



# Chief Executive's Report

on the

## Submissions Received

during the

## Public Consultation

on the

## Proposed Material Alterations

to the

## Draft County Donegal Development Plan 2024-2030

### May 2024



Housing and Population Targets		
Housing Target 2030 (Units)	Population Target 2030 <sup>5</sup>	Housing Target 2030(Units) % of Total <sup>6</sup>
2559 <sup>1</sup>	29357	30
230 unit		
681 <sup>2</sup>	8783	7.98
681 <sup>2</sup>		

Community Development and  
Planning Services Directorate



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

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# 1 Introduction

## 1.1 Background

The Draft County Donegal Development Plan 2024-2030 was originally published for Public Consultation in August 2023. Subsequently at the Special Plenary Council Meeting of the 6<sup>th</sup> February, 2024 (adjourned to the 12<sup>th</sup> February 2024) the Elected Members decided to amend the Draft Plan in accordance with S.12(6) of the Planning and Development Act 2000(as amended). Said amendments included a total of 185 Proposed Material Alterations (both textual and mapping) to the Draft Plan.

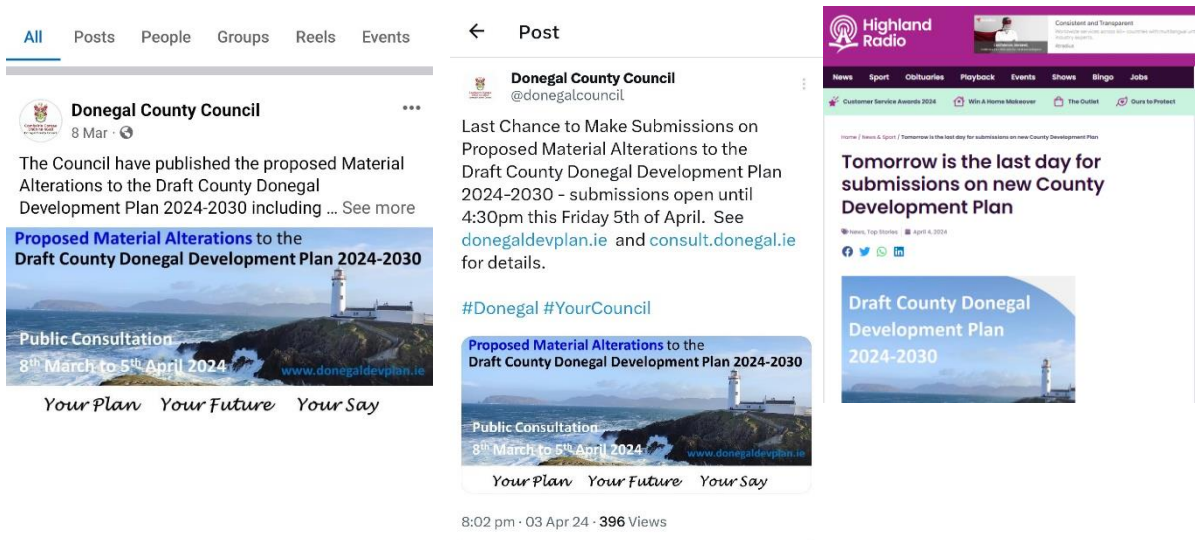
The Proposed Material Alterations (PMAs), the associated mapping, and the related revised Environmental Report, Natura Impact Report, Strategic Flood Risk Assessment were all published for public consultation between Friday 8th March and 5th April 2024 (inclusive) in accordance with S.12(7) of said Act.

Said public consultation included:

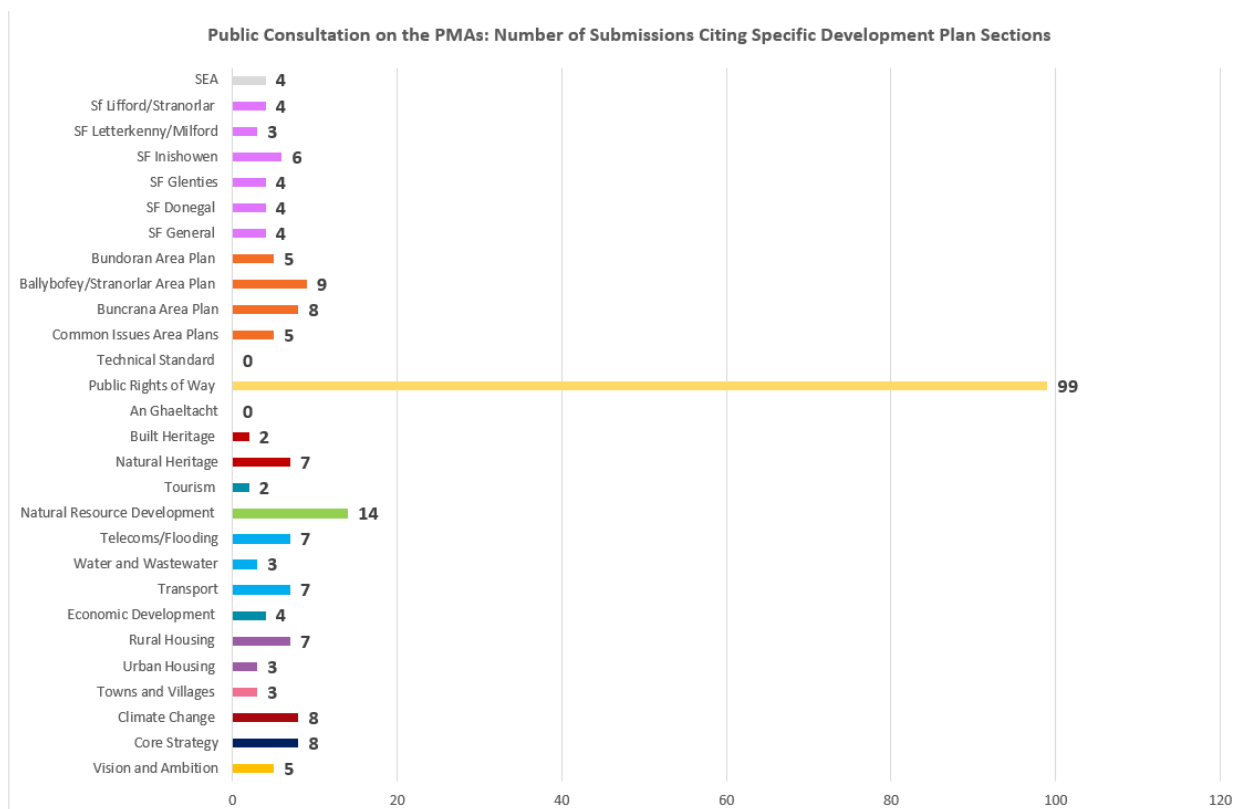
- Publishing a statutory notice in newspapers advising of where said documents could be inspected and inviting written submissions on same via, email, and post in accordance with S.12(7)(ac) of the above Act.
- Publishing said documents, and inviting the public to make submissions on the Council's dedicated development plan website [www.donegaldevplan.ie](http://www.donegaldevplan.ie) and on the Council's consultation portal [consult.donegal.ie](http://consult.donegal.ie)



- Making physical copies of said documents available at the Council's Offices and in public libraries.
- Forwarding copies of said documents report to inter alia the Minister for Housing, the Office of the Planning Regulator, An Bord Pleanala, the Northern and Western Regional Assembly and other prescribed authorities.
- Advertising the public consultation via the Council's social media pages and in local media outlets (e.g. [www.donegaldaily.com](http://www.donegaldaily.com), [www.highlandradio.com](http://www.highlandradio.com)) which informed the public that they could view the relevant documents and how and when they could make submissions on same.



During the public consultation a total of 138 written submissions were received related to the Proposed Material Alterations (PMAs). The graph below provides an overview of the number of submissions citing specific sections in the Draft Plan. In addition, during the public consultation there were 2355 unique visitors to [www.donegaldevplan.ie](http://www.donegaldevplan.ie).





A list of the persons/bodies who made submissions together with their reference is contained in Appendix B of this report. The Council would like to thank all those who took the time to make written submissions on the Draft Plan. These submissions can be viewed at: <https://consult.donegal.ie/en/node/880/submissions>

## 1.2 Purpose, Structure and Content, of the Chief Executive’s Report.

The Chief Executive (CE) of the Council is required to prepare a report on the submissions and observations received during the public consultation period in respect of the Draft County Donegal Development Plan 2024-2030 in accordance with Section 12(8) of the Planning and Development Act 2000 (as amended). The CE Report is in essence a decision-making tool to help the consideration of the Proposed Material Alterations by the Elected Members before they make the Development Plan.

This Chief Executive’s (CE) Report is structured in the same sequence as the published list of Proposed Material Alterations (i.e. PMA 2.1, PMA 2.2 etc). Furthermore, in accordance with Section 12(8)(b) of the Act the CE report:

- Lists the persons or bodies who made submissions or observations (See Appendix A of this report)
- Summarises the issues raised by persons or bodies in their submissions or observations in respect to each Proposed Material Alteration (PMA).
- Provides a summary of the recommendations, submissions and observations made by the Office of the Planning Regulator (OPR), where applicable, in respect to each PMA.
- Provide a summary of the issues raised and recommendations made by the Regional Assembly, where applicable, in respect to each PMA.
- Gives the response of the Chief Executive in relation to the issues raised, taking account of any directions of the members of the authority, the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives of the Government or of any Minister of the Government, in respect to each PMA.

For clarity for each PMA the CE Report also details the OPR’s comments at Draft Stage, the Chief Executive comments/recommendation at Draft Stage and the Members resolution at Draft Stage.

In the Proposed Material Alteration document any proposed new text for the Draft Plan was in blue and any deletions were in ~~black strikethrough~~. For the purposes of clarity and differentiation in this CE Report any additional proposed new text for the Draft Plan is in green and any additional proposed textual deletions is in ~~red strikethrough~~.

Furthermore, having regard to Recommendation 9 of the OPR’s Draft Plan Submission Settlement Capacity Audits were prepared for the Buncrana, Ballybofey/Stranorlar and Bundoran Area Plans, they informed the recommendations regarding residential zonings in the Draft Plan CE Report and this PMA CE Report, will be finalised post the Members’ adoption of the plan and will be published as part of the plan.

In addition to ensure the effective implementation of the Development Plan's objectives and having regard to both S.15 of the Act and the OPR's Draft Plan submission Observation No. 4 a detailed Monitoring Strategy for the Plan is set out in Appendix C of this report.

This CE report will be published on [www.donegaldevplan.ie](http://www.donegaldevplan.ie) as soon as practicable following its submission to the Elected Members in accordance with Section 12 of the above Act.

### 1.3 Next Steps

The Elected Members are then required to consider the Proposed Material Alterations and the abovementioned Chief Executive's Report within 6 weeks of its submission to the Members in accordance with S.12(9) of the Act. In this regard a Special Plenary Council Meeting has been scheduled for the XX of May/will be scheduled in May to facilitate same.

The Members are then required, in accordance with S.10(a) of the Act, by resolution to make the Development Plan, either:

- With the Proposed Material Alteration.
- With a modified Proposed Material Alteration.
- Without the Proposed Material Alteration.

**Any modification** to a Proposed Material Alteration may only be made where it:

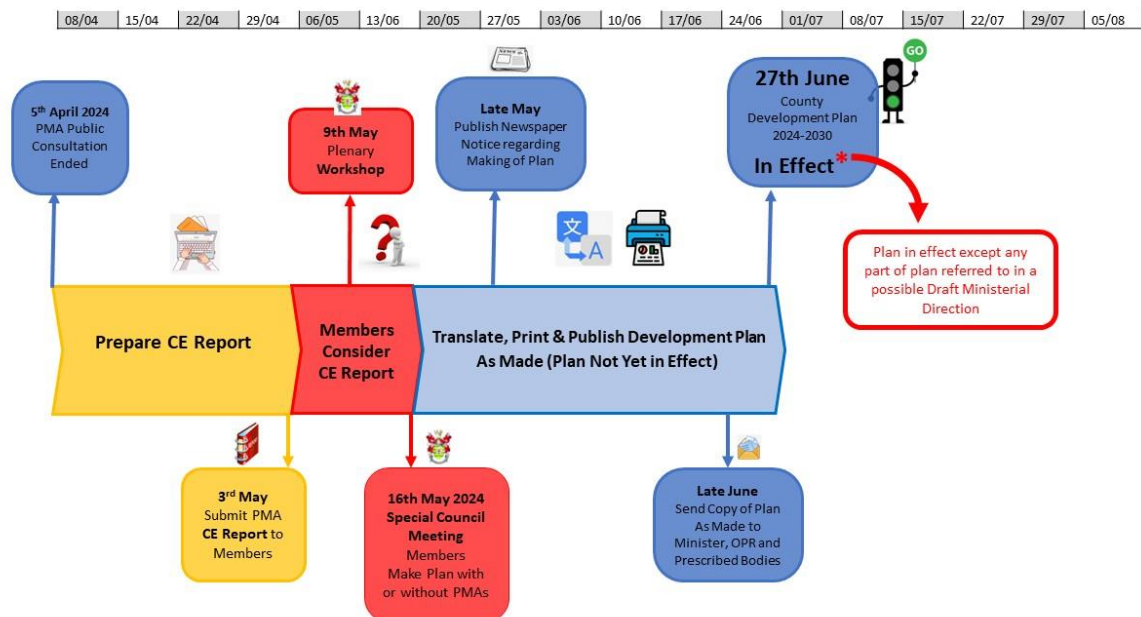
- Is **minor** in nature and therefore and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site (S.12(10)(c)(i) refers).
- **Does not increase the area of land zoned** for any purpose. (S.12(10)(c)(i)(I) refers).
- Does not add or delete from the Record of Protected Structures. (S.12(10)(c)(i)(II) refers).

Following the making of the Plan by the Elected Members the Executive will publish a newspaper notice of the making of the plan stating a copy of the plan is available for inspection at stated places in accordance with Section 12(12)(a) and (b).

The Planning Authority will also send a copy of the Development Plan to the Minister, the Office of the Planning Regulator, the prescribed authorities, any adjoining planning authorities, An Bord Pleanála, and the Local Community Development Committee in accordance with Section 12(12)(c) of the Act. The authority is also required to inform the OPR of the reasons for not complying with any of its recommendations in accordance with S.31AM(6).

The Development Plan shall have effect 6 weeks from the day in which it is made, in accordance with Section 12(17) of the Act.

## County Donegal Development Plan 2024-2030: Indicative Adoption Timeline



### 1.3 Performance of Members Functions

In making the plan under S.12(10) of the Act the Members are restricted to considering:

- The Proper Planning and Sustainable Development of the area to which the development plan relates.
- The Local Authority's statutory obligations (including an obligation to ensure that the development plan is consistent with the National Planning Framework, the Regional Spatial and Economic Strategic and any specific policy requirements in planning guidelines).
- Any relevant current Government or Ministerial policies or objectives.

### 1.3 Further Steps in the Event of a Possible S.31 Ministerial Direction

Notwithstanding the making of the plan by the Elected Members where the Minister is of an opinion that:

- The Planning Authority, in making the Development Plan, has failed to implement a recommendation, or take account of an observation made by, the Office of the Planning Regulator or the Minister.
- The Plan fails to set out an overall Strategy for the Proper Planning and Sustainable Development of the area.
- The Plan is not consistent with the National Planning Framework, the Regional Spatial and Economic Strategy, or specific planning policy requirements in Ministerial Planning Guidelines.
- The plan is not in compliance with the Act.

They can direct a Planning Authority to take specific measures in relation to the plan and Planning Authority is required to comply with same (Section 31(1) and (2) of the Act refers). The procedure for same is summarized below.

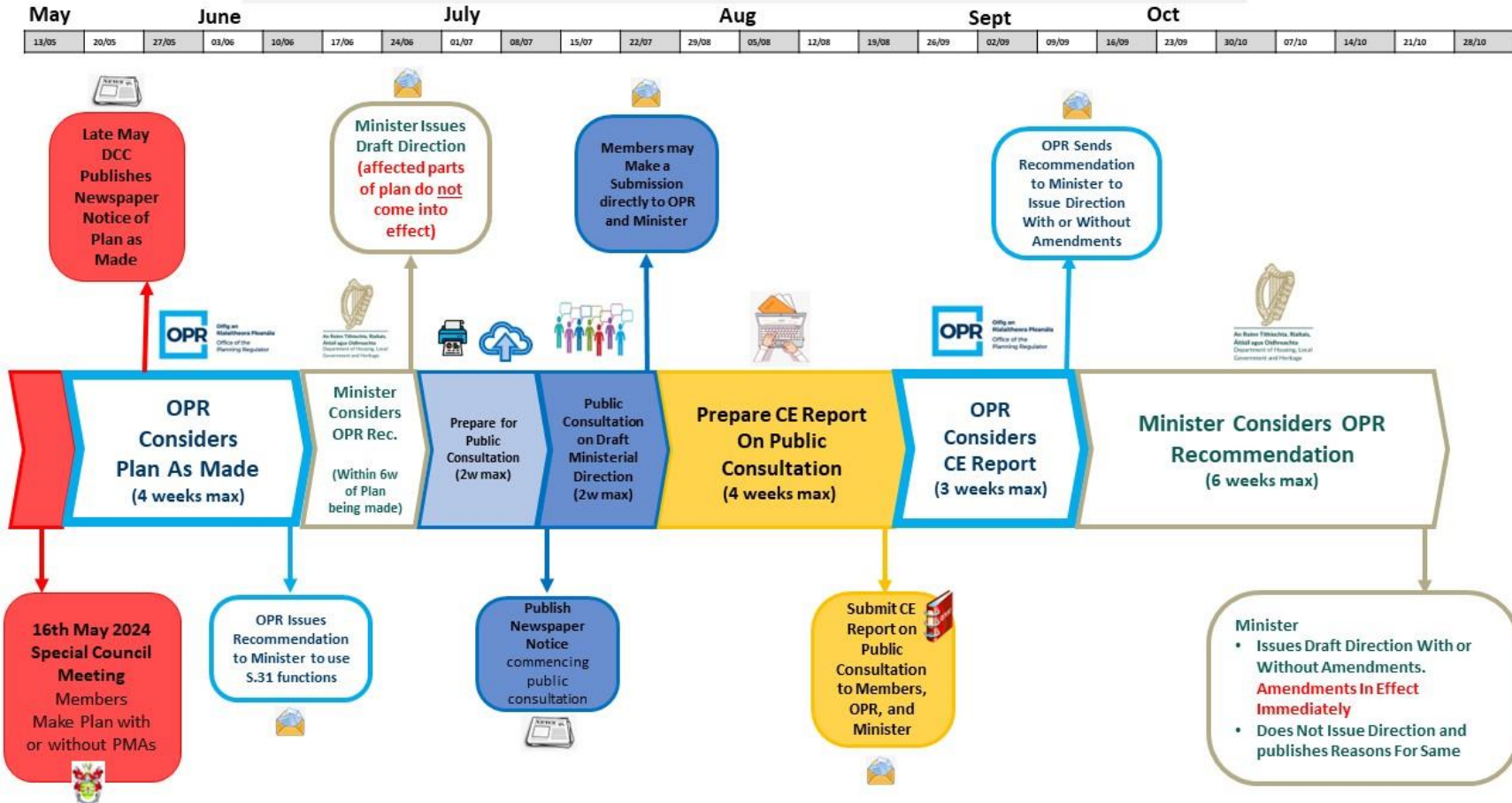


- **Within 4 weeks** of the plan being made, if the **OPR** considers that the Plan not been made in a manner consistent with their recommendations or it fails to set an overall strategy for the proper planning and sustainable development of the area, then the OPR shall issue a **notice to the Minister recommending** that they exercise their functions to remedy the matter and containing a Draft Direction in relation to same (Section 31AM(8) of the Act refers).
- **Within 6 weeks** of the plan being made, if the **Minister** agrees with said OPR notice, they shall issue a notice to the Planning Authority containing a **Draft Direction** to the Authority to take certain measures to ensure that plan is in compliance with the Act, informing the PA of the parts of the plan which shall not come into effect by virtue of the notice, and giving reasons for same. (S.31(3) and (4) of the Act refers).
- **Within 2 Weeks** of receiving said Draft Direction the Planning Authority undertakes a **public consultation** regarding same (including inviting submissions) for a **maximum of 2 weeks** (S.31(7) of the Act refers). The Elected Members may make a submission directly to the OPR at any time up to the end of said period and send a copy to the Minister (S.31(10) of the Act refers).
- **Within 4 weeks** of the end of said consultation a **Chief Executive Report** is prepared and furnished to the Elected Members and the OPR summarising the view/recommendations of any persons who made submissions, the Elected Members, the Regional Assembly and making recommendations as to the best manner to give effect to the Draft Direction (S.31(8) of the Act refers).
- **Within 3 weeks** of receiving said CE Report the **OPR** is then required to consider said CE Report and recommend to the Minister they issue said direction with or without amendments. (S.31AN(4) of said Act refers)
- **Within 6 weeks** of receiving said recommendation the **Minister** is then required to consider the OPR's recommendation and, either:
  - If they agree, issue the Direction with or without minor amendments (S.31AN(4A)(a) refers) or
  - If they disagree, prepare a statement outlining their reasons for not agreeing and laying same before the houses of the Oireachtas, publish same on the Department's website and send copies to the OPR and the Local Authority (S.31AN(4A)(b) refers).

Any Direction issued by the Minister shall be deemed to have immediate effect and incorporated into the plan as per S.31(17) of the Act and the Planning Authority shall make it available for public inspection and publish a copy on its website.

See diagram summarising the above steps overleaf.

Possible S.31 Ministerial Direction : Indicative Timeline



### 1.3 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment

The Planning Authority determined that a Strategic Environmental Assessment (SEA) was required in respect of a number of Proposed Material Alterations (PMAs) pursuant to section 12(7)(aa) of the Act. Consequently, a revised Environmental Report providing a Strategic Environmental Assessment of the Proposed Material Alterations was prepared. Said report assessed the PMAs across a wide range of environmental topics including Biodiversity, Flora and Fauna, Population and Human Health, Soil, Water, Air, Climate Factors, Cultural Heritage, and Landscape as required by the SEA Directive. The revised assessment within said Report arising from the PMAs is specifically highlighted by blue boxes within Table 7.2 Summary Assessment Matrix or otherwise by blue (insertions) and red strikethrough text (deletions) to differentiate it from the assessment in the original Environmental Report.

Generally, the revised Environmental Report concluded that that the PMAs would have neutral or positive effects on said environmental topics for example: MA 2.1(Promote Donegal's as a premier tourism destination), MA 4.1(integrate green infrastructure into new developments), MA 5.2(Promote Heritage Led regeneration), MA 6.1.1(Provide traveller accommodation), MA 8.1.3(Support Active Travel Link between Belleek and Ballyshannon), MA 9.1.4(Support utility scale solar), MA 10.3(Protect built heritage assets related to tourism development), MA 11.1.1 (Have regard to National Biodiversity Action Plan), the MAs related to Public Rights of Way, MA 21(a).2(Guide developments in sequential manner). The revised Environmental Report did not conclude that the PMAs would result in any additional strategic level negative effects. However, it is important to note that the original Environmental Report did conclude that negative effects would arise from certain policies/objectives/land use zoning frameworks, for example: S-O-1 (Population Uplift to 183,500 by 2031), RH-P-3 (One-off housing in structurally weak areas), impacts of settlement frameworks on Water quality, and these continue to be shown in the revised Environmental Report.

It was also determined ('the AA Determination') that Appropriate Assessment was required in respect of the PMAs, in accordance with S.12(7)(aa) of the Act. Consequently, as stated above a revised Natura Impact Report including Appropriate Assessment of the Proposed Material Alterations was prepared. The revised Natura Impact Report concluded that adoption and implementation of CDP 2024-2030 will have no adverse effects on the integrity of any European sites due to the inclusion of mitigation measures outlined in Section 6 of the NIR and the safeguarding objectives/policies detailed in Section 7.3 of the NIR (Section 9.1.2, p.57 of the NIR refers).

A revised Strategic Flood Risk Assessment Report has also been prepared on the likely effects of implementing the PMAs. Submissions on this Report were also invited. The revised Strategic Flood Risk Assessment concluded that save for Opportunity Site ST-OPS-001 in Newtowncunningham all proposed zonings complied with the Flood Risk Management Guidelines including passing the Development Plan Justification test where required.

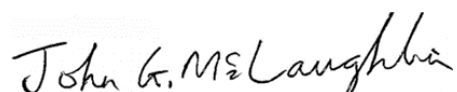
Said revised reports were published for public consultation on both [www.donegaldevplan.ie](http://www.donegaldevplan.ie) and [consult.donegal.ie](http://consult.donegal.ie)



## 1.4 Recommendation

It is recommended that Members:

- a. Consider the Proposed Material Alterations and Environmental Report together with this 'Chief Executive's Report' in accordance with Section 12(9) of the Planning & Development Act, 2000 (As Amended);
- b. Complete the Strategic Environmental Assessment process including taking account of the information contained within the Environmental Report, and the outcome of the associated consultation process;
- c. Complete the Appropriate Assessment process including taking account of the information contained within the Natura Impact Report, and the outcome of the consultation process;
- d. Determine, in accordance with S.177V(1) of the Planning and Development Act 2000 (As Amended), that adoption and implementation of the amended CDP 2024-2030 will have no adverse effects on the integrity of any European sites, having regard to the he revised Natura Impact Report (NIR) conclusions and mitigation measures outlined in Section 6 and the safeguarding objectives/policies detailed in Section 7.3 of the NIR (Section 9.1.2, p.57 refers).
- e. Note the contents of the Strategic Flood Risk Assessment Report; and
- f. Having completed the steps set out in a, b, c, d and e above, resolve to make the Plan subject to the incorporation of the Proposed Material Alterations supported in the recommendations contained in this Report.



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**John G. McLaughlin**

**Chief Executive**



**Part A**

**(Proposed Material Alterations in respect of Part A:  
'Chapters 1 to 16' inclusive of the Draft Plan).**





## Chapter 2 – Vision and Ambition

Proposed Material Alteration 2.1	
Section in Chapter	Material Alteration
2.4: Key Strategic Objectives of the County Development Plan	Insert additional Key Strategic Objective: 'S-O-xx-To retain, promote, and drive Donegal's position as a premier domestic and international tourism destination, with a focus on developing green, regenerative and sustainable tourism'.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No specific comments/recommendation.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Agreed with the NWRA's submission point that the Vision and Ambition Chapter ' <i>would benefit from setting out how DCC intends to amplify/deliver upon the stated vision, and what mechanisms are in place, or will be put in train to foster enhanced economic/educational/local government activity (through action plans or other levers).</i> ' The CE Report recommended that the above Strategic Objective be inserted into the plan (Recommendation 2.2 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation and to insert the new strategic objective</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>MA 116 Gravis Planning on behalf of Foyle Port</b> This submission welcomes the addition of Key Strategic Objective (S-O-xx) as per PMA 2.1 above. The remainder of the submission was considered but was not deemed to be relevant to the remaining Proposed Material Alterations.	
<b>MA 83 The Heritage Council</b> Suggest that 'given that a viable tourism project relies on an attractive natural environment and existing build heritage character, heritage should be included in this objective or in a strategic objective of its own.	
<b>Chief Executive's Response</b>	
The support of Gravis Planning is noted. Regarding the comments of the Heritage Council, it is considered that the objectives and policies contained in Chapter 11.2 'Landscape' already provide sufficiently strong protection for the County's landscape assets.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

<b>Proposed Material Alteration 2.2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>2.4: Key Strategic Objectives of the County Development Plan</b>	<b>Insert additional Key Strategic Objective:</b> 'S-O-xx: To maintain the strategic function, capacity and safety of the national roads network, and to ensure that the existing extensive transport networks, discrete sections of which have been enhanced are maintained to a high level to ensure quality levels of service, safety, accessibility and connectivity to transport users.'
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
The OPR's submission referred to NPF NSO 2 and RSES RPO 6.5 concerning maintaining the strategic capacity and safety of the national roads network.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The CE Report noted that the TII's submission had requested an additional objective to reflect the strategic national road network is critical to supporting and enhancing regional economic growth and providing regional accessibility to international gateways and recommended the above Strategic Objective be added in Section 2.4 (Recommendation 8.1.2 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to accept the <b>CE recommendation and insert the new strategic objective</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>MA 83 The Heritage Council</b> Suggest that the objective should include reference to sustainable transport.	
<b>Chief Executive's Response</b>	
The comments of the Heritage Council are noted, but not agreed on the basis that: 1. TII requested that this objective is tailored specifically to the national road network; and 2. sustainable transport is already given strong coverage in Chapter 8.1: 'Transportation' (Objectives T-O-1 to T-O-8; and Policies T-P-1 to T-P-4 refer).	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

## Chapter 3 – Core Strategy

### 1 Background to the Proposed Material Alterations to the Core Strategy

#### Draft Plan Stage OPR Recommendation 2

Draft Plan OPR Recommendation 2 Item	CE Recommendation	Members' Resolution	Published Proposed Material Alterations
i. Increase the housing target for Letterkenny commensurate with its designated regional role.	To <u>retain</u> Letterkenny target as per Draft Plan (2,303 units). This was based on the detailed housing target work for the Letterkenny Plan (developed in tandem with the emerging Core Strategy), the alignment of same with RSES targets, and the OPR's general satisfaction with the Letterkenny Plan outcomes.	Retain Letterkenny's percentage allocation at 30% of the overall Core Strategy	The Overall Core Strategy Housing Target increased (as a result of increases to other settlements).  Consequently, Letterkenny's housing target also increased from 2,303 units to 2,559 units in order to retain its 30% share of the overall core strategy.
i. Increase the housing target for Buncrana and Ballybofey/Stranorlar, commensurate with their relative scale.	Allocate an additional 3% to the County Growth Drivers layer, and further allocate this equally between Buncrana and Ballybofey/Stranorlar (this would result in an additional 115 units/3.29 hectares for each town.	Agreed with CE Recommendation	Increased Overall Housing Target for: <ul style="list-style-type: none"> <li>• Buncrana: 681 units (+115 units)</li> <li>• Ballybofey/Stranorlar: 681 units (+115 units)</li> </ul>
i. Increase the housing target for the County Growth Drivers / Self-Sustaining Growth Towns and Service Towns, proportionate to their size.	Allocate an additional 2% to the Service Towns layer, and further allocate this equally between Ballyshannon, Bundoran and Carndonagh (this would result in an additional 52 units/2.08 hectares for each town.	Agreed with CE Recommendation	Increased Housing Target for: <ul style="list-style-type: none"> <li>• Bundoran: 172 units (+52 units)</li> <li>• Carndonagh: 172 units (+52 units)</li> <li>• Ballyshannon: 172 units (+52 units)</li> </ul>

<p>7. Increase the housing target for the Rural Areas (Settlements) subject to infrastructural capacity availability.</p>	<p>Increase the housing target for the Rural Areas (Settlements) subject to infrastructural capacity availability.</p>	<p>No change proposed due to infrastructural capacity issues.</p>	<p>No Proposed Material Alteration</p>
<p>7. Decrease the housing target for the Open Countryside commensurate with the increased allocation to the other settlements.</p>	<p>Reduce the allocation for the Open Countryside from 25% to 20%.</p>	<p>Retain the Open Countryside’s percentage allocation at 25% of the overall Core Strategy</p>	<p>The Overall Core Strategy Housing Target increased (as a result of increases to certain settlements).  Consequently, the Open Countryside housing target also increased from 1,920 units to 2,133 units in order to retain its 25% share of the overall core strategy.</p>

**Important Note:**  
**As a result of the above increases to the County Growth Drivers and Service Towns and the resultant increases to Letterkenny and the Open Countryside (to retain their respective percentages as per the Members’ resolution) the overall Core Strategy Housing Target increased from 7,678 to 8,531 units.**

**Other Note:**

At the Draft Plan Stage OPR also required the PA to:

- **Recommendation 3:** Review and revise the core strategy and residential zonings requirements by taking account of potential housing yield from urban core, established development, and opportunity sites.
- **Recommendation 4:** Include certain population and percentage share of housing target figures separately for Rural Settlement and the Open Countryside and reduce the Density assumptions for certain settlements.

These recommendations were addressed in the Revised Core Strategy Table (PMA 3.1(b) refers) and the associated PMAs to the Buncrana, Ballybofey/Stranorlar and Bundoran Area Plans (Sections 18-20 refers).



### 3.2 Housing Target Related Proposed Material Alterations, OPR Comments/Requirements, and Associated Chief Executive’s Response/Recommendation

Proposed Material Alteration	OPR PMA Comment/Recommendation	CE Response/Recommendation
Overall Core Strategy Target Increase From 7,678 to 8,531 Units.	States that no evidence-based rationale has been provided for said increase, it will make it more difficult to plan effectively for social and physical infrastructure and results in the revised core Strategy being inconsistent with the Housing Supply Target Methodology Guidelines	<ul style="list-style-type: none"> <li>• Said overall increase results from the increases to the County Growth Drivers and Service Towns <u>and</u> the resultant increases to Letterkenny and the Open Countryside to retain their respective percentages of the overall Core Strategy as per the Members’ resolution.</li> <li>• It is agreed that there is no evidence based/planning rationale for the increases to the Letterkenny and Open Countryside housing target allocations. In contrast the original Draft Plan Core Strategy housing target of 7,678 units was based on the Housing Supply Target Methodology Guidelines.</li> <li>• Accordingly, it is considered that the overall Core Strategy Housing Target <b>should remain at 7,678 units as per the Draft Plan and</b> MA 3.1(b) should be modified accordingly.</li> </ul>
Letterkenny’s housing target also increased from 2,303 units to 2,559 units.	Overall Welcomes the increased in housing targets for Letterkenny and states that the increased housing allocation will facilitate a stronger urban settlement hierarchy and support economic development.	<ul style="list-style-type: none"> <li>• Said increase results from Members’ decision to retain Letterkenny’s share at 30% of the above overall increased Countywide Core Strategy Housing target.</li> <li>• The Draft Plan CE Report did not recommend said increase to Letterkenny on the basis of the detailed work prepared on the foot of the Letterkenny Plan, the alignment of same with RSES targets and OPR’s general satisfaction with that work.</li> </ul>

Proposed Material Alteration	OPR PMA Comment/Recommendation	CE Response/Recommendation
		<ul style="list-style-type: none"> <li>Consequently, <b>it is considered that Letterkenny's Housing Target should remain at 2,303 units as per the Draft Plan</b> and MA 3.1(b) should be modified accordingly.</li> </ul>
<p>Increased Overall Housing Target for:</p> <ul style="list-style-type: none"> <li>Buncrana: 681 units (+115)</li> <li>Ballybofey/Stranorlar: 681 units (+115)</li> </ul>	<p>States that increased housing allocation to Buncrana, and Ballybofey/Stranorlar will facilitate a stronger urban settlement hierarchy and support economic development.</p>	<p>The OPR's support for said increased housing targets is welcomed.</p>
<p>Increased Housing Target for:</p> <ul style="list-style-type: none"> <li>Bundoran: 172 units (+52)</li> <li>Carndonagh: 172 units (+52)</li> <li>Ballyshannon: 172 units (+52)</li> </ul>	<p>States that increased housing allocation to Bundoran will facilitate a stronger urban settlement hierarchy and support economic development.</p>	<p>The OPR's support for said increased housing target is welcomed.</p>
<p>Open Countryside housing target increases from 1,920 units to 2,133 units</p>	<p>States that no evidence-based reason/rationale has been provided for the increase in housing allocation to the Open Countryside and it will make it more difficult to plan effectively for social and physical infrastructure</p> <p><b>OPR PMA Recommendation 1(i) Requires that the PA make the Plan without increased housing target for the Open Countryside (i.e. The housing supply target reverts to the Draft Plan).</b></p>	<ul style="list-style-type: none"> <li>Said OPR PMA Recommendation requires the PA to revert to the Draft Plan Open Countryside Housing Target (i.e. 1920 units / 25% allocation).</li> <li>The OPR have clarified to the Executive that in their PMA recommendation they were confined to commenting on just the PMA and that their original Draft Plan Recommendation to actually decrease the Draft Plan Open Countryside Housing Target still remains valid.</li> <li>Based on: the above recommendation to retain the evidence based Draft Plan overall housing target of 7,678 units, the sustainable proposal to increase the housing allocation for key settlements contained within this PMA, and the need to provide a sustainable quantum of rural housing aligned with the National Strategic Outcome of Compact Growth, Sustainable Mobility and a low carbon future <b>it is recommended that PMA 3.1(b) be modified to decrease the housing</b></li> </ul>

Proposed Material Alteration	OPR PMA Comment/Recommendation	CE Response/Recommendation
		allocation for the Open Countryside to 20% / 1536 units as per the Draft Plan CE Report

### 3.3 Other PMA Related OPR Comments/Recommendations and Associated Chief Executive's Response

Proposed Material Alteration Issue	Comment/Recommendation	CE Response/Recommendation
Letterkenny Gross and Net Zoned Land Requirements  And  Associated Land Zoned for Residential Development and Shortfall/Excess of Zoned Land figures	<ul style="list-style-type: none"> <li>States that the proposed increase in Gross and Net Zoned land required has been justified based on the Regional Growth Centre Density standards in the Sustainable Residential Development and Compact Settlement Guidelines.</li> <li>Notes that the 300 units indicated on town centre lands is based on 50dph whereas said guidelines recommend a median density of 100dph and the determination of the balance of the land is based on 35dph whereas the median recommended density is 42.5dph.</li> <li>Believes that the increased housing target for Letterkenny can be accommodated in the zoned land requirement set out in the Draft Plan Core Strategy.</li> </ul> <p><b>OPR PMA Recommendation 1(ii) Requires that the PA make the plan:</b></p> <ul style="list-style-type: none"> <li><b>Without the proposed Gross and Net Zoned Land Requirements for Letterkenny (i.e., said requirements revert to that in the Draft Plan).</b></li> <li><b>Including minor modifications as concerns lands zoned for Residential Development and Shortfall/Excess of Zoned Land for Letterkenny.</b></li> </ul>	It is considered that Letterkenny's Gross and Net Land requirements and associated lands zoned for residential development and shortfall/excess of zoned land should be factually based on the figures and actual land use zonings (post Ministerial Direction) set out in the recently <u>adopted</u> Letterkenny Plan and Local Transport Plan 2023-2029 and the Core Strategy Table/MA 3.1(b) should be modified accordingly.

### 3.4 Other Core Strategy Related Submissions and Associated CE Response

Submitter	Issues Raised	CE Response
MA-83 The Heritage Council	<ul style="list-style-type: none"> <li>Expresses Concern regarding the unsustainable Open Countryside allocation vis-à-vis service towns and rural settlement and argues said allocation should be based on rural housing policies and associated need rather than a target type allocation.</li> <li>States that the Core Strategy table should be amended to include statistics on vacancy in each location</li> </ul>	<ul style="list-style-type: none"> <li>See CE response regarding Open Countryside housing target allocation in Section 3.2 above.</li> <li>In relation to vacancy the <i>potential Brownfield yield</i> for certain settlements within the revised Core Strategy Table in PMA 3.1(B) includes a provision for the potential housing yield arising from the refurbishment of vacant and derelict properties for certain settlements. The potential yield for other settlements subject to Local Area Plans will be calculated when such plans are prepared. Furthermore, it is noted that RH-O-5 (as amended by PMA 6.3.2) seeks to <i>‘To facilitate the positive re-use of existing vacant rural housing stock in the County and to deliver at least 20% of all new housing in rural areas on brownfield sites to seek to prevent further deterioration and dereliction.</i></li> </ul>
<b>MA-85 Uisce Eireann</b>	<ul style="list-style-type: none"> <li>Express concern regarding the population/housing targets increases noting they exceed those in the NPF implementation roadmap, do not align with the Draft Plan, and are above the RSES 2040 targets.</li> <li>States that these exceedances present challenges in forward planning for infrastructure including Letterkenny Water supply projects and using up all available capacity in the recently upgraded Ballybofey/Stranorlar WWTP.</li> <li>Suggest that the population and housing targets are revised in line with the Draft Plan, the NPF Implementation roadmap and the RSES.</li> </ul>	See CE Response to increased Housing Targets in Section 3.2 above.

	<ul style="list-style-type: none"> <li>Notes the increase in excess residential land zoned in particular in Letterkenny and Bundoran and states rationale for same is unclear.</li> </ul>	
<b>MA-86 Northern and Western Regional Assembly</b>	States that the Core Strategy amendments and recalibration of the plan toward a greater extent of urban growth underpins the role of the County's largest towns (with an additional quantum for Letterkenny, Buncrana and Ballybofey/Stranorlar) and is reflective of the core message of the RSES – to grow the Region's centres of scale.	The specific support of the NWRA for the increased housing targets for Buncrana and Ballybofey/Stranorlar is welcomed.
<b>MA-93 Department of Education</b>	<p>States there is a significant change to the 2030 projected population identified in the Core Strategy to that the Draft Plan and the Dept. of Education has re-assessed its future school place requirements accordingly:</p> <ul style="list-style-type: none"> <li>Letterkenny: Notes the increase in population target to 29,357 and states that the requirement for a suitably zoned site for new primary school remains a possibility and it may be prudent to reserve a suitably zoned site and for a new primary school.</li> <li>Buncrana, Ballybofey/Stranorlar, Bundoran, Donegal Town, Killybegs, An Clochan Liath, Lifford, Carndonagh, Ballyshannon, Raphoe, Bunbeg/Derrybeg, and Milford: Notes the population target increase for these respective towns but states that the proposed amendment would not result in any change to their Draft Plan Submission.</li> </ul>	<ul style="list-style-type: none"> <li>Said comments regarding the increased housing/population targets for Letterkenny and the associated possible requirements of new primary and post primary schools in the town are noted. However, it is recommended that the Letterkenny's housing/populations targets are <u>not</u> increased relative to that proposed in the Draft Plan and the recently adopted Letterkenny Plan (See Section 3.2 above).</li> <li>The indication that the proposed increased housing targets for other settlements will not give rise to any additional requirements for schools over and above that indicated in the Department's original submission is noted.</li> </ul>
<b>MA-124 Fermanagh and Omagh District Council</b>	<ul style="list-style-type: none"> <li>Notes that the percentage housing allocation to Rural Settlements has decreased from 8% to 7.15% and the allocation to Service Towns has increased from 11% to 11.71%.</li> <li>States that the allocation to the Open Countryside remains at 25% and this is broadly similar to the Council's Plan Strategy.</li> </ul>	Comments Noted. See CE response regarding Proposed amendments to Housing Targets in Section 3.2 above.



### 3.5 Chief Executive's Recommendation

That the Members Modify PMA3.1(B) to:

- Decrease the overall countywide housing target to 7,678 units (i.e. as per the Draft Plan).
- Decrease the Letterkenny housing target to 2,303 units (i.e. as per the Draft Plan).
- Decrease the Open Countryside percentage allocation from 25% to 20%.

And revise all any other associated narrative, tables, figures, and entries in the plan accordingly.

## Chapter 4 – Climate Change

Proposed Material Alteration 4.1	
Section in Chapter	Material Alteration
Section 4.2 'Legal and Policy Context' and Section 4.3 'Objectives'	<p><b>a ) Insert new narrative re blue/green infrastructure.</b></p> <p><b>Green and Blue Infrastructure</b></p> <p>Green and Blue Infrastructure describes the network of natural and semi-natural spaces and corridors in a given area. These include open spaces such as parks and gardens, but also allotments, woodlands, fields, hedges, lakes, ponds, playgrounds, coastal habitats, footpaths, cycle routes and water courses. It is referred to as 'infrastructure' as it is considered to be as important as other types of infrastructure such as roads, schools and hospitals. Successful green and blue infrastructure planning is also recognised as a natural solution and alternative to 'grey' infrastructure (utilities, transport infrastructure, flood control) that is environmentally friendly and less expensive.</p> <p><b>b ) Insert new Policy CA-P-xx:</b> To integrate Green Infrastructure into new developments, where feasible, to contribute to the County's green infrastructure network by its extension and enhancement and to provide for the environmental resilience of new development.</p> <p><b>c ) Insert new Policy CA-P-xx:</b> To avoid the fragmentation of green spaces in site design and to link green spaces/ greening elements to existing adjacent green infrastructure / the public realm where feasible.</p>
OPR's Comments/Recommendation at Draft Plan Stage	
<p><b>Observation 3 - Climate action</b></p> <p>The planning authority is advised to:</p> <ul style="list-style-type: none"> <li>(i) highlight key climate change policy / objective responses throughout the Plan, such as through use of an indicator symbol as employed in the South Dublin County Development Plan 2022-2028;</li> <li>(ii) include the evidence-base (sieve analysis) for wind energy map 9.2.1 as an appendix to the Plan; and</li> <li>(iii) consider the inclusion of clear policies and objectives on requirements for blue / green infrastructure, treatment of riparian corridors, and requirements for nature based solutions, including reference to <i>Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design, Best Practice Interim Guidance Document</i> (2022).</li> </ul>	

<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
Agreed with the advice from the OPR and recommended the insertion of new narrative and policies as per those included in the PMA.
<b>Members Resolution at Draft Plan Stage</b>
To accept the CE recommendation.
<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA-29</b> The Department of the Environment, Climate and Communications (DECC)</p> <ul style="list-style-type: none"> <li>Notes the proposed PMA. The DECC report also references how the CDP will <u>take in to account</u> the Local Authorities 'Climate Action Plan' as per required under Section 10(2)(n) of the Planning and Development Act, 2000 (as amended).</li> </ul> <p><b>MA-83</b> Heritage Council</p> <ul style="list-style-type: none"> <li>Welcomes the PMA but recommends a modification of the first policy 'to capture that green infrastructure networks are key <u>connections</u> between habitat/environmental designations'.</li> <li>Also note that mapping of these networks would be a valuable contribution to the CDP.</li> </ul> <p><b>MA-124</b> Fermanagh &amp; Omagh District Council</p> <ul style="list-style-type: none"> <li>Note support for the PMA.</li> </ul>
<b>Chief Executive's Response</b>
The preparation of a CDP will always encounter challenges in terms of aligning with other emerging policy documents, whether at national, regional or county level. The previous CE Report clearly set out understanding of the relationship between the two documents and this is considered a reasonable approach in the circumstances. The policy modification suggested by the Heritage Council is considered reasonable and is addressed in the recommendation below.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA, subject to the inclusion of the undernoted modification to PMA 4.1(b);</b> <b>'...network, which networks can serve as key 'connections' between habitats/environmental designations...'</b>

## Chapter 5 – Towns and Villages

(existing text in black; new text in blue; text to be deleted in strikethrough)

Proposed Material Alteration 5.1	
Section in Chapter	Material Alteration
'Policies'	<p><b>Insert new Policy TV-P-xx:</b></p> <p>Protect and enhance the unique physical character of historic town and village centres including other non-structural elements of our towns and village that contribute to their unique character and identify such as historic walls and street furniture.'</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The CE Report noted that an internal Executive review of the Built and Natural Heritage chapter identified areas where policy could be refined and strengthened and recommended the insertion of the above Policy (Recommendation 11.8 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation and insert the new policy</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-86 Office of the Planning Regulator</b> Notes and welcomes MA 5.1 and 5.2 in respect of historic town and heritage-led regeneration.</p> <p><b>MA-88 Northern and Western Regional Assembly</b> Notes the contents of MA 5.1 and 5.2 and welcomes them as demonstrating consistency with RSES RPO 5.13 and 5.14.</p> <p><b>MA-83 The Heritage Council</b></p> <ul style="list-style-type: none"> <li>• Strongly supports/commends the insertion of this MA.</li> <li>• States that there is a need to ensure that development standards are not bluntly applied to such buildings. Requests consideration of: <ul style="list-style-type: none"> <li>○ An additional bullet point that development management standards will be applied flexibly for designated and non-designated buildings in inner village and town cores, noting that such buildings should not remain vacant due to the blunt application of parking standards.</li> <li>○ The insertion of an objective that supports the pragmatic and sensitive restoration of existing housing stock.</li> </ul> </li> </ul>	
<b>Chief Executive's Response</b>	
The support of the OPR, the NWRA, and the Heritage Council for the PMA 5.1 and 5.2 is noted and welcomed.	

It is standard Council practice to apply development management standards flexibly in inner village and town cores. Indeed, Policy T-P-16 of the Draft Plan only supports parking in designated town centres for commercial developments where is clear evidence of a significant shortfall and for residential and other developments where such parking can be discretely accommodated within the development.

With regard to the Heritage Council's reference to the 'pragmatic and sensitive restoration of existing housing stock', the policy contained in PMA 11.3.2 addresses this issue in that it seeks to promote the maintenance and appropriate re-use of the existing buildings with architectural merit and ensure that energy efficiency upgrades are sensitive to architectural heritage.

#### Chief Executive's Recommendation

**To make the Plan with the PMA.**

Proposed Material Alteration 5.2	
Section in Chapter	Material Alteration
'Policies'	<p><b>Insert new Policy TV-P-xx:</b></p> <ul style="list-style-type: none"> <li>• 'Promote heritage-led regeneration in the County's towns and villages</li> <li>• Require that adaptative re-use of older buildings and historic centre heritage-led regeneration adheres to best conservation practice and principles.</li> <li>• There will be a presumption against the demolition of older buildings considered to be intrinsic elements of the character of a place where restoration or adaption is a feasible option.'</li> </ul>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The CE Report noted that an internal Executive review of the Built and Natural Heritage chapter identified areas where policy could be refined and strengthened and recommended the insertion of the above Policy (Recommendation 11.8 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation and insert the new policy</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
See response to PMA 5.1.	
<b>Chief Executive's Response</b>	
See response to PMA 5.1.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	



## Chapter 6 – Housing

### Section 6.1 Housing Strategy

Proposed Material Alteration 6.1.1	
Section in Chapter	Material Alteration
'Objectives'	<p><b>Insert new Sub-section: 'Objectives' and Insert New Objective.</b></p> <p><b>Objectives:</b></p> <p><b>HS-O-xx:</b></p> <p>To provide accommodation for travellers, and to identify and use particular areas for this accommodation as and when such a need is identified in consultation with relevant stakeholder.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>OPR Recommendation 12 required the PA to include objectives for the provision of accommodation for Travellers and the use of particular areas for that purpose in accordance with S.10(2)(i) of the Act, including specific locations in land use zoning maps, in consultation with the housing services Section and relevant Traveller interest groups.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>The CE Report noted the inclusion of said objective was mandatory and that a Traveller Accommodation Programme (TAP) would commence before the end of 2023 including comprehensive consultation to inform traveller accommodation needs. It also stated the Council had delivered one-off small-scale Traveller-specific accommodation projects but there is currently no demand for Traveller specific sites in advance of the TAP. Consequently, the CE Report recommended the inclusion of the above objective but not to identify specific sites for the reasons set out above. (Recommendation 6.1.2 refers)</p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>The Members resolved to <b>accept the CE Recommendation and insert the above objective</b> as per the PMA detailed above.</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-86 Office of the Planning Regulator</b></p> <p>Welcomes the PMA and notes that it has positively addressed their recommendation made at Draft Plan stage.</p>	
<b>Chief Executive's Response</b>	
<p>The OPR's support is noted and welcomed.</p>	
<b>Chief Executive's Recommendation</b>	
<p><b>To make the plan <u>with</u> the PMA.</b></p>	

## Section 6.2 Urban Housing

Proposed Material Alteration 6.2.1	
Section in Chapter	Material Alteration
'Policies'	<p><b>Insert New Policy UB-P-XX</b></p> <p>It is a policy of the Council to consider proposals for urban residential development that seek to resolve existing unfinished residential development, including through appropriate reconfiguration of developments, and such proposals shall be considered outside the population targets set by the Core Strategy.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No OPR comments/recommendations related to this PMA.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The CE Report that, this policy was in the CDP 2018, was omitted unintentionally at drafting stage, and whilst unfinished estates are being systematically addressed, they remain a challenge and recommended the re-inclusion of the Policy in the new Plan (Recommendation 6.2.1 refers)	
<b>Members Resolution at Draft Plan Stage</b>	
The members resolved to <b>accept the CE Recommendation to re-insert the Policy</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-27 Harley Planning Consultants Ltd.</b></p> <ul style="list-style-type: none"> <li>Notes that UB-P-17 of the CDP 2018-2024 was omitted unintentionally at drafting stage and welcomes its reinstatement.</li> <li>Regrets that UB-O-10 from the CDP 2018-2024 to seek the effective resolution of unfinished residential development has not been reinserted.</li> <li>Also argues that Objective CS-O-14 and Policy CS-P-7 from the CDP 2018-2024 should be inserted.</li> <li>Further states that many unfinished housing estates driven by the Celtic Tiger Era fall outside designated urban areas, existing householders have to live with same and that if CS-O-14 and Policy CS-P-7 are omitted from the Draft County Development Plan this would be unfair to these households.</li> </ul> <p><b>MA-124 Fermanagh and Omagh District Council</b> Notes support for the policy.</p>	
<b>Chief Executive's Response</b>	
<ul style="list-style-type: none"> <li>Support for the re-insertion of Policy UB-P-17 under this PMA is noted and welcomed.</li> <li>The proposal to insert the abovementioned additional objectives and policies regarding unfinished residential development into the Draft Plan are noted. However, the introduction of same would constitute a material alteration to the Draft Development Plan and there is no procedural mechanism to introduce additional Proposed Material Alterations to the Draft plan at this stage in the plan making process.</li> <li>In any event it is considered that that this PMA which reinserts Policy UB-P-17 and UB-O-3 <i>To seek the effective resolution of unfinished residential development</i> of the published Draft Plan provides an appropriate supporting mechanism to resolve unfinished developments. Otherwise, it is</li> </ul>	

standard Development Management practice to positively consider appropriate proposals for the resolution of unfinished development having regard to location, services, and best planning practice.

#### Chief Executive's Recommendation

To make the Plan with the PMA.

## Section 6.3 Rural Housing

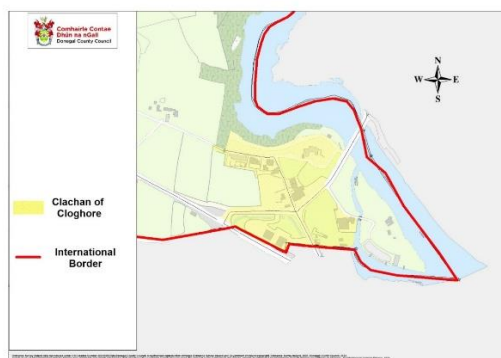
### Proposed Material Alteration 6.3.1

#### Section in Chapter

6.3.3 Clachans

#### Material Alteration

Identify the Community of Cloghore as a 'Clachan'.



#### OPR's Comments/Recommendation at Draft Plan Stage

No OPR comments/recommendations related to this PMA.

#### Chief Executive's Comments/Recommendation at Draft Plan Stage

The CE Report recommended no amendment to the plan on the basis of the physical proximity/links to Belleek and to all the development immediately to the south that is in Northern Ireland (Recommendation 6.3.4 refers).

#### Members Resolution at Draft Plan Stage

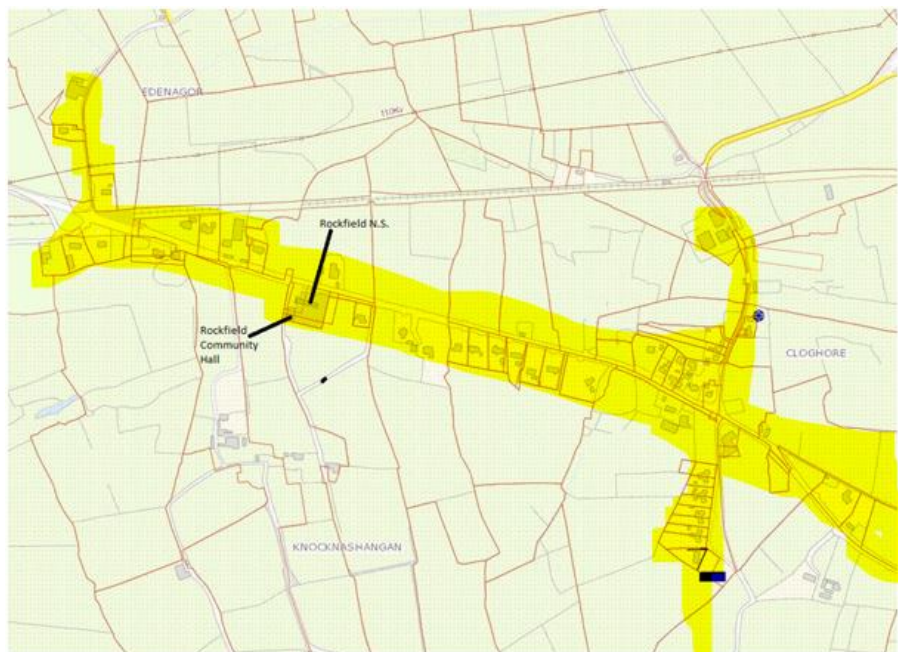
The members resolved to **reject the CE Recommendation and to Identify the Community of Cloghore as a 'Clachan'** as per the PMA detailed above.

#### Submissions at Proposed Material Alterations Stage

##### MA-71 Niall and Siobhan Cullen

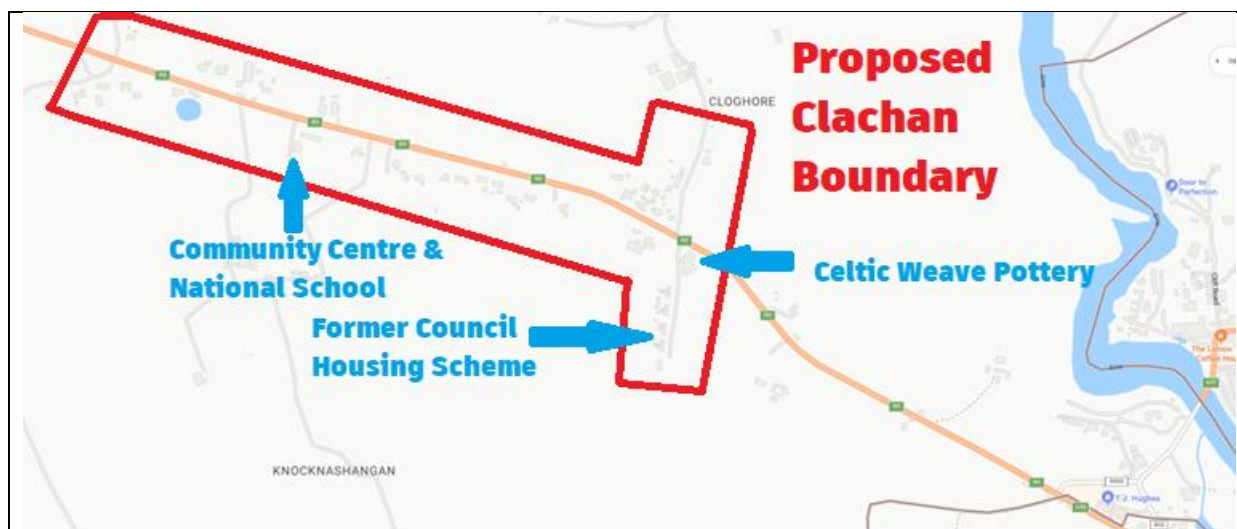
- Refers to their previous Draft Plan submission regarding Clachan Status for the area of Knocknashangan, Cloghore and Ednagor.
- Notes the recommendation in the previous CE Report recommending no changes in the plan due the "physical proximity/links to Belleek".
- Submits a map showing the area which they propose for Clachan status, states that this is a distinct settlement area with no active travel links to any larger settlement, is recognised as such by having tier 5 settlement status, and is a standalone community.

- States that the proposed PMA does not include any of the area marked on the map below as part of the proposed Clachan.
- States that the area marked on the map contains the main cluster of houses, Rockfield National School and Rockfield Community Hall which are the hub of the community and provide recreational and educational amenities and has adequate land for additional dwelling to stabilise the community.
- Requests that the Clachan catchment area should include all of the highlighted area.



**MA-102 Rockfield Community Co-Op Ltd (Submitted by October House Design) States that:**

- The MA only provides for a part of Cloghore to be included as a Clachan and this part is essential part of Belleek.
- The area is in fact split into 2 sections namely Cloghore/Belleek (currently proposed as a Clachan) and Celtic Weave/Cloghore Crossroad down to the Community Centre.
- The border has never been recognised as dividing Cloghore Belleek from Belleek and the residents of same identify as being part of Belleek.
- Attaches a revised boundary line which they state would provide definition to the Rural Community of Cloghore.
- It is hoped to develop a walkway adjacent to the N3 through Oris or Active Travel funding from the crossroads and Celtic Weave down to the community centre and the designation of the area as a Clachan would strengthen future applications as well as providing definition to this rural settlement.
- The road has an 80kph speed limit and the school has a temporary speed limit with associated signage.
- Coupled with the proposed walkway the area will have the feel of a definite rural settlement and request the designation be formalised in the CDP which would strengthen the sense of place and identity.
- The area has suffered from the designation of a National Primary road running through it.



#### MA-134 Cllr Barry Sweeny

Does not directly refer to the proposed clachan but does reference the associated national road pedestrian safety issue addressed in the other two submissions, noting that ‘there is a need and a demand for safe active travel on the N3 between Belleek and Ballyshannon on the south side of Assaroe Lake’. Further advises in detail that:

‘The concerns and opportunities, (possibly using the adjacent disused railway or old pathway) have been discussed extensively with council and TII over recent years. The route along the N3 is identified in the NI Greenway Strategy and is an important strategic link between NI and the Wild Atlantic Way, The National Cycle Network, Euro Velo route, The Kingfisher Trail, The Ulster Way and other routes. As a strategically important intersection it must be identified as such. It is very important that this is identified as a future Active Travel Project which can serve communities and two primary schools along this route. Therefore, this section should also appear in Table 8.3 under either Future Strategic Active Travel Opportunities or under Strategic Greenways opportunities, or both.’

#### Chief Executive’s Response

- The comments regarding the distinct/standalone nature of this community and the importance of the Rockfield National School and Community Centre are noted and acknowledged.
- However, the proposed Clachan Area is physically separate and distinct from the Clachan area proposed as part of this Proposed Material Alteration, the designation of said area as a standalone Clachan would constitute an additional PMA and there is no procedural mechanism to introduce additional PMAs to the Draft plan at this stage in the plan making process.
- Alternatively, the expansion of the Clachan Area published as part of this PMA to include the proposed area would represent a very expansive extension of said published Clachan area, would therefore not be minor in nature, and would be precluded by S.12(10)(c) of the Act.
- In any event it is considered that the identification of the proposed area as a Clachan type settlement would be premature from a road safety and development perspective as the bulk of the area proposed is located astride a portion of the N3 National Road lying outside of the 60kph speed limit wherein the National Road Access policy applies which precludes new accesses or the intensification of existing accesses. Furthermore, consultations with the National Roads Office indicates that there are currently no proposals to lower the speed limit in this area to 60kph.



- It is acknowledged that the provision of a walkway adjacent to the N3 from the Crossroads at Celtic Weave to the Community Centre may provide both pedestrian safety and community benefits. Consultations with the National Roads Office indicate that there are currently no active travels proposals in this area. However, Cllr Sweeny puts forward a cogent strategic case for the addition of such a proposal to the relevant table in the Plan and this is reflected in the recommendation below.
- Otherwise, in relation to the Clachan Area actually proposed as part of this PMA, based on the rationale set out in the Draft Plan CE Report namely, the physical proximity/links of the area to Belleek and to all the development immediately to the south that is in Northern Ireland, it is again recommended that said area should not be designated as a Clachan.

#### Chief Executive's Recommendation

- To make the Plan without the PMA.
- To add 'Ballshannon to Belleek Via Route to South of Assaroe Lake' to the 'Future Potential Strategic Active Travel section of Table 8.2: 'Strategic Greenway Opportunities.

#### Proposed Material Alteration 6.3.2

Section in Chapter	Material Alteration
'Objectives'	<b>Amend Objective RH-O-5:</b> 'To facilitate the positive re-use of existing vacant rural housing stock in the County and to deliver at least 20% of all new housing in rural areas on brownfield sites to seek to prevent further deterioration and dereliction.'
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No OPR comments/recommendations related to this PMA.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The CE Report noted RSES RPO 3.3 and the general obligation of the PA to comply with the contents of the RSES, and recommended RH-O-5 be amended as above (Recommendation 6.3.3 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The members resolved to <b>accept the CE Recommendation to Amend RH-O-5</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-86 Office of the Planning Regulator</b> Welcomes the requirement to deliver at least 20% of all new housing in rural areas on brownfield, stating that same will make a positive contribution to the plan.</p> <p><b>MA-42 Transport Infrastructure Ireland</b></p> <ul style="list-style-type: none"> <li>• Notes that MAs 6.3.2 to 6.3.6 relate to Rural Housing and states that such development proposals have the potential to result in a demand for access to the strategic national road network.</li> </ul>	

- Requests a cross reference in Section 6.3 referring to Policy T-P-12 (National Roads Access Policy) which it argues would provide clarification to rural housing applicants where there may be implication for the strategic national road network.

#### **MA-88 Northen and Western Regional Assembly**

Welcomes this amendment and considers it be consistent with Objectives of Chapter 3 of the RSES.

#### **MA-83 The Heritage Council**

- States that the intention of this PMA is good but states that there is a need to clarify what are brownfield sites in this context (i.e. existing vacant and derelict buildings in the Open Countryside?)
- Further asks whether ‘rural area’ means Open Countryside and consequently whether the 20% referred to means 20% of the said Open Countryside allocation.

#### **MA-124 Fermanagh and Omagh District Council**

Welcomes this PMA which it states is sustainable and broadly aligns with a number of rural housing policies in the Council’s Plan Strategy.

#### **Chief Executive’s Response**

The OPR’s, NWRA’s, the Heritage Council’s and Fermanagh and Omagh District Council’s support for the amendments to this objective are noted and welcomed.

In relation to the Heritage Council queries:

- The Planning Authority takes a wide interpretation of *brownfield* in the context of this objective to include sites containing vacant, and derelict dwellings, agricultural sheds, and other buildings and previously developed sites.
- The term ‘Rural Area’ equates to ‘Open Countryside’ in the Core Strategy and as such it would be an objective to deliver 20% of the Open Countryside housing target on such brownfield sites. This interpretation is taken from narrative contained in the RSES (p.45/last para.)

The TII’s request for a cross reference to Policy T-P-12 (National Road Access Policy) in Section 6.3 is noted. However, on the basis that all developments are required to be assessed against the full suite of policies/objectives in the development plan, said National Roads access policy has received a high degree of publicity and is therefore likely to be well understood by any affected rural housing applicants and there is no fact no natural location for such a cross reference in either the Section 6.3 policies or narrative it is not considered necessary or appropriate to add such a cross reference.

