OF DONEGAL COUNTY COUNCIL

NOTICE OF MEETING

Dear Councillor,

A Special Meeting of Donegal County Council will be held on Friday 25th July 2025 at 11.00am in the County House, Lifford. The agenda for the meeting is attached. An online link to join the meeting will issue separately.

Yours sincerely



Patsy Lafferty
Meetings Administrator

AGENDA

1. Housing Capital Update

MINUTES OF SPECIAL MEETING OF DONEGAL COUNTY COUNCIL HELD IN THE COUNTY HOUSE, LIFFORD ON THE 25TH JULY 2025

C/309/25 MEMBERS PRESENT

Cllrs P Canning, Cathaoirleach, F Bradley, C Brogan, D Coyle, D. M Kelly, and N Kennedy.

Online: Cllrs J Beard, L Blaney, M Boyle, J Brogan, B Carr, A Doherty, A Farren, M Farren, M Harley, N Jordan, J Kavanagh, Mac Giolla Easbuig, M Mc Clafferty, M Mc Dermott, D Mc Gee, P Mc Gowan, M Mc Mahon, J Murray, M Naughton, J O' Fearraigh and M Scanlon.

C/310/25 OFFICIALS IN ATTENDANCE

Mr John Mc Laughlin, Chief Executive, Patsy Lafferty, Director of Housing, Corporate and Cultural Services, Meetings Administrator, Liam Ward, Director Community Development & Planning Services, Garry Martin, Director Economic Development, Information Systems and Emergency Services *online*, John Gallagher, Senior Engineer, Housing Capital, Eamonn Brown, Divisional Manager, Housing & Corporate, Jim Boner, Senior Executive Engineer, Housing Capital, Thomas Melly, Senior Staff Officer, Housing & Corporate, Róise Ní Laifearthaigh, Rannóg na Gaeilge, Clíona Ni Ghallachóir, Rannóg na Gaeilge, William Colvin, Assistant Communications Officer, Anne Marie Crawford, Staff Officer, Corporate Services.

C/311/25 APOLOGIES

Apologies were received from Cllrs Mc Garvey and Meehan who were unable to attend the meeting.

C/312/25 HOUSING CAPITAL UPDATE

Members considered the report circulated with the agenda in relation to the above.

Mr John Gallagher, Senior Engineer, provided an update to members on the status of the various housing projects since the 30th June 2025. This included an analysis of projects that had been completed, currently on site or at tender stage together with those at pre-planning, planning, and detailed design stage. This also included an overview of the various funding submissions that had been submitted to the Department of Housing for stage approval with the aim of advancing eighteen projects county-wide and delivering 552 social housing units.

Mr Gallagher advised also in relation to the completions, tenders advertised and works started since the 30th June 2025. Members were informed of the status of the social housing delivery programme and the fact that 1402 housing units were now in the pipeline. Details were provided as follows:-

Current Status of Social Housing Delivery	No. of Units
Completed Social Housing Units	262
Social Housing Units on Site	498

Projects at Tender Stage	171
Planning & Detailed Design Stage	224
Projects at Pre Planning Stage	247
Total	1,402

The meeting was then opened to the floor and the following issues raised.

Issues

- General appreciation for the range of works completed to date and in the pipeline all of which has been facilitated by the Housing Capital team. Recognition that the hard work and dedication of the housing team have contributed to this.
- That it might be more beneficial to have the meetings on a six weekly or two monthly basis in the interest of more comprehensive updates and to allow for the completion of works.
- Clarification requested in relation to the SHIP Renewal process and the implications for towns and villages including the methodology for identifying such buildings. Specific reference made to the village of Carrick. General welcome for the Old Fintra Road site.
- Traffic Light System for development must be utilised where there are available sites and families need to be able to have access to accommodation. Use of ex Government and HSE buildings should be considered.
- Smaller towns and Villages need to be accommodated when planning for housing development. Notes associated infrastructure available in the villages of Pettigo and Mountcharles.
- General welcome for the High Road Project and the fact that the S.I process is moving forward.
- Cited the need for the utmost transparency in terms of the concrete, aggregate being used in social housing.
- Use of vacant HSE property in Pettigo should be followed up.
- Concern expressed that people from other areas of the county were being placed in homeless accommodation in Bundoran and that this was not always the most practical solution.
- Housing provision on the Islands must not be forgotten about.
- Uisce Éireann service provision a key element of the housing development process. Noted specific issues in Falcarragh.
- Access issues on the N56 are impacting development and the provision of S.Is.
- Government policy responsible for the lack of housing.

Queries

- Has there been any engagement with Uisce Éireann in relation to the houses at Ballymacool?