#### **Chief Executive’s Recommendation**

**To make the Plan with the PMA.**

#### **Proposed Material Alteration 6.3.3**

<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>‘Policies’</b>	<b>Amend Policy RH-P-1:</b>

	<p>'To consider proposals for new one-off rural housing within 'Areas Under Strong Urban Influence' from prospective applicants <del>that have demonstrated a genuine rural need for a new dwelling house and who can provide evidence</del> <i>that can provide evidence of a demonstrable economic or social need (see 'Definitions')</i> to live in these areas including, for example, <i>the provision of evidence</i> that they, or their parents or grandparents have resided at some time within the area under strong urban influence in the vicinity of the application site for a period of at least 7 years. The foregoing is subject to compliance with other relevant policies of this plan, including Policy RH-P-9.</p> <p>This policy shall not apply where an individual has already had the benefit of a permission for a dwelling on another site unless exceptional circumstances can be demonstrated.</p> <p>An exceptional circumstance would include, but would not be limited to, situations where the applicant has sold a previously permitted, constructed, and occupied dwelling, to an individual who fulfils the bonafides requirements of that permission.</p> <p>New holiday homes will not be permitted in these areas.'</p>
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>OPR Recommendation 13 required the PA to:</p> <ul style="list-style-type: none"> <li>• Expand the 'Areas Under Strong Urban Influence' based on evidence of commuter distance to Letterkenny, Derry and other main centres having regard to the average commuter journey time.</li> <li>• Amend Policy RH-P-1 to: Omit <i>consideration of family ties</i> to the rural area and include consideration of <i>demonstrable economic or social need to live in a rural area</i> and of the <i>viability of smaller towns and rural settlements</i>.</li> </ul>	
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The CE Report:</p> <ul style="list-style-type: none"> <li>• Noted that the OPR had cited NPO19 as the national context for requiring alterations to this policy to render them consistent with the NPF and recommended: <ul style="list-style-type: none"> <li>• Expanding the 'Area Under Strong Urban Influence' through the use of evidence based on commuting distance (as per the OPR requirement).</li> <li>• Amending the policy to omit of <i>consideration of family ties to the rural area</i> (as per the OPR requirement) and include <i>consideration of demonstrable economic or social need to live in a rural area</i> (as per the OPR requirement).</li> </ul> </li> </ul> <p>For clarity the CE Report did not recommend consideration of '<i>the viability of smaller towns and rural settlements</i>' in this policy.</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>The Members <b>resolved to amend RH-P-1</b> in a manner that addressed only one of the four elements of the OPR requirement (ie. The inclusion of reference to social or economic need) as per the PMA detailed above. In doing so, Members expressed strong opposition to the other three elements of the OPR requirement, namely: expanding the area covered by the 'Area Under Strong Urban Influence'; amending Policy RH-P-1 to omit familial ties; and amending the said policy to include reference to the viability of smaller towns and villages.</p>	

<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA-86 Office of the Planning Regulator</b></p> <ul style="list-style-type: none"> <li>• States that the Office is not satisfied that the planning authority has complied with their Recommendation 13 Rural Housing and Rural Regeneration on the Draft Plan. See above.</li> <li>• States that these matters will be considered further at adoption stage but otherwise does not elaborate on same or make specific comment on this submission.</li> </ul> <p><b>MA-88 Northern and Western Regional Assembly</b></p> <ul style="list-style-type: none"> <li>• Notes that the NWRA’s Draft Plan submission recommended the PA modify the areas under Strong Urban Pressure to reflect the updated commuting patterns data within Census 2022 and the patterns contained within small areas as they relate to Letterkenny, Buncrana, Lifford, Donegal Town, Ballyshannon and Bundoran and consider the implications of commuting from Derry City and Strabane District Council.</li> <li>• States that the MA does not address the substantive issues raised by the NWRA.</li> <li>• Questions whether the Donegal Rural housing policy complies with the Rural Housing Guidelines.</li> <li>• States that the RSES seeks to manage urban generated housing by defining the fringes of major regional settlements under pressure from Urban Sprawl and implementing effective controls of these areas via rural housing measures and the Draft Plan doesn’t adequately reflect the principles of the RSES in this regard.</li> </ul> <p><b>MA-124 Fermanagh and Omagh District Council</b></p> <p>Notes the revision to Policy RH-P-1 which considers proposals for one off housing within ‘Areas of Strong Urban Influence’.</p> <p><b>MA-42 Transport Infrastructure Ireland</b></p> <p>See corresponding section for MA 6.3.2</p>
<b>Chief Executive’s Response</b>
<ul style="list-style-type: none"> <li>• The comments of the OPR, the NWRA and Fermanagh and Omagh District Council in relation to this PMA are noted and acknowledged.</li> <li>• See corresponding Section for MA 6.3.2 in relation to response to Transport Infrastructure Ireland’s submission on this MA.</li> <li>• At Draft Plan stage, the recommendation was to: expand the area under strong urban influence; omit the <i>consideration of family ties</i>; and to include consideration of <i>demonstrable economic or social need to live in a rural area</i> in Policies RH-P-1. For clarity it did not recommend consideration of <i>‘the viability of smaller towns and rural settlements’</i> in said policies.</li> <li>• The Members resolved to: retain the Map as per the Draft Plan; retain the consideration of family ties in Policy RH-P-1 as set out in the Draft Plan (which does not therefore form part of this PMA); amend the Policy RH-P-1 to include consideration of demonstrable economic or social need to live in a rural area as per the definitions set out in MA 6.3.6; and not to include reference to the viability of smaller towns and rural settlements.</li> <li>• There is sound planning rationale to manage rural housing within areas under strong urban pressure and holiday home pressure in a manner which facilitates genuine economic and social need in accordance with NPO 19 of the National Planning Framework including: achieving more compact growth, facilitating sustainable mobility, protecting rural character/scenic amenity,</li> </ul>

<p>ensuring efficient infrastructure delivery, sustaining existing rural communities, and protecting water quality.</p> <ul style="list-style-type: none"> <li>• Furthermore, the Economic and Social Need criteria within MA 6.3.6 is based on the definitions of Rural General Housing Need within the Rural Housing Guidelines 2006 and the definitions of such criteria in recently adopted Development Plans which have been reviewed by the OPR.</li> <li>• Consequently, it is considered that the Proposed Amendment to Policies RH-P-1 and RH-P-2 to facilitate applicants with a demonstrable economic and social need as per the definitions set out in MA 6.3.6 has significant planning merit.</li> </ul>
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 6.3.4</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>'Policies'</b>	<p><b>Amend Policy RH-P-2:</b></p> <p>'To consider proposals for new one-off rural housing within 'Areas Under Strong Holiday Home Influence' from prospective applicants <del>that have demonstrated a genuine rural need for a new dwelling house and who can provide evidence</del> <b>that can provide evidence of a demonstrable economic or social need (see 'Definitions') to live in these areas including, for example, the provision of evidence</b> that they, or their parents or grandparents, have resided at some time within the area under strong holiday home influence in the vicinity of the application site for a period of at least 7 years. The foregoing is subject to compliance with other relevant policies of this plan, including Policies RH-P-9.</p> <p>This policy shall not apply where an individual has already had the benefit of a permission for a dwelling on another site, unless exceptional circumstances can be demonstrated.</p> <p>An exceptional circumstance would include, but would not be limited to, situations where the applicant has sold a previously permitted, constructed and occupied dwelling, to an individual who fulfils the bonafides requirements of that permission.</p> <p>New holiday homes will not be permitted in these areas.'</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
OPR Recommendation 13 required the PA to amend Policy RH-P-2 omit consideration of family ties to the rural area and to include consideration of ' <i>demonstrable economic or social need to live in a rural area</i> ' and of ' <i>the viability of smaller towns and rural settlement</i> '.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The CE Report	

- Noted the OPR cited NPO19 as the national context for requiring alterations to this policy to render it consistent with the NPF and
- Recommended amending the policy to omit of *consideration of family ties to the rural area* and include *consideration of demonstrable economic or social need to live in a rural area*.

For clarity the CE Report did not recommend consideration of *‘the viability of smaller towns and rural settlements’* in this policy.

#### Members Resolution at Draft Plan Stage

The Members resolved **to amend RH-P-2** in a manner that addressed only one of the three elements of the OPR requirement (ie. the inclusion of reference to social or economic need) as per the PMA detailed above. In doing so, Members expressed strong opposition to the other two elements of the OPR requirement, namely: amending Policy RH-P-1 to omit familial ties; and amending the said policy to include reference to the viability of smaller towns and villages.

#### Submissions at Proposed Material Alterations Stage

##### MA-86 Office of the Planning Regulator

See summary of submission in MA 6.3.3 above.

##### MA-88 Northern and Western Regional Assembly

See summary of submission in MA 6.3.3 above.

##### MA-42 Transport Infrastructure Ireland

See corresponding section for MA 6.3.2

#### Chief Executive’s Response

The issues to be considered are as per those for MA 6.3.2 (excepting the mapping issue). See corresponding section in MA 6.3.3

See also corresponding Section for MA 6.3.2 in relation to response to Transport Infrastructure Ireland’s submission on this MA.

#### Chief Executive’s Recommendation

**To make the Plan with the PMA.**

#### Proposed Material Alteration 6.3.5

Section in Chapter	Material Alteration
‘Policies’	<p><b>Omit Policy RH-P-3:</b></p> <p><i>‘To consider proposals for new one-off housing within other rural areas from any prospective applicants with a demonstrated rural need for a dwelling house, subject to compliance with all other relevant policies of this Plan including Policy RH-P-9. New holiday homes will not be permitted in these areas.’</i></p>

	<p><b>Insert new Policy RH-P-3:</b>  ‘To consider proposals for new one-off housing within ‘Structurally Weak Areas’ from any prospective applicants for a dwelling house, subject to siting and design considerations and compliance with all other relevant policies of this Plan including Policy RH-P-9. New holiday homes will not be permitted in these areas.’</p>
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>OPR Recommendation 13 required the PA to amend Policy RH-P-3 to include consideration of ‘the viability of smaller towns and rural settlement’.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The CE Report agreed with the OPR’s recommendation having regard to the rationale set out by the OPR in referring to the inclusion of this element in National Policy Objective NPO 19 and recommended that the policy be amended accordingly (Recommendation 6.3.2 refers).</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>The Members resolved to <b>insert New Policy RH-P-3</b> as per the PMA detailed above.</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p><b>MA-86 Office of the Planning Regulator</b>  See summary of submission in MA 6.3.3 above.</p> <p><b>MA-88 Northern and Western Regional Assembly</b>  See summary of submission in MA 6.3.3 above.</p> <p><b>MA-42 Transport Infrastructure Ireland</b>  See corresponding section for MA 6.3.2</p> <p><b>MA-83 The Heritage Council</b>  States that there is no good reason why good siting and design considerations should only apply to structurally weak areas, the retention of natural features and good design is needed also for proposals in areas under Strong Urban Influence</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>The replacement of the existing Policy RH-P-3 with the above policy effectively aligns the Policy with the terminology and approach to Structurally Weak Areas in the National Planning Framework (refer NPO 19) and the existing ‘Rural Housing Guidelines 2006’ (See Box 3 P.53). In this regard, said Guidelines refer to the need to <i>accommodate any demand for a permanent residential development</i> and does not recommend the need to demonstrate a rural generated need in such areas.</p> <p>Otherwise in relation the Heritage Council’s comments on siting and design it is important to note that this policy merely reiterates the detailed location siting and design requirements for all rural housing set out in Policy RH-P-9 of the Draft Plan.</p> <p>On this basis of the above it is considered that the Members should make the plan with the Proposed Material Alteration.</p>	



See also corresponding Section for MA 6.3.2 in relation to response to Transport Infrastructure Ireland's submission on this MA.

\* E.G. Ailt An Chorráin 19.8%, An Charraig 19.5%, An Bun Beag-Doirí Beaga 17.7%, (Source NWRA Regional Vacancy and Dereliction Analysis 2022)

#### Chief Executive's Recommendation

To make the Plan with the PMA.

### Proposed Material Alteration 6.3.6

Section in Chapter	Material Alteration
'Definitions'	<p><b>Definition of Social Need:</b></p> <p>Persons who are <b>Intrinsic part of the Rural Community</b> including:</p> <ul style="list-style-type: none"> <li>• Farmers, their sons and daughters and or any persons taking over the ownership and running of farms.,</li> <li>• People who have lived most of their lives in rural areas.</li> <li>• Returning emigrants who lived for substantial parts of their lives in rural areas</li> </ul> <p><b>Definition of Economic Need:</b></p> <p>Persons <b>working full-time or part-time in rural areas</b> including:</p> <ul style="list-style-type: none"> <li>• Full-time farming, forestry,... or marine related occupations,</li> <li>• Part time occupations where the predominant occupation is farming/natural resource related.</li> <li>• Persons whose work is intrinsically linked to rural areas such as teachers in rural schools.</li> </ul>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
The related OPR Recommendation 13 required the PA to amend Policy RH-P-1 and Policy RH-P-2 to omit consideration of family ties to the rural area and to include consideration of ' <i>demonstrable economic or social need to live in a rural area</i> ' and of 'the viability of smaller towns and rural settlement'; and	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The above definitions of Economic and Social Need were not proposed in the CE Report itself but were subsequently proposed by the Council's Executive in the context of the need to define said terms on foot of the CE's associated recommendation to include the associated text as Proposed Material Alterations to Policies RH-P-1 and RH-P-2.	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>insert the definitions of Social and Economic Need</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>MA-86 Office of the Planning Regulator</b>	
See summary of submission in MA 6.3.3 above.	

**MA-88 Northern and Western Regional Assembly**

See summary of submission in MA 6.3.3 above.

**MA-42 Transport Infrastructure Ireland**

See corresponding section for MA 6.3.2

**Chief Executive's Response**

See corresponding section in MA 6.3.3

See also corresponding Section for MA 6.3.2 in relation to response to Transport Infrastructure Ireland's submission on this MA.

**Chief Executive's Recommendation**

To make the Plan with the PMA.

## Chapter 7 – Economic Development

Proposed Material Alteration 7.1	
Section in Chapter	Material Alteration
<p>a) Section 7.1: ‘Current and Emerging Issues/ Trends/Influences; and ‘Policies’</p>	<p>a ) Insert additional narrative:</p> <p><a href="#">The Bioeconomy</a></p> <p>‘The RSES defines the bioeconomy as ‘those parts of the economy that use renewable biological resources from land and sea to produce food, feed and bio-based materials and energy. This includes crops, forestry, fisheries aquaculture, animals and their residues and by-products from processing industrial feedstock resources such as municipal solid waste and wastewater or novel products such as micro-organisms.’ The RSES provides support for this sector in several RPOs.</p> <p>b. ) Insert additional Sub-header and Policy:</p> <p><a href="#">‘Bio-refining</a></p> <p><b>Policy ED-P-XX:</b> To support:</p> <ol style="list-style-type: none"> <li>The principle of the creation of appropriately scaled local multi-feedstock bio-refining hubs and bio-clusters; and</li> <li>The future-proofing of infrastructure planning to allow for the potential upgrading of existing industrial sites to bio-refining plants while also supporting the use of bio-renewable energy for the sustainable production of bio-based plants.’</li> </ol>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
No comments on this specific issue.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
Agreed the NWRA’s suggestion that the Plan should address this emerging policy issue, particularly given the policy coverage contained in the RSES in RPOs 4.20, 4.27-4.29 inclusive.	
<b>Members Resolution at Draft Plan Stage</b>	
To amend the Plan as per the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA 88 – NWRA</b></p> <p>The NWRA refers to MA 7.1 amendment which relates directly to the Bioeconomy, the RSES definition of same, and of policy future proofing in this regard. The Assembly are satisfied that the amendment aligns the County Plan with the Regional Policy as set out in Section 4 of the RSES.</p> <p><b>MA 85 – Uisce Éireann</b></p>	

<p>UE welcomes the opportunity to collaborate with others in leveraging circularity opportunities to support the development of a sustainable bioeconomy model and reduce green-house gas emissions. Requests that through the plan and associated zonings there is more consideration given to circular economy opportunities; such as advanced treatment and re-use WWTP effluent to meet the needs of adjacent industry, production of biogas through anaerobic digestion and re-use of water sludge.</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>The comments of the NWRA and UE in terms of the bioeconomy are noted. With regards to the request by UE in terms of giving more consideration to circular economy opportunities, the principle of biogas/anaerobic digestion is already supported in the Draft Plan (refer Policy E-P-2 in Chapter 9: ‘Natural Resources Development’. Whilst the other proposed amendments cannot be considered at this stage of the Plan process, the broad suite of objectives and policies in the Plan should provide sufficient flexibility to enable consideration of such proposals.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	
<p><b>Proposed Material Alteration 7.2</b></p>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
‘Policies: Settlements’	<p><b>Omit Policy ED-P-1(c):</b></p> <ol style="list-style-type: none"> <li>a. To direct office and light industrial developments to town centre sites, edge of centres locations, or appropriately zoned lands in Letterkenny, Growth Driver Settlements and Service Towns.</li> <li>b. To consider such proposals on lands currently used for such purposes.</li> <li>c. <del>To determine such proposals on other lands within settlements on their own merits having regard to the scale and character of the settlement, environmental considerations including the merits of the proposal in terms of sustainable travel outcomes, the availability of necessary infrastructure, compliance with Policy ED-P-10, and compatibility with the locality.</del></li> </ol>
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>Expressed concern over the inclusion of sub-section(c) on the basis that: <i>‘Notwithstanding the safeguards included in these policies, the Office considers these policies would undermine the land use zoning objectives in the draft Plan.’</i></p> <p>Recommendation 14(ii.)(a.) and (b.) of the OPR submission requires the omission of the referenced Policy ED-P-1(c) and ED-P-2(b).</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>Acknowledged that (this) recommendation relate to issues that were considered in detail by Members during the preparatory phase of the Draft Plan. Notwithstanding, the OPR has set out the national policy context in which he has made his recommendation, and it is for these reasons that the recommendation was made as above at Draft Plan stage.</p>	

<b>Members Resolution at Draft Plan Stage</b>
To accept the recommendation.
<b>Submissions at Proposed Material Alterations Stage</b>
No submission received.
<b>Chief Executive's Response</b>
n/a
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 7.3</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Policies: Settlements</b>	<p><b>Omit Policy ED-P-2(b):</b></p> <p>a. To direct development involving industrial buildings and/or industrial processes, and warehouse/storage use to appropriately zoned lands, or lands currently used for such purposes in Letterkenny, Growth Driver Settlements and Service Towns.</p> <p><del>b. Determine such proposals on other lands within settlements on their own merits having regard to the scale and character of the settlement, environmental considerations including the merits of the proposal in terms of sustainable travel outcomes, the availability of necessary infrastructure, compliance with Policy ED-P-10, and compatibility with the locality.</del></p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>Expressed concern over the inclusion of sub-section(b) on the basis that: <i>'Notwithstanding the safeguards included in these policies, the Office considers these policies would undermine the land use zoning objectives in the draft Plan.'</i></p> <p>Recommendation 14(ii).(a.) and (b.) of the OPR submission requires the omission of the referenced Policy ED-P-1(c) and ED-P-2(b).</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>Acknowledged that (this) recommendation relates to issues that were considered in detail by Members during the preparatory phase of the Draft Plan. Notwithstanding, the OPR has set out the national policy context in which he has made his recommendation, and it is for these reasons that the recommendation was made as above at Draft Plan stage.</p>	
<b>Members Resolution at Draft Plan Stage</b>	

To accept the recommendation.
<b>Submissions at Proposed Material Alterations Stage</b>
No submissions received.
<b>Chief Executive’s Response</b>
n/a
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 7.4	
Section in Chapter	Material Alteration
Policies: Rural Areas	<p><b>a ) Omit Policy ED-P-8:</b></p> <p><del>It is a policy of the Council to consider exceptional proposals for a major industry/enterprise in the countryside which makes a significant Regional contribution to the economy of the County where it is demonstrated that the proposal, due to its site specific requirements or size, requires to be located outside the confines of a settlement. An application for a development proposed under this policy must be accompanied by:</del></p> <p><del>a.evidence to support the case for the potential Regional economic benefit to the economy of the County; and</del></p> <p><del>b.detailed information on the search conducted to secure a suitable site within the boundary of a settlement.</del></p> <p><del>The provisions of Policy ED-P-10 will also be taken into account and a Travel Plan must be prepared to address the issue of accessibility by various modes of transport. Developer led infrastructural improvements will be conditioned in appropriate cases. Development proposals will be assessed in the light of all relevant material planning considerations, relevant policies of the County Development Plan and other regional and national guidance/policy, relevant environmental designations including demonstration of compliance with Article 6 of the Habitats Directive.</del></p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR and the NWRA noted concerns regarding the support for businesses in the rural area. The OPR referred to Section 10(2)(n) of the P&amp;D Act and the requirement therein for objectives to promote sustainable settlement and transport strategies in rural areas. In particular, the OPR referenced <b>Policy ED-P-8</b> noting that it <i>allows major industry/enterprise to be considered in the countryside, albeit in</i></p>	

*exceptional circumstances*; and Policy **ED-P-11** *'allowing unspecified commercial development to be considered on the periphery of settlements where it would be incompatible with, and detrimental to, the centres'*. The OPR concluded by observing that: *'The proposed policy approach will encourage significant development outside town boundaries and does not therefore accord with the requirement for objectives to promote sustainable settlement and transport strategies. It is also inconsistent with NPO 11 to encourage more people and generate more jobs and activity within existing cities, towns and villages; and RPO 3.13 to support the role employment and service provision role of smaller and medium sized towns. The Office notes that the SEA Environmental Report highlighted potential negative effects arising from these policies, specifically in terms of air and climatic factors.'*

OPR Recommendation 14(ii.) required the Authority to omit relevant policies ED-P-8 and ED-P-11.

#### **Chief Executive's Comments/Recommendation at Draft Plan Stage**

It was acknowledged that these recommendations relate to issues that were considered in detail by Members during the preparatory phase of the Draft Plan and, prior to that, through the Small Businesses Implementation working group. Members were advised that the OPR has set out the national policy context in which it has made its recommendation re Policy ED-P-8, and that it is for these reasons that the recommendation was made as per the PMA. Members were finally advised that, in responding to the requirement of the OPR, there is a need for an acceptance within Council that an agile response to any viable regionally significant enterprise that might arise on lands outside of settlements would necessitate a variation process to be initiated.

#### **Members Resolution at Draft Plan Stage**

To accept the PMA.

#### **Submissions at Proposed Material Alterations Stage**

n/a

#### **Chief Executive's Response**

n/a

#### **Chief Executive's Recommendation**

**To make the Plan with the PMA.**

#### **Proposed Material Alteration 7.5**

<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Policies: Rural Areas</b>	<p><b>Omit Policy ED-P-11 and insert revised Policy:</b></p> <p>To consider commercial developments on the periphery of settlements where such uses would be incompatible with and detrimental to the centres of such settlements by virtue of:</p> <ul style="list-style-type: none"> <li>a. the extent of land required for the effective functioning of such an enterprise; and/or</li> <li>b. the nature of the enterprise, particularly in the context of potentially incompatible or 'bad neighbour' uses.</li> </ul>



	<p>All such proposals shall also be considered against other relevant policies of the Plan including, inter alia, traffic and pedestrian safety and public health.</p> <p>Convenience and comparison retailing will not be supported in such cases, and proposals shall be considered against the Retail Planning Guidelines and Policy RS-P-3 (sequential test) and RS-P-4 (retail impact assessment) where retailing is proposed. Exceptions to the general presumption against retail development may be used in the case of all developments where the sale of vehicles is the predominant use.</p> <p><b>Policy ED-P-xx:</b></p> <p>'To consider commercial developments, excluding traditional High Street uses that would generate regular customer trips (e.g. retail, consumer services, café/restaurant, public house etc.), on the periphery of settlements where:</p> <ol style="list-style-type: none"> <li>a. such uses would be incompatible with, and detrimental to, the centres of such settlements by virtue of their inherent 'bad neighbour' characteristics, inclusive of the generation of industrial-scale vehicle trips that would be detrimental to the amenities of the centre; and/or</li> <li>b. the extent of land required for the effective functioning of such an enterprise in the centres would be prohibitive.</li> </ol> <p>All such proposals shall also be considered against other relevant policies of the Plan including, inter alia, traffic and pedestrian safety and public health.</p> <p>Convenience and comparison retailing will not be supported in such cases, and proposals shall be considered against the Retail Planning Guidelines and Policy RS-P-3 (sequential test) and RS-P-4 (retail impact assessment) where retailing is proposed. Exceptions to the general presumption against retail development may be considered in the case of developments where the sale of vehicles is the predominant use.'</p>
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR and the NWRA noted concerns regarding the support for businesses in the rural area. The OPR referred to Section 10(2)(n) of the P&amp;D Act and the requirement therein for objectives to promote sustainable settlement and transport strategies in rural areas. In particular, the OPR referenced <b>Policy ED-P-8</b> noting that it '<i>allows major industry/enterprise to be considered in the countryside, albeit in exceptional circumstances</i>'; and Policy <b>ED-P-11</b> '<i>allowing unspecified commercial development to be considered on the periphery of settlements where it would be incompatible with, and detrimental to, the centres</i>'. The OPR concluded by observing that: '<i>The proposed policy approach will encourage significant development outside town boundaries and does not therefore accord with the requirement for objectives to promote sustainable settlement and transport strategies. It is also inconsistent with NPO 11 to encourage more people and generate more jobs and activity within existing cities, towns and villages</i>;</p>	

*and RPO 3.13 to support the role employment and service provision role of smaller and medium sized towns. The Office notes that the SEA Environmental Report highlighted potential negative effects arising from these policies, specifically in terms of air and climatic factors.*

OPR Recommendation 14(ii.) required the Authority to omit relevant policies ED-P-8 and ED-P-11.

#### **Chief Executive's Comments/Recommendation at Draft Plan Stage**

It was acknowledged that these recommendations relate to issues that were considered in detail by Members during the preparatory phase of the Draft Plan and, prior to that, through the Small Businesses Implementation working group. Policy ED-P-11 was drafted following further consideration by the Executive. Notwithstanding the concerns of the OPR, it was considered that this broad policy approach did have merit in the context of the Donegal spatial 'landscape', even in the rapidly evolving national and regional climate change and compact growth agenda. That said, the concerns of the OPR were noted and a revised wording was recommended as detailed in the PMA to address these concerns.

#### **Members Resolution at Draft Plan Stage**

Agreed the PMA.

#### **Submissions at Proposed Material Alterations Stage**

##### **MA 42 – TII**

Acknowledges that rural areas *'play a key role in driving the economy and policies associated with economic and rural development understandably seek to facilitate enterprise and employment proposals in a rural environment.'* However, also cautions that *'While the strategic national road network supports economic development, TII considers that the Draft Plan should also reflect cognisance of the need to safeguard existing infrastructure and the investment made to date to reflect the investment hierarchy identified in the National Investment Framework for Transport in Ireland; Maintain, Optimise, Improve and New.'* They go on to advise that *'Safeguarding the strategic function of the national road network in the County is considered a significant complementary and contributing factor to successful implementation of the Council's economic objectives.'*

In light of these comments, TII recommends:

- the inclusion of a new objective: *'Proposals for economic development, including those related to strategic economic locations in the Development Plan and rural enterprise proposals will be progressed complementary to safeguarding the strategic function, safety and investment in the strategic national road network to date and in compliance with the provisions of the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' 'DoECLG, 2012'.*
- The inclusion of a cross-reference in the Economic Development Chapter referring to Policy T-P-12 in the interests of providing clarification and early assistance to applicants in the preparation of any rural economic development category planning applications where there may be implications for the strategic national road network.

#### **Chief Executive's Response**

The concerns of the TII are acknowledged. The recommended objective cannot be considered at this stage of the process, given the materiality of the proposal. The inclusion of the cross-reference as

also recommended by the TII is considered to be non-material and therefore may be considered at this stage. This is reflected in the recommendation below.

**Chief Executive's Recommendation**

- a. To make the Plan with the PMA.
- b. To insert the following non-material cross-reference at the end of Draft Plan Section 7.2.6: **'Our Rural Future – Rural Development Policy 2021-2025'**: *'A key consideration when assessing economic development proposals in the rural area will be compliance with policy on access to national roads as set out under Policy T-P-12.'*

## Chapter 8 – Infrastructure

### Section 8.1 Transport

Proposed Material Alteration 8.1.1																											
Section in Chapter	Material Alteration																										
8.1.3.1 'Strategic Roads Network'	<p><b>Amend Table 8.1B: 'Key Transportation Improvement Projects':</b>(table in Draft Plan inserted below for ease of reference)</p> <p>i). Under 'Other TEN-T Projects' add:</p> <ul style="list-style-type: none"> <li>N13 Stranorlar to Lifford; and</li> <li>N13 Manorcunningham to Bridgend</li> </ul> <p>ii). Under 'National':</p> <ul style="list-style-type: none"> <li>after 'N15 Lifford to Ballybofey/Stranorlar' add `... 'and other sections of the N15 including Corcam Bends.'; and</li> <li>after 'N56 Mountcharles to Inver' add ... `and other sections of the N56 including N56 Doonwell to Drumbrick and N56 Gortahork to Falcarragh.'</li> <li>N3 Ballyshannon to Belleek</li> </ul> <p><b>Table 8.1B: Key Transportation Improvement Projects.</b></p> <table border="1"> <thead> <tr> <th>PROJECT</th> <th>MAP REFERENCE</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>TEN-T PRIORITY ROUTE IMPROVEMENT PROJECT, DONEGAL</b></td> </tr> <tr> <td>N14 Manorcunningham to Lifford / Strabane / A5 Link.</td> <td>Map 8.1.4</td> </tr> <tr> <td>N15/N13 Ballybofey / Stranorlar Urban Region</td> <td>Map 8.1.5</td> </tr> <tr> <td>N56/N13 Letterkenny to Manorcunningham</td> <td>Map 8.1.6</td> </tr> <tr> <td colspan="2"><b>Other TEN-T Projects</b></td> </tr> <tr> <td>N13 Bridgend to County Boundary route improvement Project</td> <td>NOT MAPPED</td> </tr> <tr> <td colspan="2"><b>NATIONAL</b></td> </tr> <tr> <td>N15 Lifford to Ballybofey/Stranorlar</td> <td>Map 8.1.7</td> </tr> <tr> <td>N56 Mountcharles to Inver</td> <td>Map 8.1.8</td> </tr> <tr> <td>N56 An Clochan Liath (Dungloe) to Glienties</td> <td>Map 8.1.9</td> </tr> <tr> <td>N56 Inver to Killybegs</td> <td>Map 8.1.10</td> </tr> <tr> <td>N14/N15 to A5 link (or as may be amended or incorporated, with or without amendment or modification, within the TEN-T developments)</td> <td>NOT MAPPED</td> </tr> </tbody> </table>	PROJECT	MAP REFERENCE	<b>TEN-T PRIORITY ROUTE IMPROVEMENT PROJECT, DONEGAL</b>		N14 Manorcunningham to Lifford / Strabane / A5 Link.	Map 8.1.4	N15/N13 Ballybofey / Stranorlar Urban Region	Map 8.1.5	N56/N13 Letterkenny to Manorcunningham	Map 8.1.6	<b>Other TEN-T Projects</b>		N13 Bridgend to County Boundary route improvement Project	NOT MAPPED	<b>NATIONAL</b>		N15 Lifford to Ballybofey/Stranorlar	Map 8.1.7	N56 Mountcharles to Inver	Map 8.1.8	N56 An Clochan Liath (Dungloe) to Glienties	Map 8.1.9	N56 Inver to Killybegs	Map 8.1.10	N14/N15 to A5 link (or as may be amended or incorporated, with or without amendment or modification, within the TEN-T developments)	NOT MAPPED
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<b>OPR's Comments/Recommendation at Draft Plan Stage</b>
n/a
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
Supported the PMA.
<b>Members Resolution at Draft Plan Stage</b>
Agreed to publish the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 8.1.2 (a)	
Section in Chapter	Material Alteration
Map 8.1.5 TEN-T Priority Route Improvement Project Donegal (PRIPD) N15/N13 Ballybofey/ Stranorlar Bypass	<p><b>Map 8.1.5 TEN-T Priority Route Improvement Project Donegal (PRIPD) N15/N13 Ballybofey/ Stranorlar Bypass.</b></p> <p style="text-align: center;"><b>TEN-T PRIPD Section 1 (N15/N13 Ballybofey / Stranorlar Urban Region)</b> Comparison of Preferred Route Corridor in Draft CDP 2024 (Red) and Revised Preferred Route Corridor Now Recommended to be inserted into Draft Plan as Proposed Material Alteration.</p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">█</span> TEN-T PRIPD Section 3 Preferred Route Corridor in Draft CDP 2024</li> <li><span style="color: blue;">█</span> TEN-T PRIPD Section 3 Revised Preferred Route Corridor Now Recommended to be inserted in Draft CDP 2024</li> </ul>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	




n/a
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>
Supported the PMA on basis of ensuring the CDP incorporated the most up-to-date corridors for the TEN-T project.
<b>Members Resolution at Draft Plan Stage</b>
To publish the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
<b>MA-124 Fermanagh and Omagh District Council</b> Welcomes new map and commitment to the project.
<b>Chief Executive’s Response</b>
See recommendation below.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

**Proposed Material Alteration 8.1.2 b**

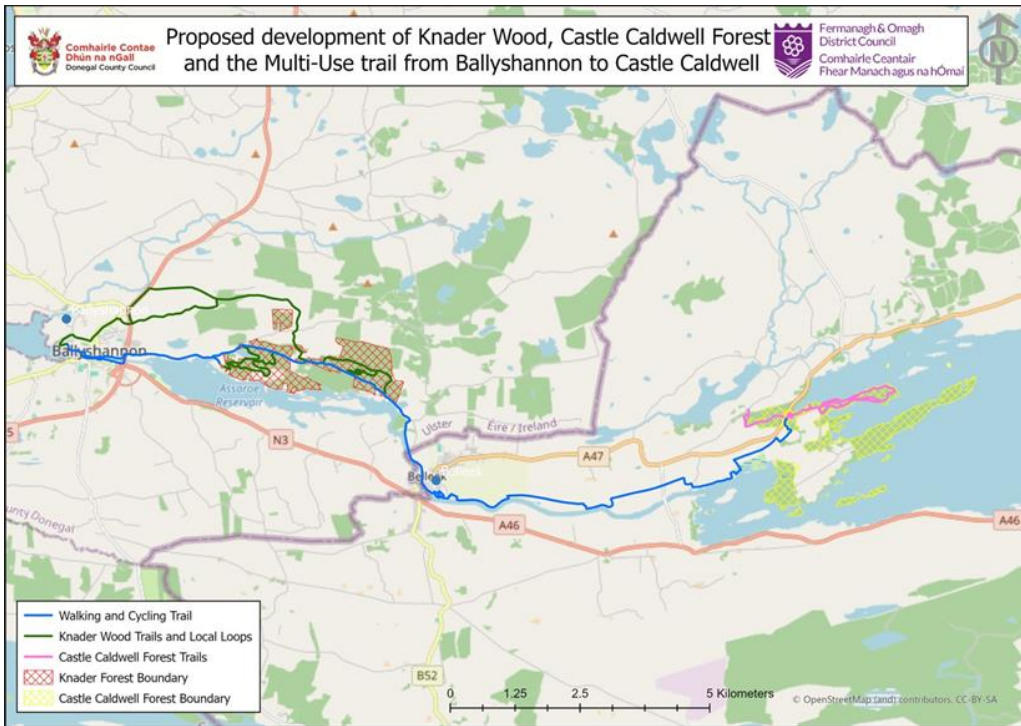
Section in Chapter	Material Alteration
<p><b>Map 8.1.6 TEN-T Priority Route Improvement Project Donegal (PRIPD) N56/N13 Letterkenny to Manorcunningham</b></p>	<p>TEN-T PRIPD Section 2 (N56/N13 Letterkenny to Manorcunningham) Comparison of Preferred Routes Corridor in Draft CDP 2024 (Red) and Revised Preferred Route Corridor Now Recommended to be inserted into Draft Plan as Proposed Material Alteration.</p> <p><b>Legend</b>  <span style="color: red;">■</span> TEN-T PRIPD Section 2 Preferred Route Corridor in Draft CDP 2024  <span style="color: blue;">■</span> TEN-T PRIPD Section 2 Revised Preferred Route Corridor Now Recommended to be inserted into Draft CDP 2024</p>
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	<p>Refer to PMA 8.1.2(a).</p>
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	<p>Refer to PMA 8.1.2(a).</p>

<b>Members Resolution at Draft Plan Stage</b>
Refer to PMA 8.1.2(a).
<b>Submissions at Proposed Material Alterations Stage</b>
Refer to PMA 8.1.2(a).
<b>Chief Executive's Response</b>
Refer to PMA 8.1.2(a).
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 8.1.2 c	
Section in Chapter	Material Alteration
Map 8.1.7 TEN-T Priority Route Improvement Project Donegal (PRIPD) N14 Manorcunningham to Lifford/Strabane/A 5 link.	<p>TEN-T PRIPD Section 3 (N14 Manorcunningham to Lifford/Strabane/A5 Link) Comparison of Preferred Route Corridor in Draft CDP 2024 (Red) and Revised Preferred Route Corridor Now Recommended to be inserted into Draft Plan as Proposed Material Alteration.</p>  <p>Comhairle Contae Dhún na nGall Donegal County Council</p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>TEN-T PRIPD Section 3 Preferred Route Corridor in Draft CDP 2024</li> <li>TEN-T PRIPD Section 3 Revised Preferred Route Corridor Now Recommended to be Inserted in Draft CDP 2024.</li> </ul>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
	Refer to PMA 8.1.2(a).
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
	Refer to PMA 8.1.2(a).
<b>Members Resolution at Draft Plan Stage</b>	
	Refer to PMA 8.1.2(a)



<b>Submissions at Proposed Material Alterations Stage</b>
Refer to PMA 8.1.2(a).
<b>Chief Executive's Response</b>
Refer to PMA 8.1.2(a).
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 8.1.3	
Section in Chapter	Material Alteration
Immediately before Section 8.1.5	<p><b>a) Insert new Section and policy:</b></p> <p><b>8.1.4.2 Strategic Cross-Border Active Travel Opportunity</b></p> <p>Donegal County Council &amp; Fermanagh and Omagh District Council and Erne Enterprise have identified an active travel/tourism route linking Ballyshannon with Belleek as a route of potential regional significance. The broad areas of the routes are identified on the map below:</p>  <p>This Plan supports the principle of such a development.</p>

	<p><b>Policy T-P-XX:</b> To support the principle of the development of an active travel link between Ballyshannon and Belleek.</p> <p><b>(b) Amend Table 8.2:</b> ‘Strategic Greenways Opportunities’:(table in Draft Plan inserted below for ease of reference)</p> <p>Under ‘Future Potential Strategic Active Travel Opportunities’</p> <p>Insert ‘<u>Donegal Town to Killybegs</u>’.</p> <p><b>Strategic Greenway Opportunities</b></p> <p><u>Inishowen Greenway (Including from Bridgend to Buncrana and Newtowncunningham, Buncrana to Carndonagh via Quigleys Point to Muff).</u></p> <p><u>Letterkenny to Burtonport</u></p> <p><u>Carrigans to Bundoran (including Barnesmore Gap Greenway and Carrigans, Lifford to Castlefin)</u></p> <p><b>Sustainable Mobility Infrastructure Opportunities (forming part of Strategic Transport Schemes)</b></p> <p><u>Letterkenny to Lifford (forming part of Section 3 of the TEN-T PRIPD)</u></p> <p><u>Ballybofey Stranorlar (forming part of Section 1 of the TEN-T PRIPD)</u></p> <p><u>Manorcunningham to Letterkenny (forming part of Section 1 of the TEN-T PRIPD)</u></p> <p><u>N56 (including from Donegal Town, to Clochan Liath, Gaoth Dobhair, Falcarragh and Kilmacreanan)</u></p> <p><b>Future Potential Strategic Active Travel Opportunities</b></p> <p><u>Killybegs to Glencolmille.</u></p> <p><u>Ballybofey to Glenties.</u></p> <p><u>Fanad Peninsula.</u></p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
Supported the PMA.	
<b>Members Resolution at Draft Plan Stage</b>	

To publish as PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA-86 OPR</b> Welcomes the proposal.</p> <p><b>MA-124 Fermanagh and Omagh District Council</b> Supports the proposal.</p> <p><b>MA-134 Cllr. Barry Sweeny</b> Welcomes the proposal but also refers to the need for an active travel project along the N3 (refer to PMA 6.3.1)</p>
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 8.1.4	
Section in Chapter	Material Alteration
<b>Objectives and Policies' – 'Sustainable Modes'</b>	'T-P-xx: To require new developments, as appropriate, include a street network (including links through open spaces) based on the concept of Filtered Permeability, whereby a permeable and legible urban environment is created for pedestrians and cyclists, and where applicable public transport vehicles, optimising movement for these modes while managing movement by private car to prevent through traffic.'
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the policy as proposed by the NTA on the basis of the national policy agenda of encouraging an increase in sustainable modes usage.	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-86 OPR</b> Welcomes the proposal.</p>	
<b>Chief Executive's Response</b>	

See recommendation below.

**Chief Executive’s Recommendation**

To make the Plan with the PMA.

**Proposed Material Alteration 8.1.5**

Section in Chapter	Material Alteration
<p><b>Objectives and Policies – Historic Railway Corridors’</b></p>	<p><b>Amend Policy T-P-8:</b> <del>Save to the extent necessary to allow for the provision of the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, and the Buncrana Inner relief Road it is a policy of the Council to p</del> Protect established/historic railway corridors throughout the County, primarily for strategic infrastructure provision (such as rail/road/greenway projects), and secondly for recreational development. <del>such as roads (including those sections required for the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, and the Buncrana Inner relief Road) greenways, and rail projects and secondly for recreational development.</del> Along these corridors other uses shall not be considered. Where these corridors have already been compromised by development, adjacent lands which could provide opportunities to bypass existing obstacles and reconnect these routes shall be protected for this purpose. However, in all instances, the over-riding objective shall be the provision of strategic infrastructure. <del>This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of such Strategic Infrastructure Projects.</del></p>
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>Did not specifically reference this policy but see comments in ‘Chief Executive’s Comments/Recommendation at Draft Plan Stage’ below.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR, TII and NTA all expressed concerns that various Natural and Built Heritage-related objectives and policies were seeking to prioritise the TEN-T project (and other strategic infrastructure projects) over statutory requirements. This assertion was refuted. However, that Report did acknowledge that those policies could be amended. That Section of the Report also recommended similar amendments to other similarly worded policies, including Policy T-P-8 the subject of this PMA.</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To publish the PMA.</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>Please refer to PMA 11.1.3.</p>	
<p><b>Chief Executive’s Response</b></p>	

See recommendation below.

**Chief Executive’s Recommendation**

**To make the Plan with the PMA.**

**Proposed Material Alteration 8.1.6**

Section in Chapter	Material Alteration
<p><b>‘Objectives and Policies – Roads’</b></p>	<p><b>Amend Objective T-O-11:</b></p> <p>To deliver improvements to the Trans European Transport Network (TEN-T), (as required by EU Regulation (EU) No.1 58315/2013 “Guidelines for the development of the Trans European Transport Network as part of the core and comprehensive transport network of Ireland. In this regard it is a specific objective of the Council to:</p> <ol style="list-style-type: none"> <li>1.a) Progress and ultimately carry out/implement the TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted).</li> <li>1.b) Reserve the preferred route corridors of the TEN-T Priority Route Improvement Project, Donegal as shown on maps 8.1.4, 8.1.5, and 8.1.6 for the purposes of the project and the ancillary facilities to service the same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</li> <li>2. Progress and ultimately carry out/implement the N13 Bridgend to County Boundary Route Improvement TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted).</li> <li>3. Reserve the preferred option corridors (to be determined) for the purposes of the project and the ancillary facilities to service same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</li> <li>4. Progress and ultimately carry out/implement further improvements to the TEN-T Comprehensive Network, Donegal, such as the N13 Stranorlar to Letterkenny and N13 Manorcunningham to Bridgend as one of critical strategic importance to Donegal, subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted). Reserve the preferred option corridors (to be determined) for the purposes of the projects and the ancillary facilities to service same and not to permit other development within those</li> </ol>

	corridors where such development may prejudice the implementation of the said project.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Noted that an internal review of the Draft Plan's coverage of the TEN-T and other national roads projects had identified areas in which the policy framework could be strengthened and recommended the amendments to the policy as contained in the PMA.	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 8.1.7	
Section in Chapter	Material Alteration
'Objectives and Policies – Roads'	<b>Insert new objective: T-O-XX:</b> To safeguard the capacity and efficiency of the national road network drainage system for national road drainage purposes.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the policy on the basis of TII's recommendation to consider the inclusion of this objective.	
<b>Members Resolution at Draft Plan Stage</b>	
Agreed to publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	

<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

<b>Proposed Material Alteration 8.1.8</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>'Objectives and Policies – Roads'</b>	<p><b>Amend Policy T-P-10:</b></p> <p>It is a policy of the Council to support and facilitate the appropriate development, extension and improvement of the TEN-T network (Map 8.1.1 refers) within Donegal in accordance with the Core Strategy and subject to environmental, safety and other planning considerations. In this regard it is a specific policy of the Council to:</p> <ol style="list-style-type: none"> <li>Progress and implement the TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals and the terms and conditions of any such approvals (if granted).</li> <li>Reserve the preferred route corridors and the ancillary facilities of the TEN-T Priority Route Improvement Project, Donegal as shown on maps 8.1.4, 8.1.5, and 8.1.6 and not to permit other development within those corridors where such development may prejudice the implementation of the project.</li> <li>Facilitate any development related to the TEN-T Priority Route Improvement Project, Donegal within lands zoned: TEN-T PRIPD/Established Development TEN-T PRIPD/Amenity.</li> <li>Progress and ultimately implement the N13 Bridgend to County Boundary TEN-T Priority Route Improvement Project as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted).</li> <li>Progress and ultimately carry out/implement further improvements to the TEN-T Network, Donegal, such as the N13 Stranorlar to Letterkenny and N13 Manorcunningham to Bridgend as one of critical strategic importance to Donegal, subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted). Reserve the preferred option corridors (to be determined) for the purposes of the projects and the ancillary facilities to service same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</li> </ol>



<b>OPR's Comments/Recommendation at Draft Plan Stage</b>
n/a
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
Noted that an internal review of the Draft Plan's coverage of the TEN-T and other national roads projects had identified areas in which the policy framework could be strengthened and recommended the amendments to the policy as contained in the PMA.
<b>Members Resolution at Draft Plan Stage</b>
Agreed to publish the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

<b>Proposed Material Alteration 8.1.9</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
'Objectives and Policies – Roads'	<p>Insert new policy:</p> <p>'T-P-XX: Large out-of-town retail centres shall generally not be supported. <del>where they would be located adjacent or close to existing, new or planned national roads.</del></p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the policy on the basis of TII's reference to national policy as contained in the ' <i>Retail Planning Guidelines, 2012.</i> '	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	

While this PMA relates to observations made in the context of the National Roads Policy it is important to ensure that this PMA is, in practice, cross referenced with the policies in the Retail Strategy (S. 7.6) and policy RS-P-7 in particular.

**Chief Executive's Recommendation**

To make the Plan with the amended PMA set out above.

**Proposed Material Alteration 8.1.10**

Section in Chapter	Material Alteration
'Objectives and Policies – Roads'	<b>Insert new policy:</b> <b>T-P-XX:</b> 'For developments affecting the national road network it is a policy of the Council to require the provision of Traffic and Transport Assessments in accordance with the requirements of the 'TII Traffic & Transport Assessment Guidelines (2014)' (refer to 'Requirement for Safety Audit', Chapter 16, 'Technical Standards').'
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Agreed TII's request to reference the stated Guidelines.	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

**Proposed Material Alteration 8.1.11**

Section in Chapter	Material Alteration
'Objectives and Policies – Roads'	<b>Insert new Policy:</b> <b>T-P-XX:</b> It is a policy of the Council to control the proliferation of non-road traffic signage on and adjacent to national roads in accordance with Section 3.8 of the DoECLG

	'Spatial Planning and National Roads Guidelines' and TII's 'Policy on the Provision of Tourist & Leisure Signage on National Roads (March 2011)'.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Agreed TII's request to incorporate this policy on the basis of the inclusion of this requirement in the 'Spatial Planning and National Roads Guidelines' and TII's Policy on the Provision of Tourist & Leisure Signage on National Roads (March, 2011).	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 8.1.12	
Section in Chapter	Material Alteration
'Objectives and Policies – Roads'	<b>Insert new Policy:</b> <b>T-P-XX:</b> It is a policy of the Council to require that development proposals in the vicinity of existing or proposed national roads shall include the identification of noise mitigation measures, where warranted. Such required measures shall be implemented by the developer
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the proposal on the basis of TII's reference to Government policy in these terms.	
<b>Members Resolution at Draft Plan Stage</b>	
Agreed to publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	

<b>Chief Executive’s Response</b>
See recommendation below.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

## Section 8.3 Telecom

Proposed Material Alteration 8.3.1	
Section in Chapter	Material Alteration
The National Broadband Plan	<p><b>a ) Amend Section 8.3.1 header and insert new text immediately before existing text:</b></p> <p><b>8.3.1 <del>The National Broadband Plan</del> National Policy Perspective</b></p> <p>National policy is clearly identified in: National Strategic Outcome 6 of the National Development Plan (NDP) and subsequent narrative in the associated Chapter 11 of the NDP; and the Government’s ‘Harnessing Digital-The Digital Ireland Framework’ the purpose of which is described by the Department of the Environment, Climate and Communications as being ‘to drive and enable the digital transition across the Irish economy and society.’</p> <p><b>b ) Amend Objective TC-O-1</b></p> <p>To facilitate the development and delivery of a sustainable telecommunications network across the County through a range of telecommunication systems including those arising out of: National Strategic Outcome 6 of the National Development Plan (NDP); the Government’s ‘Harnessing Digital-The Digital Ireland Framework’; and the National Broadband Plan, the National subvention plan to deliver High Speed Broadband to every rural household outside the commercially served areas as defined on the National Broadband Plan Map, subject to having due regard to natural and built heritage and to environmental considerations.</p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
Supported the PMA on foot of request of the Department of the Environment, Climate and Communications.	

<b>Members Resolution at Draft Plan Stage</b>
Agreed to publish the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive's Response</b>
See recommendation.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

## Section 8.4 Flooding

Proposed Material Alteration 8.4.1	
Section in Chapter	Material Alteration
'Policies'	<p><b>Amend Policy F-P-2:</b></p> <p>a) To require the use of Sustainable Urban Drainage Systems (SUDs) including flood attenuation areas, wetlands, the controlled release of surface waters and use of open spaces and semi-permeable hard surfaces for urban development proposals.</p> <p>b. Support the removal of existing stormwater discharging to combined (foul and storm) sewers using nature-based solutions.</p> <p>c. Not to support the discharge of additional surface water to combined sewers.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the PMA as sought by Úisce Eireann.	
<b>Members Resolution at Draft Plan Stage</b>	
Agreed to publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-85 Uisce Eireann</b> Supports the PMA.</p> <p><b>MA-83 The Heritage Council</b> State their support the inclusion of nature-based solutions but advise that this should be mentioned also in the context of general flood defence systems. The HC refers the Authority to the relevant actions in the National Biodiversity Action Plan 2023-2030 in this regard.</p>	

<b>Chief Executive’s Response</b>
The support of UE and the HC is noted and welcomed. Regarding the HC’s comment re nature-based solutions being mentioned in context of general flood defence systems also, it is respectfully considered that the addition of such considerations to the policy would be material and are therefore outwith the scope of this process. However, the absence of this reference would not necessarily preclude the Authority from supporting such a proposal were it to come forward.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

## Section 8.5 Electricity Transmission and Gas Networks

Proposed Material Alteration 8.5.1	
Section in Chapter	Material Alteration
<p><b>a. Immediately after end of Section 8.5.1 – Electricity Transmission Network; and</b></p> <p><b>b. Immediately after Objective G-O-1</b></p>	<p><b>a.) Insert new narrative:</b></p> <p><b><u>Hydro-electric Stations</u></b></p> <p>There are three strategically important hydro-electric installations in County Donegal, two on the river Erne (Cathleen’s Fall and Cliff) and one on the river Clady (Clady) with a combined generating capacity of 69 MW. These facilities constitute a long-established, sustainable source of energy for the county and the national network. As such there is an ongoing need for curtilage management and the restriction of incompatible lands uses, which might affect the ability to consolidate and/or expand operations at these locations. This approach is essential given that they are of strategic national importance in terms of electricity supply and are an integral part of climate change and reduction of greenhouse gas emissions agenda.</p> <p><b>b) Insert new policy:</b></p> <p><b>Policy ETN-P-XX:</b></p> <ol style="list-style-type: none"> <li>a. To protect the three hydro-electric power stations in County Donegal, two on the river Erne (Cathleen’s Fall and Cliff) and one on the river Clady (Clady) by restricting incompatible lands uses which might affect the ability of these facilities to consolidate and/or expand operations at these locations.</li> <li>b. The treatment of hydro electric facility boundaries shall be sympathetic to adjoining amenities.</li> </ol>

<b>OPR's Comments/Recommendation at Draft Plan Stage</b>
n/a
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
Supported the PMA in response to the proposal of the ESB and in the context of the national and regional climate change policy agenda.
<b>Members Resolution at Draft Plan Stage</b>
To publish the PMA. (nb. Point 'b' of the policy was included on foot of the contribution of Cllr. B. Sweeney.
<b>Submissions at Proposed Material Alterations Stage</b>
<b>MA-86 OPR</b> Note and welcome the policy.
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 8.5.2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>'Objectives'</b>	<b>Amend Objective ETN-O-1:</b> To secure the <del>upgrade</del> <b>strengthening</b> of the electricity <del>distribution</del> <b>grid to include the provision of network serving the County to a minimum 220kv distribution-transmission networks to enable the harnessing and distribution of energy.</b>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the policy amendment in response to the concerns of the Department of the Environment, Climate and Communications' that the Draft Plan policy wording could be interpreted as supporting only grid upgrades of a minimum of 220kv with the result that 'lesser' network upgrades eg. 110kv network would not be supported.	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	



<b>MA-29 Department of the Environment, Climate and Communications</b> Welcomes the proposal.
<b>Chief Executive’s Response</b> See recommendation below.
<b>Chief Executive’s Recommendation</b> To make the Plan <u>with</u> the PMA.



## Chapter 9 - Natural Resource Development

### Section 9.1 Renewable Energy (General)

Proposed Material Alteration 9.1.1	
Section in Chapter	Material Alteration
'General Objectives'	<b>Insert new Objective E-O-XX:</b> To support and facilitate proposals for hybrid energy systems and/or co-location of renewable energy where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment and subject to other objectives and policies of this plan.
OPR's Comments/Recommendation at Draft Plan Stage	
Regarding climate change mitigation, noted general support for the renewable energy strategy for wind and other renewable energy sources including solar, biogas, geothermal and ocean energy consistent with NPO 55.	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
Agreed with the ESB request to include the objective now contained in the PMA.	
Members Resolution at Draft Plan Stage	
To insert the objective as contained in the PMA.	
Submissions at Proposed Material Alterations Stage	
OPR and Fermanagh and Omagh District Council both note support for the PMA.	
Chief Executive's Response	
See recommendation.	
Chief Executive's Recommendation	
To make the Plan with the PMA.	

Proposed Material Alteration 9.1.2	
Section in Chapter	Material Alteration
'General Objectives'	<b>Insert new Objective E-O-XX:</b> To recognise that natural gas, particularly renewable and indigenous gas with the exception of fracking proposals, will continue to have a role to play in the transition to a low carbon economy.
OPR's Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
Agreed with the ESB request to include the objective now contained in the PMA.	

<b>Members Resolution at Draft Plan Stage</b>
To insert the objective as contained in the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive’s Response</b>
See recommendation below.
<b>Chief Executive’s Recommendation</b>
To make the Plan with the PMA

Proposed Material Alteration 9.1.3	
Section in Chapter	Material Alteration
‘General Objectives’	<p><b>a.) Delete existing Policy E-P-6:</b></p> <p>It is a policy of the Council that proposals for grid connections shall be considered along the national road network only after other potential alternative routes have been reasonably eliminated for reasons of environmental sensitivities.</p> <p><b>b. ) Insert new Policy E-P-XX: It is a policy of the Council that when designing, planning, and consenting for new electricity grid infrastructure, opportunities to use the existing roads and rail network for such development will be considered in accordance with any protocols developed between ESB/Eirgrid, TII, DECC/DOT and Local Authorities.</b></p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
Recommended inclusion of the policy on foot of a recommendation from the Department of the Environment, Climate and Communications (the recommendation of the DECC quoted Government policy as set out in the Climate Action Plan, Section 12.3.1).	
<b>Members Resolution at Draft Plan Stage</b>	
To insert the policy as contained in the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>MA-29 Department of the Environment, Climate and Communications (DECC)</b> Supports the policy.	

<b>MA-82 MKO Planning and Environmental Consultants (Instructed By Enerco Energy Ltd.)</b> Expresses concerns re policy and requests removal of policy in its entirety.
<b>Chief Executive's Response</b>
The concerns of MKO are noted. However, as noted at Draft Plan stage, inclusion of the policy was recommended on foot of advice from the DECC as a means of aligning DCC policy with national policy. The support of the DECC for the PMA is also noted. For these reasons, retaining this PMA in the final plan is supported.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan with the PMA.</b>

Proposed Material Alteration 9.1.4	
Section in Chapter	Material Alteration
'General Objectives'	Insert new Policy E-P-xx: It is the policy of the Council to support utility scale solar installation of a scale and design that would assimilate into the landscape, subject to other objectives and policies of this plan.
OPR's Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
Agreed with the ESB request to include the policy now contained in the PMA.	
Members Resolution at Draft Plan Stage	
To insert the policy as contained in the PMA.	
Submissions at Proposed Material Alterations Stage	
<b>MA-83 The Heritage Council</b> Requests the inclusion of a need 'to account for archaeology in the siting and fixing of PV panels.'	
Chief Executive's Response	
Chapter 11.4: 'Archaeological Heritage' of the Draft Plan contains strong protections for the County's archaeological heritage. These are considered sufficient to address these concerns of the Heritage Council.	
Chief Executive's Recommendation	
<b>To make the Plan with the PMA.</b>	

Proposed Material Alteration 9.1.5	
Section in Chapter	Material Alteration
'General Objectives'	Insert new Policy E-P-xx: It is a policy of the council to support and facilitate proposals for secure, appropriately scaled energy storage systems and infrastructure, including green hydrogen gas storage which supports energy efficiency and reusable energy systems, subject to other objectives and policies of this plan.
OPR's Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
Agreed with the ESB request to include the policy now contained in the PMA.	
Members Resolution at Draft Plan Stage	
To insert the policy as contained in the PMA.	
Submissions at Proposed Material Alterations Stage	
n/a	
Chief Executive's Response	
See recommendation below.	
Chief Executive's Recommendation	
To make the Plan with the PMA.	

### Section 9.2 Wind Energy

Proposed Material Alteration 9.2(a).1	
Section in Chapter	Material Alteration
a.) 9.2 (para starting 'Map 9.2.1...') and b.) 'Appendices'	After second sentence insert new text: the 'Sieve Mapping Methodology' is set out at Appendix x of this Plan.  Insert "Sieve Mapping Methodology for Map 9.2.1" as an Appendix to the Plan.  (The referenced document is included at the end of this subsection of this Proposed Material Alteration document.)
OPR's Comments/Recommendation at Draft Plan Stage	
The OPR acknowledges that Map 9.2.1, which identifies locations considered appropriate for wind farm development, will greatly assist in the implementation of renewable energy projects in a planned manner. The Office is aware of the strong evidence-basis for map 9.2.1 through its evaluation of Variation No.2 of the existing development plan. However, in order	

to more clearly demonstrate that regard was had to the Wind Energy Development Guidelines (2006), the planning authority is advised to include the evidence-basis (sieve analysis) as an appendix to the draft Plan at material alterations stage.

#### **Chief Executive's Comments/Recommendation at Draft Plan Stage**

The need to provide details on the sieve mapping methodology used to construct Map 9.2.1 is acknowledged and it is agreed that inclusion in the Plan will provide clarity in the plan making process and show the various spatial mapping constraints.  
 Recommends the inclusion of "Sieve Mapping Methodology for Map 9.2.1" as an Appendix to the Plan. The recommended content is inserted at Appendix C of the CE Report.

#### **Members Resolution at Draft Plan Stage**

To accept PMA.

#### **Submissions at Proposed Material Alterations Stage**

DNCC-C45-MA- 74	SSE Renewable Energy
DNCC-C45-MA- 82	MKO for Enerco Energy Limited
DNCC-C45-MA- 83	The Heritage Council
DNCC-C45-MA- 110	ABO Wind
DNCC-C45-MA- 112	Futur Energy Ireland
DNCC-C45-MA- 123	Energia

There are limited changes of land being designated from 'not normally permissible' and 'open to consideration' to 'acceptable in principle'. Concern expressed that the approach to wind designations is too restrictive and is not aligned with Government policy and our commitment to reach net zero. Submissions made contend that sieve-mapping constraints go far beyond the remit of the Wind Energy Development Guidelines. It is requested that the Sieve-Mapping Analysis Map No.11 is amended to place the Meenbog Wind Farm Site in an area 'Open to Consideration' for wind energy. The zoning of lands 'Acceptable in Principle' and/or 'Open for Consideration' does not consider any site or project specific environmental/planning constraints which may influence site viability. The failure of the Council to redesignate Clogheracor Windfarm on Map 9.2.1 as a MA is inconsistent with the PMAs under Ref.Nos.9.2(b)1, 9.2(b).2 & 9.2(b).3. Certain constraints should not have been applied in the sieve mapping analysis. Concerns have been raised that when the sieving layers in the methodology are overlaid, they do not reflect the final published wind energy map in the Draft Plan. There should be no reliance on the previous process under the Variation No. 2 to the previous County Development Plan, CDP 2018 - 2024. The draft CDP and associated proposed material alterations do not take into consideration its legal requirements as set out in the Climate Action and Low Carbon Development Act 2015. Objections are made to site specific mapping where there has been no change made to the Draft County Development Plan.

#### **Chief Executive's Response**

The comments made and points raised are all noted. The policy approach contained in the Draft Plan is consistent with the 'consolidated' approach in the CDP 2018-2024 Variation In Respect of A Wind



Energy Policy Framework (as amended by Ministerial Direction received in December 2022). Having regard to the fact that the subject material alteration is proposed under the same Wind Energy Guidelines for Planning Authorities that were prevalent in December 2022 when the variation to the 2018-2024 Development Plan was made, the support contained in the OPR’s submission on the Draft Plan, and the fact that the NWRA has raised no objection to the alteration, it is asserted that the methodology employed by the proposed material alteration is robust and evidence based.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 9.2(a).2	
Section in Chapter	Material Alteration
Wind Energy Policies’	<p><b>Delete Policy WE-P-1c(ii) and insert new policy:</b></p> <p><b>WE-P-1:</b> That the principle of the acceptability or otherwise of proposed wind farm developments shall be generally determined in accordance with the three areas identified in Map 9.2.1 ‘Wind Energy’ and as detailed below:</p> <p><b>Acceptable in Principle</b></p> <p>Wind energy development shall be generally acceptable in these areas</p> <p><b>Open to Consideration</b></p> <p>Wind energy development shall be generally open to consideration in these areas.</p> <p><b>Not Normally Permissible.</b></p> <p>i. Windfarm development proposals on previously undeveloped sites, inclusive of sites with a lapsed un-implemented permission (and where substantive works have not been undertaken) will not normally be permissible.</p> <p>ii. <del>The augmentation, upgrade and improvements of: existing windfarms; windfarm developments under construction; developments where permission has lapsed but substantial works have been completed, or on sites with an extant planning permission will be open to consideration where such proposals shall be generally confined to the planning unit of the existing development, or where a modestly proportioned projection (relative to the established unit) beyond the established footprint can be demonstrated to be essential and unavoidable for the augmentation project in terms of operational efficiencies, and can demonstrate beyond reasonable doubt that all environmental issues can be adequately mitigated.</del></p>

	<p><b>WE-P-xx:</b> That the augmentation, upgrade, and improvements of: existing windfarms; windfarm developments under construction; developments where permission has lapsed but substantial works have been completed, or on sites with extant planning permission will be open to consideration for such projects where such proposals shall generally be confined to the planning unit of the existing development, or where a modestly-proportioned projection (relative to the established unit) beyond the established footprint can be demonstrated to be essential and unavoidable for the augmentation project in terms of operational efficiencies, and can demonstrate beyond reasonable doubt that all environmental issues can be adequately mitigated.</p>
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>n/a</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>Policy WE-P-1 (c)(ii) in the Draft Plan provided for augmentation projects and was intended to provide support for such projects in all three designated areas (‘Not Normally Permissible’, ‘Open to consideration’ and ‘Acceptable in Principle’). However, submissions highlighted that the way the policy was worded was unclear and that it could possibly be misunderstood.</p> <p>Recommendation to publish PMA.</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA.</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>DNCC-C45-MA- 29 DNCC-C45-MA- 74 DNCC-C45-MA- 82 DNCC-C45-MA- 110 DNCC-C45-MA- 123</p>	<p>Department of the Environment, Climate &amp; Communications (DECC) SSE Renewable Energy Enerco Energy Limited ABO Wind Energia</p>
<p><b>Summary of Principle Assertions Made Within Submissions in relation to MA Ref.9.2(a).2</b></p>	
<p>Some existing windfarms or windfarm sites with extant permissions are within lands designated as ‘Not Normally Permissible’ and this could undermine future delivery of appropriate wind energy developments. SSE Renewable Energy has requested that repowering of existing windfarms be included in the new policy. SSE, to facilitate repowering recommend the removal of the wording “where such proposals shall generally be confined to the original planning unit of the existing development”.</p>	
<p><b>Chief Executive’s Response</b></p>	

Point raised noted and agreed. The recommended changes to Policy WE-P-1 and proposed additional Policy provide support for augmentation across all designations.
<b>Chief Executive Recommendation:</b>
<b>To make the Plan with the PMA subject to a minor modification of the wording as detailed below (deleted text shown in <del>strikethrough</del> and new text typed in blue):</b>
<b>WE-P-xx:</b> That the augmentation, upgrade, <b>repowering</b> and improvements of: existing windfarms; windfarm developments under construction; developments where permission has lapsed but substantial works have been completed, or on sites with extant planning permission will be open to consideration for such projects <b>in all three designated areas</b> (' <b>Not normally Permissible</b> ', ' <b>Open to Consideration</b> ', and ' <b>Acceptable in principle</b> ') on Map 9.2.1 where such proposals shall generally be confined to the planning unit of the existing development, or where a modestly-proportioned projection (relative to the established unit) beyond the established <del>footprint</del> <b>site</b> can be demonstrated to be essential and unavoidable for the <del>augmentation</del> project in terms of operational efficiencies, and can demonstrate beyond reasonable doubt that all environmental issues can be adequately <del>mitigated</del> <b>addressed</b> .

Proposed Material Alteration 9.2(a).3	
Section in Chapter	Material Alteration
'Wind Energy Policies'	<p><b>Insert amendment to Policy WE-P-3(j.):</b></p> <p><b>WE-P-3:</b></p> <p>To ensure that the assessment of wind energy development proposals will have regard to the following:</p> <ul style="list-style-type: none"> <li>• sensitivities of the county's landscapes;</li> <li>• visual impact on protected views, prospects, designated landscapes, as well as local visual impacts;</li> <li>• impacts on nature conservation designations, archaeological areas, county geological sites, historic structures, public rights of way and walking routes;</li> <li>• local environmental impacts, including those on residential properties, such as noise, shadow flicker and over-dominance;</li> <li>• visual and environmental impacts of associated development, such as access roads, plant and grid connections from the proposed wind farm to the electricity transmission network;</li> <li>• scale, size and layout of the project and any cumulative effects due to other projects;</li> </ul>

	<ul style="list-style-type: none"> <li>the impact of the proposed development on protected bird and mammal species;</li> <li>the requirements and standards set out in the DEHLG Wind Energy Development Guidelines 2006, or any subsequent related Guidelines (or as may be amended).</li> <li>'The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009)'; and</li> <li>the protection of drinking water sources <a href="#">and public water services infrastructure</a></li> </ul>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
N/A	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Amendment supported on foot of request by Úisce Eireann at Draft Plan Stage.	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
Úisce Eireann: Noted the PMA.	
<b>Chief Executive's Response</b>	
To make the Plan <u>with</u> the PMA.	

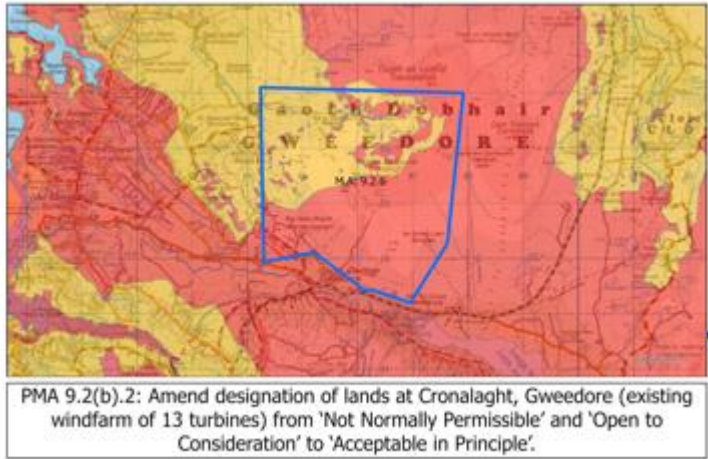
Proposed Material Alteration 9.2(a).4	
Section in Chapter	Material Alteration
'Wind Energy Policies'	<p><del>Delete existing Policy WE-P-8: To require that proposals for grid connections shall be considered along the national road network only after other potential alternative routes have been reasonably eliminated for reasons of environmental sensitivities.</del></p> <p>(nb. please also refer to PMA 9.1.3 above)</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
N/A	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Duplication of policy – refer to PMA 9.1.3	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	

n/a
<b>Chief Executive’s Response</b>
n/a

Proposed Material Alteration 9.2(b).1	
Section in Chapter	Material Alteration
<p><b>Map 9.2.1: ‘Wind Energy’</b></p>	<p>Amend Map 9.2.1 ‘Wind Energy’ Amend the designation of lands at Mulmosog/Altnagapple, Ardara from ‘Not Normally Permissible’ to ‘Open to Consideration’ as illustrated in image below.</p> <div style="text-align: center;"> <p style="font-size: small; border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">PMA 9.2(b).1: Amend designation of lands at Mulmosog/ Altnagapple, Ardara from ‘Not Normally Permissible’ and ‘Open To Consideration’ to ‘Open To Consideration’.</p> </div> <p>(refer also to separate <b>Map 9.2.1: ‘Wind Energy’ Proposed Material Alterations’</b>).</p>
OPR’s Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive’s Comments/Recommendation at Draft Plan Stage	
<p>Noted that the mapping and designation of these lands had been informed by at least 7 different Mapping Layers ( Peat Bogs, High Status Objective water catchment areas, geological heritage sites, ROI SPA buffer, High Landslide Susceptibility, FWPM catchment).</p> <p>Recommended not to amend the Plan on the basis that the Wind Energy Map 9.2.1 was constructed in a consistent, evidenced based manner in accordance with the Wind Energy Development Guidelines 2006.</p>	

<b>Members Resolution at Draft Plan Stage</b>	
To proceed with PMA, contrary to the recommendation.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA- 29: Department of the Environment, Climate &amp; Communications</b>  <i>'Welcomes additional land being designated'</i> (whilst going on to note that, 'however it is not clear how the material alterations achieve the objectives set out in their original submission).</p> <p><b>MA- 35: Mulmosog Wind Ltd. (submitted by Harley Newman Consultants)</b>  As owner of lands and a successful developer in the wind energy sector, fully supports the PMA.</p> <p><b>MA- 90: Cloghercor Windfarm</b>  References the subject site by observing that: <i>'... if the Council is minded to accept MA Ref. 9.2(b).1, 2 and 3 (notwithstanding the lack of objective evidence to support their consistency with the planning and sustainable development of the area), we request the designation of the Cloghercor lands also be changed from 'Not Normally Permissible' to 'Open to Consideration' for the reasons set out in our submission.'</i></p> <p><b>MA- 112: FuturEnergy Ireland</b>  The Council's treatment of MA 9.2(b).1, 2 and 3 is inconsistent with its treatment of the company's project known as 'Cloghercor Wind Farm at Cloghercor and Cloghercullian in the Gweebarra Valley (and the associated submission of FuturEnergy Ireland). Further state that: 'There is no evidence to support the aforementioned PMAs and the changes appear to be inconsistent with the Council's sieve mapping approach. As a matter of principle, we contend that if constraints underpinning MA Ref 9.2(b).1, 2 and 3 are no longer deemed applicable by the Council, then they must be removed from the sieve methodology and the associated wind energy map. Request that the designation of lands at Cloghercor also be changed from 'Not Normally Permissible' to 'Open to Consideration' for the reasons set out in their submission on the Draft Plan.</p>	
<b>Chief Executive's Response</b>	
Notwithstanding the supports as expressed in the submissions, the concerns expressed in the previous CE Report around the inconsistency of this proposal with the mapping methodology remain. For this reason, the proposal is not supported.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>without</u> this PMA.</b>	

<b>Proposed Material Alteration 9.2(b).2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Map 9.2.1: 'Wind Energy'</b>	Amend Map 9.2.1 'Wind Energy' Amend the designation of lands at Cronalaght, Gweedore (existing 13 turbines) from 'Not Normally Permissible' and 'Open to Consideration' Acceptable in Principle', illustrated in image below.

	 <p>(refer also to separate <b>Map 9.2.1: 'Wind Energy' Proposed Material Alterations'</b>).</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>CE comments were in response to the request to re-designate lands at this location reflecting existing structures on site and also surrounding areas to provide a more positive policy framework for the augmentation of sites.</p> <p>Having regard to Section 9.1.3 that recommends a revised policy approach for augmentation sites and the fluidity of development proposals, the map could become outdated particularly as we move toward a ten-year Plan lifetime. It is considered that policy approach in Section 9.1.3 is an appropriate way to deal with such proposals.</p> <p>Recommendation: Not to amend the Plan</p>	
<b>Members Resolution at Draft Plan Stage</b>	
To proceed with PMA, contrary to the recommendation.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA- 29: Department of the Environment, Climate &amp; Communications</b>          'Welcomes additional land being designated' (whilst going on to note that, 'however it is not clear how the material alterations achieve the objectives set out in their original submission).</p> <p><b>MA- 90: Cloghercor Windfarm</b>          References their project site by observing that: '... if the Council is minded to accept MA Ref. 9.2(b).1, 2 and 3 (notwithstanding the lack of objective evidence to support their consistency with the planning and sustainable development of the area), we request the designation of the Cloghercor lands also be changed from 'Not Normally Permissible' to 'Open to Consideration' for the reasons set out in our submission.'</p> <p><b>MA- 36: Gineadóir Gaoithe Teoranta</b>          As owner of lands and a successful developer in the wind energy sector, fully supports the PMA.</p>	



**MA- 112: FuturEnergy Ireland**

The Council's treatment of MA 9.2(b).1, 2 and 3 is inconsistent with its treatment of this subject site (and the associated submission of FuturEnergy Ireland). Further state that: 'There is no evidence to support the aforementioned PMAs and the changes appear to be inconsistent with the Council's sieve mapping approach. As a matter of principle, we contend that if constraints underpinning MA Ref 9.2(b).1, 2 and 3 are no longer deemed applicable by the Council, then they must be removed from the sieve methodology and the associated wind energy map. Request that the designation of lands at Cloghercor also be changed from 'Not Normally Permissible' to 'Open to Consideration' for the reasons set out in their submission on the Draft Plan.

**MA- 123: Energia**

Refers to the site subject of this PMA as context for noting in respect of their own site at Meenadreen that 'the designation of land for a similar existing windfarm at Cronalaght has been amended from 'Not Normally Permissible' to 'Acceptable In Principle'.

**Chief Executive's Response**

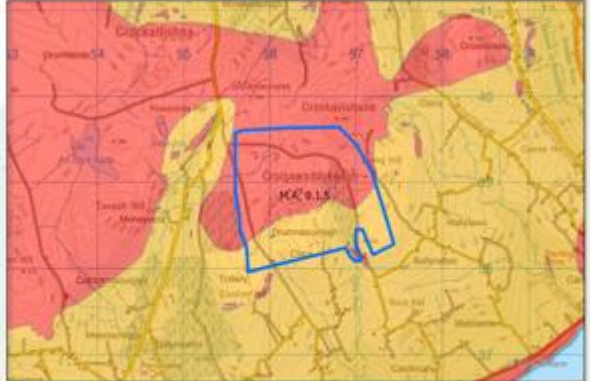
Notwithstanding the supports as expressed in the submissions, the concerns expressed in the previous CE Report around the inconsistency of this proposal with the mapping methodology remain. For this reason, the proposal is not supported.

**Chief Executives Recommendation**

**To make the Plan without the PMA.**

**Proposed Material Alteration 9.2(b).3**

<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Map 9.2.1: 'Wind Energy'</b>	<p>Amend Map 9.2.1 'Wind Energy'</p> <p>Amend the designation of lands at Clare, Redcastle from 'Especially High Scenic Amenity Designation' (EHSA) in lands within the identified site to 'High Scenic Amenity' (HSA) on the basis that the area has already been compromised by man-made features.</p> <p>Remove High Peat Slip risk pockets from 'Not Normally Permissible' layer and allow site specific assessment and analysis.</p>

	<p>Change the designation of lands within the identified site from 'Not Normally Permissible' to 'Open to Consideration'.</p>  <p>PMA 9.2(b).3: Amend designation of lands at Clare, Redcastle from 'Not Normally Permissible' to 'Open to Consideration' [please also refer to PMA 11.2(b).3]</p> <p>(refer also to separate <b>Map 9.2.1: 'Wind Energy' Proposed Material Alterations'</b>).</p>
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>n/a</p>	
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The case made by the agent in terms of the already compromised nature of the area and thus that it should be removed from the EHSA designation (thereby allowing for the area to be changed to the 'Open to Consideration' designation is noted. However, it is considered that insufficient evidence has been submitted to substantiate this contention. That said, the Draft Plan already indicates that such issues can be considered at detailed application stage:</p> <p><i>'Within each of the wind energy area designations on Map 9.2.1, and along the interface between the designations, there may be small areas that do not fully meet the intent of the designation. Such anomalies shall be considered individually and in the context of all other objectives and policies contained within this Plan, should an application for development be submitted in these. The onus shall be on the applicant to make the case that the site does not meet the characteristics of the designation within which it is, but ultimately it shall be a matter for the Planning Authority to adjudicate on such matters.'</i></p> <p>It is considered that these matters could be evaluated to some degree at pre-planning stage.</p> <p>The High Peat Slide evidence is extracted from a reputable national source and it is not proposed to alter this approach. Again, any evidence at detailed project level seeking to counteract the national evidence could be considered on its own merits in consultation with relevant statutory bodies.</p> <p>Recommendation: Not to amend the Plan.</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To proceed with PMA, contrary to the recommendation.</p>	

<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA-135 TRE Energy Holdings Ltd. (submitted by Canavan Associates)</b> Fully supports the PMA. Refers to various policy supports for the proposal including: the Draft CDP Objective E-O-2; DCC’s Climate Action Plan 2024-2029.</p> <p><b>MA- 29: Department of the Environment, Climate &amp; Communications</b> ‘Welcomes additional land being designated’ (whilst going on to note that, ‘however it is not clear how the material alterations achieve the objectives set out in their original submission).</p> <p><b>MA- 90: Cloghercor Windfarm</b> References thier project site by observing that: ‘... if the Council is minded to accept MA Ref. 9.2(b).1, 2 and 3 (notwithstanding the lack of objective evidence to support their consistency with the planning and sustainable development of the area), we request the designation of the Cloghercor lands also be changed from ‘Not Normally Permissible’ to ‘Open to Consideration’ for the reasons set out in our submission.’</p> <p><b>MA- 112: FuturEnergy Ireland</b> The Council’s treatment of MA 9.2(b).1, 2 and 3 is inconsistent with its treatment of this subject site (and the associated submission of FuturEnergy Ireland). Further state that: ‘There is no evidence to support the aforementioned PMAs and the changes appear to be inconsistent with the Council’s sieve mapping approach. As a matter of principle, we contend that if constraints underpinning MA Ref 9.2(b).1, 2 and 3 are no longer deemed applicable by the Council, then they must be removed from the sieve methodology and the associated wind energy map. Request that the designation of lands at Cloghercor also be changed from ‘Not Normally Permissible’ to ‘Open to Consideration’ for the reasons set out in their submission on the Draft Plan.</p>
<b>Chief Executive’s Response</b>
Notwithstanding the supports as expressed in the submissions, the concerns expressed in the previous CE Report around the inconsistency of this proposal with the mapping methodology remain. For this reason, the proposal is not supported.
<b>Chief Executive’s Recommendation</b>
<b>To make the Plan <u>without</u> the PMA.</b>



## Chapter 10 – Tourism

Proposed Material Alteration 10.1	
Section in Chapter	Material Alteration
<p>a.) 10.2 ‘Policy and Trends’; and b.) ‘Policies’</p>	<p><b>a) Insert new sub-section on Festivals and Events:</b></p> <p>Festivals are key motivators for local, domestic and international consumers, as they increase both dwell time and economic impact. Festivals also play a significant role in animating destinations, and whilst smaller festivals may not be the single reason why visitors travel to a location, they can be a significant contributor to their enjoyment of their holiday experience as they create vibrancy and ‘something to do’ as part of their stay. Festivals in Donegal play a key role in particular with the county benefiting from funding through the Regional Festival Fund and also having four nationally funded festivals.</p> <p><b>b) Insert new Policy TOU-P-xx: Support and promote existing festivals and sporting events to increase the cultural, heritage and lifestyle profile of the county, and, where appropriate, promote and facilitate the development of new festivals and events, subject to compliance with other relevant provisions of this Plan.</b></p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
Supported the PMA on the basis of the case set out by Failte Ireland at Draft Plan stage regarding the contribution of festivals to the tourism economy.	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive’s Response</b>	
See recommendation below.	
<b>Chief Executive’s Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 10.2	
Section in Chapter	Material Alteration
<p>a.) 10.2 'Policies and Trends'; and</p> <p>b.) 'Policies'</p>	<p>a) Insert a new sub-section on 'Destination and Experience Development Plans':</p> <p>Failte Ireland advises that the key to unlocking the growth potential of an area is the development of experiences that will motivate potential visitors to firstly visit there and secondly to dwell in the area. These new experiences are less concerned with visitors passively seeing or doing things; they encourage visitors to immerse themselves actively in the locale, interacting with people, engaging the senses, and learning the history and stories of the places. Fáilte Ireland's response to this challenge has been the creation of a framework to develop and deliver 'Destination and Experience Development Plans' along with strengthening Destination towns. This approach identifies the key assets of an area and provides a framework to present the experiences and stories of that area in a way that visitors can readily and easily understand. It clearly identifies tangible actions and a process for businesses to shape their respective tourist experience(s) in line with the overall experience brand proposition and the key motivating themes for their area. There is a total of 16 no. DEDPs in the Wild Atlantic Way region with a number of plans either in progress or at the plan implementation stage. The Wild Atlantic Way Tourism Development Strategy 2023-2027 notes that DEDPs will be implemented for the Inishowen Peninsula, West Donegal &amp; the Islands and for South Donegal.</p> <p>b) Insert new Policy TOU-P-XX: To support Failte Ireland in the development of 'Destination and Experience Development Plans' for the Inishowen Peninsula, West Donegal &amp; the Islands and for South Donegal.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the PMA on the basis of the case set out by FI at Draft Plan stage re 'the key to unlocking the growth potential of an area is the development of experiences that will motivate potential visitors to firstly visit and secondly to dwell in the area.	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	

<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 10.3</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Policies</b>	<b>Insert New Policy TOU-P-XX:</b> To support and protect the built heritage assets that are the focus for tourism development to promote heritage led economic growth and regeneration whilst not adversely detracting from the built heritage assets or their setting. Any proposals shall respect features of the special architectural and historic character by appropriate design, materials, scale, and setting.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Noted that an internal Executive review of the Built and Natural Heritage chapter identified areas where policy could be refined and strengthened. At present there are Fáilte Ireland projects that come through the planning system that are not sufficiently sensitive to the heritage asset. This policy seeks to strike an appropriate balance between enhancing the tourism product whilst not materially harming the intrinsic heritage asset on which it depends.	
<b>Members Resolution at Draft Plan Stage</b>	
To publish the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	





## Chapter 11. - Natural and Built Heritage

### Section 11.1 Biodiversity

Proposed Material Alteration 11.1.1	
Section in Chapter	Material Alteration
'Objectives'	<p><b>Insert new objective: BIO-O-xx:</b></p> <p>To have regard to the objectives of any extant National Biodiversity Action Plan and National Peatlands Strategy in all aspects of the sustainable development of the county.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>Noted that the Department of Housing, Local Government, and Heritage had recommended inserting policies regarding the implementation of the Biodiversity Action Plan 2017-2021 and National Peatlands Strategy and recommended inserting the Policy as contained in the PMA.</p> <p><b>BIO-O-2</b></p> <p>To implement the objectives of any extant National Biodiversity Action Plan and National Peatlands Strategy in all aspects of the sustainable development of the county.</p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>The members resolved to insert the Policy recommended in the CE report save that they substituted the words <i>have regard to</i> for the word <i>implement</i>.</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
<p>It is considered that the Proposed Material Alteration will somewhat strengthen the consideration of Biodiversity issues in the assessment of planning applications and the implementation of Council development.</p>	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 11.1.2	
Section in Chapter	Material Alteration
'Policies'	<p><b>Amend Policy BIO-P-1:</b></p> <p>To require all developments to comply with the requirements of the EU Habitats Directive and EU Birds Directive, including that development proposals:</p>

	<p>a. Do not adversely affect the integrity of any European/Natura 2000 site i.e. Special Areas of Conservation and Special Protection Areas) including effects on ex-situ but functionally linked habitats and species (e.g. Pearl Mussel) save where a plan must be carried out for imperative reasons of overriding public interest (IROPI).</p> <p>b. Provide for the protection of animal and plant species listed in Annex IV of the EU Habitats Directive <a href="#">and the Flora Protection Order</a>.</p> <p>c. <a href="#">Manage Protect and enhance</a> features of the landscape (such as rivers, riverbanks, field boundaries, ponds and small woods) which are of major importance for wild fauna and flora and the ecological coherence of the Natura 2000 network.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>Noted that the Department of Housing, Local Government, and Heritage had recommended amending BIO-P-1 to insert additional text regarding protection of animal and plant species and landscape features and recommended amending BIO-P-1 as follows (Recommendation 11.2 refers):</p> <p>b. <i>Provide for the <a href="#">strict</a> protection of animal and plant species listed in Annex IV of the EU Habitats Directive.</i></p> <p>c. <i><a href="#">Manage Protect and enhance</a> features of the landscape (such as rivers, riverbanks, field boundaries, ponds and small woods) which are of major importance for wild fauna and flora and the ecological coherence of the Natura 2000 network.</i></p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>Resolved not to insert the word 'strict' into Point b.</p> <p>Resolved to insert the words 'Protect and enhance into Point c. as per the recommendation.</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-83 The Heritage Council</b></p> <ul style="list-style-type: none"> <li>• Supports the addition to this Policy but requests that an additional bullet point be added for the '<i>retention of natural features, hedgerows and treelines in new developments</i>'.</li> <li>• Noting that the majority of the country lies outside protected sites, and there are many other sites which are of local importance for flora and fauna</li> <li>• States that local authorities have an important role in protecting such sites, features such as hedgerows, river corridors, ponds and small stands of trees provide important habitats which plans can play an important role in protecting.</li> </ul>	
<b>Chief Executive's Response</b>	
<p>The contention that ecological features such as hedgerows, river corridors, ponds and small trees lying outside protected sites provide important habitats and should be protected by the plan is wholly agreed with. To this end Policy BIO-P-3, as further strengthened by the proposed MA 11.1.4, specifically protects ' features of local biodiversity value (e.g. hedgerows/field boundaries, trees, woodlands, wetlands, water bodies, riverbanks and peatlands) which make a significant contribution to the biodiversity, ecological connectivity, and associated visual amenity and/or rural character of the area'. Furthermore Policy MA 4.1 proposes to insert a new policy to 'integrate green</p>	

infrastructure into development'. Consequently, it is considered that features of local biodiversity value lying outside designated sites are already adequately protected by the Draft plan and that a modification to the above PMA is not required.

#### Chief Executive's Recommendation

To make the Plan with the PMA.

### Proposed Material Alteration 11.1.3

Section in Chapter	Material Alteration
'Policies'	<p><b>Amend Policy BIO-P-2:</b> Ensure that all developments seek to conserve/protect the qualifying interests of Ramsar Sites, Nature Reserves, Natural Heritage Areas (NHA), proposed Natural Heritage Areas (pNHA), and any species protected under the Wildlife Act save to the extent necessary to provide for strategic infrastructure projects including, <b>but not restricted to</b>, the TEN-T Priority Route Improvement Project, Donegal, <b>the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways, subject to such projects being in accordance with all relevant statutory and regulatory provisions. Otherwise, where no statutory or regulatory provisions apply this policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of such projects.</b></p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR expressed concern over the exclusion for strategic infrastructure in Biodiversity (BIO-P-2 and 3), Landscape (L-P-3), Architectural (AH-P-3,7,8, and 9) and Archaeology (AYH-P-1 and 2) protection policies and stated the exclusion appears to provide that such projects including the TEN-T PRIPD project do not have to comply with said policies. The associated OPR Recommendation 19 required the PA to amend said polices to omit the exemption for strategic infrastructure projects including the TEN-T PRIPD Project.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>The Draft Plan CE Report noted the critical strategic importance of the TEN-T PRIPD, that it was being planned and designed in full cognisance and adherence to EU and National requirements in respect to Environmental legislation and policies, and in no way did the CDP seek to prioritise the TEN-T PRIPD or other strategic infrastructure projects over said statutory requirements.</p> <p>The CE Report also stated that said policy provisions had been reviewed and amended on foot of fresh legal advice and the OPR's and the Department's Draft Plan submissions to make it clear that the Council is not seeking to override legislative protections and even where no such legislative protection exist to clarify that the Council will implement said policy in so far as same can be practicably and reasonably achieved within the context of Strategic Infrastructure Projects/the TEN-T PRIPD.</p> <p>The CE Report recommended the Amendment to Policy BIO-P-2 as set out in the PMA above (Recommendation 11.1 refers).</p>	

<b>Members Resolution at Draft Plan Stage</b>
The Members resolved to <b>accept the CE recommendation and amend Policy BIO-P-2</b> as per the PMA detailed above.
<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA-83 The Heritage Council</b></p> <p>Argues that the need to caveat and condition policies BIO-P-2, BIO-P-3, and L-P-3 for a specific infrastructure project is not warranted and that the CDP will inevitably have policies that conflict with one another and contents that the TEN-T PRIPD and other infrastructure projects already have suitable provision in the transport sector.</p>
<b>Chief Executive’s Response</b>
<p>Infrastructure Projects such as the TEN-T PRIPD are of critical strategic importance to Donegal. As such it is imperative to ensure that there is full alignment between the policies and objectives of the plan and such projects. Consequently TEN-T PRIPD/Strategic Infrastructure specific policy provisions were added to certain policies in the Draft Plan to ensure same.</p> <p>However, the above PMA seeks to amend said original policy provisions to clarify that the Council is not seeking to override any legislative protections and otherwise where no such legislative protection exists to clarify that the Council will implement said policy/objective in so far as same can be practicably and reasonably achieved within the context of said projects.</p>
<b>Chief Executive’s Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 11.1.4</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>‘Policies’</b>	<p><b>Amend Policy BIO-P-3:</b></p> <p><del>Save to the extent necessary to provide for strategic infrastructure projects including the TEN-T Priority Route Improvement Project, Donegal, it is the policy of the Council to:</del></p> <ol style="list-style-type: none"> <li><del>Protect, where justified,</del> features of local biodiversity value (e.g. hedgerows/field boundaries, trees, woodlands, wetlands, water bodies, riverbanks and peatlands) which make a significant contribution to the biodiversity, ecological connectivity, and associated visual amenity and/or rural character of the area.</li> <li><del>Require, where justified,</del> that developments otherwise maximise the retention of and suitably integrate such features. In this regard proposals for the removal of existing roadside hedgerows/field boundaries for new developments in rural areas will only be permitted in so far as is necessary to safeguard public safety and any remaining portion of those features identified above not so required shall be retained.</li> </ol>

	<p>c. Require that development proposals provide biodiversity enhancement measures (e.g. native tree and hedgerow planting, and nature-based water management solutions).</p> <p>d. Require that large-scale developments result in no net biodiversity loss-</p> <p>This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of Strategic Infrastructure Projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
The Draft Plan CE Report recommended the Amendment to Policy BIO-P-3 as set out in the PMA above (Recommendation 11.1 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
Members resolved to <b>accept the CE recommendation and amend Policy BIO-P-3</b> as per the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Response</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

## Section 11.2 Landscape

### 11.2(a) Proposed Material Alterations (Text)


<b>Proposed Material Alteration 11.2(a).1</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Policies</b>	<p><b>Amend Policy L-P-3:</b></p> <p>To safeguard the scenic context, cultural landscape significance, recreational/tourism amenities, and environmental amenities of the County's coastline from inappropriate development, save for strategic infrastructure provision of overriding regional or national public interest.</p> <p>This policy will be implemented by the Council in so far as same can be</p>

	practicably and reasonably achieved within the context of Strategic Infrastructure Projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
The Draft Plan CE Report recommended the Amendment to Policy L-P-3 as set out in the PMA above (Recommendation 11.1 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation to amend Policy L-P-3</b> as per the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Response</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

### 11.2(b) Proposed Material Alterations (Mapping)

<b>Proposed Material Alteration 11.2(b).1</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Map 11.1 Scenic Amenity</b>	Amend designation of lands at Rosguill Peninsula from 'Especially High Scenic Amenity' to ' <b>High Scenic Amenity</b> '.



	 <p data-bbox="521 695 1321 768">PMA 11.2(b).1: Amend designation of lands at Rosguill Peninsula from 'Especially High Scenic Amenity' to 'High Scenic Amenity'.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>In summary the Draft Plan CE Report stated:</p> <ul style="list-style-type: none"> <li>• The lands are situated in the Rosguill Peninsula, adjoin the road to the tourism destination of Trá Na Rossan Beach and lie adjacent to the Wild Atlantic Way/Atlantic Drive.</li> <li>• The Rosguill Peninsula is divided into 2 distinct scenic designations in the Draft CDP namely: <ul style="list-style-type: none"> <li>○ Largely undeveloped open and exposed, hillsides, headlands and coastal plains designated as Especially High Scenic Amenity (EHSA) and</li> <li>○ Clusters of housing and mobile home development designated as High Scenic Amenity (HSA).</li> </ul> </li> <li>• The presence of the authorised mobile home park should be disregarded, the redesignation from EHSA (Especially High Scenic Amenity) to HSA (High Scenic Amenity) in the CDP 2018 was not recommended by the Council's Executive.</li> <li>• The lands are located on a largely undeveloped open and exposed hillside adjoining the coastal plain to the east of said beach, consist of natural grassland, shallow blanket bog and an unauthorised Mobile Home Park and have limited capacity to assimilate physical development and are visually distinct from the cluster of dwellings on the higher ground to the southeast.</li> <li>• Said landscape components are intrinsic elements of, and give rise to, the host EHSA designation.</li> <li>• The subject lands therefore match the character of the wider EHSA landscape in this area and the CE Report therefore recommended that the subject lands should retain their EHSA designation (Recommendation 11.6 refers).</li> <li>• Further states that facilitating tourism development on the subject lands would fundamentally undermine the landscape assets on which Donegal's tourism product depends.</li> </ul>	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>reject the CE recommendation and amend</b> the designation of the lands from <b>'Especially High Scenic Amenity'</b> to <b>'High Scenic Amenity'</b> as set out in the PMA above.	

**Submissions at Proposed Material Alterations Stage****MA-83 The Heritage Council**

- States that there needs to be greater evidence base and justification for changes such as this.


**MA-106 John and Rory Shevlin submitted by Canavan Associates.**

- Supports PMA 11.2(b).1 stating that the zoning alteration would enable them to submit planning application for a caravan/mobile development which could be considered by the planning authority.
- States that the change would allow the continuation of the existing holiday caravan accommodation use.
- Contends that the lands have been in historic tourism accommodation use and there is a need to provide additional seasonal tourism accommodation which will bring notable benefits to the area.
- Opines that the lands are undeserving of the EHSA designation stating that the hard stands and tracks have been in place for several decades and this is a level of development that is inconsistent with sublime unspoiled landscapes.
- States that the cumulative impact of holiday developments have resulted in a local landscape whilst attractive does not possess the pristine untouched character typical of EHSA designation and note that other caravan parks have been excluded from EHSA.
- Contends that the landholding should have a 'high scenic amenity designation' as it has many positive attributes but does not align with the description of a 'sublime' landscape.
- States that the landowners have a long standing history of providing seasonal accommodation and tourism related services which is vital for their livelihood and the local economy.
- Maintains that retaining the EHSA designation would significantly restrict future development opportunities for the landowners and this has not been given adequate consideration.
- Argues that the colouring of the Map 11.1 should be amended to reflect the PMA from EHSA to HSA.
- States that that the plan should provide adequate provision for tourism development, the Council needs to consider the government's ambitious tourism targets.
- Notes that the Council Camping, Caravan, and Campervan Study estimated revenues/benefits from the sector of approximately €4.5m.
- The redesignation of the lands from EHSA to HSA should be carefully considered to ensure alignment with tourism policy and argues it can support sustainable tourism and caravan development at this location, would align with the plan's tourism objective, support local tourism and farm diversification, and provide tourism accommodation.
- Notes that an area of caravan parks to the north been have designated as High Scenic Amenity.

**Chief Executive's Response**

The scenic landscape designation of the subject lands is a separate consideration from the impacts any such designation may have on the land's tourism development potential. In addition, it is considered that the Plan's tourism development objectives can be achieved by sustainable development at appropriate locations without compromising the landscape assets on which Donegal's tourism product depends. Furthermore, the Planning Authority is bound to disregard the unauthorised development when assessing the landscape designation of the lands. Finally, as detailed above and disregarding the unauthorised development on part of the site, it is considered that the character of the subject lands consisting of an open and exposed hillside of natural grassland and shallow blanket bog matches, and is an intrinsic part of, the character of the host EHSA

landscape. Consequently, it is considered that the EHSA designation of the subject lands should be retained.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>without</u> the PMA.

<b>Proposed Material Alteration 11.2(b).2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Map 11.1 Scenic Amenity</b>	<p>Amend designation of lands at Dundoan Lower from ‘Especially High Scenic Amenity’ to ‘High Scenic Amenity’.</p>  <p>PMA 11.2(b).2: Amend designation of lands at Dundoan Lower from ‘Especially High Scenic Amenity’ to ‘High Scenic Amenity’.</p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
n/a.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
<p>The Draft Plan CE Report stated that:</p> <ul style="list-style-type: none"> <li>• The largely undeveloped open and exposed, hillsides, headlands and coastal plains of the Rosquill Peninsula are designed as EHSA (Especially High Scenic Amenity) in the Draft CDP 2024.</li> <li>• The subject lands consist of open, exposed, and undeveloped, hillside and coastal plains, these landscape components are intrinsic elements of the host EHSA landscape and are visually separate from the adjoining pockets of more intensive mobile home development which are designed as HSA (High Scenic Amenity).</li> <li>• The subject lands match the character of the wider EHSA landscape in this area and the CE Report therefore recommended they should retain their EHSA designation (Recommendation 11.7 refers).</li> </ul>	



No specific comments/recommendations related to his PMA.
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
<p>The CE Report:</p> <ul style="list-style-type: none"> <li>• Stated that insufficient evidence had been submitted to substantiate the contention that the area had already been compromised.</li> <li>• Noted that the Draft Plan already acknowledges there may be small areas within Wind energy designation which do not fully meet the intent of the designation and allows future planning applications to make the case that the site does not meet the characteristics of the designation and such matters could also be evaluated to some degree at pre-planning stage.</li> <li>• States that the High Peat Slide evidence for the designation was based on a reputable national source but any project level evidence counteracting same would be considered on its own merits.</li> <li>• Recommended not to amend the plan (Recommendation 9.1.5 refers).</li> </ul>
<b>Members Resolution at Draft Plan Stage</b>
The Members resolved to <b>reject the CE recommendation and amend</b> the designation of the lands from <b>'Especially High Scenic Amenity'</b> to <b>'High Scenic Amenity'</b> as set out in the PMA above.
<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA-135 TRE Energy Holdings (Submitted by Canavan Associates Ltd).</b></p> <ul style="list-style-type: none"> <li>• Fully supports MA 11.2(b)3 which will allow them to make an application for a mixed renewable energy development on the site.</li> <li>• Notes that MA 11.2(b)3 provides for the redesignation of the lands from Especially High Scenic Amenity (EHSA) to High Scenic Amenity (HSA).</li> <li>• Notes provisions supporting renewable energy within the Draft CDP 2024, and the DCC Climate Action Plan 2024-2029, the National Climate Action Plan 2024, Energy Security in Ireland to 2030.</li> <li>• Argues that the CDP plan needs to ensure that adequate and appropriate provision for wind energy development are in place and fully aligns with climate renewable energy targets.</li> <li>• Notes NPO 55 of the National Planning Framework to promote renewable energy at appropriate locations and support provisions in the RSES.</li> <li>• Contends that it is crucial that the Council recognises the potential of renewable energy to contribute to the local and national economy.</li> <li>• States that upland areas in have access to substantial wind and solar energy resources and it is important that the Council's wind energy resources and associated mapping designated are directed to harness the potential.</li> </ul>
<b>Chief Executive's Response</b>
<p>The scenic landscape designation of the subject lands should be a separate consideration from the impacts any such designation may have on the land's developability for renewable energy development.</p> <p>The lands which the MA provides to redesignated from Especially High Scenic Amenity to High Scenic Amenity generally consist of open, exposed, elevated uplands (extending from approximately 200m to over 300m OD) overlooking Lough Foyle which the Corine landcover dataset and aerial photography indicate are generally covered by upland blanket bog. In this regard they generally conform to the character of the adjoining elevated peat covered uplands which are designated as Especially High Scenic Amenity.</p>



Their character contrasts with the predominately agricultural landscape of enclosed fields of improved and semi-improved grasslands, agricultural buildings and one-off rural housing located at lower elevation to the south and south east which are designated as High Scenic Amenity.

Otherwise, it is noted that the submission does not provide any specific rationale as to why the subject lands do not confirm to an Especially High Scenic Amenity landscape.

Consequently, it is considered that the EHSA designation of the subject lands should be retained and the plan should be made without the Proposed Material Alteration.

#### Chief Executive's Recommendation

To make the Plan without the PMA.

## Section 11.3 Built and Architectural Conservation

Proposed Material Alteration 11.3.1	
Section in Chapter	Material Alteration
11.3.1 Introduction/Objectives (General)	<b>Amend Objective AH-O-2:</b> Promote the sustainable and sensitive re-use of the existing built heritage as a positive response to climate change and promote the circular economy and climate mitigation and adaptation through proper maintenance, repair and appropriate retrofitting, adaptative re-use and regeneration employing best conservation practice. <b>This objective will be pursued on a collaborative and integrated basis in partnership with all relevant stakeholders and through all available funding mechanisms.</b>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Recommended the PMA in response to the submission of the Land Development Agency in which the Agency stated that it would welcome policies that would support a collaborative approach with DCC in the reuse of buildings. (Recommendation 11.4 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the CE recommendation and amend the Objective as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

<b>Proposed Material Alteration 11.3.2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>11.3.1</b> <b>Introduction/Objectives</b> <b>(General)</b>	<p><b>Insert new Policy AH-P-xx:</b></p> <ul style="list-style-type: none"> <li>• Promote the maintenance and appropriate re-use of the existing buildings stock of buildings with architectural merit as a more sustainable option to their demolition and replacement'</li> <li>• Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built historic structures are sensitive to traditional construction methods, employ best practice and use appropriate materials and methods that will not have a detrimental impact on the material, functioning or character of the building.</li> </ul>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Noted that an internal Executive review of the 'Built and Natural Heritage' chapter identified areas where policy could be refined and strengthened and recommended said new Policy be inserted (Recommendation 11.8 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the CE Recommendation and insert said new Policy as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>MA-83 The Heritage Council</b>	
<ul style="list-style-type: none"> <li>• States that there is a need to ensure that development standards are not bluntly applied to such buildings. Requests consideration of point mentioned in relation to MA 5.1 and 5.2 namely: <ul style="list-style-type: none"> <li>○ An additional bullet point that development management standards will be applied flexibly for designated and non-designated building in inner village and town cores, noting that such buildings should not remain vacant due to the blunt application of parking standards.</li> <li>○ The insertion of an objective that supports the pragmatic and sensitive restoration of existing housing stock.</li> </ul> </li> </ul>	
<b>Chief Executive's Response</b>	
<p>The purpose of this PMA is to promote the maintenance and appropriate re-use of the existing buildings with architectural merit and ensure that energy efficiency upgrades are sensitive to architectural heritage. Consequently, it is considered that this policy would support the pragmatic and sensitive restoration of existing housing stock. Furthermore, it is standard Council practice to apply development management standards flexibly in inner village and town cores and indeed Policy T-P-16 of the Draft Plan only supports parking in designated town centres for commercial developments where is clear evidence of a significant shortfall and for residential and other developments where such parking can be discretely accommodated within the development. Consequently, it is considered that this policy will support the sensitive reuse and upgrading of Donegal's architectural heritage and no modifications are required to same.</p>	



<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

<b>Proposed Material Alteration 11.3.3</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>11.3.1 Introduction/Objectives (General)</b>	<b>Insert new Policy AH-P-XX:</b> Preserve, protect and enhance the special built character and functions of the 'Heritage Towns' of Ardara, Ballyshannon, Moville, Ramelton and Raphoe.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Noted that the Cultural Division had made wide ranging suggestions including inserting a policy to protect the special built character and functions of the County's Heritage Towns a (Recommendation 11.9 refers). Recommended the PMA on foot of this suggestion.	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the CE Recommendation and insert said new Policy as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
It is considered that the above policy will play a positive role in supporting the protection and enhancement of the special built character and function of Donegal's heritage towns and the plan should therefore be made with this PMA.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

<b>Proposed Material Alteration 11.3.4</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>11.3.1 Introduction/Objectives (General)</b>	<b>Insert New Policy AH-P-3</b> <ul style="list-style-type: none"> <li>Promote the maintenance and appropriate re-use of the existing buildings stock of buildings with architectural merit as a more sustainable option to their demolition and replacement'</li> <li>Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built historic structures are sensitive to traditional construction methods, employ best practice and use</li> </ul>

	appropriate materials and methods that will not have a detrimental impact on the material, functioning or character of the building.
<b>Special Note</b>	
This PMA is in fact a duplication of PMA 11.3.2. Please refer said PMA for all details including submissions and CE Response/Recommendation.	

<b>Proposed Material Alteration 11.3.5</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>11.3.2 Protected Structures/Policies</b>	<p><b>Amend Policy AH-P-3:</b></p> <ol style="list-style-type: none"> <li>Protect all structures or parts of structures on the RPS to include protection of the curtilage, attendant grounds; and,</li> <li>Require that development proposals directly affecting structures on the RPS are appropriate in terms of architectural treatment, character, scale, and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting save to the extent necessary to provide for strategic infrastructure projects including, <b>but not restricted to</b>, the TEN-T Priority Route Improvement Project, Donegal, <b>the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways, subject to such projects being in accordance with all relevant statutory and regulatory provisions.</b></li> </ol>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
The Draft Plan CE Report recommended the amendment to Policy AH-P-3 as set out in the PMA above (Recommendation 11.1 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE Recommendation to amend Policy AH-P-3</b> as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific submission.	
<b>Chief Executive's Response</b>	
Not applicable.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

<b>Proposed Material Alteration 11.3.6</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>11.3.4 National Inventory of Architectural Heritage Structures (NIAH)/Policies</b>	<b>Amend Policy AH-P-7:</b> Require that development of structures on the NIAH including the curtilage, attendant grounds and setting of the structure are appropriate in terms of architectural treatment, character, scale, and form, and is not detrimental to the special character and integrity of the structure and its setting, save to the extent necessary to provide for strategic infrastructure projects including <b>but not restricted to the TEN-T Priority Route Improvement Project, Donegal- the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways.</b> This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of said projects.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.  The Draft Plan CE Report recommended the amendment to Policy AH-P-7 as set out in the PMA above (Recommendation 11.1 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation to amend Policy AH-P-7</b> as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>MA-83 Heritage Council</b>	
<ul style="list-style-type: none"> <li>States that similar to the biodiversity policies there is an overzealous need to note infrastructure ambitions in the context of heritage policies.</li> <li>Argues that the integrity of the heritage policies in the draft plan are being undermined by the constant referral to specific infrastructure projects, same is unacceptable and mention of infrastructure projects should be removed from heritage policies.</li> <li>Reminds DCC that it needs to comply with the mandatory objectives for heritage in the National Planning Framework and Development Plan Guidelines.</li> </ul>	
<b>Chief Executive's Response</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

<b>Proposed Material Alteration 11.3.7</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>11.3.4 National Inventory of Architectural Heritage Structures (NIAH)/Policies</b>	<b>Amend Policy AH-P-8:</b> Ensure high quality architectural design of all new development relating to or which may impact on NIAH structures (and their setting) save to the extent necessary to provide for strategic infrastructure projects including <b>but not restricted to</b> the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways. This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of said projects.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.  Recommended the amendment to Policy AH-P-8 as set out in the PMA above (Recommendation 11.1 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the CE recommendation to amend Policy AH-P-8 as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
See corresponding section for PMA 11.3.6.	
<b>Chief Executive's Response</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

<b>Proposed Material Alteration 11.3.8</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>11.3.5 Vernacular Architecture/Policies</b>	<b>Amend Policy AH-P-9:</b> Seek to protect, conserve and preserve vernacular structures and enhance the established character, forms, material features, and settings of vernacular buildings that are considered to be intrinsic elements of the character of a place, save to the extent necessary to provide for strategic infrastructure projects including, <b>but not restricted to</b> , the TEN-T Priority Route Improvement Project, Donegal, <b>the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways.</b> , including: a. Vernacular and traditional style farmhouse buildings including Clachans and local authority labourer's cottages.

	<p>b. Vernacular buildings, groupings of buildings on Donegal's Islands.</p> <p>c. Historic thatch structures as a key component of the built heritage of the county.</p> <p>This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of said projects.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
Recommended the amendment to Policy AH-P-9 as set out in the PMA above (Recommendation 11.1 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the CE recommendation to amend Policy AH-P-9 as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
See corresponding section for PMA 11.3.6.	
<b>Chief Executive's Response</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Recommendation</b>	
To make the plan <u>with</u> the PMA.	

## Section 51 Planning and Development Act, 2000 (As Amended); and Record of Protected Structures

Section 51(3) of the Act provides that: 'Subject to any additions or deletions made to the record, either under this Part, or in the course of a review of the development plan, a record of protected structures shall continue to be part of that plan or any variation or replacement of the plan. Since the adoption of the current Development Plan, a further 14 Items have been added to the Donegal RPS.

**Chief Executive's Recommendation 11.3A:** To make the Plan with the updated RPS as contained in Appendix

## Section 11.4 Archaeological Heritage

<b>Proposed Material Alteration 11.4.1</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
'Policies'	Amend Policy AYH-P-1:

	<p><del>Save to the extent necessary to allow for the provision of strategic infrastructure projects including in particular the TEN-T Priority Route Improvement Project, Donegal:</del></p> <p>a. Conserve and protect all forms of archaeological heritage including:</p> <ol style="list-style-type: none"> <li>i. National Monuments,</li> <li>ii. Structures on the Record of Historic Monuments (RHM),</li> <li>iii. the Record of Monuments and Places (RMP)</li> <li>iv. Sites and Monument Record (SMR),</li> <li>v. Historic Graveyards and environs,</li> <li>vi. Historic Towns,</li> <li>vii. Historic battlefield sites,</li> <li>viii. Unrecorded archaeology</li> <li>ix. Industrial and post-medieval archaeology;</li> <li>x. Underwater archaeology and</li> <li>xi. The settings of such heritage</li> </ol> <p>in accordance with the publication Framework and Principles for the Protection of Archaeological Heritage (DoAHGI 1999); and</p> <p>b. Conserve and Protect Zones of Archaeological Protection located in Urban areas of Ballyshannon, Donegal Town, Killybegs, Lifford, Ramelton, Rathmullan and St. Johnston as identified in the Record of Monuments and Places including <del>requiring the carrying out of archaeological assessment prior to the granting of permission and the imposition of archaeological monitoring planning conditions.</del> <b>requiring the carrying out of an archaeological assessment prior to the granting of permission and the undertaking of additional archaeological mitigation where required (e.g. more extensive testing, excavation or licensed archaeological monitoring) to inform the planning application or, if appropriate, the imposition of similar archaeological mitigation (more extensive testing, excavation or licensed archaeological monitoring) as conditions of planning.</b></p> <p>The policy will be implemented <b>save to the extent necessary to provide for strategic infrastructure projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways, subject to such projects being in accordance with all relevant statutory and regulatory provisions or where no statutory or regulatory provisions apply in so far as the policy provisions can be practicably and reasonably achieved within the context of such projects.</b></p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
Recommended the amendment to Policy AYH-P-1 as set out in the PMA above (Recommendation 11.1 refers).	

<b>Members Resolution at Draft Plan Stage</b>
To accept the CE recommendation to amend Policy AYH-P-1 as set out in the PMA above.
<b>Submissions at Proposed Material Alterations Stage</b>
See corresponding section for PMA 11.3.6.
<b>Chief Executive's Response</b>
See corresponding section for PMA 11.1.3.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

<b>Proposed Material Alteration 11.4.2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
'Policies'	<p><b>Amend Policy AYH-P-2:</b></p> <p>Save to the extent necessary to allow for the provision of strategic infrastructure projects including in particular the TEN-T Priority Route Improvement Project, Donegal, pProtect existing access to, and facilitate appropriate new public access, informational and visitor infrastructure for, archaeological heritage (including signage, parking, pedestrian access, commemorative memorials, and interpretative facilities) where such development would not be detrimental to the character or setting of said heritage where statutory consent has been obtained from the National Monuments Service and where the development would not otherwise negatively impact on traffic safety, local residential amenities, natural environment or the visual or scenic amenities of the area. <b>This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of Strategic Infrastructure Projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways.</b></p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
Recommended the amendment to Policy AYH-P-2 as set out in the PMA above (Recommendation 11.1 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the CE recommendation to amend Policy AYH-P-2 as set out in the PMA above.	
<b>Submissions at Proposed Material Alterations Stage</b>	

See corresponding section for PMA 11.3.6.
<b>Chief Executive’s Response</b>
See corresponding section for PMA 11.1.3.
<b>Chief Executive’s Recommendation</b>
To make the plan <u>with</u> the PMA.

<b>Proposed Material Alteration 11.4.3</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>‘Policies’</b>	<p><b>Amend Policy AYH-P-3:</b>  <del>Save to the extent necessary to allow for the provision of strategic infrastructure projects including in particular the TEN-T Priority Route Improvement Project, Donegal,</del> eEnsure that development proposals affecting archaeological heritage sites shall:</p> <ol style="list-style-type: none"> <li>Sensitively incorporate archaeological heritage Preserved In Situ in a manner which is compatible with the protection and proper management of such heritage and its setting including adequate safeguards from damage/vandalism and for public safety and suitable informational signage.</li> <li>Be accompanied by a long-term management plan that incorporates appropriate protections for the heritage site.</li> <li>Provide appropriate informational signage regarding any archaeological heritage which has been identified and Preserved by Record during the course of construction to an agreed standard with Donegal County Council and the National Monuments Service.</li> </ol> <p>The policy will be implemented save to the extent necessary to provide for strategic infrastructure projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways subject to such projects being in accordance with all relevant statutory and regulatory provisions or where no statutory or regulatory provision applies in so far as the policy provisions can be practicably and reasonably achieved within the context of such projects.</p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
See corresponding section for PMA 11.1.3.	
Recommended the amendment to Policy AYH-P-3 as set out in the PMA above.	
<b>Members Resolution at Draft Plan Stage</b>	



To <b>accept the CE recommendation to amend Policy AYH-P-3</b> as set out in the PMA above (Recommendation 11.1 refers).
<b>Submissions at Proposed Material Alterations Stage</b>
See corresponding section for PMA 11.3.6.
<b>Chief Executive’s Response</b>
See corresponding section for PMA 11.1.3.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

**Special Note:**

MA -67 Causeway Coast and Glens notes that the PMA’s included alterations to Map 11.1: ‘Scenic Amenity’ but otherwise does not make any comment in relation to any Built or Natural Heritage related PMA.

## Chapter 13 – An Ghaeltacht

Proposed Material Alteration 13.1	
Section in Chapter	Material Alteration
Policies	<p><b>Amend Policy GAE-P-2:</b> (existing text in black; <b>new text in blue</b>; <del>text to be deleted in strikethrough</del>)</p> <p>a. Impose a language condition on any planning permission for multiple residential development of 2 more dwellings in the Gaeltacht requiring that the proportion of units to be occupied by Irish speakers equates to the proportion of Irish speakers within the subject DED (based on the latest available census data) subject to a minimum of <del>20%</del> <b>66%</b> rounded up to the nearest whole number of units where necessary. <b>A language condition shall be applied to all applicable units for a duration of 15 years from the date of the first occupancy of the unit.</b></p> <p>b. Require Language Impact Assessments for Multiple Residential Developments within Gaeltacht areas of 10 or more dwellings in all cases, and less than 10 dwellings where there is potential for a significant impact on the Irish language in the area, in accordance the associated technical standards of this Plan.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>Responded to substantive submissions advocating supports for the Gaeltacht communities. The supports sought included: language assessments for prospective homeowners; restrictions on housing estates and holiday homes; and the provisions of social houses.</p> <p>The PMA was recommended in response to the language assessment proposal, thereby bringing DCC's practice broadly in line with national practice. The Report also noted that:</p> <ul style="list-style-type: none"> <li>~ Draft Plan Policy GAE-P-2(b.) currently requires language impact assessments for multiple residential developments within Gaeltacht areas of 10 or more dwellings in all cases, and in proposals of less than 10 units where there is potential for a significant impact on the Irish language in the area and that this approach is consistent with the appropriate, and mandatory, requirements of Section 10(2)(m) of the Planning and Development Act;</li> <li>~ the rural housing policies of the Plan requiring demonstration of social or economic need for one-off houses will also provide an additional layer of support for the language; and</li> <li>~ that current arrangements in relation to the determination of the standard if Irish of applicants/occupiers of approved dwellings will remain in place and will be reviewed upon adoption of the CDP to update practice and procedures;</li> <li>~ multiple holiday homes are only permitted within settlements and only then where they would not exceed 20% of the existing and permitted housing stock; and</li> <li>~ DCC is actively engaged in the provision of social housing across the County, including the Gaeltacht areas.</li> </ul>	
<b>Members Resolution at Draft Plan Stage</b>	

To accept PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

## Chapter 15 – Public Rights of Way

Proposed Material Alteration 15.1	
Section in Chapter	Material Alteration
15.1 Introduction	<p><b>Amend text:</b></p> <p>Public rights of way are an important recreational amenity for local people and visitors and their enjoyment of landscapes, as well as providing linkages to amenities such as shore fronts, lakes and forests. The Council recognise the importance of protecting existing public rights of way which often provide important access to recreational resources, the integrity of which should be protected. It is a requirement of the Planning &amp; Development Act 2000 (as amended) to include an objective for the preservation of public rights of way. The identification on maps and listing of such public rights of way is a further requirement of the Act. The Planning Authority <a href="#">has reviewed the data available to it on this matter and, as a result, has identified 36 such public rights of way following consultation procedures undertaken in accordance with Section 14 of the aforementioned Act. These routes are listed in Table 15.1 below, together with a map identifying the route in each case. These routes shall be subject to Objective PROW-O-1 and Policy PROW-P-1 below.</a> <del>is currently reviewing the data available to it on this matter with a view to presenting detailed information as a Material Alteration to the Plan later in the process.</del></p> <p><a href="#">Table 15.1: Public Rights of Way</a></p> <p>(To be populated with those public rights of way included in final adopted Plan.)</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way, by map and list, in the draft Plan, the planning authority is required identify public rights of way both by marking them on at least one of the maps forming part of the draft Plan and by indicating their location on a list appended to the draft Plan.'</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>With regard to the obligations (as highlighted by the OPR), and as required by Section 14(1) and (2), notice was served on landowners/users of 36 Rights of Way extracted from the list in the current CDP 2018-2024. It was acknowledged there may be other routes not addressed at this time.</p> <p>Recommendation to publish PMA.</p>	
<b>Members Resolution at Draft Plan Stage</b>	

To accept PMA.

### **Submissions at Proposed Material Alterations Stage**

The commentary below provides an outline of all submissions received in response to all of the Public Rights of Way PMAs.

#### **PMA83 The Heritage Council**

- Supports the identification of all PROWs proposed as PMAs.
- Notes that all PROWs relate to beach and coastal access and the importance of establishing PROWs elsewhere in the County. Increased dispersed rural development is leading to some rural roads being unsuitable for recreational walking and heritage trails and walks in and around villages are important for quality of life and to experience cultural Heritage.

#### **PMA88 NWRA**

- Notes the inclusion of 36 PROWs as required by the Planning and Development Act 2000 (as amended) and consistency with RSES and RPO 4.5, 4.17 and 7.9.
- Welcome the addition of all PROW to the Plan

#### **PMA86 OPR**

- Welcome PMAs that positively address their Recommendation 17 submission to the Draft Plan.

#### **PRIVATE SUBMISSIONS**

A total of 95 private submissions were received as set out below:


89 submissions supported the Castlegoland Beach PROW whilst 3 submissions expressed opposition.  
2 submissions were opposed to the Arlands Beach PROW.  
1 submission was opposed to the Mageraroarty Beach PROW.

#### **Chief Executive's Response**


Given that this particular PMA is for amendments to the narrative around the general schedule of PROWs, and does not impact on any individual PROW, this amendment is supported.

#### **Chief Executive's Recommendation**

**To make the Plan with the PMA.**


Proposed Material Alteration 15.11	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include 'Ballynarry Beach in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.11 Proposed Public Right of Way: Ballynarry Beach</p> </div> 
OPR's Comments/Recommendation at Draft Plan Stage	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
To publish PMA	
Members Resolution at Draft Plan Stage	
To accept PMA	
Submissions at Proposed Material Alterations Stage	
No submissions related to this specific PROW	
Chief Executive's Response	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
Chief Executive's Recommendation	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 15.12	
Section in Chapter	Material Alteration

<p><b>15.1 Introduction</b></p>	<p><b>Include ‘Culdaff Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)  Proposed Material Alteration No. 15.I2  Proposed Public Right of Way: Culdaff Beach</p> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan with the PMA.</p>	


<p><b>Proposed Material Alteration 15.I3</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>




<p><b>15.1 Introduction</b></p>	<p><b>Include ‘Dunree Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)                  Proposed Material Alteration No. 15.I3                  Proposed Public Right of Way: Dunree Beach</p>  </div>
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan with the PMA.</p>	

<p><b>Proposed Material Alteration 15.14</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘Glenburnie Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>





	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.14</b>  <b>Proposed Public Right of Way: Glenburnie Beach</b></p>  <p><b>Legend</b>  <span style="color: red;">█</span> Right of Way</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>To publish PMA</p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>To accept PMA</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p>No submissions received related to this specific PROW</p>	
<b>Chief Executive's Response</b>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<b>Chief Executive's Recommendation</b>	
<p>To make the Plan with the PMA.</p>	

<b>Proposed Material Alteration 15.15</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<p><b>15.1 Introduction</b></p>	<p><b>Include 'Leckon Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</b></p>

	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.15</b>  <b>Proposed Public Right of Way: Leckon Beach</b></p> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan with the PMA.</p>	


<p><b>Proposed Material Alteration 15.16</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘Leenan Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>

<b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b> <b>Proposed Material Alteration No. 15.16</b> <b>Proposed Public Right of Way: Leenan Beach</b>	
	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>To publish PMA</p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>To accept PMA</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p>No submissions related to this specific PROW</p>	
<b>Chief Executive's Response</b>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<b>Chief Executive's Recommendation</b>	
<p>To make the Plan with the PMA.</p>	


<b>Proposed Material Alteration 15.17</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>15.1 Introduction</b>	<p>Include 'Sweet Nellies Bay' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	



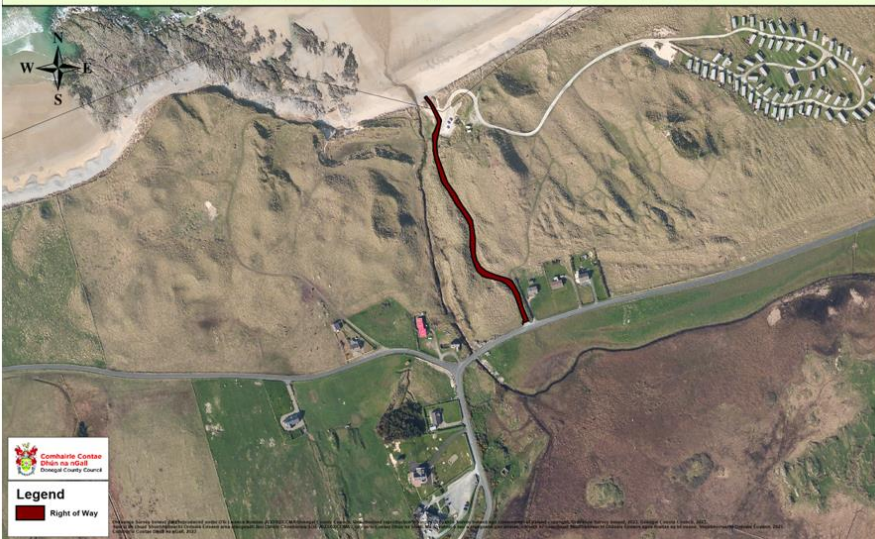
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>
To publish PMA
<b>Members Resolution at Draft Plan Stage</b>
To accept PMA
<b>Submissions at Proposed Material Alterations Stage</b>
No submissions related to this specific PROW
<b>Chief Executive’s Response</b>
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan with the PMA.

Proposed Material Alteration 15.18	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Tullagh Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center; background-color: #D9F7D9;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.18 Proposed Public Right of Way: Tullagh Beach</p>  </div>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	

<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>
To publish PMA
<b>Members Resolution at Draft Plan Stage</b>
To accept PMA
<b>Submissions at Proposed Material Alterations Stage</b>
No submission related to this specific PROW
<b>Chief Executive’s Response</b>
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan with the PMA.


Proposed Material Alteration 15.L1	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Downings Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center; background-color: #E0FFE0;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L1 Proposed Public Right of Way: Downings Beach</p>  </div>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
Tp publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	

<b>Submissions at Proposed Material Alterations Stage</b>
No submissions related to this specific PROW
<b>Chief Executive’s Response</b>
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan with the PMA.

Proposed Material Alteration 15.L2	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Centre of Ballyhiernan Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center; background-color: #E0FFE0;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L2 Proposed Public Right of Way: Centre of Ballyhiernan Beach</p>  </div>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive’s Response</b>	




Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan with the PMA.

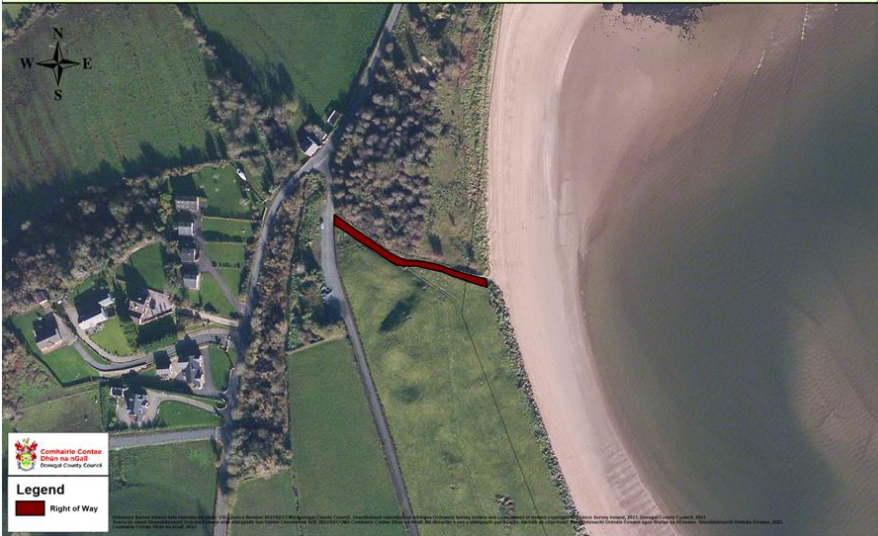
Proposed Material Alteration 15.L3	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘East of Ballyhiernan Beach in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L3 Proposed Public Right of Way: East of Ballyhiernan Beach</p>  </div>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To publish, as a PMA, an amended route of ‘East of Ballyhiernan Beach’ proposed right of way (to that published in the CE Report), in order that the western end near the beach does not extend into 3 <sup>rd</sup> Party lands.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive’s Response</b>	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	




<b>Chief Executive’s Recommendation</b>
To make the Plan with the PMA.

**Proposed Material Alteration 15.L4**

Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘West side of Ballyhiernan Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)                      Proposed Material Alteration No. 15.L4                      Proposed Public Right of Way: West Side of Ballyhiernan Beach</p>  <p>The map shows an aerial view of a coastal area. A red line indicates the proposed public right of way along the western side of the beach. The surrounding area includes green fields, some buildings, and a road network. A legend in the bottom left corner identifies the red line as 'Right of Way'. The Donegal County Council logo is also present.</p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive’s Response</b>	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
<b>Chief Executive’s Recommendation</b>	
To make the Plan with the PMA.	


Proposed Material Alteration 15.L5	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include 'North End of Kinnegar Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)                      Proposed Material Alteration No. 15.L5                      Proposed Public Right of Way: North End of Kinnegar Beach</p> </div> 
OPR's Comments/Recommendation at Draft Plan Stage	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
To publish PMA	
Members Resolution at Draft Plan Stage	
To accept PMA	
Submissions at Proposed Material Alterations Stage	
No submissions related to this specific PROW	
Chief Executive's Response	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
Chief Executive's Recommendation	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 15.L6	
Section in Chapter	Material Alteration


<p><b>15.1 Introduction</b></p>	<p><b>Include ‘South End of Kinnegar Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)                  Proposed Material Alteration No. 15.L6                  Proposed Public Right of Way: South End of Kinnegar Beach</p> </div> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<p><b>Proposed Material Alteration 15.L7</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘North End of Stocker Strand’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>

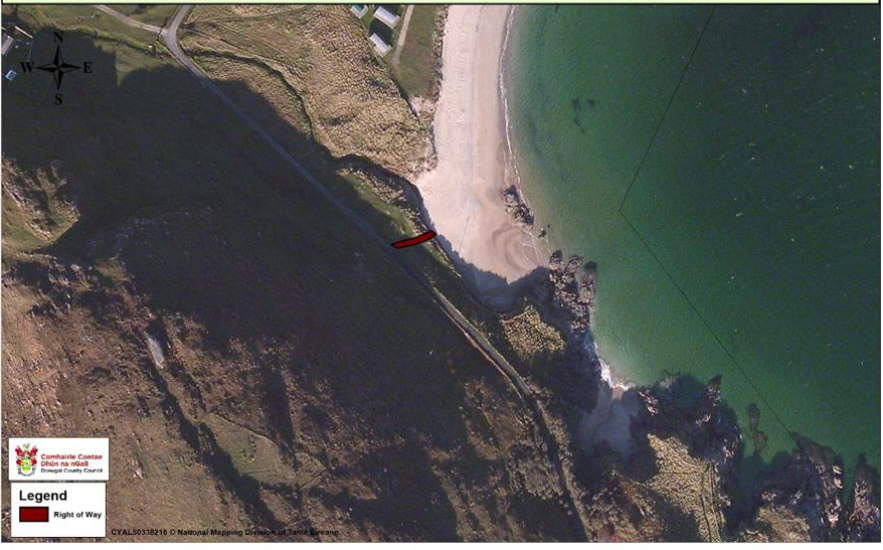


	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.L7</b>  <b>Proposed Public Right of Way: North End of Stocker Strand</b></p> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<p><b>Proposed Material Alteration 15.18</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘South End of Stocker Strand’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>


	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.L8</b>  <b>Proposed Public Right of Way: South End of Stocker Strand</b></p> 
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submission related to this specific PROW</p>	
<p><b>Chief Executive's Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive's Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<p><b>Proposed Material Alteration 15.L9</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include 'Trafaghboy Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</b></p>

	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.L9</b>  <b>Proposed Public Right of Way: Trafaghboy Beach</b></p> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	


<p><b>Proposed Material Alteration 15.L10</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘Tramore Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>





	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.L10</b>  <b>Proposed Public Right of Way: Tramore Beach</b></p> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<p><b>Proposed Material Alteration 15.G1</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘Arlands Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>




	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.G1</b>  <b>Proposed Public Right of Way: Arlands Beach</b></p> 
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p><b>DNCC-C45-MA-136 John P. Gallagher</b>  <b>DNCC-C45-MA-139 Keith Gallagher</b></p> <p>The submissions object to a public right of way being listed at this location and claim that the subject route is over private lands and is preceded by a private roadway. The submissions seek to substantiate their claim that the entire road is a private road because it has availed of Local Improvement Scheme funding in the past. The submissions cite LIS Schemes having been availed of in 2009 and 2019.</p>	
<p><b>Chief Executive's Response</b></p>	
<p>It strongly appears that there has been public access over the private roadway leading to the subject preservation of a public right of way objective route and over the route itself for in excess of 15 years. A road being private does not preclude the existence of a public right of way.</p>	
<p><b>Chief Executive's Recommendation</b></p>	
<p><b>Make the Plan with the PMA.</b></p>	

Proposed Material Alteration 15.G2	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include 'Breaghy Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G2 Proposed Public Right of Way: Breaghy Beach</p>  <p>The map shows an aerial view of Breaghy Beach, a coastal area with a sandy beach, a pier, and surrounding residential and green spaces. A red line indicates the proposed Public Right of Way along the beachfront. A legend in the bottom left corner identifies the red line as 'Right of Way'. The Donegal County Council logo is also present in the bottom left corner.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive's Response</b>	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	


Proposed Material Alteration 15.G3	
Section in Chapter	Material Alteration
15.1 Introduction	<p><b>Include ‘Castlegoland Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p> <p style="text-align: center; background-color: #E0FFE0;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G3 Proposed Public Right of Way: Castlegoland Beach</p> 
OPR’s Comments/Recommendation at Draft Plan Stage	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
Chief Executive’s Comments/Recommendation at Draft Plan Stage	
To publish PMA	
Members Resolution at Draft Plan Stage	
To accept PMA	
Submissions at Proposed Material Alterations Stage	
<p>92 submissions made specific reference to Castlegoland PROW, 89 supported the inclusion of Castlegoland PROW in the Plan and 3 were opposed to the PMA.</p> <p>The majority of submissions in favour of the PROW refer to personal experiences of using the roadway over the years and a few are accompanied with photographs.</p> <p>A number of submissions in support of Castlegoland PROW, provide more detailed information; one submission referenced the existence of an established and historical route citing that it has been mapped since at least 1776; three submissions claim this PROW to be registered as a PROW in 1867, with the registry of Deeds in Henrietta Street Dublin, and mapped in the National Archive, Landed</p>	




<p>Estates Court Section. Three submissions have also claimed to have used the PROW to access the shore to harvest seaweed in the past, and another has submitted a report from the county engineer, dated 1930 that includes the identification of a PROW at Castlegoland.</p> <p>The three more substantive submissions are from those opposed to the proposed PROW, namely Gartlan Furey LLP (client Knather Acquisitions Unlimited Company), Narin &amp; Portnoo Golf Club and Narin-Portnoo Community Action Group.</p>
<p><b>Chief Executive’s Response</b></p> <p>The comments made in the submissions are noted.</p>
<p><b>Chief Executive’s Recommendation</b></p> <p>It is recommended to make the Plan with the PMA.</p>

Proposed Material Alteration 15.G4	
Section in Chapter	Material Alteration
<p>15.1 Introduction</p>	<p>Include ‘Dooley Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G4 Proposed Public Right of Way: Dooley Beach</p>  </div>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
<p>To publish PMA</p>	
<b>Members Resolution at Draft Plan Stage</b>	

To accept PMA
<b>Submissions at Proposed Material Alterations Stage</b>
No submissions related to this specific PROW
<b>Chief Executive’s Response</b>
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.