- Has consideration been given to the level of upgrade works required on the roads network from Ballymacool into Letterkenny?
- Clarification sought as to whether certification does exist in relation to the stone in the fill material underneath the foundations and within the foundations themselves in our social housing schemes.
- Is there a traceable certificate or form of compliance for quarried stones that are being used in social housing and has the material been tested independently or by the supplier? This to be clarified for the members as soon as the legal advice is received.
- What is being done about independent living facilities in all the social housing developments?
- Query as to the number of houses needed to accommodate all those on the housing waiting list in Letterkenny.
- What will happen in terms of housing provision after 2026.
- Is there a specific time pattern in terms of the submission of requests to the Department and their subsequent approval?
- Have we any interest confirmed by the AHBs in terms of housing provision?
- What is the hold up in relation to the Part V application in the Carndonagh area?
- How will Donegal County Council benefit in terms of Second Hand Acquisitions and in relation to our own submission for additional funding?
- What can be done to get over the impasse in relation to the development at Cloondara as a speedy resolution would allow twenty-nine families to avail of a new home?
- Report requested in relation to the 9 Houses at Killylastin scheduled for completion at the end of 2026.
- Request that meeting be set up with an interested developer in the Donegal MD who is interested in buying and developing land in Ballyshannon.

Follow-Up

Cllr Mc Clafferty proposed, seconded by Cllr Kelly that correspondence issue again regarding the request for a meeting with the Department in relation to access issues on the N56.

Mr John Gallagher, Senior Engineer drew members attention to the fact that other housing colleagues and himself regularly attended MD meetings and workshops. He said that a number of the issues raised during the meeting could be dealt with at this level. He advised members of the following:-

That it would be possible to look at opportunities under the SHIP Renewal Scheme and that this could be done in conjunction with the Regeneration Team where there were viable options. Noted that there

was ongoing engagement with Patricia Mc Intyre and the Regeneration Team in relation to specific opportunities and where properties were viable to renovate. Housing, he said, would collaborate with members to identify opportunities and drew attention to the fact that there was an open expression of interest portal on the website for interested parties. It was noted that excellent use had been made of the old Garda Station in Malin and that options could be explored in relation to the buildings referenced in Pettigo and Mountcharles. He said that there were challenges with Town Centre development particularly in terms of parking and the provision of same.

Mr Gallagher said that there was a traffic light system in place as prior to any proposed development taking place items such as access to water, sewerage, disposal of surface water and other environmental considerations etc were looked at. This process was also used, he advised, when looking at acquiring lands.

Engagement, he confirmed, would continue in relation to development in the smaller towns.

Members were informed that there was ongoing engagement with Uisce Éireann regarding all projects and that scheduled workshops would take place in September for each of the Municipal Districts.

Regarding materials used in aggregate and concrete, he said that the Council worked to their own specification on all projects. The materials used, aggregates, concrete etc were covered, he advised, by this specification. All building contractors, it was noted were working to this at the minute. Detailed testing was also, he added, part of the specification and certification for supplies was available from the supplier and quarries concerned in line with the Construction Product regulations

Cllr Coyle was informed that a report would be provided in relation to the Killylastin development and that this could be presented at MD level.

It was confirmed that response times varied for individual submissions and that this also depended on the scale and complexity of the project concerned.

Cllr Mc Mahon was informed that would be possible to follow-up with the developer in Ballyshannon. It was confirmed that contact would also be made with the HSE in relation to the property in Pettigo.

Continuing Mr Gallagher said that he would be happy to discuss the situation in Fintown at the Glenties MD meeting given that the feasibility of that project was being reviewed.

Issues in relation to sewerage provision in Derrybeg had, he advised, been raised with Uisce Éireann and with the Department and would continue to be highlighted.

Regarding the query on departmental approvals and associated response time, he said that the Housing team would continue to consult with members in relation to projects where there were undue delays.

Concluding, he confirmed that the Council was bound by departmental budgets and the relevant thresholds in respect of the Second Hand Acquisition scheme.

Mr Eamonn Brown, Divisional Manager, Housing & Corporate said that expressions of interest had been sought in terms of proposed emergency accommodation county-wide. Twenty-seven submission, he said, had been received and it was anticipated that other locations would come on stream into the future. It was, he said, imperative that the quality of the accommodation was sufficient so as to facilitate overnight supervision, and 24 hour access to the property including the provision of breakfast etc. Members would, he confirmed, be kept informed of developments.

He alluded to the fact that the Homeless Action Team meetings were held monthly and included inter-agency involvement where specific cases were able to be brought to the attention of the HSE. He said that that when people were being moved a distance consideration was given to those who did not have a particular tie or need to stay in a particular location. The policy, he added, was not to uproot families. Bed and Breakfast vouchers, he said, were still in operation for those presenting as homeless.

Mr Brown said that he would liaise with the Area Manager Housing in the Letterkenny/Milford MD with regard to the circulation of the most up to date report on housing need in the Letterkenny area. A similar report, he advised, was available for each Municipal District.

On the issue of Approved Housing Bodies, he confirmed, that the Council was not able to show favour to any developer but that the Irish Council for Social Housing was the umbrella organisation for AHBs. Interested developers, he advised, should be directed to contact the ICSH who would then liaise with the relevant Approved Housing Body.

Concluding, he said that a response had been received from the Department of Housing, Local Government & Heritage in relation to Second Hand Acquisitions and that the €2m allocation on the 1st April was the final allocation for 2025. Going forward, he said, that the primary focus was on new house construction by Local Authorities and AHBs.

The Cathaoirleach thanked members for their co-operation and contributions and said that if there were specific queries that they should be directed to the senior management team directly.

This concluded the business of the meeting.

Cathaoirleach:_____

Date:_____