Proposed Material Alteration 15.G5	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Dooley Magheraroarty’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center; background-color: #E0FFE0;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G5 Proposed Public Right of Way: Dooley Magheraroarty</p> </div> 
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA.	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA.	

<b>Submissions at Proposed Material Alterations Stage</b>
<b>MA-107 Tomas O'Brien</b>
One submission was received over whose land the PROW purportedly traverses, objecting to the inclusion of this PROW claiming there was never a road over the dunes at this location, and that the public access is at a different location.
<b>Chief Executive's Response</b>
The Planning Authority is satisfied that the part of the route that leads to the pier is correct but it appears that the branch from the route to the pier toward the sand dunes may be mismatched.
<b>Chief Executive's Recommendation</b>
Make the Plan with the PMA with a minor modification to the affect that the leg of the route branching from the route to the pier over eastward along the dunes is omitted.

Proposed Material Alteration 15.G6	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include 'Dunfanaghy Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center; font-weight: bold;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G6 Proposed Public Right of Way: Dunfanaghy Beach</p> </div> 
OPR's Comments/Recommendation at Draft Plan Stage	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
To publish PMA	




<b>Members Resolution at Draft Plan Stage</b>
To accept PMA
<b>Submissions at Proposed Material Alterations Stage</b>
No submissions related to this specific PROW
<b>Chief Executive’s Response</b>
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 15.G7	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Marble Hill Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center; background-color: #E0FFE0;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G7 Proposed Public Right of Way: Marble Hill Beach</p>  </div>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	





<b>Chief Executive’s Response</b>
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

**Proposed Material Alteration 15.G8**

Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Maghera Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)                      Proposed Material Alteration No. 15.G8                      Proposed Public Right of Way: Maghera Beach</p> </div> 
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive’s Response</b>	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	


<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 15.G9	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Magheraclogher Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="text-align: center; background-color: #E0FFE0; padding: 5px; margin-bottom: 5px;">                     Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)                      Proposed Material Alteration No. 15.G9                      Proposed Public Right of Way: Magheraclogher Beach                 </div> 
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive’s Response</b>	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
<b>Chief Executive’s Recommendation</b>	
To make the Plan <u>with</u> the PMA.	


Proposed Material Alteration 15.G10	
Section in Chapter	Material Alteration
15.1 Introduction	<p>Include ‘Mullaghderg Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)                      Proposed Material Alteration No. 15.G10                      Proposed Public Right of Way: Mullaghderg Beach</p> </div> 
OPR’s Comments/Recommendation at Draft Plan Stage	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
Chief Executive’s Comments/Recommendation at Draft Plan Stage	
To publish PMA	
Members Resolution at Draft Plan Stage	
To accept PMA	
Submissions at Proposed Material Alterations Stage	
No submissions related to this specific PROW	
Chief Executive’s Response	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
Chief Executive’s Recommendation	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 15.G11	
Section in Chapter	Material Alteration




<p><b>15.1 Introduction</b></p>	<p><b>Include ‘South of Braade West Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p> <p style="background-color: #e0ffe0; padding: 5px;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G11 Proposed Public Right of Way: South of Braade West Beach</p>  <p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p> <p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p> <p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p> <p>To publish PMA</p> <p><b>Members Resolution at Draft Plan Stage</b></p> <p>To accept PMA</p> <p><b>Submissions at Proposed Material Alterations Stage</b></p> <p>No submissions related to this specific PROW</p> <p><b>Chief Executive’s Response</b></p> <p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p> <p><b>Chief Executive’s Recommendation</b></p> <p>To make the Plan <u>with</u> the PMA.</p>
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Proposed Material Alteration 15.G12	
Section in Chapter	Material Alteration
15.1 Introduction	Include ‘Tradearg Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:

	<p><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.G12</b>  <b>Proposed Public Right of Way: Tradearg Beach</b></p>  <p><b>Legend</b>  <span style="color: red;">■</span> Right of Way</p>
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<p><b>Proposed Material Alteration 15.G13</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘West Pier, Bunbeg’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>


	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.G13</b>  <b>Proposed Public Right of Way: West Pier Bunbeg</b></p> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<p><b>Proposed Material Alteration 15.D1</b></p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘Fintragh Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>



<b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b> <b>Proposed Material Alteration No. 15.D1</b> <b>Proposed Public Right of Way: Fintragh Beach</b>	
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive’s Response</b>	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
<b>Chief Executive’s Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 15.D2	
Section in Chapter	Material Alteration
15.1 Introduction	Include ‘Malinbeg Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:


	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.D2</b>  <b>Proposed Public Right of Way: Malinbeg Beach</b></p> 
<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive’s Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<p style="background-color: #FFD700;">Proposed Material Alteration 15.D3</p>	
<p><b>Section in Chapter</b></p>	<p><b>Material Alteration</b></p>
<p><b>15.1 Introduction</b></p>	<p><b>Include ‘South End of Rosstown Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</b></p>


<b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b> <b>Proposed Material Alteration No. 15.D3</b> <b>Proposed Public Right of Way: South end of Rosknowlagh Beach</b>	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
To publish PMA	
<b>Members Resolution at Draft Plan Stage</b>	
To accept PMA	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions related to this specific PROW	
<b>Chief Executive's Response</b>	
Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 15.D4	
Section in Chapter	Material Alteration
15.1 Introduction	Include 'South End of Glencomcille Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:



	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.D4</b>  <b>Proposed Public Right of Way: South end of Glencolmkille Beach</b></p>  <p style="text-align: center;"><b>Legend</b>  <span style="color: red;">■</span> Right of Way</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>To publish PMA</p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>To accept PMA</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p>No submissions related to this specific PROW</p>	
<b>Chief Executive's Response</b>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<b>Chief Executive's Recommendation</b>	
<p>To make the Plan <u>with</u> the PMA.</p>	

<b>Proposed Material Alteration 15.D5</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<p><b>15.1 Introduction</b></p>	<p><b>Include 'Tullan Strand Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</b></p>

	<p style="text-align: center;"><b>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</b>  <b>Proposed Material Alteration No. 15.D5</b>  <b>Proposed Public Right of Way: Tullan Strand Beach</b></p> 
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>The OPR made no specific comment in relation to this proposed Public Right of Way, however the OPR did, at draft plan stage, set out the obligations of the Local Authority under Section 10(2)(o) of the Planning and Development Act 2000 (As Amended) requiring the identification of public rights of way.</p>	
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>To publish PMA</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept PMA</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>No submissions related to this specific PROW</p>	
<p><b>Chief Executive's Response</b></p>	
<p>Having regard to the statutory obligations on the Authority, the outcome of the Section 14 procedures, and the absence of any submissions in response to the PMA consultation process, this proposal is supported.</p>	
<p><b>Chief Executive's Recommendation</b></p>	
<p>To make the Plan <u>with</u> the PMA.</p>	





## Chapter 16 – Technical Standards

(existing text in black; new text in blue; text to be deleted in strikethrough)

Proposed Material Alteration 16.1	
Section in Chapter	Material Alteration
New sub-section	<p><b>Insert new sub-section:</b></p> <p><b>Demolition of structures:</b> Any proposals to demolish a building or structure should be accompanied by a report prepared by a suitably competent person that sets out the rationale for the proposed demolition having regard to the embodied carbon of the existing structures, the additional use of resources, materials and energy arising from any proposed new construction relative to the potential reuse of the existing structure.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
The CE Report noted that the submission from Defending Environmental Wealth has suggested that any development providing for any form of demolition should submit a report setting out the rationale for the demolition having regard to the embodied carbon and the additional use of resources and energy relative to the reuse of existing structure. The CE Report recommended the above section be inserted in Chapter 16 Technical Standards (Recommendation 4.3 refers).	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the CE recommendation and insert said section in Chapter 16 Technical Standards.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 16.2	
Section in Chapter	Material Alteration
'Requirement for Safety Audit'	<p><b>Insert the following:</b></p> <p>'For developments affecting the national road network it is a policy of the Council to require the provision of Traffic and Transport Assessments in accordance with the requirements of the 'TII Traffic &amp; Transport</p>

Assessment Guidelines (2014)' (refer to 'Requirement for Safety Audit', Chapter 16, 'Technical Standards').'

For developments affecting the national road network, a Traffic and Transport Assessment will be required in accordance with the requirements of the 'TII Traffic & Transport Assessment Guidelines (2014)' as set out below:

Table 2.2 Advisory Thresholds for Traffic and Transport Assessment Where National Roads are Affected

Vehicle Movements	100 trips in / out combined in the peak hours for the proposed development	
	Development traffic exceeds 10% of turning movements at junctions with and on National Roads.	
	Development traffic exceeds 5% of turning movements at junctions with National Roads if location has potential to become congested or sensitive.	
Size	Retail	1,000m <sup>2</sup> Gross Floor Area.
	Leisure facilities including hotels, conference centres and cinemas.	1,000m <sup>2</sup> Gross Floor Area.
	Business	2,500m <sup>2</sup> Gross Floor Area.
	Industry	5,000m <sup>2</sup> Gross Floor Area.
	Distribution and warehousing	10,000m <sup>2</sup> Gross Floor Area.
	Hospitals and education facilities	2,500m <sup>2</sup> Gross Floor Area.
	Stadia	1,500 person capacity.
	Community Facilities including places of worship, community centres.	1,000m <sup>2</sup> Gross Floor Area.
	Housing	50 dwellings within urban areas with a population less than 30,000. 100 dwellings within urban areas with a population equal to or greater than 30,000.
	Parking Provided	100 on-site parking spaces.

Table 2.3 Sub-threshold Criteria for Traffic and Transport Assessment

Vehicle Movements	The character and total number of trips in / out combined per day are such that as to cause concern.
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	Location	The site is not consistent with national guidance or local plan policy or accessibility criteria contained in the Development Plan.
	Other Considerations	The development is part of incremental development that will have significant transport implications.
		The development may generate traffic at peak times in a heavily trafficked/ congested area or near a junction with a main traffic route.
		The development may generate traffic, particularly heavy vehicles in a residential area.
		There are concerns over the development's potential effects on road safety.
		The development is in a tourist area with the potential to cause congestion.
		The planning authority considers that the proposal will result in a material change in trips patterns or raise other significant transport implications.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>		
n/a		
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>		
Supported the insertion in Chapter 16 Technical Standards on foot of TII's request that the Draft Plan reference the TII Traffic & Transport Assessment Guidelines (2014) relating to development proposals with implications for the national road network. (Recommendation 8.1.11 refers).		
<b>Members Resolution at Draft Plan Stage</b>		
To accept the CE recommendation and insert the said section.		
<b>Submissions at Proposed Material Alterations Stage</b>		
n/a		
<b>Chief Executive's Response</b>		
See recommendation below.		
<b>Chief Executive's Recommendation</b>		
To make the Plan <u>with</u> the PMA.		



## **Part B**

### **(Proposed Material Alterations in respect of Part B: `Area Plans for Buncrana, Ballybofey/Stranorlar and Bundoran)**





## Chapter 17-20: Common issues for the Buncrana, Ballybofey-Stranorlar and Bundoran Area Plans

Proposed Material Alteration 17.1	
Section in Chapter	Material Alteration
S17.4 in Draft Plan.	<p>(a) All references to 'Rural/Agricultural' zoning to be amended to 'Local Environment'.</p> <p>(b) Delete Policy GEN H-2 : <del>It is the policy of the Council to facilitate an appropriate provision of one off housing in 'Rural/Agricultural' areas where the applicant can demonstrate that they need a new house at this location and can provide evidence that they, or their parents, have resided in those areas for a period of at least 7 years. All proposals shall be subject to all relevant material considerations, relevant policies of the Plan, other regional and national guidance and relevant Environmental Designations.</del></p> <p>(c) Insert new <b>Policy GEN-H-xx</b>.  It is a policy of the Council to consider limited residential development proposals in areas identified as 'Local Environment' in accordance with the following: <ul style="list-style-type: none"> <li>• Proposals for single dwellings within areas zoned 'Local Environment' will only be considered in circumstances where the land in question is in family ownership and where the applicant/s can demonstrate a genuine need to reside on the subject site. Proposals for multiple housing developments (i.e. 2 or more dwellings) within areas zoned 'Local Environment' will not be considered.</li> <li>• Any proposal for a single dwelling on lands zoned as 'Local Environment' will only be permitted where it can be demonstrated that the proposal: <ul style="list-style-type: none"> <li>• Would integrate harmoniously with the local landscape, utilising and retaining key landscape features such as trees and hedgerows and;</li> <li>• Would not have an adverse impact on the existing character of the area or the residential amenity of adjoining properties.</li> </ul> </li> </ul> </p> <p>(d) Add the following footnote to the Buncrana and Bundoran Land Use Zoning Matrix tables (Tables 18.1 Buncrana, and Table 20.1 Bundoran):  'Only proposals for single dwellings will be considered on lands zoned as 'Local Environment' in accordance with Policy GEN H-2'.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No comments on this specific issue.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Consideration was given to the omission of the Rural/Agriculture policy from the Draft Area plans due to issues raised with planning policy discussed at the pre-plan preparation stage and considering these issues with development management and implementation of policy.	

Recommended to omit the Rural Agriculture policy in all 3 Draft Area Plans and replace with Local Environment policy which would bring the Draft Plans in line with the Letterkenny Plan and the Seven Strategic Towns Local area plans.
<b>Members Resolution at Draft Plan Stage</b>
Members resolved to accept the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>DNCC – C 42 – Transport Infrastructure Ireland.</b></p> <p>TII records indicate that lands proposed to be zoned ‘Local Environment’ with the potential to accommodate ‘limited residential development’ in the Ballybofey – Stranorlar Area Plan adjoin the N15 on the western approach to Ballybofey – Stranorlar and adjoin the N13 on the northern approach where an 80kph and a 100kph speed limit applies, respectively.</p> <p>The Council will be aware that access to a national road, or increased traffic from an existing access to a national road, in such circumstances conflicts with the provisions of Section 2.5 of the Section 28 Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ (DoECLG, 2012).</p> <p><b>Recommendation;</b></p> <ul style="list-style-type: none"> <li>TII recommends review of the Proposed Material Alteration under Section 17.1 (c) to include confirmation that access to lands which adjoin or extend along the national road network outside locations subject to a reduced 50 – 60kph urban speed limit should conform to the requirements of the DoECLG Spatial Planning and National Roads Guidelines concerning the general restriction on access to national roads and Policy T-P-12 (a) of the Draft Plan.</li> </ul> <p><b>Reason: To ensure conformance with official policy provisions included in RPO 6.5/NPO 74/NSO 1 and NSO 2.</b></p>
<b>Chief Executive’s Response</b>
The CE note these comments and agree with the proposed modification to this PMA.
<b>Chief Executive’s Recommendation</b>
<p>That the Members <u>modify</u> the Proposed Material Alteration to include the following text added to policy Gen-H xx:</p> <ul style="list-style-type: none"> <li>That access to lands which adjoin or extend along the national road network outside locations subject to a reduced 50 – 60kph urban speed limit should conform to the requirements of the DoECLG Spatial Planning and National Roads Guidelines concerning the general restriction on access to national roads and Policy T-P-12 (a) of the Draft Plan.</li> <li></li> </ul>

Proposed Material Alteration 17.2	
Section in Chapter	Material Alteration
(a) Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan	a).(i) Amend the Buncrana Area Plan Land Use zoning map by disaggregating the ‘Established Development’ zones into ‘Established Development 1’ (i.e. those without identified flood risk) and ‘Established Development 2’ (i.e. those with identified flood risk); (Please refer to Map 18.2)

<p><b>Land Use zoning maps.</b></p>	<p>(a)(ii) Amend the Ballybofey/Stranorlar Area Plan Land Use zoning map by disaggregating the ‘Established Development’ zones into ‘Established Development 1’ (i.e. those without identified flood risk) and ‘Established Development 2’ (i.e. those with identified flood risk); (Please refer to Map 19.2)</p> <p>(a)(iii) Amend the Bundoran Area Plan Land Use zoning map by disaggregating the ‘Established Development’ zones into ‘Established Development 1’ (i.e. those without identified flood risk) and ‘Established Development 2’ (i.e. those with identified flood risk); (Please refer to Map 20.2)</p>				
<p><b>(b) Table 17.1 ‘Land Use Zoning Objectives’.</b></p>	<p>(b) Amend Table 17.1 ‘Land Use Zoning Objectives’ by disaggregating the ‘Established Development’ entry into ‘Established Development 1’ (i.e. those without identified flood risk) and ‘Established Development 2’ (i.e. those with identified flood risk) as follows (existing text in black; new text in blue):</p>				
	<table border="1"> <tr> <td data-bbox="410 768 634 1045"> <p>Established Development<b>1</b></p> </td> <td data-bbox="634 768 1412 1045"> <p>To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.</p> </td> </tr> <tr> <td data-bbox="410 1045 634 1218"> <p><b>Established Development 2</b></p> </td> <td data-bbox="634 1045 1412 1218"> <p>To conserve and enhance the quality and character of the area, to protect residential amenity and only support applications for minor developments, such as small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises.</p> </td> </tr> </table>	<p>Established Development<b>1</b></p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.</p>	<p><b>Established Development 2</b></p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and only support applications for minor developments, such as small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises.</p>
<p>Established Development<b>1</b></p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.</p>				
<p><b>Established Development 2</b></p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and only support applications for minor developments, such as small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises.</p>				
<p><b>(c) Policies</b></p>	<table border="1"> <tr> <td data-bbox="410 1291 573 1785"> <p>Policy GEN-F-P-X:</p> </td> <td data-bbox="573 1291 1412 1785"> <p>Within areas zoned as ‘Established Development 2’, minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance). Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</p> </td> </tr> </table>	<p>Policy GEN-F-P-X:</p>	<p>Within areas zoned as ‘Established Development 2’, minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance). Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</p>		
<p>Policy GEN-F-P-X:</p>	<p>Within areas zoned as ‘Established Development 2’, minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance). Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</p>				

<b>OPR's Comments/Recommendation at Draft Plan Stage</b>
<p>In their submission the OPR recommended to disaggregate 'Established development' areas with and without flood risk and amending land use zoning objectives and policies accordingly.</p> <p>The OPW mirror these concerns and state that for existing development, when avoidance or substitution is not possible and all criteria cannot be satisfied, a policy should be included to limit development to minor extensions only in accordance with section 5.28 of the Flood Guidelines and limit new development accordingly</p>
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
<p>Recommended to amend plan to disaggregate maps, amend land use zoning objectives and policies to be consistent with National guidelines.</p>
<b>Members Resolution at Draft Plan Stage</b>
<p>To accept the PMA.</p>
<b>Submissions at Proposed Material Alterations Stage</b>
<p>No substantive submissions, but noted by statutory bodies.</p>
<b>Chief Executive's Response</b>
<p>n/a</p>
<b>Chief Executive's Recommendation</b>
<p>To make the Plan <u>with</u> the PMA.</p>

Proposed Material Alteration 17.3					
Section in Chapter	Material Alteration				
Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan Land Use zoning maps	(a)(i) Amend the Buncrana Area Plan Land Use zoning map by disaggregating the ‘Local Environment’ zoning into ‘Local Environment 1’ (i.e.. those without identified flood risk) and ‘Local Environment 2’ (i.e.. those with identified flood risk);  (Please refer to Map 18.2)				
	(a)(ii) Amend the Ballybofey/Stranorlar Area Plan Land Use zoning map by disaggregating the ‘Local Environment’ zoning into ‘Local Environment 1’ (i.e. those without identified flood risk) and ‘Local Environment 2’ (i.e. those with identified flood risk);  (Please refer to Map 19.2)				
(b) Table 17.1 ‘Land Use Zoning Objectives’	(a)(iii) Amend the Bundoran Area Plan Land Use zoning map by disaggregating the ‘Local Environment’ zoning into ‘Local Environment 1’ (i.e. those without identified flood risk) and ‘Local Environment 2’ (i.e. those with identified flood risk);  (Please refer to Map 20.2)				
	(b) Amend Table 17.1 ‘Land Use Zoning Objectives’ by disaggregating the ‘Local Environment’ entry into ‘Local Environment 1’ (i.e. those without identified flood risk) and ‘Local Environment 2’ (i.e. those with identified flood risk) as follows (existing text in black; new text in blue):				
(c) ‘Policies’	<table border="1"> <tr> <td>Local Environment 1</td> <td>Protect and improve rural amenity and provide for the development of agriculture</td> </tr> <tr> <td>Local Environment 2</td> <td>Protect and improve rural amenity and only support applications for minor agricultural, residential and commercial developments, such as small extensions to existing buildings.</td> </tr> </table>	Local Environment 1	Protect and improve rural amenity and provide for the development of agriculture	Local Environment 2	Protect and improve rural amenity and only support applications for minor agricultural, residential and commercial developments, such as small extensions to existing buildings.
	Local Environment 1	Protect and improve rural amenity and provide for the development of agriculture			
Local Environment 2	Protect and improve rural amenity and only support applications for minor agricultural, residential and commercial developments, such as small extensions to existing buildings.				
	(c) Insert new policy together with supporting narrative:				
	<table border="1"> <tr> <td><b>Policy GEN-F-P-xx:</b></td> <td> <ul style="list-style-type: none"> <li>a. Within areas zoned as ‘Local Environment 2’, minor developments only (e.g. small extensions to existing agricultural, residential or commercial buildings) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance).</li> <li>b. Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</li> </ul> </td> </tr> </table>	<b>Policy GEN-F-P-xx:</b>	<ul style="list-style-type: none"> <li>a. Within areas zoned as ‘Local Environment 2’, minor developments only (e.g. small extensions to existing agricultural, residential or commercial buildings) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance).</li> <li>b. Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</li> </ul>		
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<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>					
The OPR suggest the overlaying on land use zoning maps to ensure flood risk has been taken into account in its zoning proposal in accordance with the requirements of the Flood guidelines. Land use					

zonings for undeveloped lands which have not satisfied all criteria of the plan-making justification test in flood zone A should be zoned for water compatible use and in Flood Zone B should be zoned water compatible or substituted for a land use appropriate to the level of flood risk.

For existing development, when avoidance or substitution is not possible and all criteria cannot be satisfied, a policy should be included to limit development to minor extensions only in accordance with section 5.28 of the Flood Guidelines and limit new development accordingly.

#### **Chief Executive's Comments/Recommendation at Draft Plan Stage**

Recommended to comply with the recommendations of the OPR.

#### **Members Resolution at Draft Plan Stage**

To accept the PMA.

#### **Submissions at Proposed Material Alterations Stage**

##### **DNCC – C28 Harley Planning Consultants.**

Notes their previous submission made at Draft Plan stage regarding the omission of the Rural Agriculture policy and replacement with Local Environment policy to reflect planning policy recently adopted in the Letterkenny Plan. Comments note a difference in wording of 'Local Environment' in PMA 7.1 which is the land use zoning objective, to that adopted in the Letterkenny Plan 2023-2030.

Notes that on foot of the proposal to remove the land use zoning for 'Rural/agriculture' the land use zoning matrix in chapter 18 also requires editing.

This submission also refers to their earlier submission made on the draft Plan during 2023 and to the content and outcome of this submission. SEE MA 18 (b).22 and 18. (b) 23. Representations were made on behalf of a landowner who requested that their lands to be removed to outside of the local area plan boundary. This was considered by the Executive and found to be a reasonable request and resulted in proposed material alterations 18.1.b.22. and 23.

#### **Chief Executive's Response**

The content of this submission has been noted and considered.

Agree that the land use zoning objective for Local Environment 1. should reflect that of the Letterkenny Plan and on foot of the removal of the land use zoning 'Rural/Agriculture' it is considered appropriate to amend the land use zoning matrix to this new zoning objective.

#### **Chief Executive's Recommendation**

##### **Proposed to reword the zoning objective for Local Environment 1 only, as follows**

Local Environment 1:

~~Protect and improve rural amenity and provide for the development of agriculture.~~

'To provide for limited development only ensuring no significant negative impact on the landscape setting or the biodiversity quality of the area.'

**Proposed to amend the land use zoning matrix in Table 18.1 of Chapter 18 to remove Rural Agriculture and replace with 'Local Environment'.**



## Chapter 18 – Buncrana Area Plan

### 18(a) Proposed Material Alterations (Text)

Proposed Material Alteration 18(a).1																																			
Section in Chapter	Material Alteration																																		
18.1 Zoning Matrix	(a) Insert the following row and associated footnote into Table 18.1 – Buncrana Land Use Zoning Matrix.																																		
	<table border="1"> <thead> <tr> <th>Land Use Zoning</th> <th>New Residential (Phase 1)</th> <th>New Residential (Phase 2)</th> <th>Urban Core</th> <th>Established Development</th> <th>Strategic Residential Reserve</th> <th>Open Space &amp; Recreation</th> <th>Business &amp; Enterprise.</th> <th>Rural/Agricultural Local Environment</th> <th>Community Infrastructure</th> <th>High Amenity</th> <th>Tourist facility</th> </tr> </thead> <tbody> <tr> <td>Water/Wastewater Services</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> <td>o</td> </tr> </tbody> </table>											Land Use Zoning	New Residential (Phase 1)	New Residential (Phase 2)	Urban Core	Established Development	Strategic Residential Reserve	Open Space & Recreation	Business & Enterprise.	Rural/Agricultural Local Environment	Community Infrastructure	High Amenity	Tourist facility	Water/Wastewater Services	o	o	o	o	o	o	o	o	o	o	o
	Land Use Zoning	New Residential (Phase 1)	New Residential (Phase 2)	Urban Core	Established Development	Strategic Residential Reserve	Open Space & Recreation	Business & Enterprise.	Rural/Agricultural Local Environment	Community Infrastructure	High Amenity	Tourist facility																							
Water/Wastewater Services	o	o	o	o	o	o	o	o	o	o	o																								
<p><b>Footnote:</b></p> <p>Proposals for large scale water services infrastructure on lands zoned Open Space and Recreation (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) will <u>not</u> normally be acceptable within said zoning. Development applications for municipal small scale water services infrastructure (e.g. individual wastewater treatment systems, watermains and sewers) will be open to consideration within said zoning if not otherwise exempted development. All development proposals will be subject to the requirements of the Flood Risk Management guidelines.</p>																																			
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>																																			
No comment.																																			
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>																																			
<p>The Draft Plan CE Report:</p> <ul style="list-style-type: none"> <li>Noted that the Uisce Eireann submission had stated that Transport and Utilities Infrastructure is referenced as a zoning in Table 17.1 but does not form part of the zoning matrices in Tables 18.1, 19.1 and 20.1.</li> <li>Explained that the reason for same was that there is no such zoning within the Ballybofey/Stranorlar Land Use Zoning map.</li> <li>Recommended that, in the interest of clarity a row for water services infrastructure be inserted into the Zoning Matrix in Table 18.1 (Recommendation 18.14 refers).</li> </ul>																																			
<b>Members Resolution at Draft Plan Stage</b>																																			

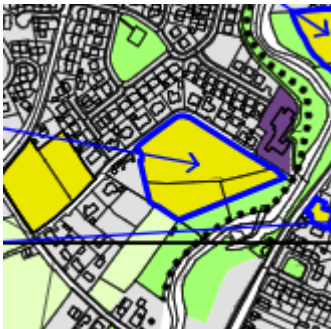
To accept the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>DNCC- C 85- Uisce Eireann</b>	
<p><b>Submission</b> states that UE is pleased to see that water supply and wastewater services have been included in the Zoning Matrices and that such development is classified as Open for Consideration. However, expresses concern with regard with the above footnote stating that on the very rare occasion pumping stations or treatment infrastructure are required in Open Space and Recreation zoning lands these would be designed and operated in accordance with proper planning and sustainable development, relevant legislation and flood risk assessment guidelines.</p> <p>States that the footnote could negatively impact on the expansion or existing or provision of new infrastructure that may be required in future to meet growth objectives and compliance with EU Directives.</p>	
<b>Chief Executive’s Response</b>	
<p>The Land Use Zoning Matrix provides guidance on the likelihood, or otherwise, of a range of development types being acceptable in each of the zoning types contained on the Land Use Zoning Map. The concerns of UE as expressed at Draft Plan stage were that because water services infrastructure was not included in the list of development types, the guidance contained in the table for other uses was not there for water services infrastructure. The PMA sought to address this shortfall by adding ‘Water/Wastewater Services’ to the table and providing guidance against the zoning types. The PMA also included a footnote in relation to any potential water services infrastructure proposals in areas zoned as ‘Open Space and Recreation’.</p> <p>The rationale for the above footnote was to clarify that large scale water services infrastructure (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) is considered generally inappropriate within for Open Space and Recreation zoning whose zoning objective is to ‘Preserve and provide for open space, biodiversity and recreational amenities’ and therefore such infrastructure should be ‘not normally acceptable’ within said zoning.</p> <p>However, on the basis that Úisce Eireann has indicated that such large scale infrastructure would only be provided in said zoning in very exceptional circumstances, would require detailed project level assessment (e.g. detailed flood risk assessment and appropriate assessment) as necessary, and it may not be feasible to locate such infrastructure elsewhere, on balance, it is considered appropriate to remove said footnote and therefore allow such large scale infrastructure to be ‘Open to Consideration’ rather than ‘Not Normally Permissible’ in said zoning.</p>	
<b>Chief Executive’s Recommendation</b>	
<b>That the Members <u>modify</u> the Proposed Material Alteration to exclude the above footnote.</b>	

<b>Proposed Material Alteration 18(a).2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>(a) Section 18.1.2 Core Strategy</b>	<b>Amend text:</b>

<p><b>(b)Section 18.7.2 'Background and Core Strategy Requirements'</b></p>	<p>The Core Strategy sets out an overall settlement hierarchy including population and housing targets and associated residential land zonings allocations for settlements (or groups of settlements) within the county. The Core Strategy identifies Buncrana as a second-tier 'County Growth Driver' and allocates <del>566</del> <b>681</b> units or <del>7.3</del> <b>7.98%</b> of the overall housing target in the county to the town. On the basis of a residential density of 35 units per ha this means that <del>overall 16.2ha of zoned land is required</del> <b>there is a gross requirement of 19.46 hectares</b> to fulfil the Core Strategy housing targets for Buncrana.</p> <p><b>Amend text:</b></p> <p>There has been a severe shortage of new housing completions in the Buncrana area over the last decade, particularly on zoned residential lands<sup>[1]</sup>. There is also a considerable local social housing waiting list. The CDP Core Strategy has set an ambitious <b>gross</b> target of <del>566</del> <b>681</b> units and an associated zoned land requirement of <del>16.2</del> <b>19.46</b> ha for Buncrana over the plan period 2024-2030. <b>In line with the Development Plan Guidelines, the Authority has calculated the potential yield from brownfield sites as being of the order of 176 units. As also required in the Guidelines, this estimated brownfield yield must be deducted from the gross greenfield housing target. The nett required housing target is therefore 505 units (681 minus 176) resulting in an adjusted greenfield/nett housing land requirement of 14.42 hectares as set out in the table below.</b></p> <p><b>Table 18.xx: Summary of Core Strategy Target Allocation for Buncrana Adjusted for Brownfield Capacity</b></p> <table border="1" data-bbox="451 1249 1414 1476"> <tr> <td>Gross housing target</td> <td>681 Units</td> </tr> <tr> <td>Minus potential yield from brownfield sites</td> <td>176 Units</td> </tr> <tr> <td>Adjusted/Nett Housing Target</td> <td>505 Units</td> </tr> <tr> <td>Housing Land Allocation (greenfield) @ 35 units per Ha.</td> <td>14.42 Ha</td> </tr> </table> <p><sup>[1]</sup> There were no housing completions on zoned residential lands during the period 2018-2024.</p> <p>Overall, there is a need to facilitate an adequate supply, range and mix of high-quality housing at compact, serviced, sustainable, accessible, and socially inclusive locations in Buncrana. The approach has therefore been to identify new residential land use zonings to achieve this objective. In this regard, these residential zonings exceed the Core Strategy zoning requirement in order both to allow sufficient flexibility to allow residential sites to come forward and to retain pre-existing residential zonings on a phased basis in accordance with the Development Plan Guidelines. The site areas are set out in the table below.</p>	Gross housing target	681 Units	Minus potential yield from brownfield sites	176 Units	Adjusted/Nett Housing Target	505 Units	Housing Land Allocation (greenfield) @ 35 units per Ha.	14.42 Ha
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Housing Land Allocation (greenfield) @ 35 units per Ha.	14.42 Ha								
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>									


<ul style="list-style-type: none"> <li>• Recommendation 2: Increase the housing target for Buncrana commensurate with its relative scale.</li> <li>• Recommendation 3: review and revise the Core area and the associated area of land required to be zoned New Residential Phase 1 by taking account the potential housing yield from the Urban Core, Established Development, and Opportunity Sites and revise the Ballybofey/Stranorlar Zoning map to reflect the revised core strategy.</li> </ul>
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>
In recognition of the comments of the OPR, recommended as per that contained in the PMA.
<b>Members Resolution at Draft Plan Stage</b>
To accept the recommendation.
<b>Submissions at Proposed Material Alterations Stage</b>
<b>DNCC – C85 Office of the Planning Regulator.</b> <ul style="list-style-type: none"> <li>• States that the increased allocation of housing growth to inter alia Buncrana will better enable the development of a stronger urban settlement hierarchy for the county.</li> <li>• Notes the revised Core Strategy Housing Supply target for Buncrana, potential brownfield yield and determination of greenfield lands required to meet same.</li> </ul>
<b>Chief Executive’s Response</b>
The OPR’s and the NWRA’s support for the increased housing allocation for Buncrana is welcomed.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA.

### 18(b) Proposed Material Alterations (Mapping)

Proposed Material Alteration 18(b).1	
Section in Chapter	Material Alteration
18(b).1	<div style="display: flex; align-items: center;"> <div style="flex: 1; padding: 10px; border: 1px solid black; background-color: #e0ffe0;"> <p style="text-align: center;"><b>MA18(b).1</b></p> <p style="text-align: center;">(i.) Change the zoning of an area of land east of Westbrook Road and south of ‘Donwood’, Tullyarvan from ‘Rural/Agricultural’ to ‘New Residential Phase 1’.</p> <p style="text-align: center;">(ii.) Insert the following policy: BC-H-P-1(6.)</p> </div> <div style="flex: 1; text-align: right;">  </div> </div>

	<p>(i) Change the zoning of an area of land east of Westbrook Road and south of 'Donwood', Tullyarvan from 'Rural/Agricultural' to 'New Residential Phase 1'.</p> <p>(ii) Insert the following policy, which policy specifically refers to the site subject of (i) above:</p> <p><b>BC-H-P-1.(6)a.</b></p> <p>a. Require developers to engage with the Roads service of the Council in the relation to the provision of pedestrian footpaths and the realignment/reconfiguration of the junction with the Westbrook Road, including the achievement of the necessary vision lines.</p> <p>b. Design to provide for future pedestrian and cyclist permeability through lands to the south-west of the site connecting onto the Westbrook Road.</p> <p>c. Surface water management details shall be required to ensure that the risk of pluvial flooding is not increased as a result of the development.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No comments made at this stage.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Recommendation to rezone lands to New Residential Phase 1.	
<b>Members Resolution at Draft Plan Stage</b>	
Agreed with PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>DNCC- C 84 The Office of Public Works.</b>	
Noted a concern re a potential flood risk at this site.	
<b>DNCC- C 85 Uisce Eireann (UE).</b>	
Notes that site is located circa 190m from the nearest water network and wastewater availability is 100m away. Adds that upgrading of existing WWPS and or localised network upgrades may be required to support the development of this site.	
<b>Chief Executive's Response</b>	
<p>During the plan preparation the lands identified at risk of flooding were excluded from the site. However, the concerns of the OPW that development of these lands would put surrounding adjoining lands at risk are noted.</p> <p>The Area Roads Team has also advised of concerns around the substandard laneway serving the site and the lack of achievable vision lines at the existing junction of this laneway with the public road (Westbrook Road). For these reasons, the proposal is not supported at this stage.</p>	

<b>Chief Executive's Recommendation</b>
To make the Plan <u>without</u> the PMA.

<b>Proposed Material Alteration 18(b).2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).2</b>	<p>Change the zoning of an area of land at Cockhill Road/'Crana View', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1'.</p> <div style="text-align: center;"> <p><b>MA18(b).2</b></p> <p>Change the zoning of an area of land at Cockhill Road/'Crana View', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1'.</p>  </div>
<b>OPR's Comments/Recommendation at Draft Plan Stage.</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage.</b>	
Supported the proposal based on the sequential location and the current existence of good infrastructure to assist active travel to and from the site.	
<b>Members Resolution at Draft Plan Stage.</b>	
Agreed with the proposed material alteration.	
<b>Submissions at Proposed Material Alterations Stage.</b>	
UE noted that wastewater services may need localised upgrades and the Westbrook WWPS may need a strategic upgrade if all lands are developed.	
<b>Chief Executive's Response</b>	
The comments of UE are noted. Notwithstanding, having regard to the locational qualities of the site as set out above, this proposal is supported in the recommendation below.	

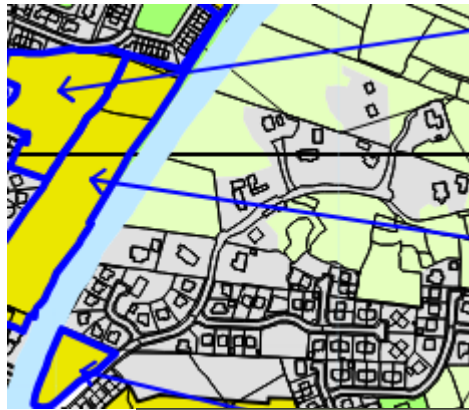


**Chief Executive's Recommendation**

To make the Plan with the PMA.

**Proposed Material Alteration 18(b).3****Section in Chapter****Material Alteration****18(b).3**

Change the zoning of an area of land at Cockhill Road/'Crana View', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1'.

**MA18(b).3**

Change the zoning of an area of land at Cockhill Road/'Crana View', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1'.

**OPR's Comments/Recommendation at Draft Plan Stage**

The OPR note in their submission that in Buncrana some Phase 2 NR lands may be more preferably located than certain Phase 1 NR lands, in terms of their potential to maximise effective compact growth, regeneration and to foster trips by active modes. In this regard they suggest reviewing with a view to reprioritising such lands in favour of other less well located new residential phase 1 lands, where supported by an appropriate evidence-base.

**Chief Executive's Comments/Recommendation at Draft Plan Stage**


Taking account of the comment made by the OPR a review was undertaken of this particular site. Regard was had to the existing level of services available, located within an existing residential area and availing of an edge of urban core location including active travel and walkability, it was recommended to rezone to NR phase 1.

**Members Resolution at Draft Plan Stage**


To accept the PMA.

**Submissions at Proposed Material Alterations Stage**

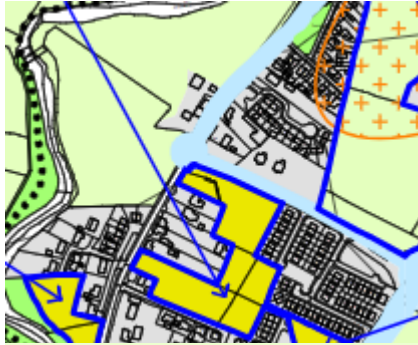
<b>DNCC- C 85 Uisce Eireann</b>
Note that wastewater services may need localised upgrades and the Westbrook WWPS may need a strategic upgrade if all lands are developed.
<b>Chief Executive's Response</b>
The comments of UE are noted. Notwithstanding, having regard to the locational qualities of the site as set out above, this proposal is supported in the recommendation below.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 18(b).4</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).4</b>	<p>Change the zoning of an area of land between 'The Courtyard' and 'Taobh and Tstruthan', Ballymacarry from 'New Residential Phase 2' to '<b>New Residential Phase 1</b>'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR note in their submission that in Buncrana some Phase 2 NR lands may be more preferably located than certain Phase 1 NR lands, in terms of their potential to maximise effective compact growth, regeneration and to foster trips by active modes. In this regard they suggest reviewing with a view to reprioritising such lands in favour of other less well located new residential phase 1 lands, where supported by an appropriate evidence-base.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>Taking account of the comment made by the OPR a review was undertaken of this particular site. Regard was had to the existing level of services available, located within an existing residential area and availing of an edge of urban core location including active travel and walkability, it was recommended to rezone to NR phase 1.</p>	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the PMA.	


<b>Submissions at Proposed Material Alterations Stage</b>
<b>DNCC- C 85 Uisce Eireann (UE)</b> Note that from their GIS mapping that there is a water supply pipe within the site and protection/diversion may be required.
<b>Chief Executive's Response</b>
The UE comment is noted and considered that this can be adequately dealt with at project level should the site be put forward for development.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

<b>Proposed Material Alteration 18(b).5</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).5</b>	<p>Change the zoning of an area of land between 'Crana View' and 'Crana Crescent', Ballymacarry from 'New Residential Phase 2' to '<b>New Residential Phase 1</b>'.</p>  <p style="text-align: center;"><b>MA18(b).5</b></p> <p style="text-align: center;">Change the zoning of an area of land between 'Crana View' and 'Crana Crescent', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1'.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
The OPR note in their submission that in Buncrana some Phase 2 NR lands may be more preferably located than certain Phase 1 NR lands, in terms of their potential to maximise effective compact growth, regeneration and to foster trips by active modes. In this regard they suggest reviewing with a view to reprioritising such lands in favour of other less well located new residential phase 1 lands, where supported by an appropriate evidence-base.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
A significant number of sites proposed to be zoned as NR phase 2 were reconsidered in light of this comment from the OPR. Having assessed this particular site's suitable edge of urban core location and	


level of existing services available. In addition to being in a predominantly residential area, it was recommended to rezone to NR Phase 1.
<b>Members Resolution at Draft Plan Stage</b>
To accept the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

<b>Proposed Material Alteration 18(b).6</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).6</b>	<p>Change the zoning of an area of land between Cockhill Road and 'Carraig Fern', Ballymacarry from 'New Residential Phase 2' to '<b>New Residential Phase 1</b>'.</p>  <p style="text-align: center;"><b>MA18(b).6</b></p> <p style="text-align: center;">Change the zoning of an area of land between Cockhill Road and 'Carraig Fern', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1'.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR note in their submission that in Buncrana some Phase 2 NR lands may be more preferably located than certain Phase 1 NR lands, in terms of their potential to maximise effective compact growth, regeneration and to foster trips by active modes. In this regard they suggest reviewing with a view to reprioritising such lands in favour of other less well located new residential phase 1 lands, where supported by an appropriate evidence-base.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	

A significant number of sites proposed to be zoned as NR phase 2 were reconsidered in light of this comment from the OPR. Having assessed this particular site's suitable edge of urban core location and level of existing services available. In addition to being located in a predominantly residential area, it was recommended to rezone to NR Phase 1.
<b>Members Resolution at Draft Plan Stage</b>
To accept the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

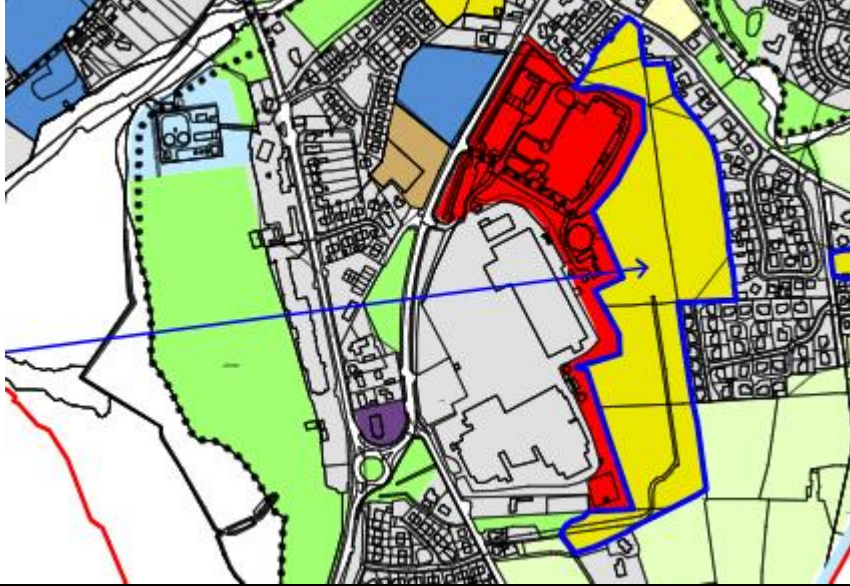
Proposed Material Alteration 18(b).7	
Section in Chapter	Material Alteration
18(b).7	Change the zoning of an area of land between Cockhill Road and Crana River, Ballymacarry from 'New Residential Phase 2' to ' <b>New Residential Phase 1</b> '.
	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
The OPR note in their submission that in Buncrana some Phase 2 NR lands may be more preferably located than certain Phase 1 NR lands, in terms of their potential to maximise effective compact growth, regeneration and to foster trips by active modes. In this regard they suggest reviewing with a view to reprioritising such lands in favour of other less well located new residential phase 1 lands, where supported by an appropriate evidence-base.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	

A review was undertaken of this particular site in light of the OPR's comment above. Having regard to the location of this site, to the availability of existing services and to its suitable edge of urban core location it is recommended to rezone to NR phase 1.
<b>Members Resolution at Draft Plan Stage</b>
To agree with the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
<b>DNCC- C 85 Uisce Eireann (UE).</b> Note that it would appear from UÉ GIS mapping that there is a sewer within the site. Protection/ diversion may be required
<b>Chief Executive's Response</b>
The UE comment is noted and considered that this can be adequately dealt with at project level should the site be put forward for development.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

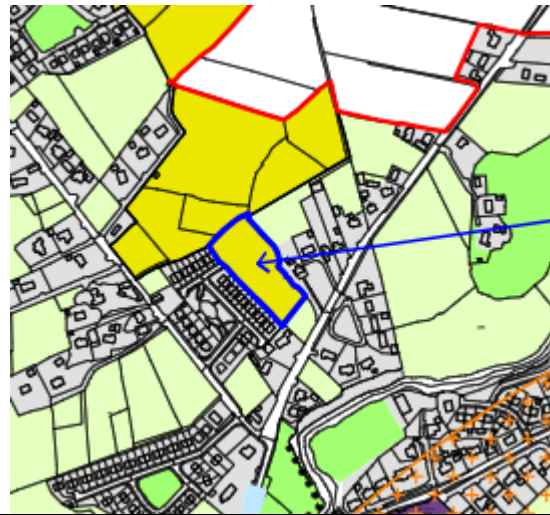
Proposed Material Alteration 18(b).8	
Section in Chapter	Material Alteration
18(b).8	<p>Change the zoning of an area of land immediately east of Cockhill Road, Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>The OPR note in their submission that in Buncrana some Phase 2 NR lands may be more preferably located than certain Phase 1 NR lands, in terms of their potential to maximise effective compact growth, regeneration and to foster trips by active modes. In this regard they suggest reviewing with a view to reprioritising such lands in favour of other less well located new residential phase 1 lands, where supported by an appropriate evidence-base.</p>	



<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
A review was undertaken of this particular site in light of the OPRs comment above. Having regard to the location of this site, to the availability of existing services and to its suitable edge of urban core location it is recommended to rezone to NR phase 1.
<b>Members Resolution at Draft Plan Stage</b>
To agree with the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive's Response</b>
See recommendation below.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

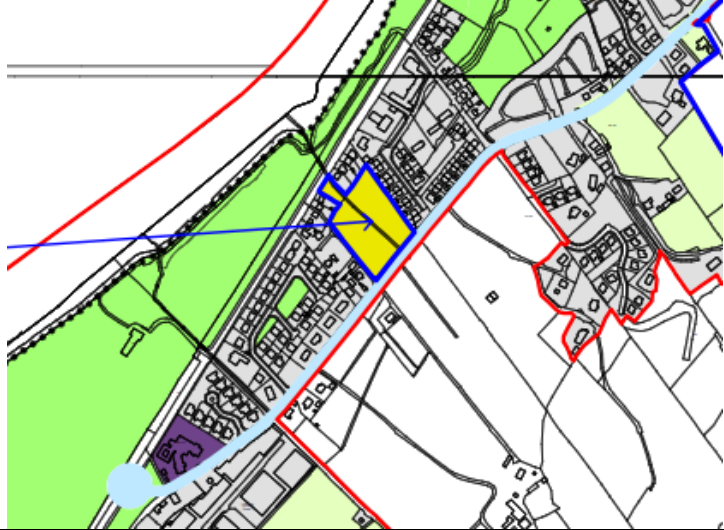
Proposed Material Alteration 18(b).9	
Section in Chapter	Material Alteration
18(b).9	<p>Change the zoning of an area of land between the Former Fruit of the Loom site and 'St. John's Park', Ballymacarry Lower from 'Settlement Consolidation Site' to '<b>New Residential Phase 1</b>'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	

<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
Identified the site as one the optimal sites to meet the projected housing land requirement and recommended zoning for residential on this basis.
<b>Members Resolution at Draft Plan Stage</b>
Agreed with the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
<b>DNCC- C 85. Uisce Eireann (UE).</b> Note that localised upgrades would be required if all housing is developed on this site.
<b>Chief Executive's Response</b>
The UE comment is noted and considered that this can be adequately dealt with at project level should the site be put forward for development.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 18(b).10</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).10</b>	Change the zoning of an area of land to east of 'Gleann Aibhinn', Tullyarvan from 'Rural Agricultural' to ' <b>New Residential Phase 1</b> '. 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	n/a (nb. At Draft Plan stage these lands were zoned as 'Rural/Agricultural')
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	Did not support the proposal on the grounds of peripherality. Also responded to comments contained in submission proposing the zoning of this site re the positive zoning of lands immediately adjoining. Thus it was noted in the Report that the OPR had required the rezoning of that site also.

<b>Members Resolution at Draft Plan Stage</b>
Resolved to zone the lands as New residential Phase 1.
<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>DNCC- C 85 Uisce Eireann (UE).</b> Water supply is available to the site. However, a longer connection as far as the public road would be required for wastewater, though it may be possible for the developer to reach third party agreements to discharge into estate sewers or to cross third party land.</p> <p><b>DNCC – C 86.- The Office of the Planning Regulator.</b> <b>Notes that this PMA site is peripherally located, not sequentially preferable and no infrastructure assessment has been carried out to determine if the lands are serviced or serviceable. In addition, this site is contrary to promotion of a sustainable settlement and transport strategy given the peripheral location of the site not suitably located to facilitate active transport modes.</b></p> <p><b>Requires the Authority to make the Plan without the PMA.</b></p>
<b>Chief Executive’s Response</b>
The comments of the OPR are agreed and consistent with the comments contained in the previous CE Report.
<b>Chief Executive’s Recommendation</b>
<b>To make the Plan <u>without</u> the PMA.</b>

<b>Proposed Material Alteration 18(b).11</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).11</b>	Change the zoning of an area of land at Ludden from ‘Open Space and Recreation’ to ‘ <b>New Residential Phase 1</b> ’.

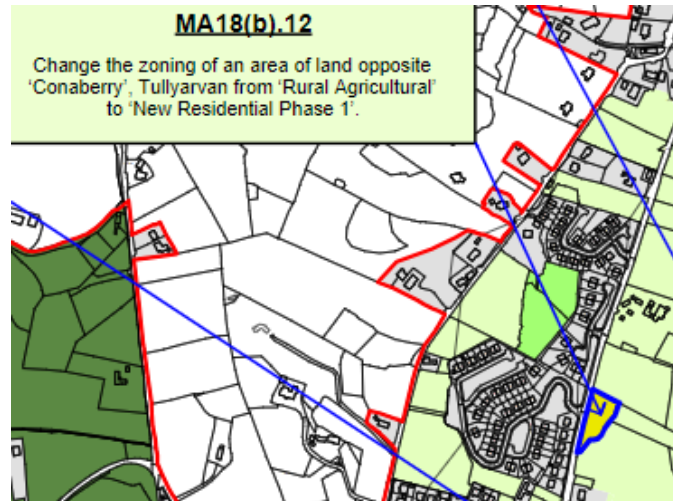
	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (nb. At Draft Plan stage these lands were zoned as 'Rural/Agricultural')	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Noted that these lands were identified in the Strategic Flood Risk Assessment as being at risk of flooding and therefore were not suitable for 'highly vulnerable' residential development. Recommended zoning of lands as 'Open Space and Recreation'.	
<b>Members Resolution at Draft Plan Stage</b>	
Resolved to zone the lands as New residential Phase 1.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>DNCC – C 84 - The Office of Public Works</b> Notes the flood risk and advises that this zoning would not appear to satisfy Part 2(iii) of the Plan Making Justification Test as contained in the Flood Risk Guidelines.</p> <p><b>DNCC- C 85 Uisce Eireann (UE).</b> Wastewater from this site would have to gravity feed to the south with ca. 50m extension or include a pumping station and rising main.</p> <p><b>DNCC – C 86.- The Office of the Planning Regulator.</b> Notes that this PMA site is peripherally located, not sequentially preferable and no infrastructure assessment has been carried out to determine if the lands are serviced or serviceable. Is located within Flood Risk Zone A/B and does not satisfy the plan-making Justification Test. In addition, this site is contrary to promotion of a sustainable settlement and transport strategy given the peripheral location of the site not suitably located to facilitate active transport modes.</p> <p><b>Requires the Authority to make the Plan without the PMA.</b></p>	
<b>Chief Executive's Response</b>	
The concerns of the statutory bodies are noted and agreed.	

**Chief Executive's Recommendation**

To make the Plan without the PMA.

**Proposed Material Alteration 18(b).12****Section in Chapter****Material Alteration****18(b).12**

Change the zoning of an area of land opposite 'Conaberry', Tullyarvan from 'Rural Agricultural' to 'New Residential Phase 1'.

**OPR's Comments/Recommendation at Draft Plan Stage**

n/a (nb. At Draft Plan stage these lands were zoned as 'Rural/Agricultural')

**Chief Executive's Comments/Recommendation at Draft Plan Stage**

The site was zoned as Rural/Agriculture which provides for an individual housing need under limited circumstances. The parcel of land is in an area which is physically removed from the urban core and the amenities and services therein. Active travel is not available and so any development would be solely dependent on the private car. For this reason, the site scored poorly in the infrastructure assessment in addition to the availability of wastewater sewer only within the lifetime of the plan. For these reasons, did not recommend a change in land use zoning.

**Members Resolution at Draft Plan Stage**

Resolved to zone the lands as New residential Phase 1 in accordance with the PMA.

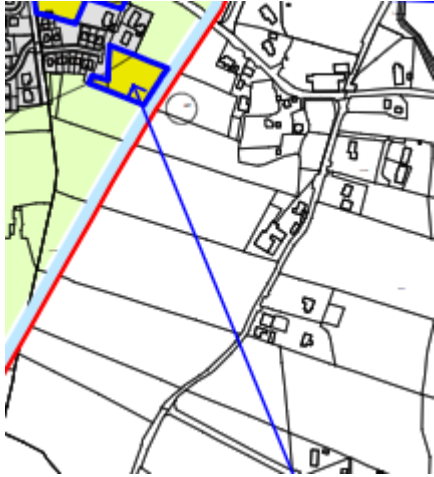
**Submissions at Proposed Material Alterations Stage**

**DNCC – C 86.- The Office of the Planning Regulator.**

**Notes that this PMA site is peripherally located, not sequentially preferable and no infrastructure assessment has been carried out to determine if the lands are serviced or serviceable. In addition, this site is contrary to promotion of a sustainable settlement and transport strategy given the peripheral location of the site not suitably located to facilitate active transport modes.**

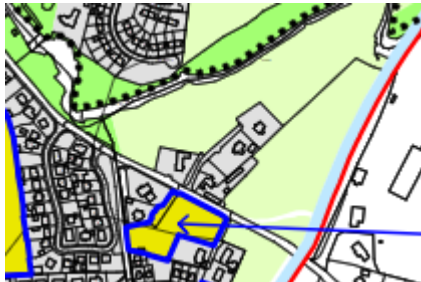
**Requires the Authority to make the Plan without the PMA.**

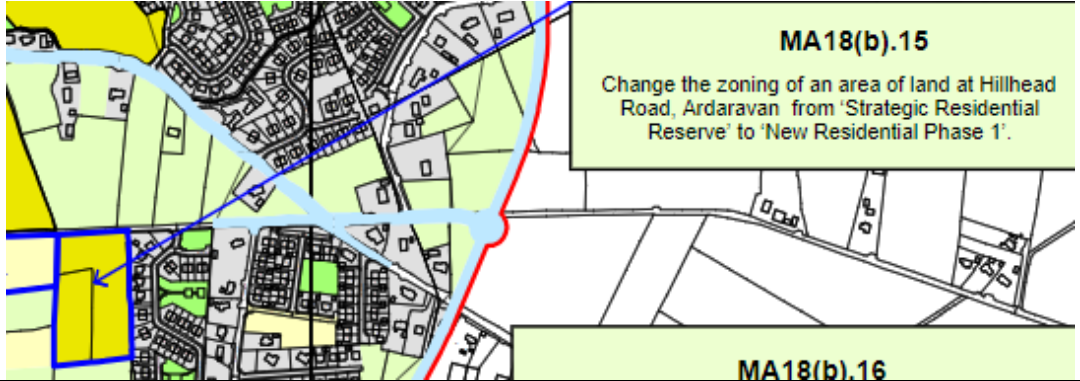
<b>Chief Executive's Response</b>
The concerns of the OPR are noted and agreed.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>without</u> the PMA.

Proposed Material Alteration 18(b).13	
Section in Chapter	Material Alteration
<b>18(b).13</b>	<p>Change the zoning of an area of land to east of 'An Crannla', Gransha from 'Rural Agricultural' to 'New Residential Phase 1'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (nb. At Draft Plan stage these lands were zoned as 'Rural/Agricultural')	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Noted that there are intervening lands of similar scale and recommended against zoning on this basis.	
<b>Members Resolution at Draft Plan Stage</b>	
Resolved to zone the lands as New Residential Phase 1 in accordance with the PMA.	
<b>DNCC – C 86.- The Office of the Planning Regulator.</b>	
Notes that this PMA site is peripherally located, not sequentially preferable and no infrastructure assessment has been carried out to determine if the lands are serviced or serviceable. In addition, this site is contrary to promotion of a sustainable settlement and transport strategy given the peripheral location of the site not suitably located to facilitate active transport modes.	
<b>Requires the Authority to make the Plan without the PMA.</b>	



<b>Chief Executive's Response</b>
The concerns of the OPR are noted and agreed.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>without</u> the PMA.

<b>Proposed Material Alteration 18(b).14</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).14</b>	Change the zoning of an area of land north of 'An Crannla', Gransha from 'Rural Agricultural' to ' <b>New Residential Phase 1</b> '.
	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (nb. At Draft Plan stage these lands were zoned as 'Rural/Agricultural')	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Site was not raised in any submissions at Draft stage and therefore the previous CE Report did not address this issue. Notwithstanding, it is acknowledged that there is logic in zoning this site for development if the adjacent site the subject of PMA 18(b).13 is retained in the final Plan.	
<b>Members Resolution at Draft Plan Stage</b>	
To agree with the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
The OPW 'accepts' the rezoning of this site.	
<b>Chief Executive's Response</b>	
In light of the support from the OPW of this site, and to its infill location it is considered appropriate to identify it for small scale residential development.	
<b>Chief Executive's Recommendation</b>	
To make the Plan <u>with</u> the PMA.	

Proposed Material Alteration 18(b).15	
Section in Chapter	Material Alteration
18(b).15	<p>Change the zoning of an area of land at Hillhead Road, Ardaravan from 'Strategic Residential Reserve' to '<b>New Residential Phase 1</b>'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (This site was zoned as Strategic Residential Reserve at Draft Plan stage)	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
n/a This site was proposed by Members.	
<b>Members Resolution at Draft Plan Stage</b>	
Resolved to zone the lands as New residential Phase 1 in accordance with the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>DNCC- C 85 Uisce Eireann (UE).</b>  There is a water supply in the neighbouring estate which would require an extension of circa 70m to the network either to the east or 230m to the west along Hillhead Road. Sewer network via public road is 250-350m away. It is likely that any development would need a new pumping station. Alternative is to connect via Mulberry Ave WWPS, WWPS upgrade and third party permissions may be required.</p> <p><b>DNCC – C 86.- The Office of the Planning Regulator.</b>  Notes that this PMA site is peripherally located, not sequentially preferable and no infrastructure assessment has been carried out to determine if the lands are serviced or serviceable. In addition, this site is contrary to promotion of a sustainable settlement and transport strategy given the peripheral location of the site not suitably located to facilitate active transport modes.</p> <p><b>Requires the Authority to make the Plan without the PMA.</b></p>	
<b>Chief Executive's Response</b>	
The comments of the OPR are noted and agreed.	
<b>Chief Executive's Recommendation</b>	

To make the Plan without the PMA.

Proposed Material Alteration 18(b).16	
Section in Chapter	Material Alteration
18(b).16	<p>Change the zoning of an area of land south of Milltown Road, Ardaravan from 'Rural Agricultural' to 'New Residential Phase 1'.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (This site was zoned as Rural/Agricultural at Draft Plan stage)	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
n/a This site was proposed by Members.	
<b>Members Resolution at Draft Plan Stage</b>	
Resolved to zone the lands as New residential Phase 1 in accordance with the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>DNCC- C 85 Uisce Eireann (UE).</b> There is a water supply that services this site. However, the site would require an extension to the sewer network. A pumped solution may be required to facilitate development of this site.</p> <p><b>DNCC – C 140 – Mr Michael Burns</b> This submission sets out numerous reasons as to why this site should not be rezoned from rural agriculture to 'strategic residential reserve' including: third party issues; lack of services at the site such as wastewater, footpath network from the site to the urban core, at location removed from the services of the urban core, lack of active travel opportunity, and residential development that would result in car dependency.</p> <p><b>DNCC – C. 86 The Office of the Planning Regulator.</b> Notes concerns re the site being peripherally located, not sequentially preferable and no infrastructure assessment has been carried out to determine if the lands are serviced or serviceable.</p>	

In addition, this site is contrary to achieving a sustainable settlement and transport strategy given the peripheral location of the site not suitably located to facilitate active transport modes.

Requires the Authority to make the Plan without the PMA.

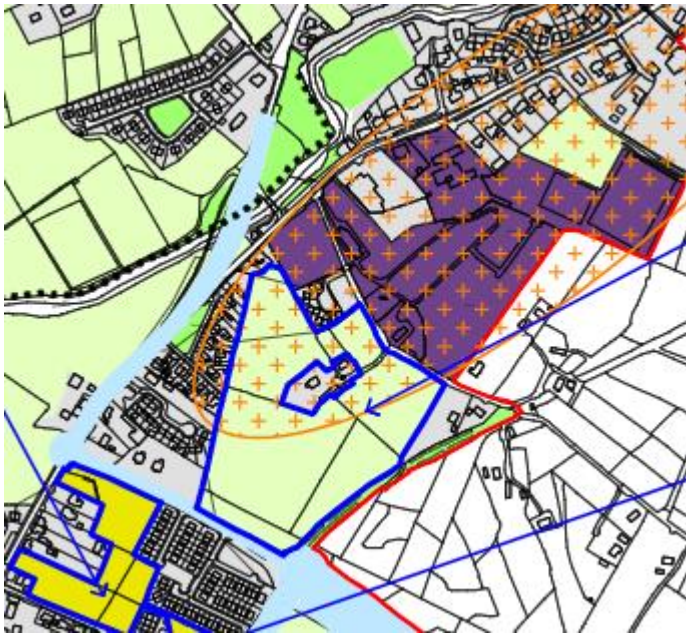
#### Chief Executive's Response

The concerns of the OPR and the private party are noted and agreed.

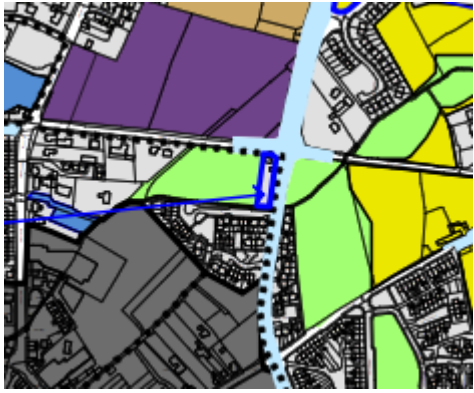
#### Chief Executive's Recommendation.

To make the Plan without the PMA.

**Table 18(b) Miscellaneous Mapping Changes**

Proposed Material Alteration 18(b).17	
Section in Chapter	Material Alteration
18(b).17	<p>Change the zoning of an area of land at Cockhill from 'New Residential Phase 2' to 'Local Environment'.</p> 
OPR's Comments/Recommendation at Draft Plan Stage	
<p>OPR required the omission of this parcel of land (labelled NR 2.16) at Draft plan stage as it was contrary to compact growth, to the Climate Action Plan, to the regeneration and intensification of towns and villages and their cores, to the NPF and the tiered approach to zoning as set out in Appendix 3, to the requirement for settlement capacity audits and to the sequential approach to zoning.</p>	


<p>They stated their concerns over the inclusion of a neighbourhood centre to the north-east of Buncrana at Straboe and went on: While the Office accepts that it is necessary to provide local services that people can access by active modes, the draft Plan contains insufficient details and safeguards to ensure that the centre would be consistent with the requirement for objectives to promote sustainable settlement and transport strategies. The written statement is silent on the nature and scale of the neighbourhood centre and the range of services it would provide. The location indicated on the land use zoning map is also very extensive.</p>
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>
<p>Agreed with the recommendation of the OPR that development at this location would be contrary to sequential land use zoning, notwithstanding the neighbourhood character of the area.</p>
<p><b>Members Resolution at Draft Plan Stage</b></p>
<p>Agreed to amend as per the PMA.</p>
<p><b>Submissions at Proposed Material Alterations Stage</b></p>
<p><b>DNCC- C 86 Office of the Planning Regulator.</b>  <b>Notes that this site has been amended and rezoned from new residential to local environment in accordance with their recommendation at Draft Plan stage.</b></p>
<p><b>Chief Executive’s Response</b></p>
<p>See recommendation below.</p>
<p><b>Chief Executive’s Recommendation</b></p>
<p><b>To make the Plan <u>with</u> the PMA.</b></p>

Proposed Material Alteration 18(b).18	
Section in Chapter	Material Alteration
18(b).18	<p>Change the zoning of an area of land at Causeway Road, Ballymacarry from ‘Open Space and Recreation’ to ‘Established Development’.</p> 

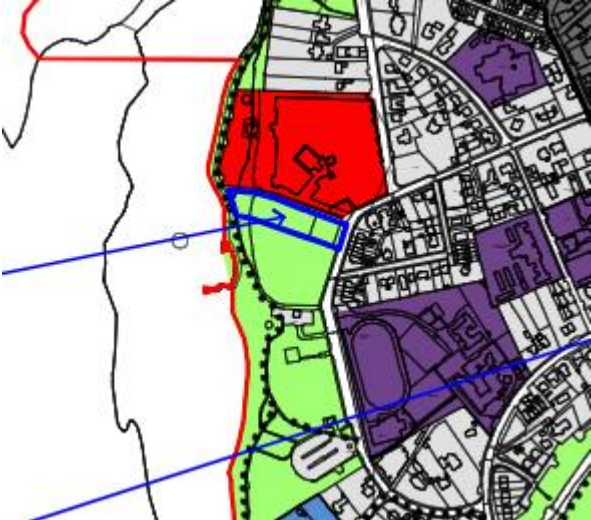
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>
n/a
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
Recommended to rezone these lands from Established development to Open Space and Recreation on the basis of the site being within an identified flood risk area.
<b>Members Resolution at Draft Plan Stage</b>
Resolved to zone this site as Established Development as per the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
The OPW note concerns in terms of the flood risk.
<b>Chief Executive's Response</b>
The OPW noted an error on the PMA Map ref no 18.2. Whereby this pma was not included in this map that disaggregated established development areas at risk of flooding from E.D areas not at risk of flooding. As noted by the OPW this pma should have been included on the map. This correction will be made and thereby any development on this site will be subject to ?
<b>Chief Executive's Recommendation</b>
<ul style="list-style-type: none"> <li>a. To make the Plan <u>with</u> the PMA.</li> <li>b. Amend Map 18.2 to identify this site as being 'Established Development Zone disaggregated by 'With Flood risk'.</li> </ul>


<b>Proposed Material Alteration 18(b).19</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>18(b).19</b>	Change the zoning of an area of land at Hillhead Road, Ardaravan from 'New Residential Phase 1' to ' <b>Strategic Residential Reserve</b> '.



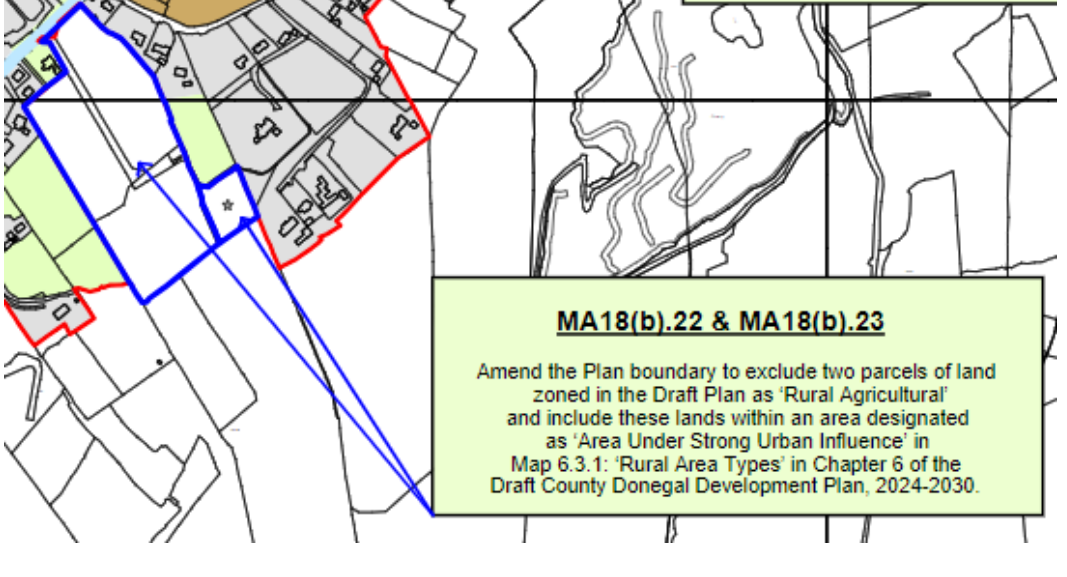
		
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>		
n/a		
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>		
Recommended to rezone the lands from Strategic Residential Reserve to New Residential Phase 1 having regard to the edge of urban core location and walkability from same subject to the infrastructure investment as part of the development of the site.		
<b>Members Resolution at Draft Plan Stage</b>		
To accept the PMA.		
<b>Submissions at Proposed Material Alterations Stage</b>		
<p><b>DNCC- C 125 Mr Tommy Burns.</b>                  Submission received from landowner who wishes to reiterate points made in his original submission on the draft plan. <del>That ie. that</del> the lands are currently in <del>Agri</del>agricultural use and that there is no intention to develop this site; The site conditions are not suited to development as it consists of mainly moss or peat subsoil, the site gradient would make development difficult, and the lands are unserviced with no footpath provision to the site, no water or sewer currently available and would require pumping means.</p>		
<b>Chief Executive's Response</b>		
Comments noted and accepted.		
<b>Chief Executive's Recommendation</b>		
To make the Plan <u>with</u> the PMA.		

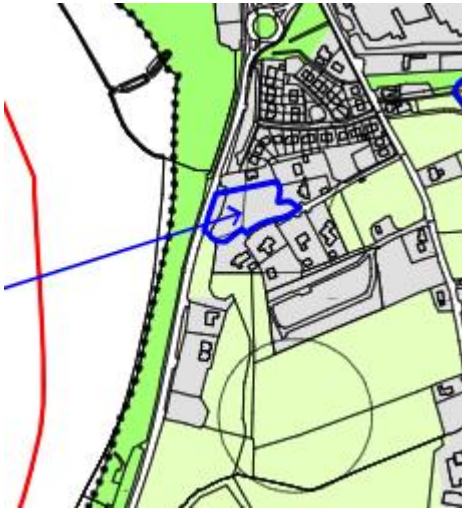
<b>Proposed Material Alteration 18(b).20</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>

<b>18(b).20</b>	<p>Change the zoning of an area of land at the Shorefront from 'Tourist Facility' to 'Open Space and Recreation'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No comments.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Recommended rezoning as per the PMA.	
<b>Members Resolution at Draft Plan Stage</b>	
Agreed to amend the Plan as per the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions received.	
<b>Chief Executive's Response</b>	
<p>The subject area is an integral part of the shore green environment and experience. The zoning in the Draft Plan, if retained in the adopted Plan, could support the principle of development of a nature that could result in a material change to the area. The Draft Plan in Chapter 18, Section 18.2 includes a specific policy setting out the nature and range of development proposals open to consideration on lands zoned as 'Open Space and Recreation'. These objectives and policies ensure the local amenity value of these lands (including the land the subject of this PMA) are protected and that any development would not significantly impact on the visual amenities, character and environmental quality of the area.</p>	
<b>Chief Executive's Recommendation</b>	
<p><b>To make the Plan <u>with</u> the PMA.</b></p>	

Proposed Material Alteration 18(b).21	
Section in Chapter	Material Alteration
18(b).21	<p>Change the zoning of an area of land at Swans Park from 'Open Space and Recreation' to '<b>Opportunity Site</b>' with uses to be restricted to a small commercial outlet serving users of Swans Park.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Recommended retaining 'Open space and recreation' zoning on basis of site being within a flood risk area.	
<b>Members Resolution at Draft Plan Stage</b>	
Resolved to rezone this parcel of land as an opportunity site with limited scope for development confined to serving a small-scale commercial enterprise for visitors to Swans Park.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>DNCC- C 85 Uisce Eireann (UE).</b> Public wastewater and water networks are approx. 100m and 160m from the site respectively.	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>without</u> the PMA.</b>	

Proposed Material Alteration 18(b).22 and 23	
Section in Chapter	Material Alteration
18(b).22 & 23	Amend the Plan boundary to exclude an area of land zoned in the Draft Plan as 'Rural Agricultural' and include these lands within an area designated as 'Area Under Strong Urban Influence' in Map 6.3.1: 'Rural Area Types' in Chapter 6 of the Draft Donegal County Development Plan, 2024-2030.

	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No comment	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Recommended to retain lands as being for 'Rural agricultural' which provides for agricultural uses and for a single residential dwelling in limited circumstances.	
<b>Members Resolution at Draft Plan Stage</b>	
Agreed with CE recommendation.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>DNCC-C-28 Harley Planning Consultants</b>	
<p>This submission refers back to an earlier submission made on the Draft Buncrana Plan whereby representations were made on behalf of the landowner who requested that their lands to be removed to outside of the local area plan boundary. This was considered by the Executive and found to be a reasonable request and proposed material alterations 18.1.b.22. And 18. (b).23 contain the detail of both of the proposed material alterations.</p> <p>This submission now requests that the land is not located outside of the plan boundary but included within the plan boundary and zoned as Local Environment 1. The submission also makes reference to a potential error on map 18.2 that sets out local environment and established development zones both with and without flood risk.</p>	
<b>Chief Executive's Response</b>	
The submission has been noted. This PMA was in response to a specific request of the owner; whether the lands are within or out with the boundary would have negligible impact on the overall strategic direction of the Plan.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>without</u> the PMA.</b>	

Proposed Material Alteration 18(b).24	
Section in Chapter	Material Alteration
18(b).24	<p>Change the zoning of an area of land at Ballymacarry Lower from 'Rural/Agricultural' to 'Established Development'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No comment	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Having regard to: the limited scale of the site; to the site being partly developed already with a dwelling, detached garage and shared access road; to the existing development on all sides of the site; and to previous permissions granted for another dwelling it is considered appropriate to rezone these lands as 'Established Development'.	
<b>Members Resolution at Draft Plan Stage</b>	
Agreed with the CE recommendation and PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions received.	
<b>Chief Executive's Response</b>	
Agree with recommendations made at Draft Plan stage to rezone these lands as established development.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	





## Chapter 19 –Ballybofey/Stranorlar Area Plan

### 19(a) Proposed Material Alterations (Text)

Proposed Material Alteration 19(a).1										
Section in Chapter	Material Alteration									
19.4: 'Zoning Matrix'	Insert the following row and associated footnote into Table 19.1 – Land Use Zoning Matrix for Ballybofey/Stranorlar									
	Land Use	Urban Core	New Residential (Phase 1)	New Residential (Phase 2)	Established Development	Opportunity Site	Business/Enterprise	Community Infrastructure	Open Space and Recreation	Rural/Agricultural Local Environment
	Water/Wastewater Services	0	0	0	0	0	0	0	0	0
	<p><b>Footnote:</b> Proposals for large scale water services infrastructure on lands zoned Open Space and Recreation (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) will <u>not</u> normally be acceptable within said zoning. Development applications for municipal small scale water services infrastructure (e.g. individual wastewater treatment systems, watermains and sewers) will be open to consideration within said zoning if not otherwise exempted development. All development proposals will be subject to the requirements of the Flood Risk Management guidelines.</p>									
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>										
No specific comments/recommendations related to his PMA.										
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>										
<p>The Draft Plan CE Report:</p> <ul style="list-style-type: none"> <li>Noted that the Uisce Eireann submission had stated that Transport and Utilities Infrastructure is referenced as a zoning in Table 17.1 but does not form part of the zoning matrices in Tables 18.1, 19.1 and 20.1.</li> <li>Explained that the reason for same was that there is no such zoning within the Ballybofey/Stranorlar Land Use Zoning map.</li> <li>Recommended that, in the interest of clarity a row for water services infrastructure be inserted into the Zoning Matrix in Table 19.1 (Recommendation 19.14 refers).</li> </ul>										
<b>Members Resolution at Draft Plan Stage</b>										

<p>The Members resolved to <b>accept the CE recommendation and insert the row and associated Footnote into Table 19.1</b> per the PMA detailed above.</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p><b>MA-85 Úisce Eireann.</b></p> <ul style="list-style-type: none"> <li>• States that UE is pleased to see that water supply and wastewater services have been included in the Zoning Matrices and that such development is classified as Open for Consideration.</li> <li>• Expresses concern with regard with the above footnote stating that on the very rare occasion pumping stations or treatment infrastructure are required in Open Space and Recreation zoning lands these would be designed and operated in accordance with proper planning and sustainable development, relevant legislation, and flood risk assessment guidelines.</li> <li>• States that the footnote could negatively impact on the expansion or existing or provision of new infrastructure that may be required in future to meet growth objectives and compliance with EU Directives.</li> </ul>	
<p><b>Chief Executive’s Response</b></p>	
<p>Table 18/19/20.1 ‘Land Use Zoning Matrix provides guidance on the likelihood, or otherwise, of a range of development types being acceptable in each of the zoning types contained on the Land Use Zoning Map. The concerns of UE as expressed at Draft Plan stage were that because water services infrastructure was not included in the list of development types, the guidance contained in the table for other uses was not there for water services infrastructure. The PMA sought to address this shortfall by adding ‘Water/Wastewater Services’ to the table and providing guidance against the zoning types. The PMA also included a footnote in relation to any potential water services infrastructure proposals in areas zoned as ‘Open Space and Recreation’</p> <p>The rationale for the above footnote to said Zoning Matrix was to clarify that large scale water services infrastructure (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) is considered generally inappropriate within for Open Space and Recreation zoning whose zoning objective is to <i>‘Preserve and provide for open space, biodiversity and recreational amenities’</i> and therefore such infrastructure should be ‘not normally acceptable’ within said zoning.</p> <p>However, on the basis that Úisce Eireann has indicated that such large scale infrastructure would only be provided in said zoning in very exceptional circumstances, would be require detailed project level assessment (e.g. detailed flood risk assessment and appropriate assessment) as necessary, and it may not be feasible to locate such infrastructure elsewhere, on balance, it is considered appropriate to remove said footnote and therefore allow such large scale infrastructure to be ‘Open to Consideration’ rather than ‘Not Normally Permissible’ in said zoning.</p>	
<p><b>Chief Executive’s Recommendation</b></p>	
<p><b>That the Members <u>modify</u> the Proposed Material Alteration to exclude the above footnote.</b></p>	

Proposed Material Alteration 19(a).2	
Section in Chapter	Material Alteration

<p>a) <b>Section 19.3 Core Strategy Population and Housing Targets</b></p>	<p><b>Amend text:</b> The Core Strategy sets out an overall settlement hierarchy including population and housing targets and associated residential land zonings allocations for settlements (or groups of settlements) within the county. The Core Strategy identifies Ballybofey/Stranorlar as a second tier ‘County Growth Driver’ and allocates <del>566</del> 681 units or <del>7.3</del> 7.98% of the overall housing target in the county to the town. On the basis of a residential density of 35 units per ha this means that <del>overall 16.2ha of zoned land is required</del> there is a gross requirement of 19.46 hectares to fulfil the Core Strategy housing targets for Ballybofey/Stranorlar.</p>								
<p>b) <b>Section 19.5 ‘Housing – Background and Core Strategy Requirements’</b></p>	<p><b>Amend text:</b> There has been a severe shortage of new housing completions in the Ballybofey/Stranorlar area over the last decade, particularly on zoned residential lands<sup>[1]</sup>. There is also a considerable local social housing waiting list. The CDP Core Strategy has set an ambitious gross target of <del>566</del> 681 units and an associated zoned land requirement of <del>16.2</del> 19.46ha for Ballybofey/Stranorlar over the plan period 2024-2030. In line with the Development Plan Guidelines, the Authority has calculated the potential yield from brownfield sites as being of the order of 85 units. As also required in the Guidelines, this estimated brownfield yield must be deducted from the gross greenfield housing target. The nett required housing target is therefore 596 units (681 minus 85) resulting in an adjusted greenfield/nett housing land requirement of 17.02 hectares as set out in the table below.</p> <p><b>Table 19.xx: Summary of Core Strategy Target Allocation for Ballybofey/Stranorlar Adjusted for Brownfield Capacity</b></p> <table border="1" data-bbox="500 1186 1235 1411"> <tr> <td><b>Gross Housing Target</b></td> <td><b>681 Units</b></td> </tr> <tr> <td><b>Minus potential yield from brownfield sites</b></td> <td><b>85 Units</b></td> </tr> <tr> <td><b>Adjusted/Nett Housing Target</b></td> <td><b>596 Units</b></td> </tr> <tr> <td><b>Housing Land Allocation (Greenfield) @ 35 units per Ha</b></td> <td><b>17.02 Ha</b></td> </tr> </table> <p>Overall, there is a need to facilitate an adequate supply, range and mix of high-quality housing at compact, serviced, sustainable, accessible, and socially inclusive locations in Buncrana. The approach has therefore been to identify new residential land use zonings to achieve this objective. In this regard, these residential zonings exceed the Core Strategy zoning requirement in order both to allow sufficient flexibility to allow residential sites to come forward and to retain pre-existing residential zonings on a phased basis in accordance with the Development Plan Guidelines. The site areas are set out in the table below. In this regard Opp Sites 1,2,4 and 5 are zoned for a mixture of uses including housing.</p>	<b>Gross Housing Target</b>	<b>681 Units</b>	<b>Minus potential yield from brownfield sites</b>	<b>85 Units</b>	<b>Adjusted/Nett Housing Target</b>	<b>596 Units</b>	<b>Housing Land Allocation (Greenfield) @ 35 units per Ha</b>	<b>17.02 Ha</b>
<b>Gross Housing Target</b>	<b>681 Units</b>								
<b>Minus potential yield from brownfield sites</b>	<b>85 Units</b>								
<b>Adjusted/Nett Housing Target</b>	<b>596 Units</b>								
<b>Housing Land Allocation (Greenfield) @ 35 units per Ha</b>	<b>17.02 Ha</b>								

<sup>[1]</sup> There were no housing completions on zoned residential lands during the period 2018-2024.

<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>In summary the OPR submission made several recommendations related to this PMA:</p> <ul style="list-style-type: none"> <li>• Recommendation 2: Increase the housing target for Ballybofey/Stranorlar commensurate with its relative scale.</li> <li>• Recommendation 3: Review and revise the Core area and the associated area of land required to be zoned New Residential Phase 1 by taking account the potential housing yield from the Urban Core, Established Development, and Opportunity Sites and revise the Ballybofey/Stranorlar Zoning map to reflect the revised core strategy.</li> </ul>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>The Draft Plan CE Report stated that:</p> <ul style="list-style-type: none"> <li>• The Core Strategy Allocation Housing Supply Target for Ballybofey/Stranorlar be increased to 681 units.</li> <li>• The analysis of planning applications and pre-planning enquires over 2013-2013 and Draft Plan submissions and an identification of vacant and derelict properties had identified a potential brownfield yield of 85 units over the plan period.</li> <li>• The remaining portion of Housing supply Target required for Greenfield sites was 596 units and the associated land requirement was 17ha (at 35 units per hectare).</li> </ul> <p>The CE Report therefore recommended the above changes to the Core Strategy and the associated Section 19.3 and 19.5 as set out in the PMA above.</p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>The Members resolved to <b>accept the CE recommendation and amend the plan</b> as per the PMA detailed above.</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-86 Office of the Planning Regulator</b></p> <ul style="list-style-type: none"> <li>• States that the increased allocation of housing growth to inter alia Ballybofey/Stranorlar will better enable the development of a stronger urban settlement hierarchy for the county.</li> <li>• Notes the revised Core Strategy Housing Supply target for Ballybofey/Stranorlar, potential brownfield yield and determination of greenfield lands required to meet same.</li> </ul> <p><b>MA-88 Northern and Western Regional Assembly</b></p> <p>Notes that that the revised core Strategy result in an increased housing allocation for Ballybofey/Stranorlar and states that this approach is reflective of the of the core message of the RSES which seeks to grow the Region's Urban Centre of Scale.</p>	
<b>Chief Executive's Response</b>	
<p><b>The OPR's and the NWRA's support for the increased housing allocation for Ballybofey/Stranorlar is welcomed.</b></p> <p>Otherwise, the CE Report on the Draft Plan did not recommend that any additional lands be zoned for residential development.</p>	
<b>Chief Executive's Recommendation</b>	

To make the Plan with the PMA.

Proposed Material Alteration 19(a).3	
Section in Chapter	Material Alteration
'Housing'	<p>(i) Amend Policy BS-H-P-2 b. as follows (new text in blue)</p> <p>b. Ensure that any residential development of NR 1.3 provides for: high quality, safe, attractive direct and continuous pedestrian and cycling permeability links between the Glenfinn Road and the Donegal Road- and otherwise require, or facilitate the provision of, a vehicular link through the site between said roads if the site is selected as the preferred link between Donegal Road and Glenfinn Road.</p> <p>(ii) Insert BS-H-P-2 h. as follows:</p> <p>h. Ensure that any residential development on Site NR1.2 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p>
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<ul style="list-style-type: none"> <li>Noted that the submission from BASICC sought clarification on the vehicular connectivity strategy between Donegal Road and Glenfinn Road considering the recent acquisition of Dr Mulrine's House and the NTA submission requesting a re-examination of road proposals (including the Ballybofey Link Road) in the context of National Transport Policy.</li> <li>Stated that the Plan supported a range of sustainable mobility projects including pedestrian improvements on Glenfinn Street but this was dependent on a new multi modal link between Glenfinn Road and Donegal Road. Further stated the Draft Plan had identified the existing Part VIII approval for such a link to the east of the Mulrine's factory, but an option selection process was underway to identify the most optimal route for said multi modal link and. Also noted that the Dr Mulrine's House site represented a significant opportunity not only for housing but to deliver said transport link.</li> <li>Recommended the amendments to Policy <b>BS-H-P-2 Point b.</b> (Related to site NR 1.3) set out in the PMA above (Recommendation 19.7.1 refers).</li> </ul> <p>Separately, the CE Report:</p> <ul style="list-style-type: none"> <li>Noted that the Uisce Eireann submission specifically stated that New Residential Sites NR 1.2 and OPP Site 4 are in close proximity to the Ballybofey/Stranorlar WWTP and that Policy WWW-P-10(b) will apply.</li> <li>Stated that existing facilities in the BS WWTP are approximately 92m and 57m from NR 1.2 and Opp Site 4.</li> </ul>	

<ul style="list-style-type: none"> <li>To ensure compliance with WWW-P-10(b), protect future residential amenity in said sites and in the interests of clarity, recommended the amendment to Policy <b>BS-H-P-2 Point h.</b> as set out in the PMA above (Recommendation 19.14 refers).</li> </ul>
<b>Members Resolution at Draft Plan Stage</b>
The Members resolved to <b>accept the CE recommendation and amend the plan</b> as per the PMA detailed above.
<b>Submissions at Proposed Material Alterations Stage</b>
n/a
<b>Chief Executive’s Response</b>
It is considered that the plan should be made with the PMA for the reasons detailed in the Draft Plan CE Report.
<b>Chief Executive’s Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.’</b>

Proposed Material Alteration 19(a).4				
Section in Chapter	Material Alteration			
‘Transportation and Sustainable Mobility’	<p>Amend Point 18 of Table 19.3 Transport/Sustainable Mobility Strategy for Ballybofey/Stranorlar as detailed below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">18. Glenfinn Street and Donegal Road</td> <td style="width: 40%; padding: 5px;"> <ul style="list-style-type: none"> <li>Pedestrian improvements on Glenfinn Street.</li> <li>New enabling link between Glenfinn Street and Donegal Road</li> </ul> <p>Note: The existing approved Mulrine’s link has been mapped however An Options Selection Process to identify the most optimal solution is currently in progress. In any event both the approved link alongside the Mulrine’s Factory and the Dr Mulrine’s House site/adjoining lands represents key opportunities to create said link and have been mapped.</p> </td> <td style="width: 40%; padding: 5px;"> <ul style="list-style-type: none"> <li>Enhanced/safer pedestrian and cycling connectivity between Glenfinn road area and the town centre.</li> <li>Improved overall connectivity between the Glenfinn Road and Donegal Road areas.</li> </ul> </td> </tr> </table>	18. Glenfinn Street and Donegal Road	<ul style="list-style-type: none"> <li>Pedestrian improvements on Glenfinn Street.</li> <li>New enabling link between Glenfinn Street and Donegal Road</li> </ul> <p>Note: The existing approved Mulrine’s link has been mapped however An Options Selection Process to identify the most optimal solution is currently in progress. In any event both the approved link alongside the Mulrine’s Factory and the Dr Mulrine’s House site/adjoining lands represents key opportunities to create said link and have been mapped.</p>	<ul style="list-style-type: none"> <li>Enhanced/safer pedestrian and cycling connectivity between Glenfinn road area and the town centre.</li> <li>Improved overall connectivity between the Glenfinn Road and Donegal Road areas.</li> </ul>
18. Glenfinn Street and Donegal Road	<ul style="list-style-type: none"> <li>Pedestrian improvements on Glenfinn Street.</li> <li>New enabling link between Glenfinn Street and Donegal Road</li> </ul> <p>Note: The existing approved Mulrine’s link has been mapped however An Options Selection Process to identify the most optimal solution is currently in progress. In any event both the approved link alongside the Mulrine’s Factory and the Dr Mulrine’s House site/adjoining lands represents key opportunities to create said link and have been mapped.</p>	<ul style="list-style-type: none"> <li>Enhanced/safer pedestrian and cycling connectivity between Glenfinn road area and the town centre.</li> <li>Improved overall connectivity between the Glenfinn Road and Donegal Road areas.</li> </ul>		
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>				
No specific comments/recommendations related to his PMA.				



<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
See corresponding comments in PMA 19(a).3  The CE Report recommended the Amendment of Point 18 of Table 19.3 Transport/Sustainable Strategy for Ballybofey/Stranorlar as set out in the PMA above. (Recommendation 19.7.1 refers).
<b>Members Resolution at Draft Plan Stage</b>
The Members resolved to <b>accept the CE recommendation to amend Point 18 of Table 19.3 Transport/Sustainable Strategy</b> for Ballybofey/Stranorlar as per the PMA detailed above.
<b>Submissions at Proposed Material Alterations Stage</b>
No submissions related to this specific Proposed Material Alteration.
<b>Chief Executive's Response</b>
It is considered that the plan should be made with the PMA for the reasons detailed in the Draft Plan CE Report.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

<b>Proposed Material Alteration 19(a).5</b>			
<b>Section in Chapter</b>	<b>Material Alteration</b>		
'Recreation Community and Natural Heritage'	<table border="1"> <tr> <td>Insert new policy <b>BS-RCNH-P-xx</b></td> <td>Ensure that any future development to the west of St Joseph's Hospital provides adequate protections for the residential amenities of the hospital including detailed landscaping/planting proposals as necessary.</td> </tr> </table>	Insert new policy <b>BS-RCNH-P-xx</b>	Ensure that any future development to the west of St Joseph's Hospital provides adequate protections for the residential amenities of the hospital including detailed landscaping/planting proposals as necessary.
Insert new policy <b>BS-RCNH-P-xx</b>	Ensure that any future development to the west of St Joseph's Hospital provides adequate protections for the residential amenities of the hospital including detailed landscaping/planting proposals as necessary.		
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>			
No specific comments/recommendations related to his PMA.			
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>			
<p>The CE Report:</p> <ul style="list-style-type: none"> <li>Stated that, further to a request by the HSE, a policy should be inserted that any future development to the west of St Joseph's Hospital provides adequate protections for the residential amenities of the hospital including detailed landscaping/planting proposals as necessary.</li> <li>Recommended that the above policy be inserted (Recommendation 19.4.2 refers).</li> </ul>			
<b>Members Resolution at Draft Plan Stage</b>			
The Members resolved to <b>accept the CE Recommendation and insert the above policy</b> as per the PMA detailed above.			

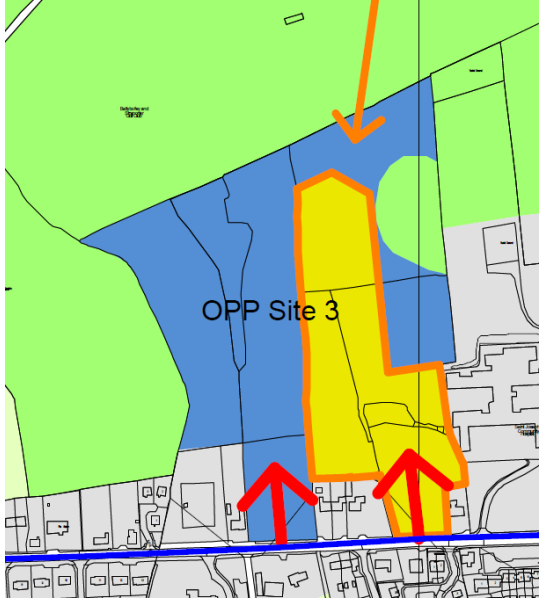
<b>Submissions at Proposed Material Alterations Stage</b>
No submissions related to this specific Proposed Material Alteration.
<b>Chief Executive's Response</b>
It is considered that the plan should be made with the PMA to protect the residential amenities of St Joseph's Community Hospital.
<b>Chief Executive's Recommendation</b>
To make the Plan <u>with</u> the PMA.

Proposed Material Alteration 19(a).6			
Section in Chapter	Material Alteration		
'Recreation Community and Natural Heritage'	Insert new policy <table border="1" data-bbox="451 846 1284 951"> <tr> <td>BS-RCNH-P-xx</td> <td>Not to permit any development within a 10m safety buffer of the boundary of the Ballybofey/Stranorlar Golf Club.</td> </tr> </table>	BS-RCNH-P-xx	Not to permit any development within a 10m safety buffer of the boundary of the Ballybofey/Stranorlar Golf Club.
BS-RCNH-P-xx	Not to permit any development within a 10m safety buffer of the boundary of the Ballybofey/Stranorlar Golf Club.		
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>			
No specific comments/recommendations related to his PMA.			
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>			
The CE Report: <ul style="list-style-type: none"> <li>Noted the requests form Ballybofey/Stranorlar Golf Club for a 10m safety buffer zone along the existing Golf Course boundary to protect any future development on the adjoining lands.</li> <li>Recommended that the above policy be inserted (Recommendation 19.4.2 refers).</li> </ul>			
<b>Members Resolution at Draft Plan Stage</b>			
The Members resolved to <b>accept the CE Recommendation and to insert the above policy</b> as per the PMA detailed above.			
<b>Submissions at Proposed Material Alterations Stage</b>			
No submissions related to this specific Proposed Material Alteration.			
<b>Chief Executive's Response</b>			
It is considered that the plan should be made with the PMA to provide an adequate safety buffer between the Golf Club and any adjoining development.			
<b>Chief Executive's Recommendation</b>			
To make the Plan <u>with</u> the PMA.			

Proposed Material Alteration 19(a).7			
Section in Chapter	Material Alteration		
'Opportunity Sites'	Amend Policy BS-OPP-P-4 as detailed below <table border="1" data-bbox="500 363 1417 653"> <tr> <td>BS-OPP-P-4</td> <td> <p>a) Facilitate proposals for the re-development of the existing mart site including multiple residential development or business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4.</p> <p>b) Ensure that any residential development on Opp Site 4 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p> </td> </tr> </table>	BS-OPP-P-4	<p>a) Facilitate proposals for the re-development of the existing mart site including multiple residential development or business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4.</p> <p>b) Ensure that any residential development on Opp Site 4 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p>
BS-OPP-P-4	<p>a) Facilitate proposals for the re-development of the existing mart site including multiple residential development or business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4.</p> <p>b) Ensure that any residential development on Opp Site 4 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p>		
OPR's Comments/Recommendation at Draft Plan Stage			
No specific comments/recommendations related to his PMA.			
Chief Executive's Comments/Recommendation at Draft Plan Stage			
See corresponding comments in PMA 19(a).3 regarding the need for setback for residential development from said WWTP.			
The CE Report recommended that the Policy BS-OPP-P-4 be amended as per the PMA detailed above (Recommendation 19.14 refers).			
Members Resolution at Draft Plan Stage			
The Members resolved to <b>accept the CE Recommendation and amend Policy BS-OPP-P-4</b> as detailed in the PMA above.			
Submissions at Proposed Material Alterations Stage			
No specific comments/recommendations related to his PMA.			
Chief Executive's Response			
It is considered that the plan should be made with the PMA to protect the residential amenities of any future development on Opportunity Site 4.			
Chief Executive's Recommendation			
<b>To make the Plan <u>with</u> the PMA.</b>			

### 19(b) Proposed Material Alterations (Mapping)

Proposed Material Alteration 19(b).1	
Section in Chapter	Material Alteration
Map 19.1	Change the zoning of an area of land north of the N15/Lifford Road at Mullindrait, Stranorlar, from Opp Site 3 to <b>New Residential Phase 1</b>

	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
<p>No specific comments/recommendations related to his PMA at Draft Plan stage.</p>	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>The Draft Plan CE Report:</p> <ul style="list-style-type: none"> <li>• Did not agree the subject lands be rezoned as 'New Residential Phase 1' based on the availability of more centrally located sites to fulfil the Core Strategy housing land requirement and additional housing provision.</li> <li>• Noted that Opp Site 3 was identified in the Seven Strategic Towns Local Area Plan 2018-2024 and the Draft Plan to facilitate the future expansion of St Joseph's Hospital and the Ballybofey/Stranorlar Golf Club. However, the HSE had confirmed it no longer required Opp Site 3 for the future expansion of St Joseph Hospital and the CE report otherwise considered it was not justifiable to zone the lands <u>solely</u> for the expansion of a Golf Club within an urban area.</li> <li>• Recommended that Opp Site 3 be rezoned as 'Rural/Agricultural' (Recommendation 19.4.2 refers). Note: Rural/Agricultural is now proposed to be retitled Local Environment as per MA 17.1(a).</li> </ul>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>The Members resolved to <b>reject the CE Recommendation and rezone the part of Opp Site 3</b> outlined in orange and coloured yellow as <b>New Residential Phase 1</b> as per the PMA detailed above.</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-86 Office of the Planning Regulator</b></p> <ul style="list-style-type: none"> <li>• <b>Notes that the subject site is a peripheral site, is inconsistent with the NSO and Regional Growth ambition for compact growth, does not have regard to the sequential approach to zoning under the Development Plans Guidelines and has not been subject of an infrastructural assessment.</b></li> </ul>	

- The zoning is not required to enable Ballybofey/Stranorlar to achieve its housing target in accordance with national and regional policy objectives and there are sufficient serviced lands which are more suitably located to provide for a consolidated plan led growth.
- The location of development on the periphery of Ballybofey/Stranorlar would undermine the regeneration and consolidation of the town centre.
- The site does is not well located to facilitate active transport modes/contribute to Climate targets.
- Requires that the Planning Authority make the plan without the Proposed Material Alteration having regard to mandatory objectives/national and regional planning objectives related to inter alia sustainable settlement transport strategies, climate action, compact growth, town centre regeneration, and a tiered and sequential approach to zoning. (OPR Recommendation 3 refers).

**MA-130 Barry Patton (Submitted by MH Associates)**

- Notes that the lands are serviced by public water mains, public sewer, stormwater system and direct access to National Primary Road within 50kph limit and footpath to Stranorlar.
- Notes the Planning History for the site including approvals for multiple residential development.
- Notes that the HSE no longer require additional lands for future expansion.
- Submits the zoning of the lands Opportunity is inappropriate and that the total landholding should be zoned as Residential Phase 1.

**Chief Executive’s Response**

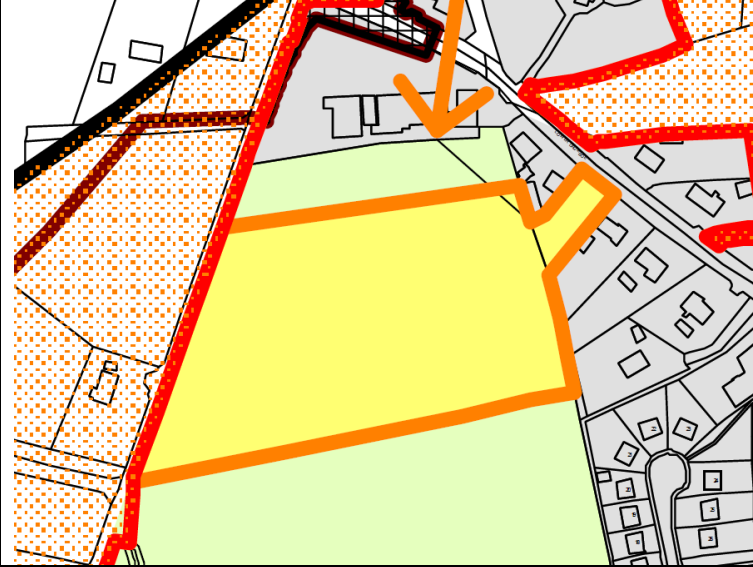
Notwithstanding the site’s serviced nature, the previous approvals for multiple residential development, and the fact the HSE no longer requires it for future expansion, based the availability of more centrally and sequentially located sites to fulfil the Core Strategy housing land requirement and additional housing provision it is considered that zoning the site residential would not be in the interests of Proper Planning and Sustainable Development.

**Chief Executive’s Recommendation**

**To make the Plan without the PMA.**

**Proposed Material Alteration 19(b).2**

Section in Chapter	Material Alteration
Map 19.1	Change the zoning of an area of land at Drumboe Lower, Stranorlar, from Rural/Agricultural to <b>New Residential Phase 2</b> .


<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>
<p>No specific comments/recommendations related to his PMA at Draft Plan stage.</p>
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>
<p>The CE Report:</p> <ul style="list-style-type: none"> <li>• Did <u>not</u> recommend the site should be rezoned as New Residential Phase 1 based on: <ul style="list-style-type: none"> <li>○ The peripherality of the site relative to more centrally located sites.</li> <li>○ The associated greater walking distance (13minute approx.) to Stranorlar Town Centre than other more compact/centrally located sites.</li> <li>○ The need for a 102m (approx.) footpath extension.</li> </ul> (Recommendation 19.4.1 refers)</li> </ul>
<p><b>Members Resolution at Draft Plan Stage</b></p>
<p>The Members resolved to <b>reject the CE Recommendation and rezone</b> the site from Rural/Agricultural to <b>New Residential Phase 2</b> as per the PMA detailed above.</p>
<p><b>Submissions at Proposed Material Alterations Stage</b></p>
<p><b>MA-86 Office of the Planning Regulator</b></p> <ul style="list-style-type: none"> <li>• <b>Notes that the subject site is a peripheral site, is inconsistent with the NSO and Regional Growth ambition for compact growth, does not have regard to the sequential approach to zoning under the Development Plans Guidelines and has not been subject of an infrastructural assessment and lies outside the CSO 2016 Settlement boundary.</b></li> <li>• <b>The zoning is not required to enable Ballybofey/Stranorlar to achieve its housing target in accordance with national and regional policy objectives and there are sufficient serviced lands which are more suitably located to provide for a consolidated plan led growth.</b></li> <li>• <b>The location of development on the periphery of Ballybofey/Stranorlar would undermine the regeneration and consolidation of the town centre.</b></li> <li>• <b>The site does is not well located to facilitate active transport modes/contribute to Climate targets.</b></li> <li>• <b>Requires that the Planning Authority make the plan without the Proposed Material Alteration having regard to mandatory objectives/national and regional planning objectives related to inter alia sustainable settlement transport strategies, climate action, compact growth, town</b></li> </ul>



centre regeneration, and a tiered and sequential approach to zoning. (MA Recommendation 3 refers).

**MA-85 Uisce Eireann**

Stated that depending on the scale of development localised upgrades of the Water supply and wastewater network are likely to be required over 200m-300m and there is a potential that a pumped solution to sewerage may be required.

**Chief Executive’s Response**

The OPR’s comments that the site is peripheral, inconsistent with compact growth and sequential development are agreed with. Based on said considerations, the availability of residential sites at more compact and accessible locations, and the need for a significant footpath extension to service the site, and the likely requirements for water and wastewater infrastructure upgrades cited in the Úisce Eireann submission it is considered that zoning the site residential would not be consistent with proper planning and sustainable development.

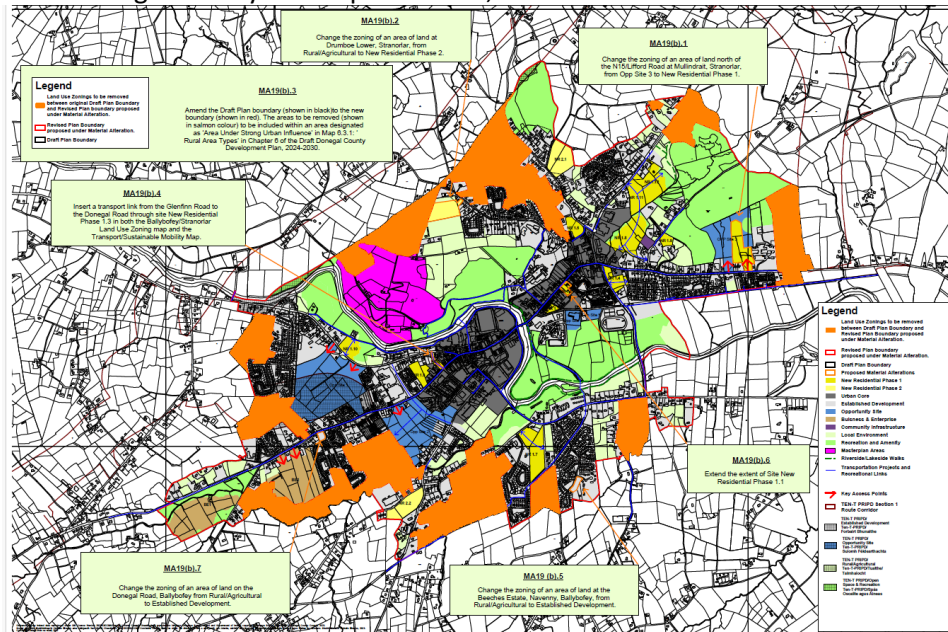
**Chief Executive’s Recommendation**

To make the Plan without the PMA.

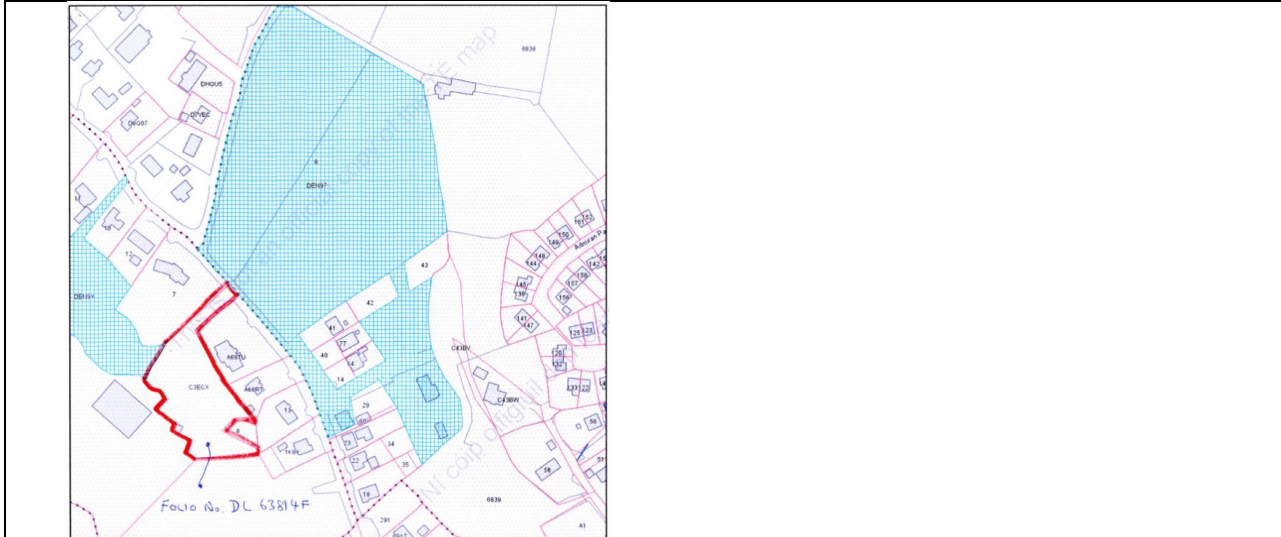
**Proposed Material Alteration 19(b).3**

Section in Chapter	Material Alteration
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**Map 19.1** Amend the Draft Plan boundary (shown in black) to the new boundary (shown in red). The areas to be removed (shown in salmon colour) are to be included within an area designated as ‘Area Under Strong Urban Influence’ in Map 6.3.1: ‘Rural Area Types’ in Chapter 6 of the Draft Donegal County Development Plan, 2024-2030.







#### MA-132 Paul Sharma

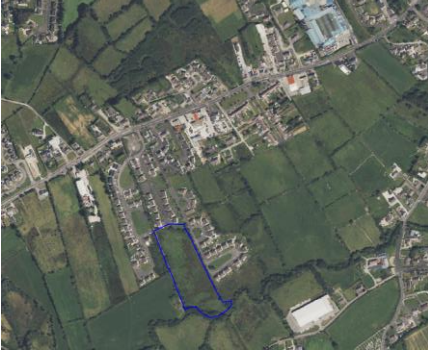
- States that he is opposed to a part/section of the land related to MA 19(b).3 being excluded from the Plan Boundary as identified on the map below.
- Requests that this area (Folio) DL6919 remains within the plan boundary and retains its Rural/Agricultural zoning. Note: The Rural/Agricultural zoning is now proposed to be re-titled as Local Environment as per MA 17.1(a).



Note: The Office of the Planning Regulator does not make specific comment on this Proposed Material Alteration

#### MA-141 Mark Loane (Submitted by William Donoghue & Associates)

- States that his client's lands are currently within the plan boundary and opines that said lands are the natural extension, proper and substantial development of an existing residential development.
- Notes that the lands are serviced with an existing entrance onto the local road network, watermains, sewer and surface water drainage.
- Notes that Ballybofey/Stranorlar has been allocated 681 housing units in the revised core strategy and also requests that his land be zoned for residential development.
- Concludes that including land in a well thought out county development plan provides a framework for sustainable and inclusive growth, fostering economic prosperity whilst preserving the environmental and cultural aspects of Ballybofey/Stranorlar.



### Chief Executive's Response

#### MA-54 John O Connor

It is important to note that if the lands were excluded from the proposed boundary alteration, they would be zoned *Local Environment* (this zoning was previous titled *Rural/Agricultural* in the Draft Plan). However, as the *Local Environment* zoning objective does not provide for multiple residential development modifying the PMA to exclude the lands would not facilitate such development on the lands.

In any event it is noted that subject site is peripheral relative to the main urban agglomeration. In this regard it is considered that the rationale for the PMA cited in the CE Report, namely to exclude Rural Agricultural zoning lying outside the built-up urban footprint of the twin towns, which are not required to be zoned for any other purpose (e.g. business/enterprise, residential etc) and which essentially constitute part of the rural area continues to be sound. Consequently, it is not considered that the PMA should be modified in respect of this specific site.

#### MA-132 Paul Sharma

Whilst the subject site of this submission is not required to be zoned for other urban purposes (e.g. business, enterprise, or residential), it is located adjacent to the urban footprint and between established built up urban areas and also lies significantly closer to the urban core than the site referred to in MA-54. Consequently, it is considered reasonable to modify the PMA to retain both the subject and other similar adjacent lands within the plan boundary and zone as *Local/Environment* as detailed in the recommendation below.

#### MA-141 Mark Loane (Submitted by William Donoghue & Associates)

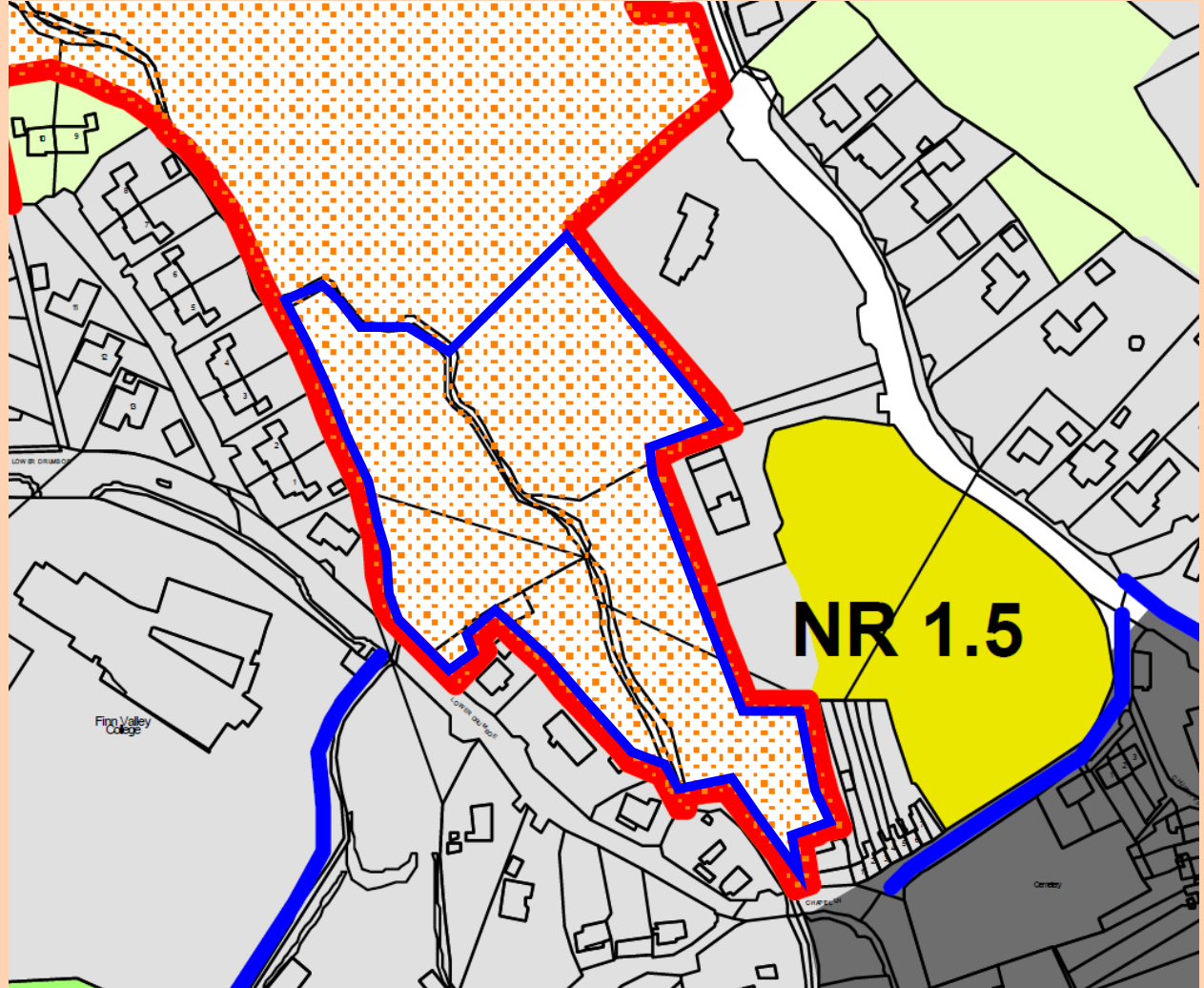
In the first instance the proposal to zone the lands residential would constitute a material alteration to the plan and there is no procedural mechanism to consider additional material alterations at this stage in the plan making process.

In relation to including the lands within the plan boundary it is noted that they adjoin existing residential development and are serviceable. However, the subject lands lie outside the existing built-up footprint of Ballybofey/Stranorlar and are not required to be zoned for any other purpose. In this regard more centrally and sequentially located lands have been identified for residential development. Consequently, it is considered that the lands adhere to the rationale for this PMA and should be excluded from the plan boundary.

### Chief Executive's Recommendation




Modify PMA 19(B).3 to retain the site referred to in MA-132 and other similar adjacent lands within the plan boundary and zone as *Local Environment* outlined in blue below.

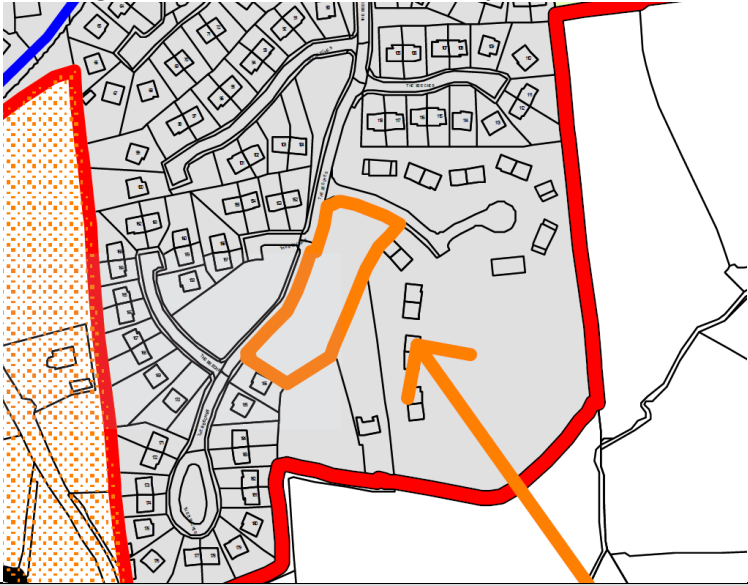



**Proposed Material Alteration 19(b).4**

Section in Chapter	Material Alteration
<b>Map 19.1</b>	Insert a transport link from the Glenfinn Road to the Donegal Road through site New Residential Phase 1.3 in both the Ballybofey/Stranorlar Land Use Zoning map and the Transport/Sustainable Mobility Map.

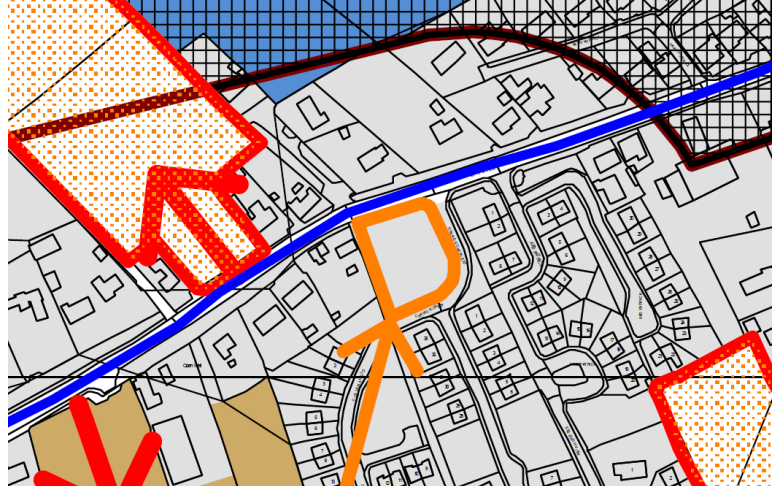

<p><b>OPR’s Comments/Recommendation at Draft Plan Stage</b></p>
<p>No specific comments/recommendations related to his PMA at Draft Plan stage.</p>
<p><b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b></p>
<p>See corresponding comments in PMA 19(a).3</p> <p>The Draft Plan CE Report recommended that a transport link be inserted from the Glenfinn Road to the Donegal Road through site New Residential Phase 1.3 in both the Ballybofey/Stranorlar Land Use Zoning map and the Transport/Sustainable Mobility Map.</p>
<p><b>Members Resolution at Draft Plan Stage</b></p>
<p>The Members resolved to <b>accept the CE Recommendation and insert a transport link from the Glenfinn Road to the Donegal Road</b> through site New Residential Phase 1.3 in both the Ballybofey/Stranorlar Land Use Zoning map and the Transport/Sustainable Mobility Map as per the PMA detailed above.</p>
<p><b>Submissions at Proposed Material Alterations Stage</b></p>
<p><b>MA-85 Uisce Eireann</b></p>
<p>Notes that the proposed link passes over an existing sewer and this must be protected and taken account of in the design of the link.</p>
<p><b>Chief Executive’s Response</b></p>
<p>The comment from Uisce Eireann that the proposed transport link passes over an existing sewer is noted. However, it is considered a project level solution can be found to adequately protect the existing sewer at this location in compliance with Policy WW-P-10(a) of the Draft Plan and a modification to the Proposed Material Alteration is therefore not required.</p>
<p><b>Chief Executive’s Recommendation</b></p>
<p><b>To make the Plan <u>with</u> the PMA.</b></p>



Proposed Material Alteration 19(b).5	
Section in Chapter	Material Alteration
Map 19.1	<p>Change the zoning of an area of land at the Beeches Estate, Navenny, Ballybofey, from Rural/Agricultural to <b>Established Development</b>.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No specific comments/recommendations related to his PMA at Draft Plan stage.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>The Draft Plan CE Report:</p> <ul style="list-style-type: none"> <li>• Stated that the site constituted a serviced, developable, brownfield infill site within an area of Established Residential Development. Noting that whilst the subject area was identified as an Open Space under 03/8310 it was never developed as such and it adjoined an existing useable, passively supervised and maintained open space.</li> <li>• Recommended that area be rezoned from 'Rural/Agricultural' to 'Established Development' as per the PMA detailed above (Recommendation 19.11 refers).</li> </ul>	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation and rezone the area</b> from 'Rural/Agricultural' to ' <b>Established Development</b> ' as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive's Response</b>	
It is considered that this area should be rezoned from 'Rural/Agricultural' to 'Established Development' for the reasons detailed in the Draft Plan CE Report.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

Proposed Material Alteration 19(b).6	
Section in Chapter	Material Alteration
Map 19.1	<p>Extend the extent of Site New Residential Phase 1.1.</p> 
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
On the basis that the site of the adjoining Old Fire Station Building is now proposed as a Social Housing development (HCS 1122) the CE Report recommended that New Residential Phase 1 Site NR 1.1 be extended/enlarged as per the PMA detailed above.	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE Recommendation and extend the extent of site NR 1.1</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive’s Response</b>	
It is considered that the extent of New Residential Phase 1 site NR 1.1 should be expanded to facilitate/take account of the abovementioned social housing development.	
<b>Chief Executive’s Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

**Proposed Material Alteration 19(b).7**

Section in Chapter	Material Alteration
Map 19.1	<p>Change the zoning of an area of land on the Donegal Road, Ballybofey from Rural/Agricultural to <b>Established Development</b>.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>The CE report:</p> <ul style="list-style-type: none"> <li>• Considered that the site constitutes a small serviced, developable, infill site within an area of Established Residential Development. Noted that the site was not permitted as an open space area for any adjoining residential development.</li> <li>• Recommended that the site be rezoned from Rural/Agricultural to <b>Established Development</b> as per the PMA detailed above (Recommendation 19.13 refers).</li> </ul>	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation and rezone</b> the area from Rural/Agricultural to <b>Established Development</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No specific comments/recommendations related to his PMA.	
<b>Chief Executive's Response</b>	
It is considered that the plan should be made with the PMA for the reasons detailed in the Draft Plan CE Report.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

**Special Note:**

- **MA-88 Northern and Western Regional Assembly** stated it was not proposed to offer detailed comment on the 3 draft Local Area Plans for Ballybofey/Stranorlar, Bundoran and Buncrana as the Assembly do not normally comment on settlement detail below the level of RSES Key Towns/Regional Growth Centres.
- **MA-67 Causeway Coast and Glens Borough Council** noted that the Council published Proposed Material Alterations in relation to inter alia the Ballybofey/Stranorlar Area Plan, notes the contents of said PMAs but not made no further comment in relation to same.

## Chapter 20 – Bundoran Area Plan

### 20(a) Proposed Material Alterations (Text)

Proposed Material Alteration 20(a).1												
Section in Chapter	Material Alteration											
18.1 Zoning Matrix	(a) Insert the following row and associated footnote into Table 18.1 – Bunrana Land Use Zoning Matrix.											
	<b>Land Use Zoning</b>	<b>New Residential (Phase 1)</b>	<b>New Residential (Phase 2)</b>	<b>Urban Core</b>	<b>Established Development</b>	<b>Strategic Residential Reserve</b>	<b>Open Space &amp; Recreation</b>	<b>Business &amp; Enterprise.</b>	<b>Rural/Agricultural Local Environment</b>	<b>Community Infrastructure</b>	<b>High Amenity</b>	<b>Tourist facility</b>
	<b>Water/Wastewater Services</b>	o	o	o	o	o	o	o	o	o	o	
	<p><b>Footnote:</b></p> <p>Proposals for large scale water services infrastructure on lands zoned Open Space and Recreation (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) will <u>not</u> normally be acceptable within said zoning. Development applications for municipal small scale water services infrastructure (e.g. individual wastewater treatment systems, watermains and sewers) will be open to consideration within said zoning if not otherwise exempted development. All development proposals will be subject to the requirements of the Flood Risk Management guidelines.</p>											
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>												
No specific comments/recommendations related to this PMA												
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>												
<p>The CE Report:</p> <ul style="list-style-type: none"> <li>Noted that the Uisce Eireann submission stated that Transport and Utilities Infrastructure is referenced as a zoning in Table 17.1 but does not form part of the zoning matrices in Table 18.1, 19.1 and 20.1.</li> <li>Set out that there was no reference to same on the basis that there was no zoning of this nature with the Area Plans Zoning Map.</li> <li>Recommended that in the interest of clarity it was considered appropriate to insert a row for water services infrastructure into the Zoning Matrix in Table 20.1.</li> </ul>												
<b>Members Resolution at Draft Plan Stage</b>												
The Members resolved to accept the CE Recommendation on the PMA												

Submissions at Proposed Material Alterations Stage	
<p><b>MA-85 Úisce Eireann</b></p> <ul style="list-style-type: none"> <li>• Sets out approval in terms of inclusion of both water supply and wastewater services in the Zoning Matrices and that such development has been classified as Open for Consideration.</li> <li>• Expressed concern with regard to the footnote stating that on the very rare occasions pumping stations or treatment infrastructure are required in Open Space and Recreation zoning lands these would be designed and operated in accordance with proper planning and sustainable development, relevant legislation and flood risk assessment guidelines.</li> <li>• States that the footnote could negatively impact on the expansion or existing or provision of new infrastructure that may be required in future to meet growth objectives and compliance with EU Directives.</li> <li>• Recommends the adoption of this PMA but with the removal of the footnote.</li> </ul>	
Chief Executive's Response	
<p>Land Use Zoning Matrix provides guidance on the likelihood, or otherwise, of a range of development types being acceptable in each of the zoning types contained on the Land Use Zoning Map. The concerns of UE as expressed at Draft Plan stage were that because water services infrastructure was not included in the list of development types, the guidance contained in the table for other uses was not there for water services infrastructure. The PMA sought to address this shortfall by adding 'Water/Wastewater Services' to the table and providing guidance against the zoning types. The PMA also included a footnote in relation to any potential water services infrastructure proposals in areas zoned as 'Open Space and Recreation'.</p> <p>The rationale for the above footnote was to clarify that large scale water services infrastructure (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) is considered generally inappropriate within for Open Space and Recreation zoning whose zoning objective is to '<i>Preserve and provide for open space, biodiversity and recreational amenities</i>' and therefore such infrastructure should be 'not normally acceptable' within said zoning.</p> <p>However, on the basis that Úisce Eireann has indicated that such large scale infrastructure would only be provided in said zoning in very exceptional circumstances, and would require detailed project level assessment (e.g. detailed flood risk assessment and appropriate assessment) as necessary, and it may not be feasible to locate such infrastructure elsewhere, on balance, it is considered appropriate to remove said footnote and therefore allow such large scale infrastructure to be 'Open to Consideration' rather than 'Not Normally Permissible' in said zoning.</p>	
Chief Executive's Recommendation	
<b>To make the Plan <u>with</u> the PMA with the removal of the footnote.</b>	

Proposed Material Alteration 20(a).2	
Section in Chapter	Material Alteration
Section 20.3 Core Strategy Population and Housing Targets	<p><b>Amend text:</b></p> <p>The Core Strategy sets out an overall settlement hierarchy including population and housing targets and associated residential land zonings</p>




<p>(a) Section 20.8 'Housing – Background and Core Strategy Requirements'</p>	<p>allocations for settlements (or groups of settlements) within the county. The Core Strategy identifies Bundoran as a Service Town with a specific focus on Tourism and allocates <del>121</del> 172 units or <del>1.57</del> 2.02% of the overall housing target in the county to the town. On the basis of a residential density of <del>35</del> 25 units per ha this means that <del>overall 3.5ha of zoned land is required</del> there is a gross requirement of 6.89 hectares to fulfil the Core Strategy housing targets for Bundoran.</p> <p><b>Amend text:</b></p> <p>There has been a severe shortage of new housing completions in the Bundoran area over the last decade, particularly on zoned residential lands<sup>[1]</sup>. There is also a considerable local social housing waiting list. The CDP Core Strategy has set an ambitious gross target of 172 units and an associated zoned land requirement of 6.89ha for Bundoran over the plan period 2024-2030. In line with the Development Plan Guidelines, the Authority has calculated the potential yield from brownfield sites as being of the order of 31 units. As also required in the Guidelines, this estimated brownfield yield must be deducted from the gross greenfield housing target. The nett required housing target is therefore 141 units (172 minus 31) resulting in an adjusted greenfield/nett housing land requirement of 5.64 hectares as set out in the table below.</p> <p><b>Table 18.xx: Summary of Core Strategy Target Allocation for Bundoran Adjusted for Brownfield Capacity</b></p> <table border="1" data-bbox="524 1213 1412 1444"> <tr> <td><b>Gross Housing Target</b></td> <td><b>172 Units</b></td> </tr> <tr> <td><b>Minus potential yield from brownfield sites</b></td> <td><b>31 Units</b></td> </tr> <tr> <td><b>Adjusted/Nett Housing Target</b></td> <td><b>141 Units</b></td> </tr> <tr> <td><b>Housing Land Allocation (Greenfield) @ 25 units per Ha</b></td> <td><b>5.64Ha</b></td> </tr> </table> <p>Overall, there is a need to facilitate an adequate supply, range and mix of high-quality housing at compact, serviced, sustainable, accessible, and socially inclusive locations in Bundoran. The approach has therefore been to identify new residential land use zonings to achieve this objective. In this regard, these residential zonings exceed the Core Strategy zoning requirement in order both to allow sufficient flexibility to allow residential sites to come forward and to retain pre-existing residential zonings on a phased basis in accordance with the Development Plan Guidelines.</p>	<b>Gross Housing Target</b>	<b>172 Units</b>	<b>Minus potential yield from brownfield sites</b>	<b>31 Units</b>	<b>Adjusted/Nett Housing Target</b>	<b>141 Units</b>	<b>Housing Land Allocation (Greenfield) @ 25 units per Ha</b>	<b>5.64Ha</b>
<b>Gross Housing Target</b>	<b>172 Units</b>								
<b>Minus potential yield from brownfield sites</b>	<b>31 Units</b>								
<b>Adjusted/Nett Housing Target</b>	<b>141 Units</b>								
<b>Housing Land Allocation (Greenfield) @ 25 units per Ha</b>	<b>5.64Ha</b>								

	<p>Bundoran recorded a population of 1963 in the 2016 census and is recognised as a ‘Service Town’ town in the County Settlement Hierarchy, as set out in Chapter 3 – Core Strategy.</p> <p>The Core Strategy of the County Development Plan 2024-2030 sets a housing target of 121 units for Bundoran over the 6-year plan period, resulting in a residential zoned land requirement of approximately 3.5 hectares<sup>[4]</sup>. This requirement is provided for on sites ref. NR1.1, NR1.2, NR1.3 and NR1.4; which cumulatively provide for approximately 5.2 Ha of residential land within easy reach of the town centre and where all servicing requirements can be met over the lifetime of the plan.</p> <p>In addition to these sites however, and in accordance with the provisions of ‘Development Plan Guidelines for Planning Authorities’ (2022)<sup>[2]</sup>, the land use zoning map for Bundoran also identifies <b>These include</b> a number of other suitably located and serviced/serviceable residential sites that were previously zoned in the County Development Plan 2018-2024 and that remain available to contribute towards housing supply in the town (site refs. NR2.1, NR2.2, NR2.3, NR2.4 and NR2.5 refer). These sites are zoned as ‘Phase 2’ residential and will only be released where there is evidential market failure in respect of delivery on Phase 1 sites (Policy GEN-H-3 refers). The site areas are set out in the table below</p>
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
<p>Require the Authority to:</p> <ul style="list-style-type: none"> <li>• Increase the housing target for the County Growth Drivers/Self -Sustaining Growth Towns and Service Towns, proportionate to their size (Recommendation 2);</li> <li>• Review and revise the amount of land required to be zoned as New Residential Phase 1 by taking account of the potential yield from the urban core, established development and opportunity sites.</li> </ul>	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
<p>Acknowledged the rationale and requirements of the OPR and concluded by making the recommendation as contained in the PMA.</p>	
<b>Members Resolution at Draft Plan Stage</b>	
<p>The Members resolved to accept the CE recommendation and amend the plan as per the PMA detailed above.</p>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA 86 – Office of Public Regulator (OPR)</b> The submission states that;</p>	

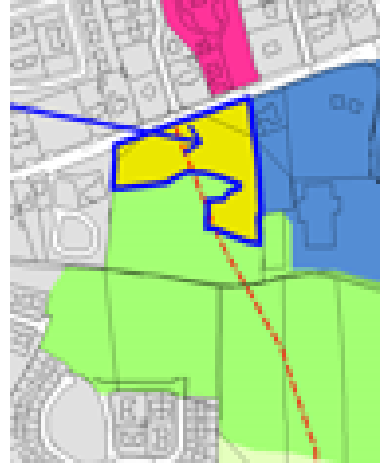
<ul style="list-style-type: none"> <li>• The increased allocation of housing growth to Bundoran will better enable the development of stronger urban settlement hierarchy for the county which can be expected to better support the economic development of the county.</li> <li>• Notes the revised Core Strategy target for Bundoran, the potential brownfield yield and determination of greenfield lands required to meet same.</li> </ul>
<b>Chief Executive's Response</b>
The OPR's and the NWRA's support for the increased housing allocation for Ballybofey/Stranorlar is welcomed.
<b>Chief Executive's Recommendation</b>
To make the plan <u>with</u> the PMA.


## 20(b) Proposed Material Alterations (Mapping)

Proposed Material Alteration 20(b).1	
Section in Chapter	Material Alteration
20(b)1	<p>Change the zoning of an area of land south of Dinglei Cough, West End from 'Rural/Agricultural' to 'New Residential Phase 1'</p> <div style="text-align: center; border: 1px solid black; padding: 10px; background-color: #e0f0e0;"> <p><b><u>MA20(b).1</u></b></p> <p>Change the zoning of an area of land south of Dinglei Cough, West End from 'Rural/Agricultural' to 'New Residential Phase 1'.</p> </div> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (site was not identified in Draft Plan).	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the zoning on the basis that the site was identified among the top ranked sites required to meet the Core Strategy requirement.	

<b>Members Resolution at Draft Plan Stage</b>
The Members resolve to accept the CE Recommendation
<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA 86 – Office of the Planning Regulator</b>  <b>Whilst advising of concerns re the overall supply for Bundorna, the OPR accepts the rationale for zoning this site.</b></p> <p><b>MA 85 – Uisce Éireann</b>  States that it is critical that any proposed development at this location ensures that UE assets that cross the site are protected as agreed with UÉ. Development in the vicinity of UÉ assets should be in accordance with Standard Details and Codes of Practice. Requires that wastewater services would be routed to the south to connect to the new sewer that runs along the N15 embankment.</p>
<b>Chief Executive’s Response</b>
The positive comments of the OPR are noted, as are the cautions of the UE. The proposal is supported in the recommendation below.
<b>Chief Executive’s Recommendation</b>
<p>To make the Plan <u>with</u> the PMA, subject to the insertion of the undernoted guidance:</p> <p><i>‘Uisce Eireann assets crossing, and in the vicinity of, the site shall be protected in agreement with Uisce Eireann.’</i></p>

<b>Proposed Material Alteration 20(b).2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
20(b).2	<p>Change the zoning of an area of land to the south of Finner Road from ‘Rural/Agricultural’ to ‘<b>New Residential Phase 1</b>’.</p> <div style="border: 1px solid black; background-color: #e0f0e0; padding: 10px; text-align: center;"> <p><b><u>MA20(b).2</u></b></p> <p>Change the zoning of an area of land to the south of Finner Road from ‘Rural/Agricultural’ to ‘New Residential Phase 1’.</p> </div>

	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (site was not identified in Draft Plan).	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the zoning on the basis that the site was identified among the top ranked sites required to meet the Core Strategy requirement.	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolve to accept the CE Recommendation.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA 86 – Office of the PLanning Regulator</b>  <b>Stated that the site was 'peripheral' and would:</b></p> <ul style="list-style-type: none"> <li>• <b>Be inconsistent with NSO and Regional Growth Ambition for compact growth</b></li> <li>• <b>Lack regard for the sequential approach to zoning under the Development Plan Guidelines</b></li> <li>• <b>Potentially undermine the regeneration and consolidation of the town centre, contrary to both national policy and the objectives of the draft Plan for Bundoran</b></li> <li>• <b>Does not accord with objectives to promote sustainable settlement and transport strategy under 10(2)(n) of the Act or facilitate active transport modes by virtue of location</b></li> </ul>	
<b>Chief Executive's Response</b>	
It is respectfully submitted that these lands are not 'peripheral' as they are within a short walking distance of both the Main Street and the amenities of the shorefront. Having regard to the aforementioned and to the small size of the site, this proposal is supported.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the Proposed Material Alteration.</b>	

Proposed Material Alteration 20(b).3	
Section in Chapter	Material Alteration
20(b).3	<p>Change the zoning of an area of land at Drumacrin Road from 'Rural/Agricultural' to 'New Residential Phase 1'.</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p><b><u>MA20(b).3</u></b></p> <p>Change the zoning of an area of land at Drumacrin from 'Rural/Agricultural' to 'New Residential Phase 1'</p> </div> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (site was not identified in Draft Plan).	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Supported the site as being one of the optimal site options to meet the land supply requirement.	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to agree the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA 86 – Office of the Planning Regulator</b>  Stated that the site was 'peripheral' and would:</p> <ul style="list-style-type: none"> <li>• Be inconsistent with NSO and Regional Growth Ambition for compact growth;</li> <li>• Lack regard for the sequential approach to zoning under the Development Plan Guidelines ;</li> <li>• Potentially undermine the regeneration and consolidation of the town centre, contrary to both national policy and the objectives of the draft Plan for Bundoran</li> <li>• Not accord with objectives to promote sustainable settlement and transport strategy under 10(2)(n) of the Act or facilitate active transport modes by virtue of location</li> </ul>	



The OPR also referenced the Uisce Éireann submission which confirms that MA 20(b).3 is serviceable rather than serviced.

#### MA 85 – Uisce Éireann

It noted that having reviewed GIS mapping it appears that there is a sewer to the west of the site. Details of this pipe are unknown and third-party permissions may be required. It is likely that localised upgrades would be required. Sewer network is available via the public road approx. 200m away. Watermain passing through the site is to be protected as agree with UÉ.

#### Chief Executive's Response

Notwithstanding the concerns of the OPR, this site is zoned in the current adopted plan for Bundoran as contained in the CDP 2018-2024 (As Varied). Section 4.4.1 of the Development Plan Guidelines provides that zoned housing land that is serviced and can be developed for housing within the life of the new plan under preparation should not be subject to de-zoning. The OPR's noting of UE's comment that the site is 'serviceable' rather than 'service' is noted. However, given the progress on-site of the DCC site to the immediate west, this assertion is respectfully not agreed. For these reasons the site is supported in the recommendation below.

#### Chief Executive's Recommendation

To make the Plan with the Proposed Material Alteration.

### Proposed Material Alteration 20(b).4

#### Section in Chapter

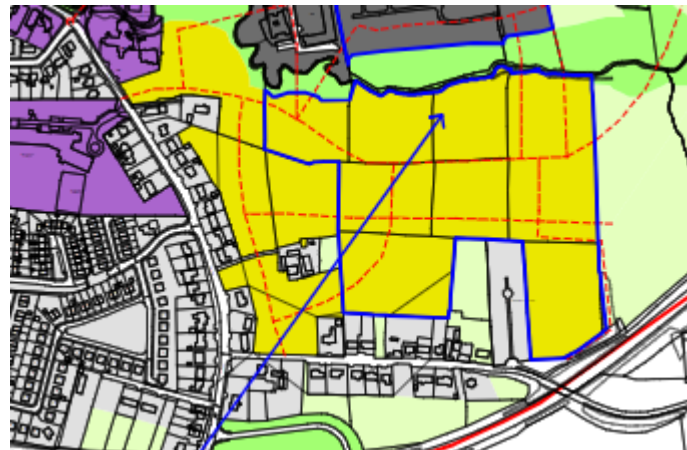
20(b).4

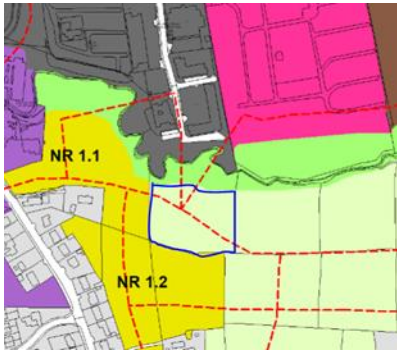
#### Material Alteration

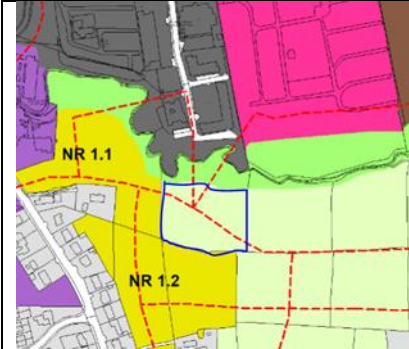
Change the zoning of an area of land east of Church Road from 'Rural Agricultural' to 'New Residential Phase 1'.

#### **MA20(b).4**

Change the zoning of an area of land east of Church Road from 'Rural Agricultural' to 'New Residential Phase 1'.



<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (site was not identified in Draft Plan).	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>Did not support the overall proposals having regard to: the scale of the overall combined site (13.16 hectares) viz a viz the overall requirement for the town (7.04 hectares); and the availability of significant amounts of zoned lands in this area located closer to Church Road with a combined area of 4.86 hectares); and the need to provide for choice of lands around the town.</p> <p>Did support the lands identified in the image below as this site could facilitate a very desirable pedestrian bridge link between this area and the town centre.</p>	
	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to include all lands as contained in the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA 86 – Office of the Planning Regulator</b>  <b>Required the Authority to make the Plan without the PMA, save for the small area recommended in the previous CE Report. Did so on the basis of concerns regarding the overall supply that would be provided were all the PMAs to be adopted by Members.</b></p> <p><b>MA 85 - Uisce Eireann</b>  States that both water supply and wastewater services would require network improvements in order to support the development of this large site, some strategic network reinforcements may be required. Limited additional development may be facilitated via Bundoran WWPS, to cater for the full site, an extension to the new sewer along the N15 via Church Road may be required.</p> <p><b>MA 44 – Brian McHenry</b>  Submission in support of the zoning of lands for New Residential Phase 1 as outlined in blue in the image below.</p>	

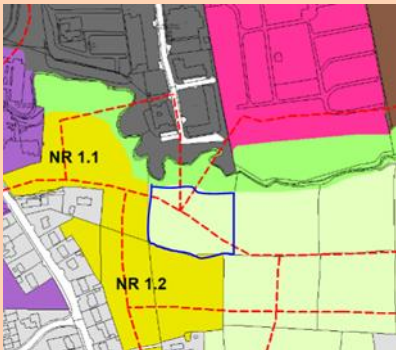


**Chief Executive’s Response**

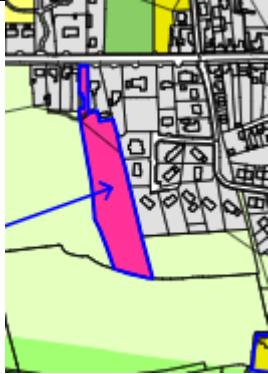
The OPR agrees with the concerns expressed in the previous CE Report. For these reasons, and having regard also to the comments of UE, the overall PMA is not supported, save for the smaller area as referred to above.

**Chief Executive’s Recommendation**


That the Members make the plan to include only the lands subject of the western 0.1ha portion of MA20(b).4 of the Proposed Material Alteration as outlined in blue in the image below.



Proposed Material Alteration 20(b).5	
Section in Chapter	Material Alteration
20(b).5	<p>Change the zoning of an area of land at West End from ‘Rural Agricultural’ to ‘Caravan Park’.</p> <div style="border: 1px solid black; background-color: #d9ead3; padding: 10px; margin: 10px 0;"> <p style="text-align: center;"><b><u>MA20(b).5</u></b></p> <p style="text-align: center;">Change the zoning of an area of land at West End from ‘Rural/Agricultural’ to ‘Caravan Park’.</p> </div>

	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a (site was not identified in Draft Plan).	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>Noted that the site was located immediately adjacent to a long-established residential area on its eastern side. The nature of the proposed use is likely to give rise to noise and other disturbance at night. For these reasons it was considered that the proposed use would be incompatible with the adjacent established uses. In addition, it is considered that the most appropriate locations for such developments are in and around the town centre in terms of supporting local businesses.</p>	
<b>Members Resolution at Draft Plan Stage</b>	
Resolved to reject the MA and rezone the portion of land highlighted in pink as 'Caravan Park'.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
<p>Having regard to the concerns identified at Draft Plan stage, and in the absence of any submissions presenting any evidence to the contrary, this proposal is not supported.</p>	
<b>Chief Executive's Recommendation</b>	
<p><b>To make the Plan <u>without</u> the Proposed Material Alteration.</b></p>	

<b>Proposed Material Alteration 20(b).6</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>20(b).6</b>	Change the zoning of an area of land immediately south of Tullan Strand from 'High Amenity' to 'Established Development'.

	<p style="text-align: center;"><b><u>MA20(b).6</u></b></p> <p style="text-align: center;">Change the zoning of an area of land immediately south of Tullan Strand from 'High Amenity' to 'Established Development'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Identified the anomaly of a block of 5 substantive residential properties being zoned as 'High Scenic Amenity' and made recommendation to rezoned as 'Established Development' to rectify the anomaly.	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to accept the recommendation and amend the plan as per the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive's Response</b>	
See recommendation.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

<b>Proposed Material Alteration 20(b).7</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>20(b).7</b>	Change the zoning of an area of land to the east of Bundoran Retail Park (including lands currently with southern portion of Dartry View Caravan Park) from 'Caravan Park' and 'Tourism' to 'Urban Core'.

**MA20(b).7**

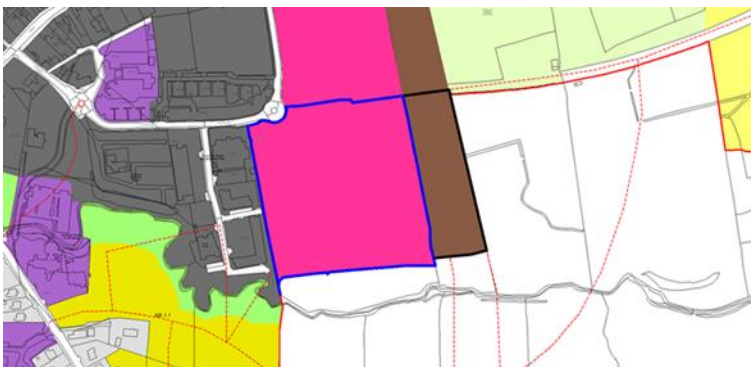
Change the zoning of an area of land to east of Bundoran Retail Park (including lands currently within southern portion of Dartry View Caravan Park) from 'Caravan Park' and 'Tourism' to 'Urban Core'.

**OPR's Comments/Recommendation at Draft Plan Stage**

No specific comment/recommendation on this site. At the time of the Draft Plan submission these lands were proposed as 'Caravan Park' and 'Tourism'.

**Chief Executive's Comments/Recommendation at Draft Plan Stage**

The Draft plan boundary identified two areas east of the Urban Core zoned as (i). Caravan Park (area shaded pink inside the blue line in Map 3(a) below) and (ii). Tourism (area shaded brown inside the black line) in Map 3(a) below. Having regard to the proximity of both these areas to the Urban Core, together with the availability of access to the required infrastructural services to facilitate future development in this area, it was recommended that this area is rezoned as 'Urban Core'. Also noted that the northern boundary of the proposed newly zoned lands will also allow for the provision of the proposed link road which will create a new access route from the Drumacrin Road to the town centre.

**Map 3(a)**



Map 3(b)

**Members Resolution at Draft Plan Stage**

Resolved to accept the recommendation and amend the plan as per the PMA.

**Submissions at Proposed Material Alterations Stage**

n/a

**Chief Executive's Response**

Having regard to the issues identified at Draft Plan stage, and in the absence of any submissions presenting any evidence to the contrary, the recommendation below supports the PMA.

**Chief Executive's Recommendation**

To make the Plan with the PMA.

**Special Note:**

- **MA-88 Northern and Western Regional Assembly** stated it was not proposed to offer detailed comment on the 3 draft Local Area Plans for Ballybofey/Stranorlar, Bundoran and Bunrana as the Assembly do not normally comment on settlement detail below the level of RSES Key Towns/Regional Growth Centres.
- **MA-67 Causeway Coast and Glens Borough Council** noted that the Council published Proposed Material Alterations in relation to inter alia the Bundoran Area Plan, notes the contents of said PMAs but not made no further comment in relation to same.



## **Part C**

### **(Proposed Material Alterations in respect of Part C: 'Chapter 21')**



## Chapter 21 – Settlement Frameworks

### 21.1 Office of the Planning Regulator Submission Summary

In view of the decision of the Planning Authority (PA) not to comply with the OPR's recommendation in its previous submission i.e. the decision of the PA not to increase the housing allocation to this settlement tier, and in the absence of an evidence-based rationale by the Chief Executive for each site, the Office considers there to be no justification for the proposed alterations.

Having regard to the existing extent of the settlement boundary, the proposed extensions are considered to be inconsistent with RPO 3.3, compact growth, which seeks to deliver at least 20% of all new housing in rural areas on brownfield land, in addition to the NSO and Regional Growth Ambition for compact growth, and do not have regard to the policy and objective for the sequential approach under the Development Plan Guidelines.

In addition, Transport Infrastructure Ireland (TII) has raised concerns that the material alterations to 21(b).2 (Map 21.2) Ballintra; 21(b).3 (Map 21.3) Bruckless; 21(b).8 (Map 21.20) Dunfanaghy; and 21(b).12 (Map 21.38) Newtowncunningham, adjoin the national road network outside the 50-60kph speed limit and therefore do not have regard to section 2.5 of the Spatial Planning and National Roads Guidelines (2012) (National Roads Guidelines) and are inconsistent with RPO 6.5.

Uisce Éireann indicates that many of the settlements have no or inadequate public wastewater treatment and that the extensions are not sequential and are therefore likely to require greater levels of network reinforcement, including Bruckless, Carrick, Mountcharles, Fahan, Creeslough, Dunfanaghy, Merville, Newtowncunningham, Milford and Kilmacrennan. As noted by Uisce Éireann, no infrastructure assessment has been carried out in respect of the proposed alterations, inconsistent with NPO 72a-c and without regard to the policy and objective for the sequential approach under the Development Plans Guidelines.

The OPW indicates that it is unclear whether the plan making Justification Test has been passed and that a policy should be included to limit development to water compatible uses only in Flood Zone A or less vulnerable uses in Flood Zone B; but also notes that MA 21(a).1 inserts a new policy on flood risk that would appear to address the OPW's concerns.

Notes that the subject alterations have not been addressed in the SEA Environmental Report, except for the additional policy for Fahan, for which the conclusion on impacts on biodiversity, fauna and flora is inconclusive. In this regard, the Office notes that MA 21(b).9(b), which extends the settlement boundary for Fahan and which should be read with the associated policy under MA 21(a).3 for hotel and marina leisure tourism, is located within the Lough Swilly SAC, and partially within the Lough Swilly SPA. The NIR concludes that there would be no 'adverse effect on the integrity after mitigation', despite that no site-specific mitigation is identified or assessed.

Furthermore, the Office notes that there is currently no capacity in the wastewater treatment plant for Fahan to service any future development. There is also no indication that this infrastructure deficit has been taken into account in the environmental assessments.

While the planning authority is advised to satisfy itself that it has met the requirements of the legislation transposing the SEA and AA Directives in making the Plan, the Office is concerned that the Plan is inconsistent with NPO 75, to ensure that all plans are subject to SEA and AA as appropriate.

Further, and having regard to the lack of a clear rationale and an adequate level of consideration of the potential environmental impacts of the proposed material amendments, the Office also considers that these material alterations are inconsistent with NPO 44a which seeks to ensure the coastal resource is managed to sustain its physical character and environmental quality.

Having regard to the core strategy of the draft Plan and associated material alterations, to the provision of new development at locations that can support compact and sustainable development, and, in particular, to:

- Section 10(2)(h) of the Planning and Development Act 2000, as amended (the Act), concerning the renewal of areas, having regard to the core strategy;
- Section 10(2)(n) of the Act, concerning the promotion of sustainable settlement and transport strategies;
- The Climate Action and Low Carbon Development Act 2015, as amended, the Climate Action Plan 2024 and the National Sustainable Mobility Policy (2022);
- NSO, Regional Growth Ambition and RPO 3.3 for compact growth;
- NPO 6, NPO 16 and NPO 35, and RPO 3.4, concerning the regeneration, rejuvenation and intensification of towns and villages and their cores;
- NPO 72a-c and associated NPF Appendix 3, tiered approach to zoning;
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009);
- Section 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012); and
- The Development Plans, Guidelines for Planning Authorities (2022), policy and objective for settlement capacity audits and associated infrastructural capacity assessment; and the policy and objective for the sequential approach to zoning; and the policy and objective not to de-zone pre-existing zoned serviced land,

The planning authority is required make the Plan without the following proposed material alterations and all associated supporting text:

- 21(b).1 (Map 21.1) Carrick/An Charraig
- 21(b).2 (Map 21.2) Ballintra
- 21(b).3 (Map 21.3) Bruckless
- 21(b).5 (Map 21.9) Mouncharles
- 21(b).7 (Map 21.19) Creeslough



- 21(b).8 (Map 21.20) Dunfanaghy
- 21(b).9(a) & (b) Fahan
- 21(ab).10(a), (b) & (c) Moville
- 21(b).12 (Map 21.38) Newtowncunningham
- 21(b).14 (Map 21.42) Kilmacrennan

## Chief Executive's Comment

The comments of the OPR are noted and have been fully considered in the making of all the following recommendations.

## 21(a) Proposed Material Alterations (Text)

Proposed Material Alteration 21(a).1			
Section in Chapter	Material Alteration		
'Land Use Zoning Policy relating to Settlement Frameworks'	<p>Insert new policy:</p> <p><b>Policy SF-P-xx:</b> Within flood risk areas identified within settlement frameworks, only the following developments will be considered:</p> <table border="1"> <tr> <td> <p><b>Areas of established development, including those parts of the Ballintra, Kilcar, Pettigo, Burtonport, Dunfanaghy and Glenties, and Rathmullan Regeneration Opportunities,</b> Minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance); and Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would</p> </td> <td> <p><b>New (currently undeveloped) areas.</b></p> <p>Water compatible uses only as per Section 5.28 of the '<i>Planning System and Flood Risk Guidelines</i>' (DEHLG and OPW, Nov. 2009).</p> </td> </tr> </table>	<p><b>Areas of established development, including those parts of the Ballintra, Kilcar, Pettigo, Burtonport, Dunfanaghy and Glenties, and Rathmullan Regeneration Opportunities,</b> Minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance); and Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would</p>	<p><b>New (currently undeveloped) areas.</b></p> <p>Water compatible uses only as per Section 5.28 of the '<i>Planning System and Flood Risk Guidelines</i>' (DEHLG and OPW, Nov. 2009).</p>
<p><b>Areas of established development, including those parts of the Ballintra, Kilcar, Pettigo, Burtonport, Dunfanaghy and Glenties, and Rathmullan Regeneration Opportunities,</b> Minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance); and Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would</p>	<p><b>New (currently undeveloped) areas.</b></p> <p>Water compatible uses only as per Section 5.28 of the '<i>Planning System and Flood Risk Guidelines</i>' (DEHLG and OPW, Nov. 2009).</p>		

	not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.	
	Flood risk areas may be viewed at the following link: <a href="#">Settlement Frameworks with High-End Future Flooding Scenario Analysis (arcgis.com)</a>	
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>		
OPR recommendation 16(ii.) required a review, from a flood risk perspective, of the regeneration opportunities identified on the settlement framework maps for Carrick, Ballintra, Kilcar, Pettigoe, Burtonport, Dunfanaghy, Glenties, Newtowncunningham, Ramelton and Rathmullan.		
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>		
<ul style="list-style-type: none"> <li>• Stated that the review requested by the OPR had been undertaken.</li> <li>• Noted that 6 of the regeneration areas had been significantly impacted (Ballintra, Kilcar, Pettigo, Burtonport, Dunfanaghy and Glenties) whilst Rathmullan is also impacted to a lesser degree.</li> <li>• Recommended applying a policy limiting development affecting existing built property to minor development only and new development to water compatible uses as per the Flood Risk Management Guidelines as per the PMA detailed above (Recommendation 21.1 refers).</li> </ul>		
<b>Members Resolution at Draft Plan Stage</b>		
The Members resolved to <b>accept the CE recommendation and insert the new policy</b> as per the PMA detailed above.		
<b>Submissions at Proposed Material Alterations Stage</b>		
<b>MA-85 Uisce Eireann</b> (summarised at Section 21.1 above)		
<b>Chief Executive's Response</b>		
Given that the policy contained in the PMA is designed to align the Plan with national policy, the recommendation below supports the inclusion of the policy in the Plan.		
<b>Chief Executive's Recommendation</b>		
<b>To make the Plan <u>with</u> the PMA.</b>		

<b>Proposed Material Alteration 21(a).2</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
'Land Use Zoning Policy relating to Settlement Frameworks'	<b>Insert new policy:</b> <b>Policy SF-P-xx:</b> To guide development of all settlement frameworks including Lifford, Raphoe, Bunbeg-Derrybeg and Milford in a sequential manner, outwards

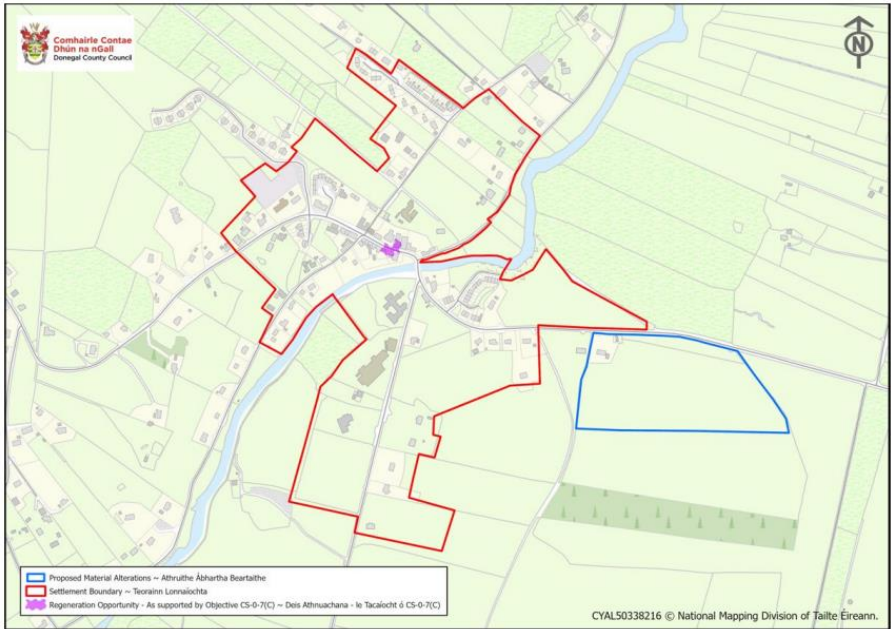
	from the core area in order to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more edge-of-centre and edge-of-town areas and to make better use of under-utilised land. This policy shall not apply to small-scale business enterprises (excluding retail development) of circa 1 to 5 employees.
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
Recommendation 8 required the Planning Authority to consider including residential land use zoning objectives or other appropriate mechanisms to direct the sustainable development of residential development in the towns of Lifford, Raphoe, Bunbeg-Derrybeg, and Milford.	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<ul style="list-style-type: none"> <li>• Noted that policy for guiding the development of towns in a sequential manner outwards from the core area was already provided for all towns in Core Strategy Policy CS-P-2.</li> <li>• However, on the basis that said towns were listed together in the Core Strategy table and there were no plans to prepare zoning plans for them, recommended the inclusion of the specific policy detailed above requiring adherence to the sequential development approach (Recommendation 3.4 refers).</li> </ul>	
<b>Members Resolution at Draft Plan Stage</b>	
The Members resolved to <b>accept the CE recommendation and insert the new policy</b> as per the PMA detailed above.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<p><b>MA-85 Uisce Eireann</b> (summarised at Section 21.1 above)</p> <p><b>MA-83 Heritage Council</b> Strongly supports policy (but observes that 'it is therefore even more confusing and disappointing that many of the proposed expansion of the settlement boundaries ... go on to ignore this new policy ...')</p>	
<b>Chief Executive's Response</b>	
See recommendation below.	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

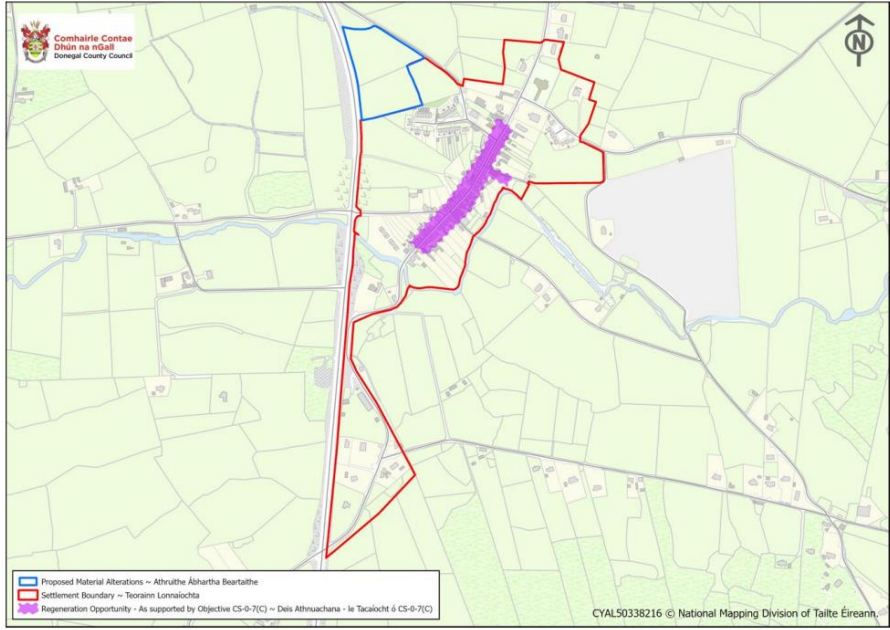

### Proposed Material Alteration 21(a).3

[refer to PMA 21(a) .3 & 21 (b).9(b) below]

21(b) Proposed Material Alterations (Mapping)

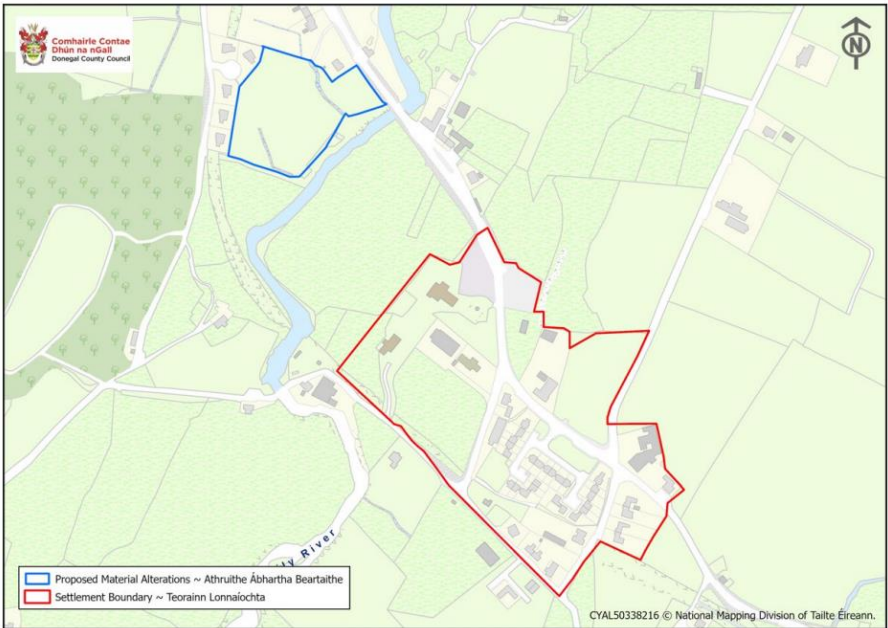
Donegal Municipal District

Proposed Material Alteration 21(b).1	
Section in Chapter	Material Alteration
<p><b>Chapter 21</b> <b>Map 21.1 Carrick Settlement Framework</b></p>	<p><b>21(b).1</b> Extend Settlement Framework boundary to include lands identified in blue outline.</p>  <p>The map shows a settlement area with a red boundary. A blue-outlined area to the east and south of the main settlement is identified as a proposed material alteration. A purple dot indicates a regeneration opportunity. The map includes a legend with the following items:  - Proposed Material Alterations – Aithriúche Abhartha Boartaithe (Blue outline)  - Settlement Boundary – Teorainn Lonnáilochta (Red outline)  - Regeneration Opportunity – As supported by Objective CS-0-7(C) – Deis Athnuachana – In Tacaíocht ó CS-0-7(C) (Purple dot)  A north arrow is located in the top right corner, and the Donegal County Council logo is in the top left. The map is titled 'CYAL50338216 © National Mapping Division of Tailte Éireann.' in the bottom right corner.</p>
OPR’s Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive’s Comments/Recommendation at Draft Plan Stage	
The extension of the settlement framework was not the subject of a public submission and was not therefore considered in the CE report.	
Members Resolution at Draft Plan Stage	
To publish a proposal to extend the settlement framework of Carrick as a PMA.	
Submissions at Proposed Material Alterations Stage	
Submissions received from OPR and Uisce Éireann. Please refer to ‘OPR Comments Re Settlement Frameworks Proposals’.	
Chief Executive’s Response	
Having regard to the site’s detachment from the village and the absence of public effluent treatment facilities for the village the OPR’s concerns re this site are agreed.	
Chief Executive’s Recommendation	
<b>To make the plan <u>without</u> the PMA.</b>	

Proposed Material Alteration 21(b).2	
Section in Chapter	Material Alteration
<p><b>Chapter 21</b> <b>Map 21.2 Ballintra Settlement Framework</b></p>	<p><b>21(b).2</b> Extend Settlement Framework boundary to include lands identified in blue outline.</p>  <p>The map shows a settlement area with a red boundary. A blue outline indicates the proposed extension of the settlement framework. A purple shaded area represents a regeneration opportunity. The map includes a north arrow and a legend at the bottom left. The legend identifies: Proposed Material Alterations - Atrúithe Ábhartha Beartaíthe (blue outline), Settlement Boundary - Tíoraínn Linnleachta (red outline), and Regeneration Opportunity - As supported by Objective CS-9-7(C) - Deis Athnuachana - le Tacaíocht ó CS-9-7(C) (purple shading). The map is sourced from the National Mapping Division of Tailte Éireann (CYALS0338216).</p>
OPR's Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
<p>Recommended that the boundary be extended to include a northern portion of the lands within those now proposed as PMA, as illustrated in the image below. The site at its nearest part is only 100m from the centre and it was considered that on balance this should be included as an extension to the village; it was noted that 3<sup>rd</sup> party consent will be required for a 100m section of footpath between the site and the existing footpath network.</p>  <p>The detailed map shows a red triangular area (site) located north of a blue settlement boundary. A road labeled '-124' is visible to the left of the site. The site is adjacent to the settlement boundary, and a footpath is indicated between the site and the existing network.</p>	
Members Resolution at Draft Plan Stage	
<p>Agreed with the recommendation but resolved also to include the intervening land between the recommended site and the established boundary.</p>	
Submissions at Proposed Material Alterations Stage	

Submissions received from OPR and TII. <b>Please refer to ‘OPR Comments Re Settlement Frameworks Proposals’.</b>
<b>Chief Executive’s Response</b>
Re concerns raised by the OPR, the nearest part of the subject site is only 270 metres from the village centre, notwithstanding that third party consent shall be required for a short section of footpath between the subject lands and the existing footpath network. Re concerns expressed by TII regarding proximity to the national road network, there is a realistic opportunity to achieve access on the County Road to the east of the site.
<b>Chief Executive’s Recommendation</b>
<b>To make the plan <u>with</u> the PMA.</b>

**Proposed Material Alteration 21(b).3**

Section in Chapter	Material Alteration
<b>Chapter 21 Map 21.3 Bruckless Settlement Framework</b>	<b>21(b).3</b> Extend Settlement Framework boundary to include lands identified in blue outline.
	 <p>The map displays a settlement area with a red boundary representing the current settlement framework. A blue outline indicates the proposed material alteration, extending the boundary to include additional lands. The map includes a legend, a north arrow, and a scale bar. The map title is 'Comhairle Contae Dhún na nGall Donegal County Council'. The map is sourced from the National Mapping Division of Taithe Éireann, with the identifier CYAL50338216.</p>

**OPR’s Comments/Recommendation at Draft Plan Stage**

n/a

**Chief Executive’s Comments/Recommendation at Draft Plan Stage**

This site was the subject of planning permission in 2002 for the erection of 14 dwellings and on-site sewage treatment. Whilst some site development works were undertaken, the dwellings were never constructed. The CE Report explained how the policy context has changed significantly since 2003 in that:

- Communal treatment plants are not supported by DCC (and there is no public sewer for Bruckless);



- Site is 0.2km from the settlement at its nearest point, and the provision of footpath and lighting to the site would appear to be cost prohibitive.
- A significant portion of the south-east of the site is now identified as being within a flood risk area (refer area shaded light blue and dark blue in the image below).



For these reasons, the previous recommendation was not to amend the Plan.

**Members Resolution at Draft Plan Stage**

Not to accept the recommendation of the CE but to publish the revised Settlement Framework boundary as a PMA.

**Submissions at Proposed Material Alterations Stage**

Submissions received from OPR, Uisce Eireann and TII. **Please refer to ‘OPR Comments Re Settlement Frameworks Proposals’.**

**Chief Executive’s Response**

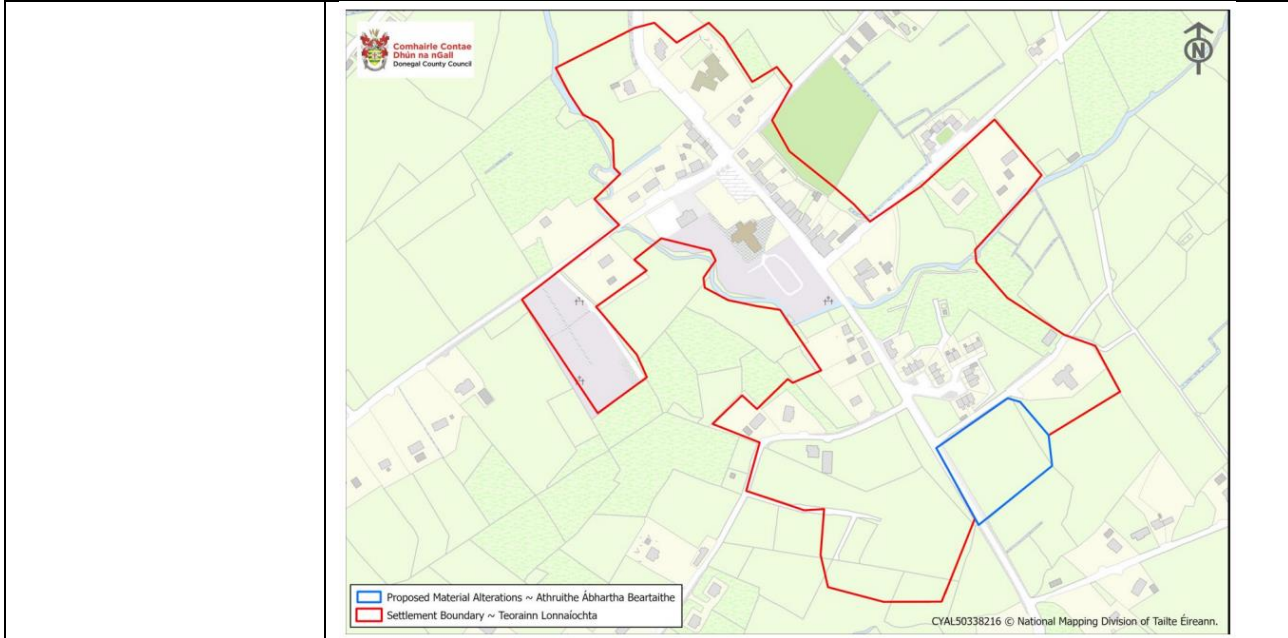
Having regard to the concerns of the statutory bodies, the concerns expressed in the previous CE Report, and the absence of any submissions challenging these conclusions, this proposal is not supported.

**Chief Executive’s Recommendation**

**To make the plan without the PMA.**

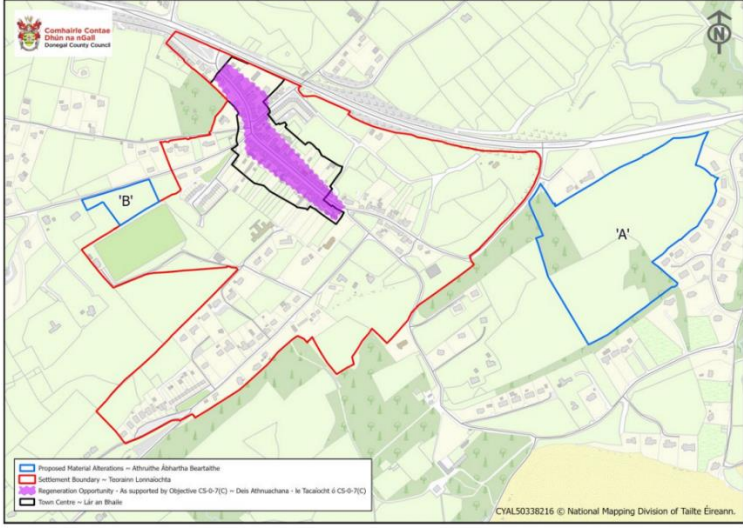
**Proposed Material Alteration 21(b).4**

Section in Chapter	Material Alteration
Chapter 21 Map 21.6 Frosses Settlement Framework	<b>21(b).4</b> Extend Settlement Framework boundary to include lands identified in blue outline.



<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
Supported the proposal having regard to the location of the site, (located only 280 metres from key services, connected by a footpath with public lighting), and to the settlement boundary on the opposite side of the regional road, and the modest scale of development.	
<b>Members Resolution at Draft Plan Stage</b>	
To accept the Proposed Material Alteration.	
<b>Submissions at Proposed Material Alterations Stage</b>	
n/a	
<b>Chief Executive’s Response</b>	
Having regard to previous observations, and in the absence of any objectives from statutory bodies, this proposal is supported.	
<b>Chief Executive’s Recommendation</b>	
<b>To make the Plan <u>with</u> the PMA.</b>	

<b>Proposed Material Alteration 21(b).5(a) and (b)</b>	
<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Chapter 21 Map 21.9 Mountcharles Settlement Framework</b>	<b>21(b).5 (a)</b> Extend Settlement Framework boundary to include lands identified in blue outline and labelled ‘A’. <b>(b)</b> Extend Settlement Framework boundary to include lands identified in blue outline and labelled ‘B’.

	 <p>The map displays settlement boundaries and regeneration opportunities. A legend in the bottom left corner identifies the following elements: Proposed Material Alterations (blue outline), Settlement Boundary (red outline), Regeneration Opportunity (purple shaded area), and Main Centre (black outline). The map shows a central village area with a purple shaded regeneration opportunity area extending from the main centre. Two sites, 'A' and 'B', are marked with blue outlines. Site 'A' is located to the east of the main village, and Site 'B' is to the west. The map also shows a network of roads and green spaces. A north arrow is located in the top right corner. The map is attributed to the National Mapping Division of Taithe Éireann, with the reference number CVAL50338216.</p>
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>n/a</p>	
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>Did not support the proposal to extend the settlement framework boundary at site A for the following reasons:</p> <ul style="list-style-type: none"> <li>• the disproportionate scale of the site relative to the existing village;</li> <li>• the proximity to native woodlands on site and within 260m of Donegal Bay SPA and Murvagh SAC;</li> <li>• the absence of a footpath on the public road linking the national road with the village;</li> <li>• existing 34 vacant properties around Main Street.</li> </ul> <p>Did not support the proposal to extend the boundary at site B due to the following reason:</p> <ul style="list-style-type: none"> <li>• the location of two detached houses located close to the public road making the achievement of public footpath and lighting highly unlikely.</li> </ul>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>Members resolved to support both proposals.</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>Submissions received from the OPR and Uisce Eireann. Please refer to 'OPR Comments Re Settlement Frameworks Proposals'.</p>	
<p><b>Chief Executive's Response</b></p>	
<p>Having regard to the concerns expressed in the OPR and Uisce Eireann's submissions, and to the localised concerns identified in the previous CE Report, these proposals are not supported.</p>	
<p><b>Chief Executive's Recommendation</b></p>	
<p><b>To make the plan <u>without</u> the PMA.</b></p>	

**Glenties Municipal District**

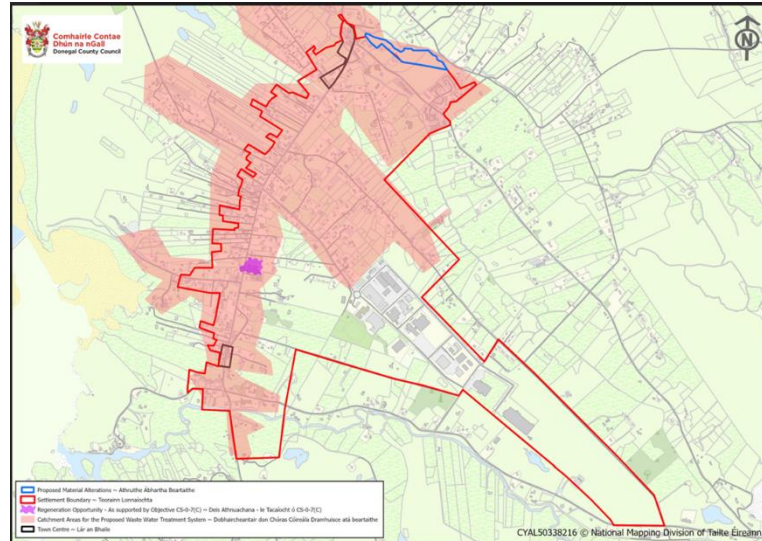
**Proposed Material Alteration 21(b).6**

**Section in Chapter**

**Map 21.14  
An Bun Beg/ Doirí Beaga  
(Bunbeg/Derrybeg)  
Settlement Framework**

**Material Alteration**

**21(b).6** Extend Settlement Framework boundary to include lands identified in blue outline.



**OPR’s Comments/Recommendation at Draft Plan Stage**

No submissions received

**Chief Executive’s Comments/Recommendation at Draft Plan Stage**

Noted that whilst the lands are on the periphery of an already dispersed settlement, also of relevance is the site’s proximity to:

- St. Mary’s Church
- Scoil Mhuire; and
- the local shops at the junction of the public roads to the east.

The subject lands are already connected to these local facilities by public footpath and public lighting.

Whilst the lands are in an area designated as ‘High Scenic Amenity’, in reality the area has been significantly compromised already with man-made structures. The site is not affected by Natura 2000 designations.

The northern edges of the lands are within Flood Zones A and B within which residential development should not be supported in accordance with Flood Risk Guidelines.

The CE Report recommended to extend the Settlement Framework boundary to include the lands as identified in Map 21.14, subject to the exclusion of those lands falling within Flood Zones A and B as highlighted in Image A.

**Image A**



#### Members Resolution at Draft Plan Stage

The Members resolved to accept the PMA.

#### Submissions at Proposed Material Alterations Stage

##### MA 85 – Uisce Éireann

Whilst noting concerns re this settlement, the submission also notes that ‘a limited quantum of new connections may be facilitated (in advance of a strategic project upgrade for the area). In doing so, UE observes that ‘connection applications will be assessed on an individual basis considering their specific requirements.

#### Chief Executive’s Response

Having regard to previously noted comments and the absence of definitive statutory body objections, this proposal is supported.

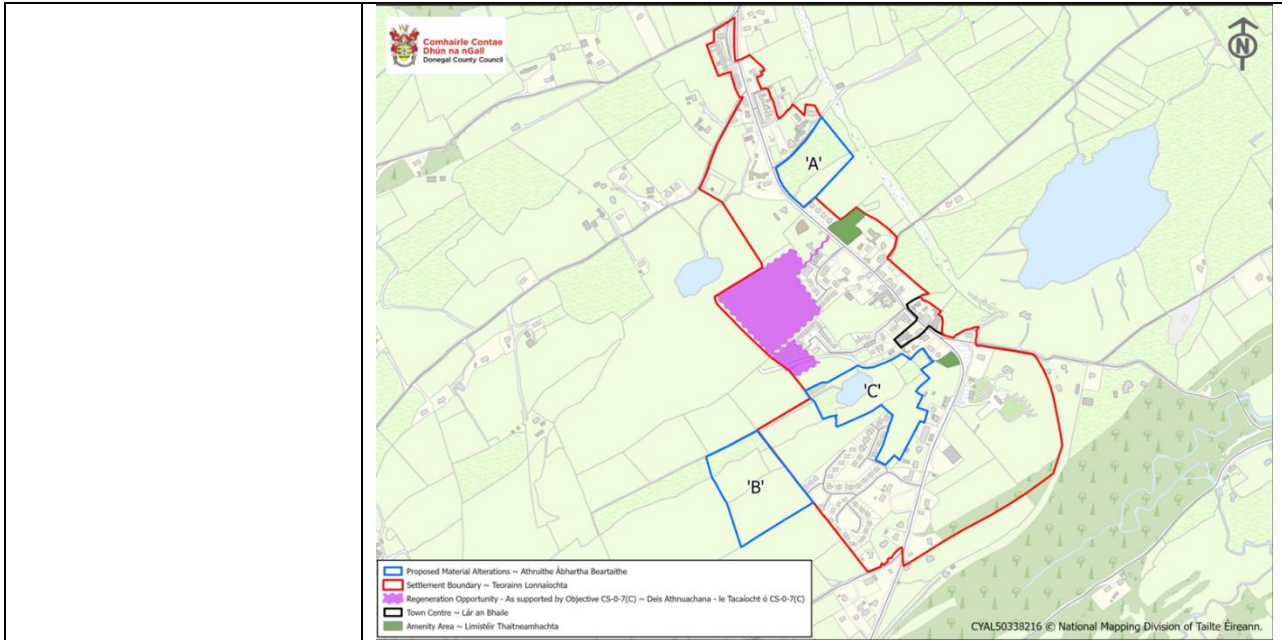
#### Chief Executive’s Recommendation

To make the Plan with the Proposed Material Alteration

#### Proposed Material Alteration 21(b).7 - Cresslough Settlement Framework

Section in Chapter	Material Alteration
<b>Map 21.19:</b> <b>Creeslough Settlement Framework</b>	(a) Extend Settlement Framework boundary to include lands identified in blue outline and labelled ‘A’. (b) Extend Settlement Framework boundary to include lands identified in blue outline and labelled ‘B’. (c) Remove the Draft Plan ‘Amenity Area’ zoning identified in blue outline and labelled ‘C’.





**OPR's Comments/Recommendation at Draft Plan Stage**

No submission received

**Chief Executive's Comments/Recommendation at Draft Plan Stage**

Recommended:

- Extend Settlement Framework boundary to include only the lands identified in blue outline and labelled 'A' based on proximity to the town centre/services and to protect the existing disused railway line to the east of the site.
- Not to extend Settlement Framework boundary to include lands identified in blue outline and labelled 'B' on the basis of there being more favourably located sites within the existing boundary sufficient to meet the needs of the village.
- Not to remove the Draft Plan 'Amenity Area' zoning identified in blue outline and labelled 'C' as the loss of this amenity was considered to be unnecessary having regard to the availability of other sites within the existing boundary for residential type development.

**Members Resolution at Draft Plan Stage**

The Members resolved to include all three proposals.

**Submissions at Proposed Material Alterations Stage**

**MA 86 – OPR**

**The OPR Submission:**

- Notes that the Úisce Eireann submission indicates that many of the settlements proposed to be extended (including Creeslough) require wastewater treatment upgrades.
- States no infrastructure assessment has been carried out in respect of the proposed settlement framework extension.
- Requires that the Planning Authority make the plan only with the inclusion of the Proposed Material Alterations for area 'A'. The OPR further recommends the removal of the Proposed Material Alterations for Areas 'B' and 'C' having regard to mandatory objectives/national and regional planning objectives related to sustainable settlement transport strategies, climate action,



compact growth, town centre regeneration, and a tiered and sequential approach to zoning. (MA Recommendation 5 refers).

**MA 85 – Uisce Éireann**

This submission raised concerns regarding the proposed boundary extension on the basis of there being no or inadequate public wastewater treatment capacity inside the Creeslough Settlement Framework boundary.

**Chief Executive’s Response**

The concerns of the OPR are noted, generally agreed and consistent with the conclusions contained in the CE Report at Draft Plan stage. With regards to the latter’s comments, it should also be noted that the Creeslough treatment plant is the subject of an upgrade project being progressed by UE working in partnership with DCC.

In summary, and for the aforementioned reasons, Item A is supported but Items B and C are not supported.

**Chief Executive’s Recommendation**

**That the Members make the plan with the PMA for Area ‘A’ and without the PMA for Area ‘B’ and ‘C’.**

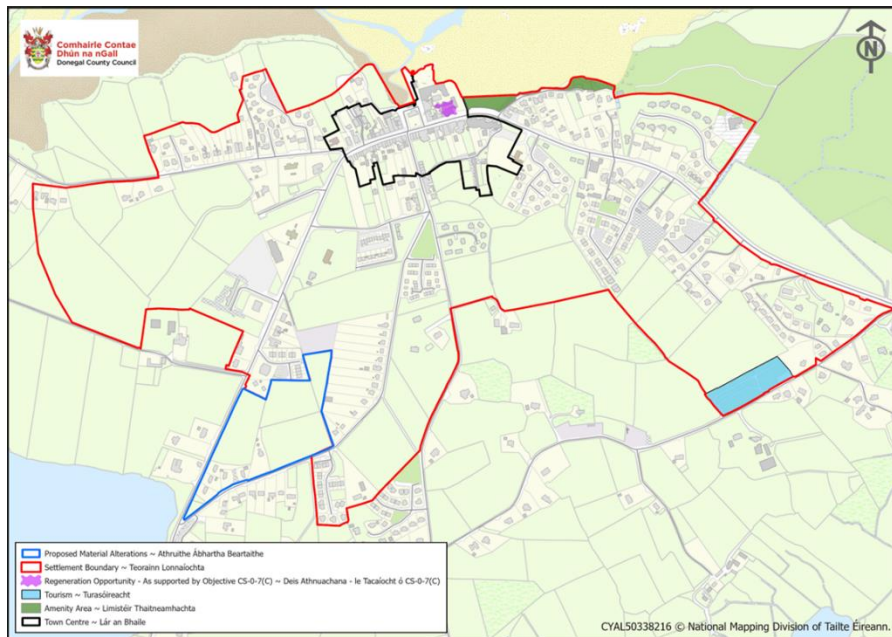
**Proposed Material Alteration 21(b).8 - Dunfanaghy Settlement Framework**

**Section in Chapter**

**Material Alteration**

**Map 21.20:  
Dunfanaghy Settlement  
Framework**

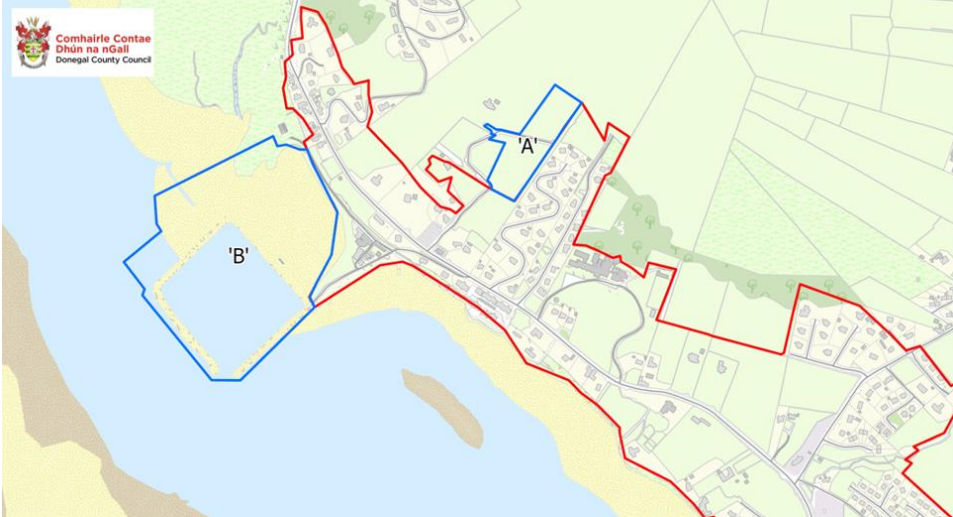
Extend Settlement Framework boundary to include lands identified in blue outline and labelled.



**OPR’s Comments/Recommendation at Draft Plan Stage**

n/a
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>
Recommended not to extend the Settlement Framework boundary on the basis of there being more favourably located sites within the existing boundary sufficient to meet the needs for Dunfanaghy, and the narrow carriage width of the Old Cottage Road on the eastern side of the site connecting the site with the village centre.
<b>Members Resolution at Draft Plan Stage</b>
The Members resolved to support the PMA.
<b>Submissions at Proposed Material Alterations Stage</b>
The OPR, Uisce Eireann and TII all express concerns re this proposal (refer to Section 21.1 above).
<b>Chief Executive's Response</b>
Having regard to the issues raised in the previous CE Report and to those of the statutory bodies, this proposal is not supported.
<b>Chief Executive's Recommendation</b>
<b>To make the Plan <u>without</u> the Proposed Material Alteration</b>

## Inishowen Municipal District

Proposed Material Alteration 21(b).9 (a)	
Section in Chapter	Material Alteration
<p><b>Ch 21 Settlement Frameworks Map 21.30</b></p> <p><b>Fahan : Rec - 21I.2:</b></p>	<p>a. Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A'.</p> 
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<p>With regard to Site A, the CE Report noted: the recent expiry of the parent permission; the extent of site works already commenced; the completion of one permitted dwelling; the recent decision of DCC to grant 2 further dwellings; and the opportunity to secure and complete site development works through a multiple development. On this basis, it was considered that the balance lay in favour of supporting the boundary extension.</p>	
<b>Members Resolution at Draft Plan Stage</b>	
To approve the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
Submissions received from OPR and UE. <b>Please refer to 'OPR Comments Re Settlement Frameworks Proposals'.</b>	
<b>Chief Executive's Response</b>	
<p>The concerns of OPR and UE are noted. However, having regard to the site history as set out above, and to a recent grant of permission for a single dwelling on one of the plots with effluent treatment being by means of a proprietary wastewater system for that unit only, it is considered that the balance remains in favour of supporting this proposal.</p>	

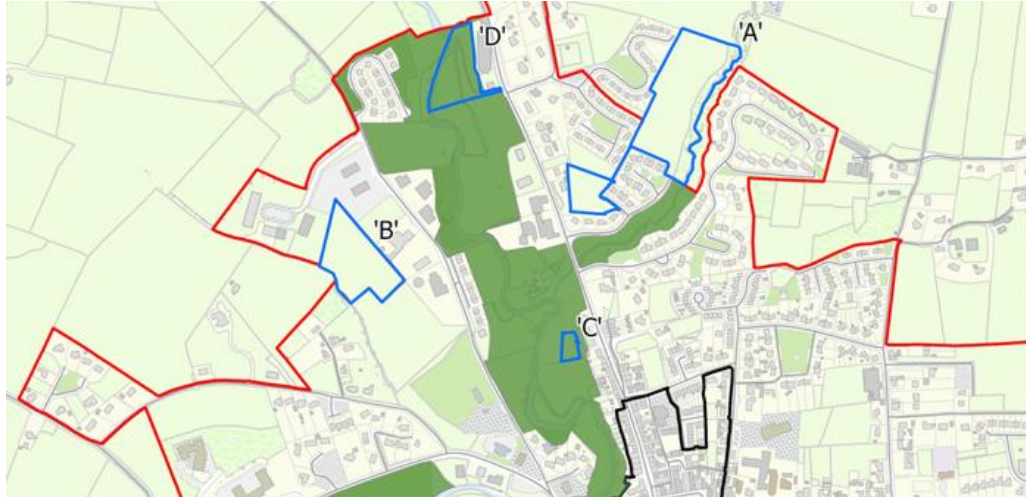


<b>Submissions at Proposed Material Alterations Stage</b>
Submissions received from OPR and UE. <b>Please refer to ‘OPR Comments Re Settlement Frameworks Proposals’ located at Section 21.1.</b>
<b>Chief Executive’s Response</b>
<p>The concerns of the OPR and UE are noted. Notwithstanding, having regard to the qualifying interests of the Lough Swilly SAC (see below), it is considered that the principle of a marina-type development should not be precluded at this location. Furthermore, it is also considered that these qualifying interests need not necessarily preclude the provision of an on-site treatment facility, which works would be consistent with DCC policy, given the single-owner model of the marina.</p> <p><i>Estuaries [1130]</i>  <i>Coastal lagoons [1150]</i>  <i>Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</i>  <i>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinia caeruleae) [6410]</i>  <i>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</i>  <i>Phocoena phocoena (Harbour Porpoise) [1351]</i>  <i>Lutra lutra (Otter) [1355]</i></p> <p>Having regard to the above and to the rationale contained in the previous CE Report, this proposal is supported.</p>
<b>Chief Executive’s Recommendation</b>
<b>To make the Plan <u>with</u> the PMA.</b>

Proposed Material Alteration 21(b).10	
Section in Chapter	Material Alteration
<b>Map 21.36 Moville Settlement Framework</b>	<ol style="list-style-type: none"> <li>Extend Settlement Framework boundary to include lands identified in blue outlined and labelled ‘A’.</li> <li>Extend Settlement Framework boundary to include lands identified in blue outline and labelled ‘B’.</li> <li>Remove the Draft Plan ‘Amenity Area’ zoning identified in blue outline and labelled ‘C’.</li> <li>Insert New Policy in respect of the site identified in blue outline and labelled ‘D’.</li> </ol> <p>Policy xx: It is a policy of the Council to consider proposals for development of site ref T1 that provide for:</p> <ol style="list-style-type: none"> <li>A small hydro facility at the existing dam on the River Bredagh; and</li> </ol>

2. Ecotourism, including the provision of sustainable glamping and camping, compatible with the natural riverine habitat and cognisant of adjacent lands zoned for 'amenity' purposes.

Applications submitted for development of this site shall be accompanied by a flood risk assessment.



**OPR's Comments/Recommendation at Draft Plan Stage**

n/a

**Chief Executive's Comments/Recommendation at Draft Plan Stage.**

- A. Recommend extending the boundary to include the subject lands, having regard to the location of the site and its walkability to the urban core and services and amenities therein.
- B. Recommend extending the boundary to include the subject lands having regard to the extant permission for multiple residential development within the overall landholding and to the opportunity to deliver compact housing in a village setting with due regard had to the limitations for multiple residential development elsewhere in the village.
- C. Recommended retaining the amenity area in its entirety due to its overall value and contribution to the town.
- D. Recommended caution on removing the amenity zoning at this location having regard to the Bredagh River and its environs and to the assets of the designated amenity area to the town and thereby recommended not to amend the plan.

**Members Resolution at Draft Plan Stage**

- A. Agreed to amend the Plan as per the recommendation.
- B. Agreed to amend the Plan as per the recommendation.
- C. Resolved to amend the plan to remove the amenity area, contrary to the recommendation.



D. Resolved to amend the zoning and insert new policy, contrary to the recommendation.

#### Submissions at Proposed Material Alterations Stage

Re Merville generally: OPR and Uisce Eireann (for summary please refer to Section 21.1 above).

##### Item A

**MA-26 Martin O'Donnell:** Cautioned that, whereas the CE Report at Draft Plan stage recommended that the existing estate to the west of the site should also be included in the PMA site, the said existing estate was not included in the PMA.

##### Item C

**MA-80: Grace Canavan:** Expresses support. The zoning removal would allow for a dwelling house on family lands within the existing amenity zoning. Ms Canavan agrees in principle with the amenity zoning but has an urgent housing need that can be accommodated by these lands. Notes the site previously had planning permission for 8 no. Apartments (03/4312) and is adjacent to existing apartments and car park. Claims the land has no obvious amenity value. Also notes the land is serviced with access to the site on the national road.

##### Item D

**MA-81: Canavan Hospitality:** Expresses support. Supports environmentally compatible tourism facilities, which would align with family run tourism business. Refers to National and Regional policy in support of Renewable Energy and acknowledges policy within the draft Plan in relation to renewable energy, hydropower, and tourism. Claims the existing amenity zoning is too restrictive and is hindering the sustainability and growth of the family business. Acknowledges a section of the lands is within a flood risk area.

#### Chief Executive's Response

##### Item A

The concerns of the OPR are noted. However, it is considered that the site is broadly in line with national compact growth objectives etc given that it is a maximum 15-minute walk from the village centre, and also given that it would not be disproportionate to the village scale. The concerns of UE are also noted. However, it is also noted that a new treatment plant project is planned for Merville and should be completed during the life of the Plan. On balance therefore, and based on the overall serviceability of the site, its proximity to Merville village centre including its walkability and contribution to active travel, and the absence of any environmental or heritage constraints which would preclude development, this proposal is supported.

##### Item B

The concerns of the OPR are noted. However, it is considered that the site is broadly in line with national compact growth objectives etc given that it is a maximum 15-minute walk from the village centre, and also given that it would not be disproportionate to the village scale. The concerns of UE are also noted. However, it is also noted that a new treatment plant project is planned for Merville and should be completed during the life of the Plan. On balance therefore, and based on the overall serviceability of the site, its proximity to Merville village centre including its walkability and contribution to active travel, and the absence of any environmental or heritage constraints which would preclude development, this proposal is supported.

Item C

The comments of Grace Canavan are noted. Notwithstanding, the concerns noted in the previous CE Report remain, namely the reasons for refusal of the 2008 planning application – the difficulty in integrating development with adjacent structures; and the achievability of vision lines at the public road. For these reasons, the PMA is not supported.

Item D

The comments of Canavan Hospitality are noted. However, the concerns noted in the previous CE Report remain:

Small Hydro Facility: the identification of a large part of the subject site as being within a Flood Risk A area.

Glamping/Camping/Motor home Facility: the local environmental value of the Bredagh River and its environs, the ecological connections provided by the river, and the amenity assets of the designated area to the town in general.

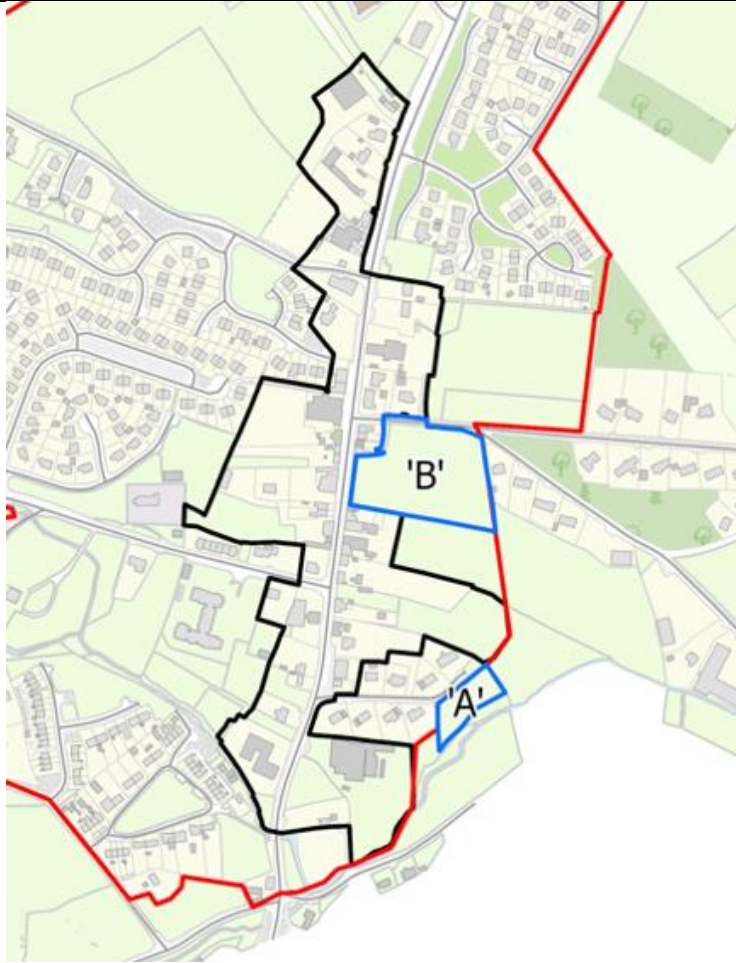
**Chief Executive’s Recommendation**

**To make the Plan:**

- ~ **With Part A of the PMA;**
- ~ **With Part B of the PMA;**
- ~ **Without Part C of the PMA; and**
- ~ **Without Part D of the PMA.**

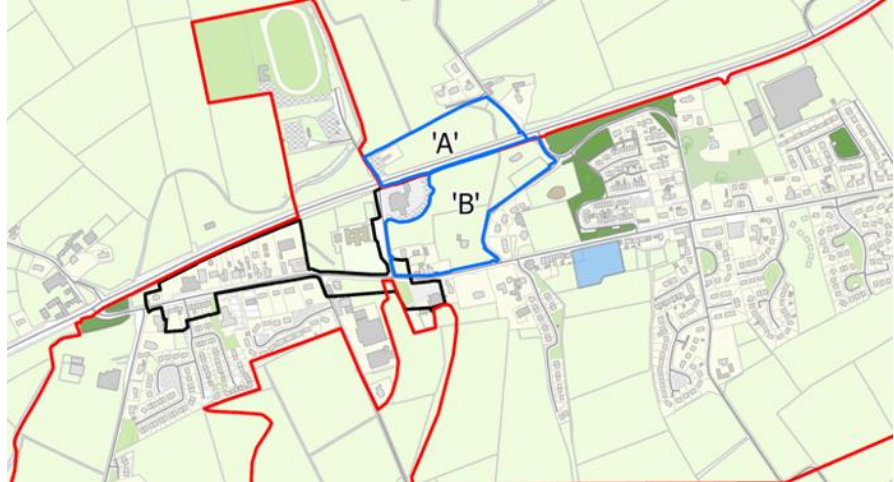
**Proposed Material Alteration 21(b).11**

<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Map 21.37 Muff Settlement Framework</b>	a. Extend Settlement Framework boundary to include lands identified in blue outline and labelled ‘A’. b. Remove the Draft Plan ‘Amenity Area’ zoning identified in blue outline and labelled ‘B’.




<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
<ul style="list-style-type: none"> <li>a. Recommend to extend the boundary, with the exception of the small portion of the site subject occurring within the Flood Zone A, given the planning merit in including the remainder of the subject site having had regard to the compact sequential location serviced by adjoining watermains and sewers, roads and footpaths.</li> <li>b. Recommend to remove the amenity zoning as it is considered that the original amenity use for which this zoning was intended has been fulfilled at another suitable location where a football has been developed elsewhere in the village.</li> </ul>	
<b>Members Resolution at Draft Plan Stage</b>	
<ul style="list-style-type: none"> <li>a. Agreed with the PMA</li> <li>b. Agreed with the PMA.</li> </ul>	
<b>Submissions at Proposed Material Alterations Stage</b>	
<ul style="list-style-type: none"> <li>a. No submissions received at Proposed Material Alterations stage in relation to this PMA.</li> <li>b. No submissions received at Proposed Material Alterations stage in relation to this PMA.</li> </ul>	

<b>Chief Executive’s Response</b>
Having regard to the reasons set out in the previous CE Report, both proposals are supported.
<b>Chief Executive’s Recommendation</b>
To make the Plan <u>with</u> the PMA A and B.

Proposed Material Alteration 21(b).12	
Section in Chapter	Material Alteration
<b>Map 21.37 Newtowncunningham Settlement Framework.</b>	<p>a. Extend Settlement Framework boundary to include lands identified in blue outline and labelled ‘A’.</p> <p>b. Extend ‘Town Centre’ boundary to include lands identified in blue outline and labelled ‘B’.</p>
	
<b>OPR’s Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive’s Comments/Recommendation at Draft Plan Stage</b>	
<p><b>Re Part A:</b> (nb. The proposed stated that there were plans for a greenway car-park, including the possibility of an underpass connection to the village centre from the GAA grounds). Recommended not to extend the boundary at this location as:</p> <ul style="list-style-type: none"> <li>~ The provision of a greenway car-park at this location or improved pedestrian connections across the N13 would not be dependent on the inclusion of the site within the settlement boundary;</li> <li>~ It could give rise to other forms of inappropriate development at a location that is physically severed from the village by the N13.</li> <li>~ The site lies entirely within Flood Zone A and Flood Zone B.</li> </ul> <p><b>Re Part B:</b> (nb. The proposal was to extend the designated village centre). Recommended not to extend the boundary at this location as:</p>	

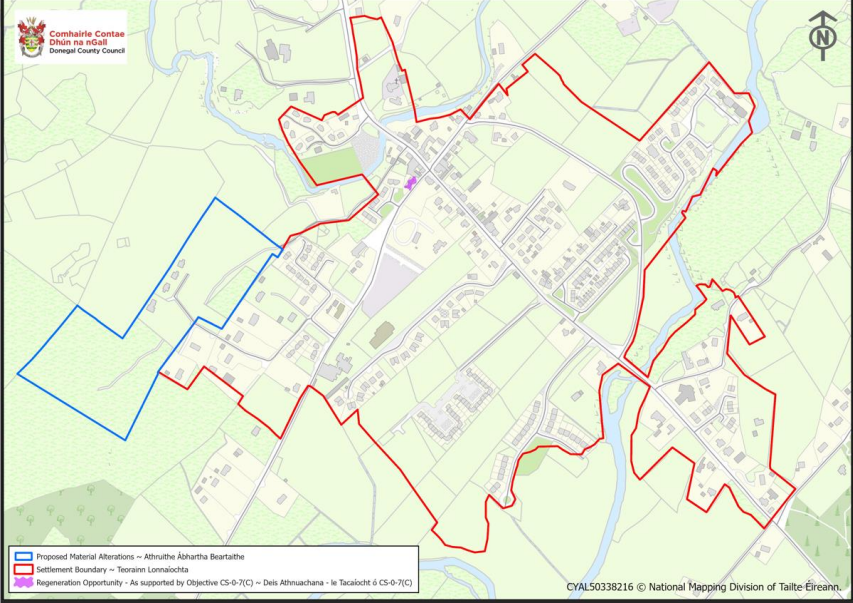
<p>~ An expansive area is already designated town centre in the western portion of the village. This displays a dispersed low-density character with a small number of scattered retail and commercial premises, low-density residential units and a primary care health centre, and a weak/ill-defined streetscape with significant scope for further infill development. Further expansion of this town centre area would therefore hinder the creation of vibrant, higher-density urban environment.</p>
<p><b>Members Resolution at Draft Plan Stage</b></p>
<p><b>Re Part A:</b> Resolved to amend the plan to extend the boundary at this location.  <b>Re Part B:</b> Resolved to amend the plan to extend the town centre boundary at this location.</p>
<p><b>Submissions at Proposed Material Alterations Stage</b></p>
<p>Submissions received from OPR, TII and UE. <b>Please refer to ‘OPR Comments Re Settlement Frameworks Proposals’.</b></p>
<p><b>Chief Executive’s Response</b></p>
<p>Part A: The concerns of the OPR and TII are noted. In the absence of any evidence to the contrary, the concerns as expressed in the previous CE Report also remain. Therefore, this proposal is not supported.</p> <p>Part B: The concerns of the OPR and TII are noted. In the absence of any evidence to the contrary, the concerns as expressed in the previous CE Report also remain. Therefore, this proposal is not supported.</p>
<p><b>Chief Executive’s Recommendation</b></p>
<p><b>To make the plan <u>without</u> the PMA A and B.</b></p>

Proposed Material Alteration 21(b).13	
Section in Chapter	Material Alteration
<p><b>Map 21.39</b>  <b>Quigleys Point</b>  <b>Settlement</b>  <b>Framework.</b></p>	<p>Extend Settlement Framework boundary to include lands identified in blue outline.</p> 

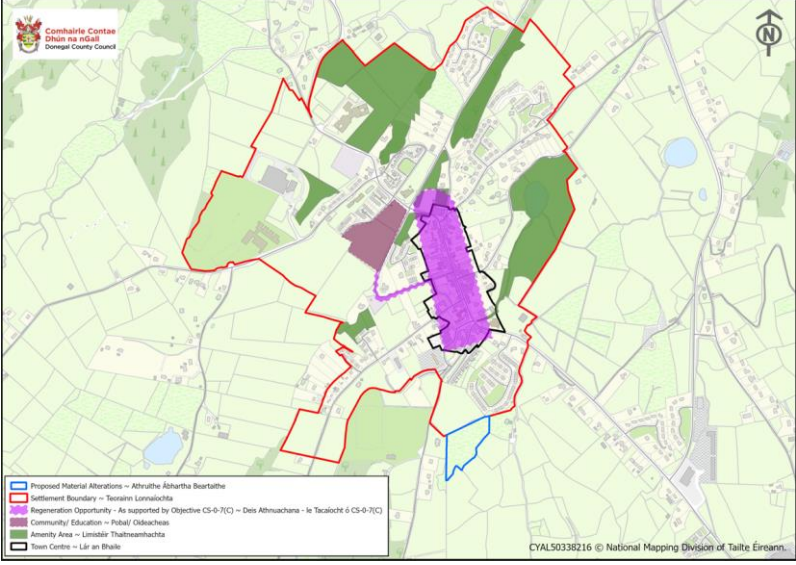
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
n/a	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
(see Chief Executive's response below)	
<b>Members Resolution at Draft Plan Stage</b>	
Resolved to amend the plan to extend the boundary at this location in accordance with the PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
No submissions received at Proposed Material Alterations stage in relation to this PMA.	
<b>Chief Executive's Response</b>	
<p>As noted in the previous CE Report, the lands in question are the subject of a significant unauthorised development. The Executive does not support extending the SF boundary in this case. It is noted that in any event, if the request is agreed and the SF boundary is extended, this will not allow owners to regularise the development. Whilst to do so would allow for the consideration of a multiple development on the site, it is highly unlikely that the development as constructed could be supported for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The close proximity of the unauthorised building containing the three townhouses in such close proximity to the 'parent' dwelling is substandard and haphazard development;</li> <li>2. The communal treatment plant is contrary to policy; and</li> <li>3. The substandard vision lines are also contrary to policy and constitute a road safety hazard.</li> </ol>	
<b>Chief Executive's Recommendation</b>	
<b>To make the Plan <u>without</u> the PMA.</b>	



**Letterkenny/Milford Municipal District**

Proposed Material Alteration 21(b).14	
Section in Chapter	Material Alteration
<p><b>Map 21.42</b> <b>Kilmacrenan</b> <b>Settlement</b> <b>Framework</b></p>	<p>Extend Settlement Framework boundary to include lands identified in blue outline.</p> 
OPR's Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
<ul style="list-style-type: none"> <li>• Noted the area is within the Leannan Valley Woods Proposed Natural Heritage Area (pNHA) and has been subject to significant development pressure in recent years with several dwellings permitted outside the SF boundary.</li> <li>• Noted the area was an 8min walk of the village centre, was serviced by watermains but that the access road was in part single lane without footpath.</li> <li>• On the basis that: there remains a significant amount of serviced/developable land available adjacent to the village centre within the SF Boundary, Policy BIO-P-2 of the Draft CDP provides for the protection of proposed Natural Heritage Areas, the extension would exacerbate the haphazard urban sprawl in, and erode the rural/natural character of, Kilmacrenan's hinterland, and the single lane nature of the access road it is recommended the area should <u>not</u> be included within the SF boundary (Recommendation 21L.1 refers).</li> </ul>	
Members Resolution at Draft Plan Stage	
<p>The Members resolved to <b>reject the CE Recommendation and include the area within the Kilmacrenan Settlement Framework boundary</b> as per the PMA detailed above.</p>	

<b>Submissions at Proposed Material Alterations Stage</b>
<p><b>MA-86 Office of the Planning Regulator</b></p> <ul style="list-style-type: none"> <li>• Notes that the Úisce Éireann submission indicates that many of the settlements proposed to be extended (including Kilmacrenan) require wastewater treatment upgrades.</li> <li>• States no infrastructure assessment has been carried out in respect of the proposed settlement framework extension.</li> <li>• Requires that the Planning Authority make the plan without the Proposed Material Alteration having regard to mandatory objectives/national and regional planning objectives related to sustainable settlement transport strategies, climate action, compact growth, town centre regeneration, and a tiered and sequential approach to zoning. (OPR Recommendation 5 refers).</li> </ul> <p><b>MA-85 Uisce Éireann</b></p> <ul style="list-style-type: none"> <li>• Notes that localised upgrades may be required particularly in areas served by 150mm diameter sewers or 80mm diameter watermains or less as well as 3<sup>rd</sup> party agreements and that any network upgrades and extensions should be developer driven unless there are committed UE projects in place.</li> <li>• States that the discharge of additional surface water to combined sewers is not permitted, new connections will be assessed through the UE's Connections and Developers service to determine exact requirements and diversions agreements may be required.</li> <li>• States that a number of settlements have no or inadequate wastewater treatment capacity and boundary extensions may require network reinforcement and cites Kilmacrennan in this regard.</li> </ul>
<b>Chief Executive's Response</b>
<p>It is considered that Uisce Éireann comments in relation to the potential need for network upgrades, the need for same to be developer driven, surface water discharges to combined sewers, are project level issues. It is also noted that there is an existing UE project to construct a new Wastewater Treatment plant in Kilmacrenan, the UE Wastewater Treatment Capacity register indicates that same will provide a treatment capacity of 1,000PE (vis-a-vis a current load of 855PE) and consultations with Uisce Éireann indicates that said project will be completed in 2026.</p> <p>However, the OPR's comments that the proposed Settlement Framework extension would not accord with mandatory development plan objectives and other national and regional planning objectives related to sustainable settlement and transport strategies, climate action, compact growth, urban regeneration, and sequential zoning are agreed.</p> <p>For the reasons outlined in the OPR submissions and the additional reasons outlined in the previous CE Report related to the protection of the host proposed Natural Heritage Area, urban sprawl and the limited vehicular access to the subject area, and the lack of it is considered that the proposed settlement framework would be <u>not</u> in the interests of proper planning and sustainable development.</p>
<b>Chief Executive's Recommendation</b>
<p><b>To make the Plan <u>without</u> the PMA.</b></p>

Proposed Material Alteration 21(b).15	
Section in Chapter	Material Alteration
Map 21.43 Milford Settlement Framework	<p>Extend Settlement Framework boundary to include lands identified in blue outline.</p>  <p>The map shows the Milford Settlement Framework boundary in red. A blue outline indicates the proposed material alteration. Other zones include Regeneration Opportunity (purple), Community/ Education (pink), Amenity Area (green), and Town Centre (black). A legend in the bottom left explains the symbols. The map is titled 'Comhairle Contae Donegal' and 'Donegal County Council'.</p>
OPR's Comments/Recommendation at Draft Plan Stage	
n/a	
Chief Executive's Comments/Recommendation at Draft Plan Stage	
<ul style="list-style-type: none"> <li>Noted the site is located immediately to the south of the Milford SF Boundary/the Lough Fern Heights Housing Estate and is approximately 450m/a 6 min walk/a 2 min cycle from Milford Town Centre, is accessed via the roads and footpaths within said estate and is serviceable by the sewer and watermains within said estate.</li> <li>Further noted the site, was previously excavated does not contain any ecological, architectural, or archaeological designations/features, is not within a Flood Zone, whilst elevated any dwellings are unlikely to break the skyline and is equidistant from the town centre vis-à-vis other zoned sites.</li> <li>Recommended that that site be included within the Milford SF boundary on the above basis. (Recommendation 21L.5 refers)</li> </ul>	
Members Resolution at Draft Plan Stage	
The Members resolved to <b>accept the CE Recommendation and include the site within the Milford SF boundary</b> as per the PMA detailed above.	
Submissions at Proposed Material Alterations Stage	

**MA-86 Office of the Planning Regulator**

- Notes that the Úisce Eireann submission indicates that many of the settlements proposed to be extended (including Milford) require wastewater treatment upgrades.
- However, does not make any recommendation to the Planning Authority remove the Proposed Material Alteration.

**MA-85 Uisce Eireann**

- States that a number of settlements have no or inadequate wastewater treatment capacity and boundary extensions may require network reinforcement and cites Milford in this regard.

**Chief Executive's Response**

It is noted that a new combined Wastewater Treatment Plant for the towns of Milford, Rathmullan and Ramelton is currently under construction by Uisce Eireann. The Uisce Eireann Wastewater Treatment Capacity register indicates that said new treatment plant will provide a capacity of 5,500 vis-à-vis a current load of 4,263PE and will be completed in 2025. Consequently, the existing deficiencies in wastewater treatment in Milford are likely to be resolved in the short term.

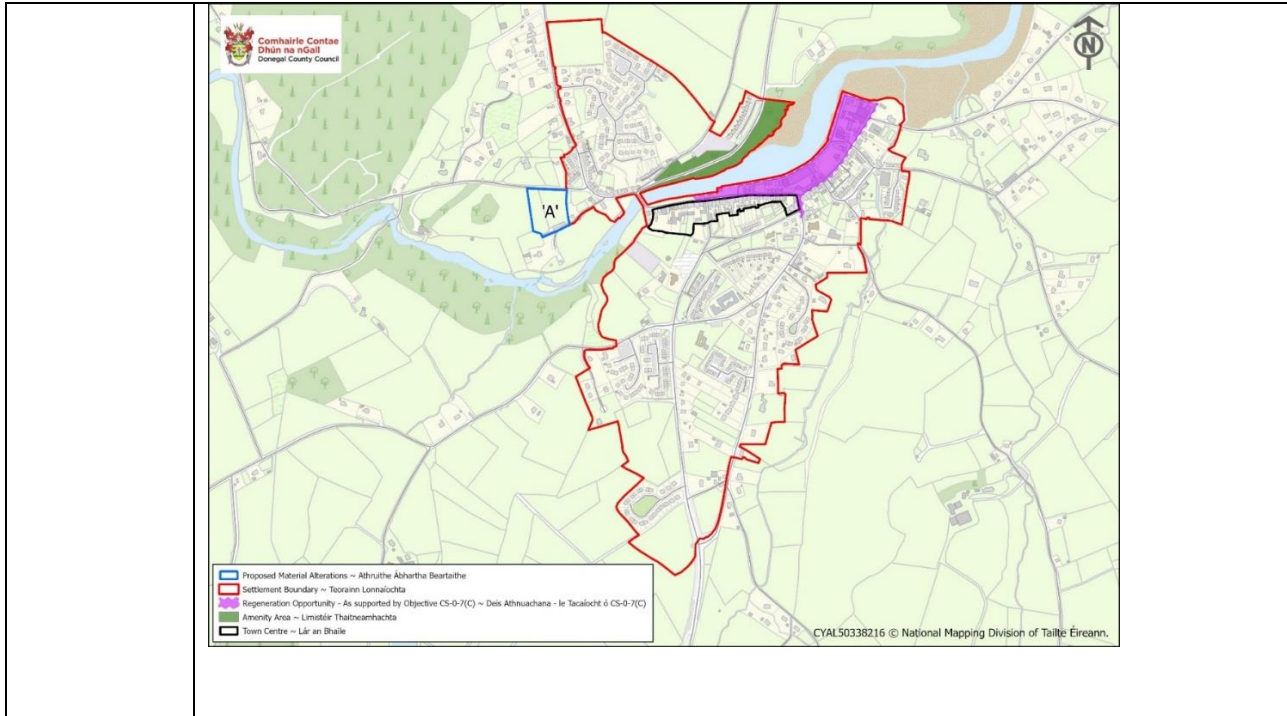
Otherwise, based on the overall serviceability of the site, its proximity to Milford village centre, and the absence of any environmental or heritage constraints which would preclude development it is considered that the proposed Settlement Framework extension would be in the interest of proposed planning and sustainable development.

**Chief Executive's Recommendation**

**To make the Plan with the PMA.**

**Proposed Material Alteration 21(b).16**

<b>Section in Chapter</b>	<b>Material Alteration</b>
<b>Map 21.46 Ramelton Settlement Framework</b>	<p>Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A' and insert New Policy in respect of the lands.</p> <p>Policy SF-P- xx: Ensure that any development occurring within the area outlined in blue in the map below in Ramelton:</p> <ol style="list-style-type: none"> <li>Preserves the special character and sense of place of the host Ramelton Architectural Conservation Area.</li> <li>Provides vehicular/footpath access solely via the R249 to the north and a separate additional active travel only linkage along the 'Green Lane' to the south as far as the existing footpath in Ramelton village.</li> <li>Does not materially harm/affect the character of RPS 4080014, provides for the sensitive heritage led regeneration of said structure, preserves the visual setting of said structure and provides a substantial setback and appropriate screening between it and any new development.</li> </ol>



#### OPR's Comments/Recommendation at Draft Plan Stage

n/a

#### Chief Executive's Comments/Recommendation at Draft Plan Stage

- Noted a private submission had requested zoning a much larger area of land to facilitate: converting NIAH/RPS Linen Weaving sheds into 5 self catering cottages (Phase 1), 28 housing units (Phase 2), Clachan style cottages (Phase 3), large private dwellings (Phase 4), and the development of the Salmon Fishery and walkways.
- Noted the area, inter alia, contained RPS/NIAH structures and was within the Ramelton Architectural Conservation Area, and adjoined the River Leannan SAC.
- Stated that the Salmon Fishery and walkways developments did not require a SF boundary extension.
- Recommended (Recommendation 21L.6 refers) that:
  - The Phase 1 and Phase 2 areas should be included within in the SF boundary subject to the above policy as they were in a relatively, sequential, compact and serviceable location adjacent to the village centre.
  - The Phase 3 and 4 areas should not be included within the SF boundary on the basis of the un-serviced nature, non-sequential location of the Phase 3 and 4 area and the availability of other existing regeneration, infill and brownfield opportunities for residential development within the existing built-up area of Ramelton

#### Members Resolution at Draft Plan Stage

The Members resolved to **accept the CE Recommendation and include only the area Marked A within the Ramelton SF boundary.**

#### Submissions at Proposed Material Alterations Stage

**MA-85 Uisce Éireann**



- States that a number of settlements have no or inadequate wastewater treatment capacity and boundary extensions may require network reinforcement. In this regard it is noted that Ramelton currently does not have a wastewater treatment plant.

#### **Chief Executive's Response**

It is noted that a new combined Wastewater Treatment Plant for the towns of Milford, Rathmullan and Ramelton is currently under construction by Uisce Eireann. The Uisce Eireann Wastewater Treatment Capacity register indicates that said new treatment plant will provide a capacity of 5,500 vis-à-vis a current load of 4,263PE and will be completed in 2025. Consequently, the existing lack of wastewater treatment in Ramelton is likely to be resolved in the short term.

Otherwise based on the sequential, compact and serviceable location of the site adjacent to Ramelton village centre and the heritage safeguards and active travel facilities required by the above associated policy it is considered that the PMA would be in the interests of Proper Planning and Sustainable Development of the area.

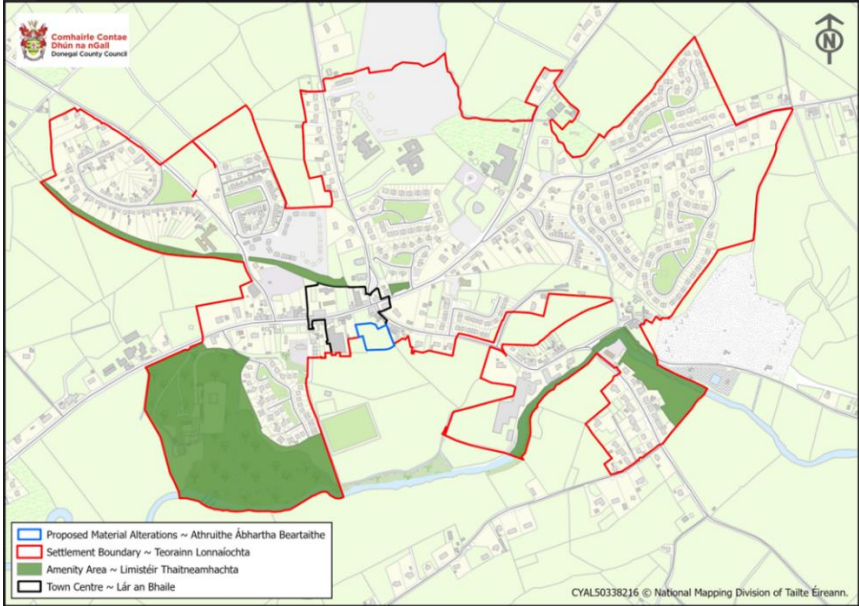
#### **Chief Executive's Recommendation**

**To make the Plan with the PMA.**




**Lifford-Stranorlar Municipal District**

**Proposed Material Alteration 21(b).17 - Convoy Settlement Framework**

Section in Chapter	Material Alteration
<p><b>Map 21.49: Convoy Settlement Framework</b></p>	<p>Extend Settlement Framework boundary to include lands identified in blue outline.</p>  <p>The map displays the settlement boundary of Convoy, Donegal, outlined in red. A blue outline indicates the proposed material alteration to extend the settlement framework. A green area represents the amenity area, and a black outline represents the town centre. The map includes a legend, a north arrow, and the Donegal County Council logo.</p>
<p><b>OPR's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>No submission received</p>	
<p><b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b></p>	
<p>Supported the proposal having regard to the immediate proximity of the proposed extension to the existing settlement boundary.</p>	
<p><b>Members Resolution at Draft Plan Stage</b></p>	
<p>To accept the CE Recommendation on the PMA.</p>	
<p><b>Submissions at Proposed Material Alterations Stage</b></p>	
<p>n/a</p>	
<p><b>Chief Executive's Response</b></p>	
<p>Based on the overall serviceability of the site, its proximity to Convoy village centre, and the absence of any environmental or heritage constraints which would preclude development the proposal is supported.</p>	
<p><b>Chief Executive's Recommendation</b></p>	

To make the Plan with the PMA.

Proposed Material Alteration 21(b).18 - Killygordon/Crossroads Settlement Framework	
Section in Chapter	Material Alteration
<b>Map 21.51:</b> <b>Killygordon/Crossroads Settlement Framework</b>	Extend Settlement Framework boundary to include lands identified in blue outline.  
<b>OPR's Comments/Recommendation at Draft Plan Stage</b>	
No submissions received	
<b>Chief Executive's Comments/Recommendation at Draft Plan Stage</b>	
Notwithstanding the location of the site close to the village centre, the CE Report did not support the proposal at Draft Plan stage due to the relative narrowness of the site and its location immediately to the rear of long-established dwellings.	
<b>Members Resolution at Draft Plan Stage</b>	
Not to accept the CE Recommendation; and to include as a PMA.	
<b>Submissions at Proposed Material Alterations Stage</b>	
<b>MA 85 – Uisce Éireann</b> Raised concerns regarding the proposed boundary extension on the basis that it could require greater levels of network reinforcement.  <b>MA 91 – Jonathan Bradley</b> Support for the proposal.	
<b>Chief Executive's Response</b>	

Notwithstanding the support expressed in the private submission, the concerns expressed at Draft Plan stage remain. For these reasons, the proposal is not supported.

**Chief Executive's Recommendation**

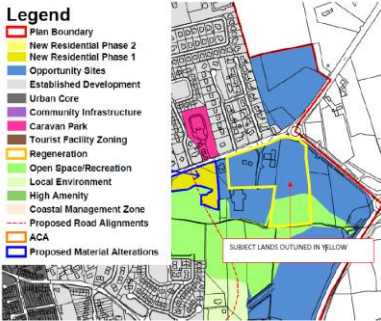
**To make the plan without the Proposed Material Alteration.**



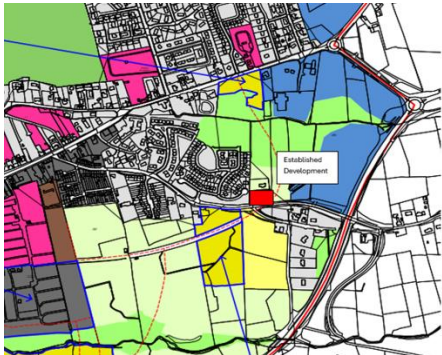
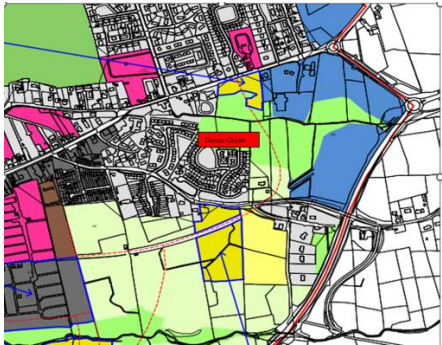
## Appendix A: Submissions Not Related to Any Specific Proposed Material Alteration

The public notice published pursuant to S.12(7) of the Planning and Development Act 2000(As Amended) stated *that written observations and submissions in respect to the Proposed Material Alterations, the Environmental Report, the Appropriate Assessment and the Strategic Flood Risk Assessment may be made between to the Planning authority between Friday 8<sup>th</sup> March and 4.30pm Friday 5<sup>th</sup> April 2024 and shall be taken into consideration before the making of any material alteration.* Furthermore S.12(10) of Act provides for the Elected Members to make the plan with or without a Proposed Material Alteration or with a modified PMA. Consequently, there is no legislative mechanism to make either submissions or further changes to the Draft Plan which are not related to any of the published Proposed Material Alteration at this stage in the Plan Making process.

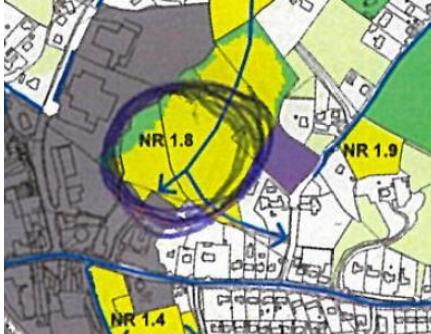
During the public consultation several submissions were received which did not relate to any of the published Proposed Material Alterations and cannot therefore be considered in the Chief Executive’s Report or by the Elected Members. These submissions are listed in the table below.

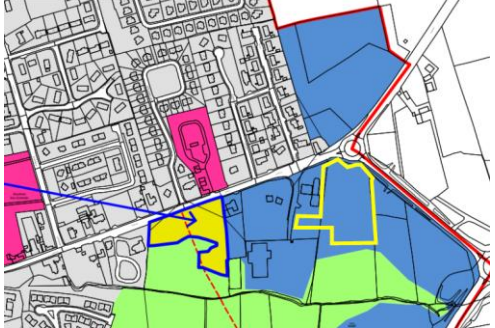
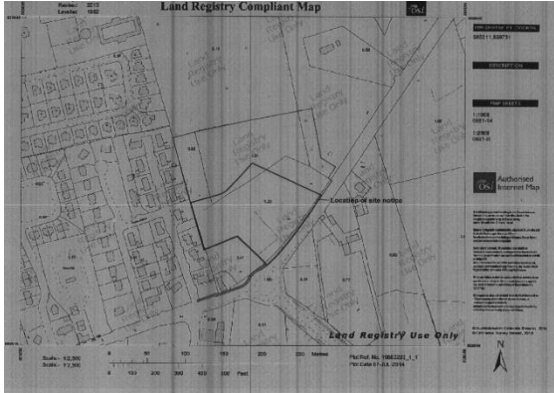
Submitter/Agent Name	Date Received	Issue Raised	Comment
Kelly McMonagle	04/04/24	Defective Concrete Block Crisis	Notwithstanding the importance of this issue none of the Proposed Material Alterations are specifically related to the Defective Concrete Block issue. However, it is important to note that the Draft Plan CE Report did consider this issue and proposed a non-material alteration to the plan. This alteration was adopted by the Members and will be included in the Development Plan. (See Page 29-30 of said Report).
Ronan Woods	04/04/24	<p>Zoning of lands at Finner Bundoran</p>  <p>Requested that the PA:</p>	Neither the subject lands or the zoning policy issues referred to in the submission relate to any Proposed Material Alteration and therefore cannot be considered at this stage in the plan making process.

Appendix A: Submissions Not Related to Any Specific Proposed Material Alteration

Submitter/Agent Name	Date Received	Issue Raised	Comment
		<ul style="list-style-type: none"> <li>• Include the subject lands in the settlement envelope and maintain the Proposed zoning for Opportunity Site 3 and Open Space.</li> <li>• Retain the use classes associated within the zoning matrix to provide for residential a service station and small/medium sized supermarket.</li> </ul>	
Eamon Barrett	04/04/24	<p>Requests that the area marked in red be zoned as Established Development</p> 	<p>The subject lands do not relate to any Proposed Material Alteration and therefore the rezoning of same cannot be considered at this stage in the plan making process.</p>
Eamon Barrett	04/04/24	<p>Requests that the area highlighted in red be marked as Established Development or Residential Phase 1 on the new zoning map.</p> 	<p>The subject lands do not relate to any Proposed Material Alteration and therefore the rezoning of same cannot be considered at this stage in the plan making process.</p>



Submitter/Agent Name	Date Received	Issue Raised	Comment
Martin and Teresa Maguire	05/04/24	<p>Refers to the area NR 1.8 directly behind their business and seeks to have the lands zoned as an Opportunity Site for mixed development.</p> 	<p>The subject lands do not relate to any Proposed Material Alteration and therefore the rezoning of same cannot be considered at this stage in the plan making process.</p>
Maureen McNulty	05/04/24	<p>Requests that European Site 002301 (River Finn SAC 002301) be included in Appendix B of the Environmental Report</p>	<p>Whilst the Environment Report was revised to assess the Proposed Material Alterations to the Draft Plan this issue is not specifically related to any revision of said Report on foot of the PMAs.</p> <p>The River Finn Special Area of Conservation (Site Code 002301) is already referred to a number of times within the Environmental Report (e.g. Sections 4, 8. And 9.4). However, it is acknowledged that it was not additionally listed in the overall list of SACs in Appendix B and the Executive is happy to address same by means of a minor modification to the report.</p>
ALDI Stores (Ireland) Limited Submitted by John Spain Associates	05/04/24	<p>This submission concerns the area in Bundoran <u>outlined</u> in yellow in the map extract below, welcomes the retention of the Opportunity Site 3 and seeks amendments to:</p> <ul style="list-style-type: none"> <li>• Footnote 13 of Land Use Zoning Matrix in Table 20.1</li> <li>• Policy BN-OPP-P-3</li> <li>• Policy RS-P-2</li> </ul>	<p>It is noted that:</p> <ul style="list-style-type: none"> <li>• Footnote 13 of Land Use Zoning Matrix in Table 20.1</li> <li>• Policy BN-OPP-P-3</li> <li>• Policy RS-P-2</li> <li>• The retention of Opportunity Site 3.</li> </ul> <p>Are not related to any of the Proposed Material Alterations. In this regard MA 20(a).1 relates to a totally separate issue in said wide ranging Land Use</p>

Submitter/Agent Name	Date Received	Issue Raised	Comment
			<p>Zoning Matrix. Consequently, these issues cannot be considered further at this stage in the plan making process.</p>
<p>Brian Mc Henry</p>	<p>04/04/24</p>	<p>Supports the retention of the Opportunity Site 2 at Finner, Bundoran outlined in the map extract below.</p> 	<p>The retention of Opportunity Site 2 does not relate to any of the Proposed Material Alterations. Consequently, this issue/submission cannot be considered further at this stage in the plan making process.</p>

## Appendix B: List of Person/Bodies Who Made Submissions During the Public Consultation on the Proposed Material Alterations.

Ref:	Person/Body
MA-1	EPA Submission
MA-2	Una Walsh
MA-3	Richard McClelland
MA-4	Fiona McKeown
MA-5	Anna Classon
MA-6	Aileen Hevern
MA-7	Fiona Hardy
MA-8	Ashley Godden & Mary O'Donnell
MA-9	Angela Trimble
MA-10	Eleanor Duff
MA-11	Christian Lehmann
MA-12	Grainne Wilson
MA-13	Guy Hollis
MA-14	Fionn O Marcaigh
MA-15	Brian Good
MA-16	Ronan O Murchú
MA-17	Alastair Harrison
MA-18	Hugh Frazer
MA-19	Manus Brennan
MA-20	Shamus Kelly
MA-21	Ross Classon
MA-22	Kevin Boyle
MA-23	Patrick Boyle
MA-24	Michael Gyo
MA-25	Kate Morgan
MA-26	Conor Kelly
MA-27	GDC(Irl) Ltd
MA-28	Harley Planning Consultants
MA-29	Department of the Environment Climate and Communications
MA-30	Hilary Frazer
MA-31	Alun and Kathleen Evans
MA-32	Mairi Maguire
MA-33	Fiona Hurley
MA-34	Evelyn Kitterick

<b>Ref:</b>	<b>Person/Body</b>
MA-35	Mulmosog Wind Ltd
MA-36	Gineadoir Gaoithe Teoranta
MA-37	Tony Kitterick
MA-38	Sheila Sharpe
MA-39	Kelan Flynn
MA-40	Margaret North
MA-41	Esther O Neill
MA-42	Transport Infrastructure Ireland
MA-43	Defending Environmental Wealth
MA-44	Brian McHenry
MA-46	Ciaran Campbell
MA-47	Manuel Rodriques-Martin
MA-48	The Steele Family
MA-49	Edel Moore
MA-50	Nuala Ring
MA-51	John Northridge
MA-52	Brian Ash
MA-53	Joseph Sharpe
MA-54	John O Connor
MA-55	Anne Hilliard Murphy
MA-56	Anne Bowden
MA-57	Dan Keeley
MA-58	Paul McCrossan
MA-59	Deva Evans
MA-60	Barry Lynch
MA-61	Caoimhe Hurley
MA-62	Anna Louise Shepard
MA-63	Carole Killeen
MA-64	John Boyle
MA-65	Brian Moore
MA-66	Pamela Ring
MA-67	Sharon Mulhern/Denise Dickson - Causeway Coast & Glens
MA-68	Narin and Portnoo Golf Club
MA-69	Mary Doherty
MA-70	Stephen McFarland
MA-71	Niall and Siobhan Cullen

<b>Ref:</b>	<b>Person/Body</b>
MA-73	Gartan Furey LLP
MA-74	SSE
MA-75	Paula Harvey
MA-76	Nicholas North
MA-77	Paul McKeown
MA-78	Narin and Portnoo Community Action Group
MA-79	Declan Brennan
MA-80	Grace Canavan Merville Boutique Hostel
MA-81	Cressida Canavan
MA-82	Enerco Energy Limited
MA-83	The Heritage Council
MA-84	OPW
MA-85	Uisce Eireann
MA-86	OPR
MA-87	Derry City and Strabane District Council
MA-88	NWRA
MA-89	Irene Ryan
MA-90	Cloghercor Windfarm Ltd
MA-91	Jonathan Bradley
MA-92	Janet O'Donnell
MA-93	Dept of Education/Alan Hanlon
MA-94	Mary Moore
MA-95	Sinead Moore
MA-96	Kevin Moore
MA-97	George Graham
MA-98	Joan Hanlon
MA-99	Peter McIlhone
MA-100	Beth Evans
MA-101	Martin Moore
MA-102	Rockfield Community Coop - Martin McLaughlin(October House Design)Clachan at Cloghore
MA-103	Laura Murphy
MA-104	Paul Murphy
MA-105	Daisy Mules
MA-106	Canavan Assoc - John&Rory Shevlin
MA-107	Tomas O'Brien
MA-108	John Moore

<b>Ref:</b>	<b>Person/Body</b>
MA-109	Dr John O Donnell
MA-110	ABO Wind
MA-111	Mary ODonnell
MA-112	Futureenergy
MA-113	Jim Harley
MA-114	Louise Gildea
MA-115	Honora Gyo
MA-116	Emma Lisa Knudsen/Gravis Planning - Foyle Port
MA-117	Save Our beach at castlegoland
MA-118	DAERA
MA-120	Hugh Tierney
MA-121	National Transport Authority
MA-122	Phoebe North
MA-123	Jenny Russell - Energia
MA-124	Fermanagh & Omagh District Council - Paul McDermot
MA-125	Tommy Burns
MA-126	Ruth Brennan
MA-127	Michael Classon
MA-128	Shauna Ring
MA-129	Caroline Classon
MA-130	Barry Patton
MA-131	Grace O'Donnell
MA-132	Paul Sharma
MA-133	Ailís Ní Rinn
MA-134	Cllr Barry Sweeny
MA-135	Tre Energy Holding - Aine Coyle Canavan Assoc
MA-136	John P Gallagher
MA-137	Dr Ruby Morrow
MA-138	Bernadette English
MA-139	Keith Ó Gallachóir
MA-140	Michael Burns
MA-141	Mark Loane



## Appendix C: Monitoring Strategy for the CDP 2024-2030

An effective evidence-based monitoring and reporting regime is essential in verifying whether the Development Plan is achieving its stated objectives and if necessary, implementing the necessary changes to the plan to achieve same. In addition, monitoring will provide the necessary evidence base to meet the Planning Authority's statutory requirement in relation to:

- Preparing the statutory 2 Year Review Report to the Members on the progress achieving in securing the Development Plan Objectives required under S.15(2) of the Act.
- Preparing the statutory 2 Year report to the Regional Assembly setting out progress made in supporting relevant objectives in the Regional Spatial and Economic Strategy required by S.25A(1) of the Act.
- Reviewing the existing/preparing a New County Development Plan in due course.

The Council has attempted to ensure that the Plan's objectives follow the SMART approach (Specific, Measurable, Achievable, Relevant and Time-bound). However, inevitably certain objectives are inherently less tangible/measurable and/or more wide-ranging than others (e.g. objectives supporting quality design). In addition, the Development Plan's role in achieving certain objectives may be limited (e.g. tourism and economic development) as such forms of development are affected by a wide range of non-planning related variables (e.g. market dynamics, economic climate, competition, branding etc).

Consequently, the monitoring regime set out below focuses on monitoring those objectives in which the development plan plays a significant role, and in which can produce relevant, trustworthy, and quantifiable evidence to assess outcomes. In turn this will allow DCC will prepare a monitoring reports at regular intervals including those outlined above.

In addition to this monitoring regime Section 10 of the Environmental Report sets out a detailed programme for monitoring the significant environmental effects of the CDP 2024 including, for example, monitoring Habitats Directive Article 17 Reports, census results, Water Framework Directive waterbody status, Air Quality data for specific pollutants, greenhouse gas emissions trends, progress on specific infrastructure and regeneration projects, no. of structures on the Record of Protected Structures etc.

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
<b>Chapter 2 Vision and Ambition</b>		
S-O-1:	To plan for population growth to 183,500 people by 2031 in line with the NPF, and to seek to realise a further population uplift of upwards of 200,000 people by 2040	Census 2027 population figures for Donegal (CSO).
S-O-3:	To support growth of the County through an 'All of County Strategy' in order to ensure effective development and to harness particular	<ul style="list-style-type: none"> <li>• Census 2027 population figures for individual Municipal Districts, settlements, and rural areas (CSO).</li> </ul>

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	strengths and opportunities that exist within the different areas of the County.	<ul style="list-style-type: none"> <li>• Planning Permissions (residential, economic, energy, community) for individual Municipal Districts, settlements, and rural areas (DCC Planning Section).</li> <li>• Progress on/Completion of key Infrastructure Projects (e.g. road, active travel, wastewater treatment) for individual Municipal Districts and Settlements (DCC Roads and Transportation Directorate).</li> </ul>
S-O-5:	To prioritise regeneration and renewal of the County's towns, villages and rural areas in order to support vibrant and strengthened communities and drivers of economic growth.	<ul style="list-style-type: none"> <li>• Progress on/completion of key urban and Rural Regeneration Projects (including URDF, RRDF and Town and Village Renewal Scheme, Historic Towns Initiative) (DCC Regeneration and Development Unit).</li> <li>• Vacant Property Refurbishment Grants Scheme and Repair and Lease scheme allocations (DCC Regeneration and Development Team).</li> <li>• Conservation Grant Scheme allocation (DCC Conservation Section).</li> </ul>
S-O-6:	To protect, enhance and appropriately harness the unique quality and diversity of the environment in the County, through a wide range of measures, supported by proper planning and sustainable development.	See SEA Monitoring regime in Environmental Report.
S-O-7:	To progress and ultimately carry out/implement the TEN-T Priority Route Improvement Project, Donegal (TEN-T PRIPD) as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted).	Achievement of key milestones in the delivery of the TEN-T PRIPD including submission of application to An Bord Pleanála, planning/CPO approval, tendering, construction, completion (DCC NRDO).
S-O-X	To retain, promote, and drive Donegal's position as a premier domestic and international tourism destination, with a focus on developing green and sustainable tourism.	Donegal specific tourism figures for International and domestic visitors and revenue. (Failte Ireland)
<b>Chapter 2 Core Strategy</b>		
CS-O-1:	To support the growth of Letterkenny and its metropolitan area as the key driver of population and economic growth in the County.	<ul style="list-style-type: none"> <li>• Census 2027 figures for Letterkenny (CSO).</li> <li>• Planning Permissions for new residential development including in New residential Phase 1, Brownfield/Infill and Town Centre sites and in other areas of the town (DCC Planning Section).</li> <li>• Planning Permissions for retail/commercial/office and industrial related development within Letterkenny (DCC Planning Section).</li> <li>• Progress on/completion of Key Infrastructure Projects in Letterkenny (e.g. Section 2 TEN-T PRIPD, Active Travel schemes, Regional Transport Hub (DCC Roads and Transportation Directorate and NRDO).</li> <li>• Progress on/completion on the Letterkenny 2040 Regeneration Project (DCC Regeneration and Development Unit).</li> </ul>
CS-O-2:	To support the growth of a network of 'County Growth Drivers and 'Service Towns' as key locations of population growth (providing for an	<ul style="list-style-type: none"> <li>• Census 2027 figures for County Growth Drivers and Service Towns (CSO).</li> <li>• Planning Permissions on residential development in said settlements (DCC</li> </ul>

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	additional approximate 5500 persons by 2030.	Planning Section). <ul style="list-style-type: none"> <li>• Planning Permissions for retail/commercial/office and industrial related development within said settlements (DCC Planning Section).</li> <li>• Progress on/completion of Key Infrastructure Projects (e.g. Section 1 TEN-T PRIPD, Active Travel schemes, new/upgraded wastewater treatment plants) (DCC Roads and Transportation Directorate and Uisce Éireann).</li> <li>• Progress on/completion on the specific Regeneration Projects (e.g. The SEED Project Ballybofey/Stranorlar). (DCC Regeneration and Development Unit)</li> </ul>
CS-O-3:	To support vibrant 'Rural Settlements' and 'Open Countryside' by providing for an additional population of approximately 7000 persons by 2030.	<ul style="list-style-type: none"> <li>• Census 2027 population figures for specific rural settlements and the Open Countryside (CSO)</li> <li>• Planning Permissions on residential development within said areas (DCC Planning Section).</li> <li>• Planning Permissions for retail/commercial/office and industrial related development within said areas (DCC Planning Section).</li> <li>• Progress on/completion of Key Infrastructure Projects (e.g. Section 3 TEN-T PRIPD, Active Travel schemes, new/upgraded wastewater treatment plants) (DCC Roads and Transportation Directorate).</li> <li>• Progress on/completion on relevant specific Regeneration Projects (DCC Regeneration and Development Unit).</li> </ul>
CS-O-5	To pursue opportunities for further investment in essential infrastructure.	<ul style="list-style-type: none"> <li>• Progress on/completion of Key Infrastructure Projects (e.g. Section 3 TEN-T PRIPD, Active Travel schemes, wastewater treatment plant upgrades).</li> </ul>
CS-O-6:	To coordinate and promote the delivery of key roads and access infrastructure (including the A5 Western Transport Corridor and A6 road projects, the TEN-T Priority Route Improvement Project, Donegal and improvements to the TEN-T network generally and the Bridgend Bypass Project) with the other relevant authorities including partners in the North West Strategic Growth Partnership and within the Northern and Western Regional Assembly so as to result in effective strategic connections to and throughout the County.	Progress on/completion of key road/access infrastructure projects listed in Table 8.1B of the Plan (DCC Roads and Transportation Directorate and NRDO).
<b>Chapter 4 Climate Change</b>		
CA-O-1	To promote sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to	<ul style="list-style-type: none"> <li>• Progress on/completion of Key active travel projects in both urban and rural areas (DCC Roads and Transportation Directorate and NRDO)</li> <li>• Percentage of population commuting to work, school or college utilising pedestrian, cycling, or public transport modes in Census 2027 (CSO).</li> </ul>

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	<p>a. reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,</p> <p>b. reduce anthropogenic greenhouse gas emissions; and</p> <p>c. address the necessity of adaptation to climate change, taking account of Donegal County Council’s Climate Action Plan (within the meaning of section 14B of the Climate Action and Low Carbon Development Act 2015).</p> <p>in particular, having regard to location, layout and design of new development.</p>	<ul style="list-style-type: none"> <li>Donegal specific Greenhouse Gas emissions figures (DCC Climate Action Section).</li> </ul>
<b>Chapter 5 Towns and Villages</b>		
<b>TV-O-1:</b>	To identify appropriate regeneration and renewal initiatives, primarily through enhancement schemes to strengthen communities in specific Layer 3 rural towns/areas namely; Churchill, Convoy, Dunkineely, Kilmacrennan, Mountcharles, Newtowncunningham and St. Johnston.	<ul style="list-style-type: none"> <li>Progress on/completion of key Urban and Rural Regeneration Projects (including RRDF and Town and Village Renewal Scheme, Historic Towns Initiative) in said settlements and areas. (DCC Regeneration and Development Unit and DCC Conservation and Heritage Sections)</li> <li>Vacant Property Refurbishment Grants scheme, Repair and Lease scheme Historic Towns Initiative, Built Heritage Investment Scheme, and Historic Structures Fund allocations in said settlement and areas (DCC Regeneration and Development Unit, Housing Section and Conservation Section)</li> </ul>
<b>TV-O-2:</b>	To support initiatives, including collaboration across the public, private and community and voluntary sectors, to strengthen and improve the physical environment of towns and villages and encourage positive place-making.	See above
<b>TV-O-4:</b>	To identify ‘vacant’ sites and ‘regeneration sites’ in urban areas in accordance with the Urban	Identification of ‘vacant sites’ and ‘regeneration sites’ within revised Seven Strategic Towns Local Area Plan (DCC Planning Section).
<b>TV-O-6</b>	To implement all projects funded under the Urban Regeneration and Development Fund, the Rural Regeneration and Development Fund, Town Centre First, Town and Village Renewal and similar funding schemes, including those identified this Chapter.	<ul style="list-style-type: none"> <li>Progress on/completion of key Urban and Rural Regeneration Projects (including the URDF, RRDF and Town and Village Renewal Scheme, Historic Towns Initiative) in said settlements and areas (DCC Regeneration and Development Unit and Conservation Officer).</li> </ul>
<b>Chapter 6 Housing</b>		

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
UB-O-X	To provide accommodation for travellers, and to identify and use particular areas for this accommodation as and when such a need is identified in consultation with relevant stakeholders.	No. of accommodation units/sites constructed for/provided to the Travelling community (DCC Housing Section, DCC Traveller Liaison Officer).
UB-O-1:	To identify appropriate regeneration and renewal initiatives, primarily through enhancement schemes to strengthen communities in specific Layer 3 rural towns/areas namely; Churchill, Convoy, Dunkineely, Kilmacrennan, Mountcharles, Newtowncunningham and St. Johnston.	<ul style="list-style-type: none"> <li>Progress on/completion of key Urban and Rural Regeneration Projects (including RRDF and Town and Village Renewal Scheme, Historic Towns Initiative) in said settlements and areas. (DCC Regeneration and Development Unit and DCC Conservation and Heritage Sections).</li> <li>Vacant Property Refurbishment Grants scheme, Repair and Lease scheme Conservation Grant Scheme allocation in said settlement and areas (DCC Regeneration and Development Unit and Conservation Officer)</li> </ul>
UB-O-2:	To deliver serviced sites for housing within towns and villages.	Progress on/completion of serviced sites projects (including no. of units purchases under the Ready to Build Scheme) delivered by DCC during the plan period (DCC Housing Section)
UB-O-3:	To seek the effective resolution of unfinished residential development.	Resolution of unfinished residential development issues (DCC)
RH-O-1:	To ensure that new residential development in rural areas provides for genuine rural need.	<ul style="list-style-type: none"> <li>No. of residential units permitted in rural areas (DCC Planning Section)</li> <li>Analysis of type/nature of evidence submitted in connection with Rural Housing Applications (DCC Housing Section)</li> </ul>
RH-O-2	To protect rural areas under strong urban influence, rural areas under strong holiday home influence, and rural areas immediately outside towns from intensive levels of unsustainable urban/suburban residential development.	No. of residential units permitted in areas of Strong Urban Influence (DCC Planning Section)
RH-O-3:	To sustain identified small clachan-style communities in 'Structurally Weak Areas'.	Planning Permissions for residential, retail, commercial, office related development within Clachan settlements. (DCC Planning Section)
RH-O-5	To facilitate the positive re-use of existing vacant rural housing stock in the County and to deliver at least 20% of all new housing in rural areas on brownfield sites to seek to prevent further deterioration and dereliction.	<ul style="list-style-type: none"> <li>Vacant units in rural areas (GeoDirectory)</li> <li>Vacant Property Refurbishment Grants Scheme allocations in rural areas (DCC Regeneration and Development Team)</li> </ul>
<b>Chapter 7 Economic Development</b>		
ED-O-2:	To support appropriately-scaled and located economic development projects in the County's smaller towns and villages.	Planning permissions for retail/commercial/office and industrial related development within Service Town and other rural (DCC Planning Section)
ED-O-3:	To support appropriately scaled and located rural economic development projects where they are functionally-related to the countryside.	Planning permissions for commercial related development in rural areas (DCC Planning Section)
ED-O-4:	To support the development of Páirc Ghnó Gaoth Dobhair as a business, enterprise and manufacturing centre to support the employment base, economic vitality and in turn the linguistic vibrancy	Planning permissions for commercial related developments in Páirc Ghnó Gaoth Dobhair (DCC Planning Section).

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	of the Gaeltacht.	
ED-O-6:	To ensure that sufficient land is provided at appropriate locations for employment generating uses in key settlements and that such land is protected from inappropriate development that would prejudice its long-term development	Size and location of DCC owned business parks and active utilisation of lands within same (DCC Economic Development Unit)
ED-O-8:	To develop serviced lands for economic development and job creation purposes in key settlements across the county	Location and size of serviced sites developed for economic development (DCC Economic Development Unit).
ED-O-14:	To facilitate and support the future development of the ATU campuses in Letterkenny and Killybegs, including their innovation, research and development functions.	Planning permissions for new developments /facilities on ATU campuses (DCC Planning Section).
ED-O-16:	To support the early development of a Designated Marine Area Plan, off the coast of Donegal and the North West region, in line with provisions in the Marine Spatial Planning Framework	Preparation of Designated Marine Area Plan (DCC Planning Section).
<b>Chapter 8 Infrastructure</b>		
T-O-1:	To promote sustainable development and transportation strategies in urban and rural areas including the promotion of measures to: <ul style="list-style-type: none"> <li>(i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources;</li> <li>(ii) reduce anthropogenic greenhouse gas emissions; and</li> <li>(iii) address the necessity of adaptation to climate change.</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of population commuting to work, school or college utilising pedestrian, cycling, or public transport modes in Census 2027 (CSO)</li> <li>• Donegal specific Greenhouse Gas emissions figures (DCC Climate Action Section).</li> <li>• Progress on/completion of key active travel and public transport projects. (DCC Roads and Transportation Directorate).</li> </ul>
T-O-2:	To secure the development of strategic, coherent and high-quality walking and cycling networks that are integrated with public transport and connected with cultural, recreational, commercial, educational and employment destinations and attractions consistent with the National Outdoor Recreation Strategy, 2023-2027, the Draft Donegal Outdoor Recreation Strategy, and the Donegal networks as identified in the Cycle Connects: Ireland's Cycle Network Plan <a href="#">and as developed through the Local Transport Plan process.</a>	<ul style="list-style-type: none"> <li>• Progress on/completion of key active travel and public transport projects. (DCC Roads and Transportation Directorate).</li> </ul>
T-O-4	To provide for safer routes to schools within the County and promote walking and cycling as safe and suitable modes of transport, including as part of local traffic management improvements and An Taisce's <i>Green Schools Programme</i> .	<ul style="list-style-type: none"> <li>• Percentage of population commuting to work, school or college utilising pedestrian, cycling, or public transport modes in Census 2027 (CSO)</li> </ul>
T-O-5	To retrospectively provide safe walking and cycling infrastructure, segregated from other traffic, in settlements.	As above
T-O-6:	To support and facilitate: <ul style="list-style-type: none"> <li>a. the provision of new, and the expansion of existing public transport services and supporting infrastructure; and</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of population commuting to work, school or college utilising pedestrian, cycling, or public transport modes in Census 2027 (CSO)</li> <li>• Part VIII approvals for new public transport infrastructure (DCC)</li> </ul>



Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	b. the use of emerging renewable energy technologies for the transport fleet.	
T-O-7:	To secure the provision of a rail link between: (i.) Letterkenny and Derry; and (ii.) Letterkenny and Sligo.	Progress on any project to facilitate said rail links including any feasibility studies (National Transport Authority, Transport Infrastructure Ireland).
T-O-8:	To develop a centrally-located transport hub in Letterkenny and to seek to develop a dedicated bus corridor between the hub and the eastern edge of the town.	Progress on/completion of Letterkenny Transport Hub and dedicated bus corridor (DCC Roads and Transportation Directorate, National Transport Authority, Transport Infrastructure Ireland).
T-O-11:	<p>To deliver improvements to the Trans European Transport Network (TEN-T), (as required by EU Regulation (EU) No.1 58315/2013 “Guidelines for the development of the Trans European Transport Network as part of the core and comprehensive transport network of Ireland. In this regard it is a specific objective of the Council to:</p> <ol style="list-style-type: none"> <li>1. <ol style="list-style-type: none"> <li>a) Progress and ultimately carry out/implement the TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted).</li> <li>b) Reserve the preferred route corridors of the TEN-T Priority Route Improvement Project, Donegal as shown on maps 8.1.4, 8.1.5, and 8.1.6 for the purposes of the project and the ancillary facilities to service the same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</li> </ol> </li> <li>2. Progress and ultimately carry out/implement the N13 Bridgend to County Boundary Route Improvement TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted).</li> <li>3. Reserve the preferred option corridors (to be determined) for the purposes of the project and the ancillary facilities to service same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</li> <li>4. Progress and ultimately carry out/implement further improvements to the TEN-T Comprehensive Network, Donegal, such as the N13 Stranorlar to Letterkenny and N13 Manorcunningham to Bridgend</li> </ol>	<ul style="list-style-type: none"> <li>• Achievement of key milestones in the delivery of the TEN-T PRIPD including submission of application to An Bord Pleanála, planning/CPO approval, tendering, construction, completion. (DCC Roads and Transportation Directorate, NRDO).</li> <li>• Progress on the N13 Bridgend to County Boundary route improvement Project (DCC Roads and Transportation Directorate, NRDO).</li> </ul>

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	as one of critical strategic importance to Donegal, subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted). Reserve the preferred option corridors (to be determined) for the purposes of the projects and the ancillary facilities to service same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.	
T-O-13:	To achieve quality strategic and important inter-urban and cross border transport corridors, (including the A5 Western Transport Corridor) and support the development of new links to and within the North West City, Region , giving access to regional and international markets with links to sea, air and rail.	Progress on/completion of other key cross border transport projects including the A5 Western Transport Corridor (DCC Roads and Transportation Directorate, NRDO).
WW-O-1	To maintain, improve and enhance the quality of surface and ground waters. as appropriate in accordance with the requirements of: <ul style="list-style-type: none"> <li>• The EU Water Framework Directive including implementing the Programme of Measures contained with the River Basin Management Plan 2022-2027 and any subsequent plan.</li> <li>• The European Communities (Surface Water) Regulations 2009.</li> <li>• The European Communities (Ground Water) Regulations 2010.</li> </ul>	EU Water Framework Directive River, Lake, Coastal, and Transitional Waterbody Status and At Risk Status (EPA)
WW-O-2	To provide an adequate system of wastewater treatment in settlements to facilitate projected growth envisaged in the Core Strategy of the Plan and to protect public health.	Wastewater Treatment Capacity recorded in the Uisce Éireann Wastewater Treatment Capacity Register (Uisce Éireann)
WW-O-3	To facilitate the provision of an adequate, reliable and clean supply of drinking water in accordance with relevant standards, including the protection of drinking water sources, and the provision of new/upgraded water collection, treatment, and distribution infrastructure.	Water Supply Capacity Register (Uisce Éireann)
TC-O-1	To facilitate the development and delivery of a sustainable telecommunications network across the County through a range of telecommunication systems including those arising out of National Strategic Outcome 6 of the National Development Plan (NDP) the Government's 'Harnessing Digital – the Digital Ireland Framework Network' and the National Broadband Plan, the National subvention plan to deliver High Speed Broadband to every rural household outside the commercially served areas as defined on the National Broadband Plan Map, subject to having due regard to natural and built heritage and to environmental considerations.	<ul style="list-style-type: none"> <li>• Planning permission for new telecommunications infrastructure (DCC Planning Section).</li> <li>• Progress/completion of National Broadband Scheme in Donegal</li> </ul>
ETN-O-1	To secure the <del>upgrade-strengthening</del> of the electricity <del>distribution grid</del> to include the provision of <del>network serving the County to a minimum</del> 220kv <del>distribution-transmission</del> networks. To enable the harnessing and distribution of energy.	Planning permissions for of new electricity transmission infrastructure (Eirgrid, An Bord Pleanala, and DCC Planning)

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
G-O-1	To secure the build-out of the gas supply network into Donegal.	Progress/completion of gas supply network Ireland (Gas Networks Ireland and DCC Planning )
<b>Chapter 9 Natural Resource Development</b>		
E-O-1	To sustainably develop sustainably a diverse and secure renewable energy supply to meet demands and capitalize on the County's competitive locational advantage.	Planning Permissions (Type and MW) for new renewable energy developments (DCC Planning)
E-O-2	To secure the maximum potential from the wind energy resources of the County commensurate with the receiving environment and local developments patterns consistent with the proper planning and sustainable development, thereby contributing to the national drive towards ensuring the security of energy supply	Planning Permissions (turbine units and MW) for new wind energy developments (DCC Planning)
EX-O-1	To facilitate extractive industries subject to the protection of residential and natural amenities, the prevention of pollution, and the safeguarding of aquifers and groundwater.	Planning permissions for new extractive industry developments (Area in HA) (DCC Planning)
<b>Chapter 10 Tourism</b>		
TOU-O-1:	To facilitate the sustainable development of Donegal's tourism product as a key economic driver of, and social catalyst for, the County whilst protecting and enhancing the County's landscape, natural heritage, built heritage, and communities from inappropriate development that would detract from the tourism product.	<ul style="list-style-type: none"> <li>• Planning permissions for new tourism related development (e.g. visitor attractions, hotels, hostels, glamping, holiday homes, caravan/camping parks etc. (DCC Planning).</li> <li>• Donegal specific tourism figures for international visitors, domestic visitors and revenue. (Failte Ireland)</li> </ul>
<b>Chapter 11 Natural and Built Heritage</b>		
BIO-O-1	To preserve and enhance the biodiversity of the County in accordance with the relevant EU policies and national legislation.	<ul style="list-style-type: none"> <li>• Habitats Directive: Status of EU Protected Habitats and Species in Ireland Article 17 Report (NPWS).</li> <li>• Bird Directive: Article 12 Data (NPWS).</li> <li>• Irish Wetland Bird Survey (I-WeBS) Trends Report.</li> </ul>
BIO-O-X	To have regard to the objectives of any extant National Biodiversity Action Plan and National Peatlands Strategy in all aspects of the sustainable development of the county.	See above
AH-O-1	Conserve, manage, protect and enhance the architectural heritage of Donegal namely Protected Structures, Architectural Conservation Areas, NIAH structures, designed landscapes and historic gardens,	<ul style="list-style-type: none"> <li>• Number (and where possible condition) of structures on the Record of Protected Structures, National Inventory of Architectural Heritage, extent of Architectural Conservation Areas.</li> </ul>

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	vernacular, <a href="#">historic building stock</a> , industrial and maritime built heritage, character and setting of such structures.	<ul style="list-style-type: none"> <li>Historic Towns Initiative funding allocations.</li> <li>Thatch Report Grant Scheme funding allocations.</li> <li>Built Heritage Investment Scheme funding allocations.</li> <li>Historic Structures Fund allocation (DCC Conservation Section)</li> </ul>
AH-O-3	Protect all structures and parts of structures on the Record of Protected Structures and to extend the RPS where appropriate.	Number of (and where possible condition) structures on the Record of Protected Structures (DCC Conservation Section)
AH-O-4	Preserve the special character of the Ardara, Ballyshannon, Buncrana, Letterkenny, Ramelton, Raphoe, and Moville Architectural Conservation Areas as identified on Maps X.X 11.2 to 11.9 X.X inclusive	Overall condition of architectural heritage within said ACAs (DCC Conservation Section)
AYH-O-1	To conserve and protect archaeological heritage, achieve a greater public knowledge and appreciation of archaeology, protect existing access to, and where appropriate provide new access and visitor infrastructure for, such heritage.	Number (and where feasible condition) of Structures on the List of National Monuments, Record of Monuments and Places, Register of Historic Monuments, Site and Monuments Record and Historic Graveyards (DCC Heritage Section).
<b>Chapter 12 Community Development</b>		
CCG-O-1:	To create sustainable, healthy, socially inclusive, and cultural vibrant communities with an optimum quality of life and high-quality childcare, education, recreational, and cultural infrastructure and facilities and to integrate the planning and sustainable development of the County with the social, community and cultural requirements of its population.	Planning permissions for new childcare facilities, primary, secondary and 3 <sup>rd</sup> level schools/extensions/facilities, community centres, sporting infrastructure, nursing homes, cultural venues etc (DCC Planning Section).
CC-O-2	To provide a network of high-quality green, active and recreational infrastructure at sustainable and socially inclusive locations throughout the county	Part VIII approvals for, and completion of, new green/recreational infrastructure (DCC Planning Section).
CC-O-3:	To protect and enhance the vibrancy of Donegal's cultural resource in a sustainable and socially inclusive manner including providing new arts and cultural infrastructure, new spaces for arts and culture in the public realm, quality public art, and enhanced creative/artistic spaces.	Part VIII approvals for, and completion of, new cultural infrastructure (DCC Planning Section).
<b>Chapter 13 An Ghaeltacht</b>		
GAE-O-1	To sustain and strengthen the Irish Language, to protect the cultural heritage of, and facilitate the sustainable social, physical, cultural, and economic development of the Gaeltacht.	<ul style="list-style-type: none"> <li>Planning permissions for new Irish language related infrastructure venues (DCC Planning).</li> <li>No. of multiple residential units on which language condition imposed (DCC Planning Section).</li> <li>Numbers/percentage of overall Irish speakers, number/percentage of daily speakers, and frequency of Irish Language use (Census 2027).</li> </ul>

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
<b>Chapter 13 Marine Resource, Coastal Management, and the Islands</b>		
MRCM-O-1	To sustain and enhance the economic, social and cultural, and tourism vitality of Donegal's marine sector, coastal communities and island communities	<ul style="list-style-type: none"> <li>Part VIII approvals/planning permissions for new/upgraded marine access infrastructure (DCC Marine Section).</li> <li>Funding for new/upgraded marine access infrastructure (DCC Marine Section).</li> </ul>
MRCM-O-2	To safeguard and enhance the health of Donegal's marine and coastal ecosystems and sustainably manage our coastal environment.	EU Water framework Directive for Coastal, and Transitional Waterbody Status and At Risk Status (EPA)
<b>Chapter 14 Public Rights of Way</b>		
PROW-O-1	To preserve public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.	Maintenance of public access across all Public Rights of Way listed in the CDP 2024-2030 (DCC Planning Section, DCC Roads and Transportation Directorate).
<b>Chapter 17 General Introduction to the Area Plans</b>		
GEN-H-O-1	Facilitate an adequate supply, range and mix of high-quality housing at serviced, sustainable, accessible, and socially inclusive locations to meet anticipated housing need.	<ul style="list-style-type: none"> <li>Planning permissions for new residential units in Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan functional areas. (DCC Planning)</li> <li>Part VIII approvals and Part V Housing agreements related to residential permissions, for social and affordable housing units in said plan areas (DCC Housing).</li> </ul>
GEN-T-O-1	Facilitate a significant increase in sustainable mobility through the provision of a compact permeable urban form, new and enhanced active travel infrastructure (walking and cycling), and public transport services and associated infrastructure.	Progress on/completion of active travel infrastructure in Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan functional areas (DCC Roads and Transportation Directorate).
GEN-T-O-2	Improve strategic transport connectivity, traffic safety and local traffic flow and accessibility (including through the delivery of the TEN-T PRIPD strategic roads project in the case of Ballybofey/Stranorlar), the provision of new local access links and the implementation of appropriate safety, parking/traffic management solutions.	Progress on/completion of active travel infrastructure in Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan functional areas (DCC Roads and Transportation Directorate).
GEN-TC-O-1	Create vibrant, multifunctional, attractive, and accessible town centres, including through the reduction of the overall level of Vacancy and Dereliction.	Residential and commercial vacancy and dereliction units in Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan functional areas (GeoDirectory data).
GEN-RCNH-O-1	Create a high-quality integrated network of recreational and amenity spaces, linkages and infrastructure which provide an optimal quality of	Progress on/completion of green/recreational infrastructure in Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan functional areas (DCC Roads and

Objective Ref.	Objective	Monitoring (Key Performance Indicator/Data Source)
	life and visually attractive environment.	Transportation Directorate).
<b>Chapter 18 Buncrana Area Plan</b>		
BC-S-0-2:	To support the progress and implementation of the 'Re-powering Buncrana' – A Northwest Place Standard Project as funded by the Department of Rural and Community Development (DRCD) and to support any future subsequent phases of the project that provides for strategic regeneration and development of the town in accordance with the Six Place Standard Priorities of the Project.	Progress on/completion of the <i>Re-powering Buncrana</i> Regeneration Project (DCC Regeneration and Development Team).
BC-TC-0-1	To sustain and enhance the role of Buncrana as the retail and services hub of the Inishowen peninsula	Planning permissions for new retail/commercial/office related development in Buncrana (DCC Planning Section)
BC-TC-0-3	To secure the development of the brownfield 'Town Centre Opportunity Sites'	Planning permissions for/completion of new development on Buncrana Town Centre Opportunity Sites (DCC Planning Section)
BC-TC-0-4	To revitalise the public realm and built environment of the Market Square.	Progress on/completion of suitable regeneration project to revitalise Buncrana Market Square (DCC Roads and Transportation Directorate).
BC-RG-0-1	To secure the development of the brownfield 'Settlement Consolidation Sites' and Opportunity Site 4 as referred to below	Planning permissions for/completion of new development on Buncrana 'Settlement Consolidation Sites' (DCC Planning Section)
BC-ZEL-0-1	To grow the industrial and office-based sectors in Buncrana inclusive of ensuring that there is sufficient zoned and appropriately located lands to attract such uses.	Planning permission for new industrial and office type development in Buncrana (DCC Planning Section).
BC-AT-0-1	Deliver the projects listed in the Transport/Sustainable Mobility Strategy above.	Progress on/completion of projects list in the Transport/Sustainable Mobility Strategy (DCC Roads and Transportation Directorate).
BC-AT-0-2	To continue to work with Transport Infrastructure Ireland to progress and ultimately carry out and develop the Inishowen Greenway network and the further support future potential extension of the Network in Buncrana and to onward destinations within the Inishowen peninsula to create a Regional Network of Greenway infrastructure.	Progress on/completion of the Inishowen Greenway network (DCC Roads and Transportation Directorate).
BC-AT-0-X	To prepare a detailed Local Transport Plan for Buncrana during the lifetime of the plan in accordance with the NTAs/TIIs Area Based Transport Assessment manual.	Preparation of the detailed Local Transport Plan for Buncrana (DCC Planning Section and/or DCC Roads and Transportation Directorate).
BC-F-0-1	To support and facilitate the implementation of the Buncrana-Luddan Flood Relief Scheme subject to the requirements of the Habitats Directive.	Progress on/completion of the Buncrana-Luddan Flood Relief Scheme (OPW)
BC-SCC-0-1	To support and facilitate the redevelopment of the Buncrana Community Leisure Centre.	Completion of the Buncrana Community Leisure Centre Project (DCC)
<b>Chapter 19 Ballybofey/Stranorlar Area Plan</b>		



<b>Objective Ref.</b>	<b>Objective</b>	<b>Monitoring (Key Performance Indicator/Data Source)</b>
<b>BS-T-O-2</b>	Deliver the projects listed in Table 19.3 the Transport/Sustainable Mobility Strategy above.	Progress on/completion of projects listed in the Transport/Sustainable Mobility Strategy (DCC Roads and Transportation Directorate).
<b>BS-T-O-3</b>	Seek to prepare a detailed Local Transport Plan for Ballybofey/Stranorlar during the lifetime of the plan in accordance with relevant National Best Practice Guidance.	Preparation of the detailed Local Transport Plan for Ballybofey/Stranorlar (DCC Planning Section and/or DCC Roads and Transportation Directorate).
<b>BS-TC-O-1</b>	Sustain and enhance the town centre's role as the retail, hospitality, tourism and cultural hub of the Finn Valley.	<ul style="list-style-type: none"> <li>• Planning Permissions for retail/commercial/tourism related developments in Ballybofey/Stranorlar (DCC Planning Section)</li> <li>• Completion of the Donegal Community Stadium.</li> </ul>
<b>BS-TC-O-2</b>	Fully implement the SEED Project including the provision of a new Civic Square, restoration/extension of the Old Ritz cinema, and provision of a new 2 no. storey replacement car park with associated enhanced pedestrian link.	Progress on/completion of the SEED Project (DCC Regeneration and Development Team).
<b>BS-TC-O-3</b>	Implement projects which achieve the placemaking objectives and principles set out in the Ballybofey/Stranorlar Regeneration Strategy and Action Plan in consultation with all key stakeholders and subject to resource availability.	Progress on/completion of projects within the Ballybofey/Stranorlar Regeneration Strategy and Action Plan (DCC Regeneration and Development Team and/or DCC Roads and Transportation Directorate).
<b>BS-RCNH-O-1</b>	To support and strengthen Ballybofey/Stranorlar as a sporting centre of excellence including the completion of the Donegal Community Stadium, and the Stranorlar Multi-Use sports facility	Progress on/completion of the Donegal Community Stadium, and the Stranorlar Multi-Use sports facility (DCC Regeneration and Development Team).
<b>BS-RCNH-O-4</b>	To collaborate with the Ballybofey and Stranorlar Co-op Livestock Mart in their identification of a suitable alternative location.	Identification/completion of new site for Ballybofey and Stranorlar Co-op Livestock Mart (DCC Planning)
<b>Chapter 19 Bundoran Area Plan</b>		
<b>BN-REGEN-O-1</b>	To seek the development and renewal of areas within Bundoran that are in need of regeneration, and in particular the Regeneration Areas identified on the Bundoran land-use zoning map (map 17.1 refers) in order to prevent (i.) adverse effects on existing amenities in such areas, (ii.) urban blight and decay, (iii.) anti-social behaviour or (iv.) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.	Planning permissions, Part VIII approvals for and/or completion of new development/projects within Regeneration Areas identified on the Bundoran land-use zoning map (DCC Regeneration and Development Team and DCC Planning).
<b>BN-AT-O-1</b>	To deliver the projects listed in Table 16.4 Transport/Sustainable Mobility Strategy for Bundoran above.	Progress on/completion of projects listed in the Transport/Sustainable Mobility Strategy (DCC Roads and Transportation Directorate).



## Appendix D: Record of Protected Structures

There are currently 480 protected structure entries in the County Donegal Record of Protected Structures. However, the National Inventory of Architectural Heritage (NIAH) survey for the County was launched at Glenveagh Castle in 2015 and a total of 2228 structures of architectural heritage value have been identified pursuant to this survey. As noted in Section 6.2 of this Plan (Built Heritage), the Minister at the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs is using the NIAH process as a mechanism to make recommendations to Donegal County Council for structures to be included on the Record of Protected Structures and consequently the following tables will be subject to a systematic review and update over the Plan period, in order to further consolidate the records of built heritage within the county and ensure the protection of structures of architectural heritage value.

### Glenties Municipal District

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
1	40901501	Hornhead Bridge	Twelve arch rubble stone road bridge over tidal stream built c.1800 with rubble stone segment arches; vaults, cutwaters, parapets, abutments and causeway to south	Dunfanaghy	Glenties M.D.	Regional	ATS
2	40901504	Dunfanaghy Presbyterian Church	Detached five-bay single-storey Presbyterian Church with offset steeple, built 1878; vestry and boiler house to rear	Dunfanaghy	Glenties M.D..	Regional	AGDSM
3	40901509	Holy Trinity Church	Detached three-bay single-storey Church of Ireland church, c.1873, on L-shaped plan with projecting gabled entrance porch to north-west, plant- room to west and vestry to east	Dunfanaghy	Glenties M.D..	Regional	AIDM
4	40901512	Vernacular House	Semi-detached two-bay two-storey house, with three single-storey extensions of different periods to west	Dunfanaghy	Glenties M.D..	Regional	A
5	40901513	Rectory	Detached three-bay three-storey Georgian rectory with 19 <sup>th</sup> c. entrance porch to centre front and single-storey extension to east	Dunfanaghy	Glenties M.D..	Regional	A
6	40901514	Victorian House	Detached three-bay two-storey house with front entrance porch containing round-headed double-height window added c. 1880	Dunfanaghy	Glenties M.D..	Regional	A

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
7	40901601	Faugher House	Detached five-bay two-storey over basement Plantation house with dormer attic, built c. 1630, formerly with projecting entrance porch and having rubble stone bawn wall with castellations and gunloops	Faugher, Ballymore, Portnablagh	Glenties M.D..	National	AGF
8	40902301	Thatched House	Detached two-bay single-storey thatched cottage c. 1910, with single-bay extension to west built c.1930 and three-bay extension to east c. 1995	Brinlack, Bloody Foreland	Glenties M.D..	Local	VM
9	40902401	Thatched House	Detached four-bay single- storey thatched cottage with two-bay two-storey outhouse adjoining to north, lean-to open shed to south, hen-house to north, bed alcove to north	Mahgeraraorty, Gortahork	Glenties M.D..	Regional	IVM
10	40902405	Church of Christ the King	Detached four-bay Roman Catholic Church built 1952, with apse to altar, low aisles to both sides, choir gallery and projecting entrance porches to west and south; sacristy to north-east corner with basement boiler room below	Gortahork	Glenties M.D..	Regional	AIP
11	40902501	Stone Cottage	Detached single-storey rendered stone cottage with Roshine slate roof built c. 1880. At north end is two-storey barn with external steps. Projecting porch, bed outshot and no window openings on front elevation.	Ballyboe, Letterkenny.	Glenties M.D..	Regional	AHS
12	40902502	Stone Cottage	Detached single-storey four-bay stone whitewashed cottage with roshine slate roof and attached outbuildings to southeast.	Roshine, Dunfanaghy, Letterkenny.	Glenties M.D..	Regional	AHS
13	40902503	Stone Cottage	Detached single-storey stone one-room cottage with attached outbuildings to southwest.	Ballyconnell, Fort Town, Falcarragh, Letterkenny.	Glenties M.D..	Local	AHS
14	40902601	St Michaels Church	Detached Ronchamp-esque Catholic Church built 1970, with Baptistry, Blessed Sacrament Chapel, entrance porch, sacristy, confessionals and Marian chapel to perimeter	Creeslough	Glenties M.D..	National	AP

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
15	40902611	House	Detached three-bay two-storey house built c. 1845 with single-storey two-bay wings to either side with projecting doorcase	Cashel, Creeslough	Glenties M.D..	Local	S
16	40902615	St John's Church	Detached four-bay single-storey Church of Ireland Church, built 1752, with bell cote to west gable Venetian east window, internal gallery, porch with staircase to west and projecting gabled vestry to north-west corner	St. John's, Clondehorkey Parish, Ballymore Lower, Creeslough	Glenties M.D..	National	AIPSM
17	40902619	Stone Cottage	Detached single-storey one-room former thatched cottage with attached storeroom with rosin slate roof to the west.	Carrownamaddy, Creeslough, Letterkenny.	Glenties M.D..	Local	AHS
18	40902620	Cottage	Detached single-storey two-bay stone rendered cottage with projecting porch and attached outbuildings to southwest.	Carrownamaddy, Creeslough, Letterkenny.	Glenties M.D..	Local	AHS
19	40903210	Carrickfin Church	Detached three-bay single-storey Church of Ireland Chapel of Ease with gabled entrance porch, with bellcote to centre of south-west side and projecting sacristy to north, built early 19 <sup>th</sup> century	Carrickfin Church, Carrickfin, Kincasslagh, Letterkenny	Glenties M.D..	Regional	AHSM
20	40904202	Dunlewy House	Detached early 19 <sup>th</sup> century three-bay two-storey house with projecting open porch, recessed two-storey wing to east, three-bay single-storey battlemented billiard room to west, two-storey wing to south, with two- and single-storey canted bay windows to west	Dunlewy House, Dunlewy, Gweedore	Glenties M.D..	Regional	AGSM
21	40904203	Church of the Sacred Heart	Detached five-bay single-storey Catholic church with round tower, steeple vestry to south-east corner and apsidal altar built 1877	Moneybeo, Dunlewy	Glenties M.D..	Regional	APSM
22	40905603	Signal Tower	Detached two-bay three- story Napoleonic period coastguard watchtower built c. 1810 with larger machiolations to both eastern corners and to center of western seaward elevations	Illy, Crohy Head	Glenties M.D..	Regional	AHGS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
23	40905802	Doocharry Bridge	Road bridge over Gweebarra river in two segmental-arched spans with custone voussoirs, dressed squared rubble stone haunched ashlar abutments and rubble stone parapets. Large cutwater and projecting ashlar centering ledge, built c. 1785	Doocharry Bridge, Doochary	Glenties M.D..	Regional	ATS
24	40906501	St. Bridget's Church	Detached Gothic-style Catholic Church built c. 1875 with six-bay nave and with choir gallery internally, porch to west and sacristy to east, refurbished c. 1980	Madavagh, Lettermacaward	Glenties M.D..	Regional	AI
25	40906502	Lettermacaward Parish Church	Detached Georgian-Gothic Church of Ireland church built 1788 with entrance porch to west, bellcote to west gable, vestry to north-east corner	Meenagowan, Lettermacaward	Glenties M.D..	Regional	AGSM
26	40906503	Glebe House (The Rectory)	Detached two-storey over basement 'L' shaped former rectory with hipped roof and walled courtyard and two-storey stables to the rear.	Glebe House (The Rectory), Glebe, Lettermacaward, Donegal.	Glenties M.D..	Local	AHCS
27	40907301	St. Connell's Church	Detached Church of Ireland church built in 1833 with porch to west end and bellcote, chancel and vestry to east, built 1908	Ardara	Glenties M.D..	Regional	ASM
28	40907303	Church of the Holy Family	Detached cruciform Romanesque-revival Catholic church built 1900 with double gabled transepts with side altar, polygonal chancel apse, sacristy and gabled doorcase to projecting porch to west end of nave with choir gallery within, with Evie Hone stained-glass	Ardara	Glenties M.D..	Regional	AIP
29	40907304	The Central	Terraced five-bay two-storey house built c. 1800 with gabled extension to width of building to rear, formerly with pub to ground floor right-hand bay, now with shop to ground floor left-hand bay	Ardara	Glenties M.D..	Regional	ASM



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
30	40907405	Church	Detached late-Georgian Gothic-style Church of Ireland Chapel built c. 1860 with chancel to east added c. 1880, battlemented tower to west and sacristy to south-east	Glenties	Glenties M.D..	Regional	AIMS
31	40907406	Glenties Court House	Detached five-bay two-storey over basement courthouse built 1840-43 with Ashlar façade and projecting end bays	Glenties Court House, Glenties	Glenties M.D..	Regional	AIPSM
32	40907407	St Conall's Church	Detached nine-bay single-storey Catholic church built c. 1975 with large monopitch roof	Glenties, Donegal	Glenties M.D..	Regional	ATIP
33	40907430	The Laurels	Detached five-bay single-storey vernacular house, built c. 1870, with loft accessed by internal stairs, external steps to east gable to access first floor room, two-bay outshot to rear	Gortnamucklagh, Glenties, Co. Donegal	Glenties M.D	National	ASC
34	40908101	Thatched Cottage	Detached four-bay single-storey thatched farmhouse built c. 1860 with bed outshoots to west	Owentiskiney, Glencolumbcille	Glenties M.D..	Regional	VS
35	40904816	Termon House	Termon house was built by the Marquis Conyngham in the 1770s for his agent. A famine wall still surrounds the house and was built as the final public works project designed to alleviate suffering during the famine in 1847	Termon, Maghery, Dungloe	Glenties M.D.	Regional	ASH
36	40906421	House	Detached three-bay two-storey house on complex irregular L-shaped plan, built c.1880 and altered c.1910,	Kiltoorish, Glenties	Glenties M.D.	Regional	A
37	40903209	St Mary's Church, Derrybeg	Detached T-plan former Catholic church, built c.1860, with five-bay main northwest elevation with shallow chancel to centre fronted by U-plan sacristy of c.1874, and with two-bay projection to southeast side	Derrybeg	Glenties M.D.	Regional	AS

**Inishowen Municipal District**

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
38	40900101	Malin Tower	Detached single-bay three-storey Napoleonic watchtower built c. 1812 with machicolations to centre of north face and to both south corners and marks of former privies to west and east sides	Ardmalin Ardmalin	Inishowen M.D.	Local	AHGS
39	40900102	Ineuran Bay Cottage	Detached five-bay single-storey thatched cottage built c. 1860 with flat-roofed slightly projecting porch	Ballygorman, West Town, Malin Head	Inishowen M.D	Regional	GVS
40	40900103	Skildren Cottage	Detached five-bay house built c. 1969, on triple hexagonal plan with link corridors forming crescent to patio to south-west. Renovated c. 1985		Inishowen M.D	Local	AP
41	40900403	Clonca Parish Church	Detached three-bay single-storey Church of Ireland Church, built 1827 with three-storey tower to west end and vestry to north	Carrowmore, Malin	Inishowen M.D	Regional	ASM
42	40900404	Malin Bridge	Ten-arch rubble stone bridge across estuary, c. 1800 with large rubble stone copings to parapets and semi-circular arches, set widely apart with rubble stone buttressing to piers with mass concrete repairs; bridge rises slightly towards centre	Carrowmore, Malin	Inishowen M.D	Regional	ATS
43	40900407	Malin Hall	Detached four-bay two-storey over basement house with dormer attic, c. 1758 with four-bay one and a half storey extension to east c. 1900 with curvilinear gable and single-storey over basement swimming pool extension to rear, c. 1980 on site of f	Norrira, Malin	Inishowen M.D	Regional	AIGSM
44	40900408	Malin Presbyterian Church	Detached six-bay single-storey Presbyterian Church built c. 1790, extended to the east with horseshoe-shaped choir gallery internally and entrance porch to east, built 1868	Goorey, Malin	Inishowen M.D	Regional	AIGSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
45	40900409	RC Church	Detached four-bay single-storey Catholic Chapel, c.1785, on a T-shaped plan with sacristy projecting to west and entrance porch to north-east corner of nave	Lag, Malin	Inishowen M.D	Regional	AHGS
46	40900410	Thatched Cottage	Detached single-storey stone whitewashed three-bay cottage with a terrace of outbuildings attached to the front of the property forming an 'L' shaped courtyard. Recently refurbished.	Dunross, Culdaff, Letterkenny.	Inishowen M.D	Regional	AHS
47	40900411	Cottage	Detached single-storey four-bay cottage with projecting entrance bay.	Lagacurry, Isle of Doagh, Lifford.	Inishowen M.D	Regional	AHS
48	40900501	St Budan's Church of Ireland	Detached two-bay single-storey Church of Ireland church, built 1747, with four-storey battlemented tower to west and projecting vestry to north	Culdaff	Inishowen M.D	Regional	AM
49	40901001	St Mary's Church	Detached five-bay single-storey Catholic Church, c. 1815 with extension to east to form T-shaped plan built c.1833; internal choir galleries and gabled porches to gable ends	Clonmany	Inishowen M.D	Regional	AIM
50	40901008	Cottage	Detached four-bay single-storey thatched cottage of 19 <sup>th</sup> century with two-bay extension to south and projecting doorcase; single-storey extension to rear	Ballyliffen	Inishowen M.D	Regional	VM
51	40901101	Donagh Parish Church	Detached two-bay single-storey Church of Ireland church, built 1769, with bellcote to west end and vestry to north-east corner with basement below; arched opening with double chamfered Ashlar surround with hood moulding over with tassel label stops	Donagh Parish church	Inishowen M.D	Regional	AFM
52	40901102	Carndonagh Presbyterian Church	Detached four-bay single-storey gable fronted Presbyterian Church, built 1886, with pedimented front; extension to rear, c. 1995	Carndonagh Presbyterian Church, Carndonagh	Inishowen M.D	Regional	ADSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
53	40901103	Church of the Sacred Heart	Detached fifteen-bay single-storey Catholic Church, built 1942, on Latin cross-plan with offset bell tower to north-west corner, dome on tower over crossing, aisles to both sides, choir gallery internally, two-storey vestry on south-west	Church of the Sacred Heart, Carndonagh	Inishowen M.D	Regional	AIS
54	40901107	Carrickafodan	Detached four-bay single-storey straw thatched 19 <sup>th</sup> century cottage with projecting doorcase and bed outshoot to rear north	Carrickafodan, Carndonagh	Inishowen M.D	Regional	VM
55	40901111	John Colgan Memorial Hall	Detached six-bay two-storey former Parochial Hall c. 1914, with two-storey over basement, split-level wing to west corner, now in use as Heritage and Community Centre, with gabled protecting doorcases to north-east and south-east sides	Ballyloskey, Carndonagh	Inishowen M.D	Regional	AM
56	40901201	St Congal's Church	Detached three-bay T-shaped Roman Catholic church built 1824, with tower to west entrance front and aisles to north and south added c. 1848; projecting vestry to east	Glackdrummond, Culdaff	Inishowen M.D	Regional	AG
57	40901202	Glacknadrummond Methodist Church	Detached three-bay single-storey Methodist chapel built c. 1850, with projecting entrance porch to east and single-storey over basement vestry to north	Glack, Carndonagh	Inishowen M.D	Regional	AIM
58	40805008	Vernacular House	Detached four-bay single-storey vernacular house, built c. 1860, having projecting entrance porch offset to the north-east side of the main elevation (south-east).	Malin Road, Churchland Quarter, Carndonagh	Inishowen M.D.	Regional	AT
59	40805009	Former Carndonagh Railway Station	Detached multiple-bay former railway station and station master's house, built c. 1900-1, comprising central three-bay two-storey block with attached four-bay single-storey block to east and single-bay single-storey block to west.	Atlanfish Limited (Limited Liability Company), Churchland Quarters, Carndonagh	Inishowen M.D.	Regional	AS
60	40805014	Wesleyan Chapel	Detached three-bay single-storey over raised basement gable-fronted Wesleyan Chapel, dated 1867, having two-storey extension to rear (north) elevation.	Churchland Quarters, Carndonagh	Inishowen M.D.	Regional	AS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
61	40805015	Vernacular House	Attached three-bay single-storey vernacular house, built c. 1820, having projecting single-bay flat-roofed entrance porch to central bay to the front elevation (west), and with central single-bay lean-to porch addition to the rear (east) having corrugated-metal roof over. Pitched thatched roof having ropes and wire mesh over secured on metal pegs and wrought-iron bar below eaves level.	Chapel Street, Churchland Quarters, Carndonagh	Inishowen M.D.	Regional	AT
62	40805022	Vernacular House	Attached four-bay single-storey vernacular house, built c. 1820.	Pound Street, Churchland Quarters, Carndonagh	Inishowen M.D.	Regional	AT
63	40805023	Glenngannon Bridge	Triple-arch bridge carrying road over the Glenngannon River, built c. 1800.	Churchland Quarters, Carndonagh	Inishowen M.D.	Regional	AT
64	40805024	Carndonagh Courthouse	Detached five-bay two-storey over basement former courthouse, built 1873 and 'reconstructed' in 1925, having central shallow three-bay breakfront .	Carndonagh	Inishowen M.D.	Regional	AS
65	40805030	Carndonagh District Hospital	Former union workhouse graveyard on rectangular-plan, in use c. 1845 - 51, containing unmarked graves of victims of the Great Famine.	Carndonagh	Inishowen M.D.	Regional	HS
66	40901119	Mount Saint Mary Convent	Burial ground for the former Sisters of Mercy convent established c. 1880.	Churchland Quarters, Carndonagh	Inishowen M.D.	Regional	S
67	40901120	Vernacular House	Detached three-bay single-storey vernacular house, built c. 1820, with two-bay single-storey outbuilding to north.	Churchland Quarters, Carndonagh	Inishowen M.D.	Regional	AT
68	40901121	Ballylosky Bridge	Triple-arch road bridge over Glentogher River, erected c. 1800.	Ballylosky, Carndonagh	Inishowen M.D.	Regional	AT
69	40901203	All Saints Church	Detached four bay single-storey Church of Ireland built 1856	Aghaglassan, Gleneely	Inishowen M.D.	Regional	APM
70	40901204	Grouse Hall	Detached seven-bay single-storey over basement house, built 1735, with two-storey extension on L-shaped plan to south-east and single-storey extensions to rear south-west	Grouse Hall, Gleneely, Lifford	Inishowen M.D.	Regional	AGM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
71	40901301	Lighthouse	Detached two-bay cylindrical lighthouse with projecting single-storey entrance porch built c. 1835, with tower and light added 1870 with signal room over	Dunagree Point Inishowen Head	Inishowen M.D	Regional	ATIGPM
72	40901302	Former Lighthouse	Detached two-storey cylindrical former lighthouse with two-storey projecting block over passageway to east, single-storey entrance porch to south-west built 1835	Dunagree Point Inishowen Head	Inishowen M.D	Regional	ATIGPM
73	40901303	Lighthouse Keeper's House	Detached three-bay single-storey lighthouse keeper's house built 1835, with lean-to sheds to both gables, with dormer attic	Dunagree Point Inishowen Head	Inishowen M.D	Regional	AGM
74	40901304	Former Keeper's House	Detached three-bay single-storey former lighthouse keeper's house built c. 1835, with single- bay lean-to sheds to both gables, with dormer attic	Dunagree Point Inishowen Head	Inishowen M.D	Regional	AGM
75	40901305	Former Keeper's House	Detached three- bay two-storey over basement with attic former lighthouse keeper's house, built 1870, with projecting single-storey over basement to north-east, projecting entrance porch to north-west and single- bay projection to basement at south corner	Dunagree Point, Inishowen Island	Inishowen M.D	Regional	AGM
76	40901812	Star of the Sea Church	Detached six-bay single-storey Catholic church built 1964, with internal gallery, apsidal altar end, projecting sacristy, entrance porches and open bell tower	Desertegney, Glebe, Buncrana	Inishowen M.D	Regional	AIP
77	40901813	Fort Dunree	Rubble stone-walled hip-roofed rectangular museum building set inside Napoleonic Battery Fort, built c. 1810	Dunree, Buncrana	Inishowen M.D	Regional	AHPS
78	40902002	Barn	Two-bay two-storey barn with external stone steps. Barn is attached to residential property.	Carrowmore, Glentogher, Carndonagh, Lifford.	Inishowen M.D	Local	AHS



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
79	40902108	Coastguard and Customs Houses	Detached seven-bay two-storey terrace of seven mid 19 <sup>th</sup> cent. Houses built for Custom's Officers' with various single- and two-storey extensions and having a terrace of single-storey outhouses to rear	Carrickarory, Carrownaff, Moville, Lifford	Inishowen M.D	Regional	AGPM
80	40902109	Coastguard Station	Detached eight-bay two-storey former coastguard station built mid- 19 <sup>th</sup> century; projecting pair of bays on left-hand side, recessed bays on left and right sides, single-storey porches to rear, oriel windows to north-east and north-west sides on machicolations	Carrownaff, Moville, Lifford	Inishowen M.D	Regional	AGPM
81	40902201	The Manor House	Detached six-bay two-storey over basement house, c.1850 with two-storey over basement two-bay bow in centre of south-east elevation, two-storey over basement extension to north-west, single-bay enclosed gabled entrance porch to north-east	Eleven Ballyboes, Greencastle	Inishowen M.D	Regional	AIGM
82	40902202	The Old Fort Inn	Two-gun Martello Tower, built 1812, with curved vaulted chamber below gun platform over basement and two-storey former barracks to north-east; now in use as hotel with extensive fortifications and accommodation at lower level to south-east	Eleven Ballyboes, Greencastle	Inishowen M.D	National	HIGU
83	40902204	St Mary's RC Church	Detached five- bay single- storey Catholic Church, built 1885, with choir gallery internally, tower to south-west and sacristy to north-east	Ballybrack, Greencastle	Inishowen M.D	Regional	AISM
84	40902205	Greencastle Maritime Museum	Terrace of six three-bay two-storey houses with gabled projecting entrance porches with three-bay two-storey gabled break-fronted former coastguard station to centre of terrace built c. 1857; now in use as houses, museum and café	Drumaweer, Greencastle	Inishowen M.D	Regional	AIGPSM
85	40902208	Church of St Pius X	Detached seven-bay single-storey Catholic Church, built 1953, with choir gallery inside with large polygonal lantern	Church of St. Pius X, Moville	Inishowen M.D	Local	APM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			over, chancel, sacristy to rear and nun's gallery overlooking altar				
86	40902209	Carnagarve House	Detached three-bay two-storey over basement house, c.1825, with two-storey canted bay windows to south-west, two-and single-storey additions to rear and side respectively, and gabled two-storey recessed bay to north-east with Tuscan doorcase and fanlight	Carnagarve House, Carnagarve, Moville, Lifford	Inishowen M.D	Regional	AIUSM
87	40902210	St Columb's Church	Detached five-bay single-storey Church of Ireland church with projecting entrance porch to south-east, spire over chancel to north-east, and vestry to northern corner, built 1858	St. Columb's Church, Ballynally, Moville	Inishowen M.D	Regional	APSM
88	40903101	St. Finian's Church	Detached Church of Ireland church built 1850 with transepts and chancel to east, projecting entrance porch to west and vestry to north-east corner	Tullynavin, Redcastle	Inishowen M.D	Regional	APM
89	40903103	White Castle	Detached three-bay three-storey house of mid to late 18 <sup>th</sup> c. with canted central full-height bay window, bows to both ends and canted projecting split-level return to rear, single-storey canted extension to left-hand side	Whitecastle, Redcastle	Inishowen M.D	Regional	AA
90	40903104	St. Columba's Church	Detached five-bay single-storey Catholic church built 1871 with polygonal chancel, bellcote to south-west gable and projecting sacristy to northern corner	Drung, Redcastle	Inishowen M.D	Regional	APM
91	40903801	Inch House	Detached seven-bay two-storey over basement house, possibly of the early 18 <sup>th</sup> c. with dormer attic, conservatory and kitchen extensions to south and north respectively, breakfront central bays with stucco doorcase and single-storey extension to rear	Mores, Inch Island	Inishowen M.D	Regional	AIGM
92	40903808	Fahan House	Detached five-bay two-storey over basement house c. 1740 with two-bay two-storey extension to south, five-bay two-	Carrowmullin, Fahan, Lifford	Inishowen M.D	Regional	AI

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			storey wing to rear and two-bay single-storey extension to north with projecting conservatory				
93	40903809	Nazareth House Nursing Home	Detached four-bay two-storey former house of marked Scottish character built 1870 with bow windows to front and north-west side, three-storey extension to rear on L-shaped plan, four-bay single-storey extension to south-west and twenty-six bay further extension	Figary, Faughan	Inishowen M.D	Regional	ASM
94	40903905	Kilderry House	Detached five-bay two-storey over basement house with full height bow to front and canted bay windows to rear of c.1770, with two-bay two-storey over basement projecting wings with flanking low screen walls on curved plan to both sides built early 19 <sup>th</sup> century	Kilderry House, Ardmore, Muff	Inishowen M.D	Regional	AIPM
95	40904604	All Saints Church of Ireland	Detached four-bay single-storey church with three-tier tower to south, built c. 1722.	Colehill, Newtowncunningham, Letterkenny.	Inishowen M.D	Local	AHCS
96	40904608	Old Rectory	Detached three-bay two-storey former rectory to Colehill Church built c. 1825 with two-storey extension to northwest.	Colehill, Newtowncunningham, Letterkenny.	Inishowen M.D	I Local	AHCS
97	40904702	St. Aengus Church	Detached Modernist Catholic Church built 1965-67 on circular plan with copper conical roof	Carrownamaddy, Speenogue, Burt	Inishowen M.D	International	AIPDM
98	40904703	Burt Presbyterian Church	Detached five-bay single-storey Presbyterian Church built 1895 with vestry to rear and projecting gabled doorcase to entrance with paired doors to gallery within	Carrownamaddy, Speenogue, Burt	Inishowen M.D	Local	AIM
99	40904705	Burt House	Late 17 <sup>th</sup> c. detached two-storey over basement house with dormer attic on L-shaped plan with two-storey late 18 <sup>th</sup> c. extension to rear and two-storey three- bay late 19 <sup>th</sup> c. extension to front two-storey bow to south	Speenogue, Burt	Inishowen M.D	National	AI

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
100	40904706	Drumgowan	Detached five-bay two-storey house with dormer attic built 1845 with two-bay single-storey addition to north-east with dormer attic gabled enclosed porch to rear and Tuscan doorcase to frontage	Carrowen, Burt	Inishowen M.D	Regional	ASM
101	40904707	Beech Park	Detached early 19 <sup>th</sup> century three-bay two-storey over basement house with projecting gabled entrance porch on L-shaped plan, with two-bay single-storey extension to left-hand side c.1988	Beech House, Bohullion Lower, Burt	Inishowen M.D	Regional	ASM
102	40904709	Bogay House	Detached early to mid-18 <sup>th</sup> century five-bay two-storey over basement house with dormer attic and single-bay basement extension to east, with projecting porch extension to north c.1890	Bogay House, Bogay Glebe, Newtowncunningham	Inishowen M.D	National	AGSM
103	40904711	Church of All Saints	Detached eight-bay single-storey modern Catholic church with double-glazed interior	Speenogue, Speenogue P.O., Burt	Inishowen M.D	Regional	AIM
104	40905403	Raymoghy Parish Church	Detached Georgian-Gothic Church of Ireland church with three-bay nave and tower to north, built 1792 with chancel and vestry extensions to south built in 1910 and nave re-roofed.	Raymochy, Ray, Manorcunningham	Inishowen M.D	Regional	AS
105	40905405	First Ray Presbyterian Church	Detached four-bay single-storey Presbyterian church built in 1746 with entrance porch to north, single-storey over basement vestry to south and gallery internally, refurbished and re-roofed c. 1990.	Manorcunningham	Inishowen M.D	Regional	AI
106	40905501	Killea Parish Church	Detached Church of Ireland church with three-bay nave built in 1765, with entrance porch to west and chancel and vestry to east and south-east respectively, built in 1856	Carrigans	Inishowen M.D	Regional	AS
107	40905502	Prospect Hill	Detached three-bay single-storey house built c.1820, with basement and dormer attic, single-storey central entrance	Dunmore, Carrigans	Inishowen M.D	Regional	AS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			porch, added c. 1910, with gablet and dormer window over and two-and single-storey returns to rear				
108	40905503	Dunmore House	Detached five-bay two-storey over basement Georgian house with stair return to rear, built in 1742, with two-bay two-storey over basement extension to east, single-storey entrance porch built in 1845 and two- and single-storey extensions to rear	Dunmore, Carrigans	Inishowen M.D	Regional	AIMS
109	40905509	Presbyterian Church	Detached three-bay single-storey Presbyterian Church dated 1783 with porch to north-east and vestry to south-west and gallery internally, with boiler room to basement under vestry	Crossroads, Garshooey, Bogay, Killea	Inishowen M.D	Regional	AGS
110	40905512	Monreagh Presbyterian Church	Detached Presbyterian church on T-shaped plan, originally built 1644, remodelled c.1840 with vestry to rear and half-basement boiler rooms below, extensively renovated internally v. 1880	Monreagh	Inishowen M.D	Regional	AIDOM
111	40905513	Taughboyne Church	Detached Church of Ireland Church, originally built c. 1627, renovated c. 1830 and possibly containing Medieval fabric	Bready, Churchtown, Carrigans	Inishowen M.D	Regional	AIPOFM
112	40905517	Flax Mill	Detached single-bay single-storey former mill, c. 1860 with external waterwheel and single-storey extension downhill	Tullyannan, Carrigans, Lifford	Inishowen M.D	Regional	O
113	40902907	Drift Inn	1860-1865. detached 6 bay, 2 storey former railway station built 1864 with gabled dormers, projecting gabled end-bay to right hand side and entrance bay 3 bay single storey former sheds to left hand side extended by one storey.	Railway Road, Bunrana	Inishowen M.D.	Local	AP
114	40800102	Mill River Bridge	1700-1750. 3 arch road bridge over waterfall built, 1740, with extended westwards twice with rubble stone voussoirs vault abutments and parapets.	Bunrana	Inishowen M.D.	Regional	ASM
115	40902901	Bunrana Castle	1710-1720. Detached 7 bay, 2 storey over basement house built 1718 with projecting roofed pavilions on both sides, 2 bay, 2 storey extension to south left hand side and split level stair	Swan Park, Bunrana	Inishowen M.D.	National	AGH

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			return to rear and breakfront to central 3 bays with open pediment.				
116	40902945	Westbrook House	Detached three-bay two-storey house, built c.1840.	Tullyarvan, Buncrana	Inishowen M.D.	Regional	AS
117	40903846	House	The site containing original Scottish Bain house and outbuildings from circa 1604 belonged to and was occupied by the Cresswell family from 1608 till 1970	Mores, Inch Island	Inishowen M.D.	Regional	AS
118	40901830	Dunree Lighthouse	Attached three-bay single-storey lighthouse keeper's house, built 1875, with single-bay lean-to wings to both gables, single-bay entrance porch to front, canted bay to west with polygonal lighthouse.	Dunree, Inishowen	Inishowen M.D.	Regional	AS



## Letterkenny Municipal District

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
119	4080012	End-of-terrace house	End-of -terrace three-bay two-storey house built c.1790, with milestone located in front to road edge	Ramelton	Letterkenny M.D..	Regional	AS
120	4080014	Former Weaving House	Detached multiple-bay single-storey rubble stone former weaving house built c. 1800. Presently occupied by the Ramelton Fisheries Company	Ramelton	Letterkenny M.D..	Regional	AS
121	40800202	McCloghan Gunn & Co Solicitors	Terraced three-bay two-storey former house c. 1860, with dormer attic, projecting bays, integral carriageway and two-storey split level toilet return to rear, now in use as offices	The Mall, Ramelton	Letterkenny M.D..	Local	AGSM
122	40800203	The Fish House	Detached three-bay two-storey over basement boathouse, former fish-packing warehouse, now in use as a restaurant since c. 1980	Ramelton	Letterkenny M.D..	Local	S
123	40800204	Mirabaeu Restaurant	Terraced three-bay three-storey Georgian house c. 1820, with three-storey split level to rear, restaurant on ground floor	The Mall, Ramelton	Letterkenny M.D..	Regional	ASM
124	40800206	The Bridge	Three arch road bridge over river Leannan with extension eastwards doubling width c. 1880, with thin squared rubble stone voussoirs, to segmental arches, rubble stone vaults, piers, cutwaters and parapet with soldier course rubble stone	Ramelton	Letterkenny M.D..	Local	S
125	40800213	Garda Station	Terraced seven-bay three- storey house with integral carriageway to central bay, stair return to rear right-hand side and single-storey rear extensions to both sides	The Mall, Ramelton	Letterkenny M.D..	Regional	AGSM
126	40800214	Warehouse	Detached eight-bay three-storey former warehouse with two-storey wings forming courtyard to east, formerly used as a factory, now derelict, with carriageway to rear, with extension to south	The Mall, Ramelton	Letterkenny M.D..	Local	A

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
127	40800215	Guest House	Terraced pair of two-bay three-storey houses with sanitary accommodation return and single-storey extension to rear, also now in use as a guest house	The Mall, Ramelton	Letterkenny M.D..	Regional	AGSM
128	40800304	St. Mary's Church	Detached five-bay single-storey Catholic Church c. 1890 on cruciform plan with three-bay gabled projecting sacristy to north-west corner and tower to south	Ramelton	Letterkenny M.D..	Local	AIM
129	40800305	The Green, Ramelton	Detached three-bay two-storey house on L-shaped plan of c. 1820 with two-storey split level return and single-storey extension, shell of earlier two-storey house to rear, pedimented brick entrance porch to rear and Ionic door case to front	Drummonaghan, Ramelton	Letterkenny M.D..	Regional	AGUM
130	40800308	Claragh	Detached late 19 <sup>th</sup> c. four-bay two-storey house with two-storey two-bay split-level wing and single-storey pantry to right-hand side	Claragh, Ramelton	Letterkenny M.D..	Regional	AIGM
131	40800401	House on the Brae	Terraced four-bay two-storey over basement house with dormer attic with steps up to platform in front of door, in use as restaurant and hall	Castle Street, Ramelton	Letterkenny M.D..	Regional	ASM
132	40800402	Corner Building	End of terrace five-bay two-storey over basement L-shaped plan with facades to three sides and with restaurant to ground floor, former integral carriageway to easternmost bay of south frontage	Gamble's Square, Ramelton	Letterkenny M.D..	Regional	ASM
133	40800403	Methodist Church	End of terrace formerly free-standing three-bay Methodist chapel c. 1880, with enclosed gabled entrance porch to north end	Back Lane, Ramelton	Letterkenny M.D..	Local	AM
134	40800410	Warehouse	Detached four-bay four-storey warehouse with gablet over loophole and with single-storey extension to rear	The Quay, Ramelton	Letterkenny M.D..	Local	AGS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
135	40800411	Warehouse ( 7 <sup>th</sup> from e. end )	Detached four-bay three-storey former warehouse renovated mid- 1980s and now in use as apartments	The Quay, Ramelton	Letterkenny M.D..	Local	AGS
136	40800412	Warehouse ( 8 <sup>th</sup> from e. end )	Detached three-bay three-story warehouse with gablet over loophole and single-storey extension to rear	The Quay, Ramelton	Letterkenny M.D..	Local	AGS
137	40800413	House	End-of terrace three-bay two-storey over basement house built c. 1800 with single-bay single-storey conservatory extension to left-hand side	Bridge Street, Ramelton	Letterkenny M.D..	Regional	AGSM
138	40800418	House (Cooleen)	Terraced five-bay two-storey house c. 1820 with shops to ground floor and basement below. Fanlight and stone entrance steps to upper floor accommodation	Castle Street, Ramelton	Letterkenny M.D..	Local	ADSM
139	40800420	Pair of Terraced Houses	Terraced pair of four-bay two-storey houses with central opening bisected by party wall, extension to rear of right-hand house	Back Lane, Ramelton	Letterkenny M.D..	Regional	GVSM
140	40800421	Former Church	Detached six-bay single-storey former Presbyterian church built 1680 with parallel five-bay single-storey extension to south c. 1830, now in use as Heritage Centre, Library and Hall since mid 1980s restoration, with internal gallery	Back Lane, Ramelton	Letterkenny M.D..	Regional	AHSFM
141	40800422	Former Corn Mill	Detached six-bay single-storey over basement former corn mill with stream below, now a pair of semi-detached houses, with extension to rear	Pound Street, Ramelton	Letterkenny M.D..	Local	SM
142	40800423	A Gamble & Co.	End of terrace five-bay two-storey house with dormer attic and shop to ground floor built c. 1850	Ramelton	Letterkenny M.D..	Regional	ADSM
143	40800424	National Irish Bank	Detached four-bay two-storey bank, recessed centrally located entrance bay beside three-storey gabled bay to right-hand side, with projecting ground floor and with single-bay single-storey passageway to right-hand side giving access to house	The Mall, Ramelton	Letterkenny M.D..	Regional	APSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
144	40800501	Kilreen RC Church	Ruins of former four-bay single-storey Catholic chapel on T-shaped plan with gabled projecting sacristy to south	Kilreen, Ramelton	Letterkenny M.D..	Record Only	A
145	40800503	The Manse	Detached three-bay two-storey house with two-storey bow window to north and three-storey split level return, two-storey double-gabled extension to rear now in use as a Manse, with timber Venetian doorcase to entrance to east, possibly containing original fabric	Mortimer's Lane, Ramelton	Letterkenny M.D..	Regional	AIM
146	40800504	Frist Ramelton Presbyterian Church	Detached five-bay single-storey Presbyterian church with off-set steeple to right-hand side, stair to left-hand side, projecting chapel to south and two-storey over basement to rear, with internal gallery, built 1906	Church Street, Ramelton	Letterkenny M.D..	Regional	APSM
147	40800505	St Paul's Church	Detached six-bay single-storey Church of Ireland church built 1822-26 with tower to west and chancel and vestry to east	Church Street, Ramelton	Letterkenny M.D..	Local	APM
148	40800506	Mill House	Formerly detached three-bay three-storey house c. 1820 with two-storey split-level sanitary return with single-storey extension to rear	Ramelton	Letterkenny M.D..	Regional	ASM
149	40800508	Plantation Corner House	End-of terrace four-bay two-storey house, two-storey extension to rear, with take-away restaurant on ground floor	Ramelton	Letterkenny M.D..	Local	HS
150	40800509	Milestone	Free-standing milestone to roadside built c. 1850, with the distance from Ramelton to Dunfanaghy inscribed on it	Ramelton	Letterkenny M.D..	Regional	S
151	40823039	Old Barracks	End terrace two-storey over basement three-bay former barracks with two-storey extension to rear.	The Mall, Ramelton.	Letterkenny M.D..	Regional	AH
152	40800510	Rubble Stone Buildings (3 No)	Collection of rubble stone buildings adjacent to former Shambles. Building closest to the road is earliest c. 1750. Other two are c. 1840	Rear of "Stewart Arms Hotel", Ramelton	Letterkenny M.D..	Regional	AS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
153	40900701	Tranarossan House	Detached four-bay single-storey former house with dormer attic; three-bay single-storey with dormer attic extension to south-east with link walkway and veranda to south and east with single-storey extension c. 1970	Dundoan, Lower Carrigart	Letterkenny M.D..	Regional	APS
154	40900702	Stone Cottage	Detached single-storey two-bay stone part rendered cottage with attached outbuilding.	Glenoory, Downings, Letterkenny.	Letterkenny M.D..	Local	AHS
155	40900901	Fanad Lighthouse	Detached seven-bay single-storey lighthouse keeper's house, c. 1817, with two-bay gabled projections to both ends and gabled central entrance bay and two-bay recessed wing to north with three-storey cylindrical lighthouse with corbelled walkway	Arryheernabin, Ballylar, Fanad, Letterkenny	Letterkenny M.D..	Regional	APS
156	40901604	RC Church	Detached three-bay single-storey Catholic church built c. 1954 with projecting sacristy to south and extension to north	Maghrabeg, Rosguill, Carrigart	Letterkenny M.D..	Regional	AIS
157	40901605	Church of St. John the Baptist	Detached seven-bay single-storey Catholic church, built between 1868 and 1886 on a cruciform plan with gabled entrance porch, c.1985, with lean-to sacristy and plant room to both sides of chancel	Umlagh, Carrigart	Letterkenny M.D..	Regional	AIM
158	40901701	Church of Christ the Redeemer	Detached four-bay single-storey Church of Ireland church, built 1693, with entrance porch to south-west and toilet to west with choir gallery internally; renovated externally c. 1990	Rosnackill, Fanad	Letterkenny M.D..	Regional	AIF
159	40901703	Massmount Church	Detached five-bay single-storey Catholic church possibly of 1785 with internal choir gallery, projecting bell bellcote central bay and gabled entrance porch to south side; sacristy extension to north side; renovated c. 1890	Croaghan, Fanad	Letterkenny M.D..	Regional	AHS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
160	40901705	Fanad Glebe House	Detached three-bay two- storey over basement former Rectory with dormer attic, built c.1795, with six-bay two-storey return with integral carriageway to rear	Carrowkeel Glebe, Fanad	Letterkenny M.D..	Regional	AIGSM
161	40901708	Holy Trinity Church	Detached five-bay single-storey Church of Ireland church built 1895 with two-bay chancel and sacristy to east, aisle and offset tower with cylindrical projecting stair to north, gabled projecting entrance porch to south and plant room to basement below vestry	Carrigart	Letterkenny M.D..	Regional	APSM
162	40901710	Carrigart Presbyterian Church	Detached four-bay single-storey Presbyterian church, built 1806, with projecting porch and steeple, c. 1896, to east and vestry to west	Carrigart	Letterkenny M.D..	Local	A
163	40901712	Mulroy House	Detached four-bay two-storey over basement house c.1866 with three-bay over basement extension with dormer attic to south c.1867. Single-bay single-storey extensions to either side, with projecting enclosed porch to entrance front	Rawros, Carrigart	Letterkenny M.D..	Regional	AIGPM
164	40901715	Carrigart Hotel	Detached four-bay three-storey Victorian Hotel with dormer windows with elaborate carved detailing to their surrounds. Later extensions to east and west	Tirloughan, Carrigart	Letterkenny M.D..	Regional	A
165	40901801	Knockalla Fort	Detached two-storey ovoid Martello Tower built early 19 <sup>th</sup> century with defensive walls to seaward side and dry moat landwards	Knockalla Fort, Bunnaton, Portsalon, Letterkenny	Letterkenny M.D..	Regional	AHG
166	40901802	Carrablagh House	Detached late-Georgian house, renovated c.1990	Carrablagh, Fanad	Letterkenny M.D..	Regional	AP
167	40901806	Greenfort	Detached five-bay two-storey late Georgian house with dormer attic; single-storey single-bay and four-bay extensions to left- and right-hand sides respectively, two-bay two-storey wing with two-storey bow to right-hand side, conservatories to rear	Greenfort Demesne, Portsalon	Letterkenny M.D..	Regional	AIGSM



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
168	40902801	Macamish Fort	Detached three-storey ovoid Martello Tower, built c.1802, with corbelled machiolation over first floor door, extension to south	Saltpans, Rathmullan	Letterkenny M.D..	Regional	AHS
169	40819027	Rathmullan abbey & Graveyard	Rathmullan Abbey built in 1516. The building is fragmentary and complex. The original friary was standard; a long church almost 80ft by 21ft wide, with side altars in a S transept, and the living quarters to the north on a line with the side of the chancel.	Main Street, Rathmullan	Letterkenny M.D.	Regional	AAHS
170	40903601	St. Peter's Church	Detached three-bay single-storey Catholic church built 1961, internal gallery with sanctuary to east and porch to west, hexagonal sacristy to south-east corner and prayer chapel, extension to north, 1990; with plant room to north-west corner	Milford	Letterkenny M.D..	Regional	AGPD
171	40904301	Glenveagh Castle & Estate Buildings	Detached single-bay five-storey castellated house with two-bay two-storey wing to north-east and three-storey cylindrical tower beyond, with various two-and three-storey wings and additions to south-east built 1865-70, now in use as a museum, renovated early twentieth century	Gartan Mountain, Churchill	Letterkenny M.D..	National	ATIS
172	40904402	Glebe House & Gallery	Detached three-bay two-storey former Glebe house built 1828 with cast-iron conservatory of c.1840 to south added c.1953	Gartan, Churchill	Letterkenny M.D..	National	AIP
173	40904404	Whitehall	Detached five-bay two-storey house built c. 1820 with single-storey catslide extension to west and lean-to shed to south	Whitehall, Carrowtrasna, Gartan	Letterkenny M.D..	Regional	OSM
174	40904501	Church of St Finians & St Mark	Detached five-bay single-storey Church of Ireland church built 1846 with chancel to east, steeple and gabled entrance porch to south-west, vestry to north-west	Kilconnell, Kilmacrennan	Letterkenny M.D..	Regional	AIPM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
175	40822005	Kilmacrenan Old Church and Graveyard	Remains of former Church of Ireland Church, Built c. 1530 and altered c.1733 and c.1760, having remains of three-storey tower (on square plan) to the south-west end, added c 1760.	Kilmacrenan	Letterkenny M.D.	Regional	AAS
176	40904516	Aghnagaddy House	Detached late 18 <sup>th</sup> century eight-bay two-storey house with wings to both sides and outhouses forming courtyard to rear, renovated c. 1992 following fire which destroyed part of interior, single-storey extension and former conservatory to yard to rear	Aghnagaddy, Glebe, Ramelton	Letterkenny M.D..	Regional	AIGM
177	40904523	Old Claragh House	Detached nine-bay two-storey possibly mid-17 <sup>th</sup> c. former planter's house with attic storey and with two-storey extension to rear c.1890, containing diesel-powered generator and mill workings	Old Claragh House, Ramelton, Letterkenny	Letterkenny M.D..	National	HOF
178	40904524	Ballyarr House	Detached two-storey over basement three-bay property with triple-pitched roof and various additions to the rear and side. Substantial plot with gardens to front and side (including walled garden) and rear courtyard.	Ballyarr, Ramelton, Letterkenny.	Letterkenny M.D..	Regional	AHS
179	40904525	Farmstead	Two-storey four-bay farmhouse forming north side of a substantial rectangular farmstead courtyard consisting of two-storey stone stables and barns with arches.	Carnisk, Ramelton, Letterkenny.	Letterkenny M.D..	Regional	AHS
180	40904601	Fort Stewart	Detached seven-bay three-storey house built c. 1760 with two-bay two-storey wings to both sides, projecting Ionic entrance porch and single-storey extension to rear, renovated with internal redecoration c. 1825, gablet to frontage of north-east wing	Killydonnell, Ramelton	Letterkenny M.D..	Regional	AIGSM
181	40904602	Old Ferry House	Detached seven-bay two-storey house with gabled enclosed porch, lean-to extension to side and split-level first floor to rear	Killydonnell, Ramelton	Letterkenny M.D..	Regional	ASM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
182	40905201	Barrack Bridge	Double arch rubble stone road bridge over river Leannan built c.1800 with rubble stone voussoirs to semi-circular arches and rubble stone triangular cutwater and abutments; cast iron tie plates; coral stones for arch centring at springing	Druncavanny, Trentagh	Letterkenny M.D..	Regional	AT
183	40905202	Railway Bridge	Group of three railway bridges over road, river and right of way, built c. 1900, with cut granite segmental arches and abutments	Drumcavanny, Trentagh	Letterkenny M.D..	Regional	AHTS
184	40905204	Rashedoge Bridge	Single-span segmental-arched road bridge over river Swilly built c.1800 with long rubble stone voussoirs, rubble stone abutments and parapets	Foxhall, Newmills	Letterkenny M.D..	Regional	AT
185	40905207	St Columba's Church	Detached seven-bay Catholic church built 1841 with two-storey sacristy to south, re-roofed c. 1890, renovated 1994	Kilphea, Newmills	Letterkenny M.D..	Regional	AIS
186	40905208	Wilkin's Bar/Church Hill PO	Terrace of two-storey buildings with post-office and public house now at ground floor, built c. 1830 with two-storey outbuildings at rear	Churchill, Letterkenny	Letterkenny M.D..	Regional	AS
187	40905209	St. Columba's Church	Detached late- Georgian Church of Ireland Church with three-stage tower to west and three-bay nave built in 1819, with aisle to north, chancel and vestry over basement crypt added and church re-roofed c. 1895	Churchill, Letterkenny	Letterkenny M.D..	Regional	AS
188	40905401	Raymoghly National School	Detached four- bay two- storey over basement National School built in 1740 as a Charter with two-bay return to north-west c. 1880 and single-bay extension to south-west	Labbadish, Manorcunningham	Letterkenny M.D..	Regional	AHS
189	40905409	Castlegrove	Detached four-bay two-storey late-Georgian house built c. 1825 with two-storey wings to north-east and north-west, two-storey extension to west and single-storey extension to north-east and courtyard formed to north-west with two-storey outbuildings possibly	Eighterross, Ballymaleel	Letterkenny M.D..	Regional	AISM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
190	40906001	Corn Mill	Detached five-bay two-storey corn mill built c. 1860, with external water wheel to east and projecting coach house over basement, restored c. 1990, now in use as a museum. Originally two-bay with extension to w.c. 1905	Milltown, Newmills	Letterkenny M.D..	Regional	TIGOS
191	40906102	Rockhill House	Detached five-bay two-storey neo-classical house built c. 1853 incorporating fabric of earlier c.1760 house within and three-storey over-basement c. 1825, extension with full height bow to rear to south-west and triple-height hall within.	Rockhill Demesne, Letterkenny.	Letterkenny M.D..	Regional	AIPS
192	40906204	Leslie Hill	Detached three-bay two-storey house built c. 1820 with two-storey split-level extension to rear and projecting enclosed entrance porch c. 1860	Leslie Hill, Manorcunningham	Letterkenny M.D..	Regional	AIMS
193	40905334	Oak Park	Detached five-bay two-storey house, built c. 1800 and altered c. 1870, having two-storey canted projection to the centre of the front elevation (south), single-storey open veranda to the front, added c. 1870, now enclosed to the eastern half with modern windows and doors, three-bay two-storey return to the rear (north) at the west corner, and with two-storey return with lean-to roof attached to the east end of the rear elevation.	Roughpark (Castlewray), Letterkenny	Letterkenny M.D.	Regional	A
194	40501170	1 Mount Southwell Place	End-of-terrace, 3 bay, 1865-1870. 2 Storey over basement house.	Mount Southwell Mews	Letterkenny M.D.	Regional	AG
195	40501171	2 Mount Southwell Place	Terraced 3 bay, 2 storey over basement house. 1865-1870	2 Mount Southwell Place	Letterkenny M.D.	Regional	AGP
196	40503163	Mount Southwell Mews	End-of-terrace, 3-bay, 1865-1870 2 storey over basement house.	Mount Southwell Mews	Letterkenny M.D.	Regional	AG
197	40504072	Rosemount House	Detached 4-bay, 2 storey house. Pre 1858.		Letterkenny M.D.	Regional	A

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
198	40500012	St. Conal's Psychiatric Hospital	Mid Victorian. 2-storey. Central section, 1860-1890 3-storey additions.	Kilmacrennan Road	Letterkenny M.D.	Regional	AGP
199	40501090	St. Eunan's College	3-Storey, symmetrically planned school building. 1900-1910.	College Road	Letterkenny M.D.	Regional	AIGUD
200	40504052	Bank of Ireland	Detached, 4-bay, 2-storey former house. 1875-1880.	Upper Main Street	Letterkenny M.D.	Regional	AP
201	40502279	Courthouse	Detached, 3-bay, 2-storey over basement, 1825-1830 neo-Classical courthouse.	Upper Main Street	Letterkenny M.D.	Regional	A
202	40502086	Bank	End-of-terrace, 3 bay, 2-storey bank. 1900-1910.	Upper Main Street	Letterkenny M.D.	Regional	G
203	40501167	Conwal Church	Church of Ireland Parish Church. 1750-1790	Church Lane	Letterkenny M.D.	Regional	AP
204	40501168	Cathedral of Saints Eunan & Columba	French Neo Gothic cruciform plan Cathedral. 1890-1905.	Sentry Hill Road	Letterkenny M.D.	Regional	APD
205	40501199	Conwal Church	Conwal Parish Church graveyard. 1650-1940.	Church Lane	Letterkenny M.D.	Regional	HD
206	40504036	Ernest Speer	Terraced 3-bay, 1875-1880. 2 storey shop retaining period shop front and interior.	Lower Main Street	Letterkenny M.D.	Regional	AIG
207	40503214	Oldtown Bridge	Triple-arch road bridge over River Swilly 1700-1740.	Oldtown	Letterkenny M.D.	Regional	D
208	40503215	Bridge	Disused single-span plated lattice-truss Railway Bridge. 1900-1905.	Oldtown	Letterkenny M.D.	Regional	HTD

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
209	40501164	Ardenaun	Detached six-bay, c.1900. Three-storey over-basement Bishop's Palace.	Cathedral Road	Letterkenny M.D.	Regional	A
210	40502222	Donegal County Museum	Detached Five-bay, c. 1845, two-storey former workhouse and infirmary.	High Road	Letterkenny M.D.	Regional	A
211	40501130	House	Single Storey stone wash cottage with thatch roof.	New line Road	Letterkenny M.D.	Regional	A
212	40905303	Ballymacool House	Detached, five-bay three-storey over basement built c.1825	Ballymacool	Letterkenny M.D.	Regional	AH
213	40904655	Kildonnell church and Graveyard	The Friary was founded in 1471 by the O'Donnells, ruling clan of Donegal, for the Franciscan Friars on the site of an older church, possibly 10th Century. It was completed in the early 16th Century by Calvagh O'Donnell. In 1603, with the Plantation of Ulster, the land was given to Captain Basil Brooke who closed down the Friary. It has remained a burial ground for the local community since closing.	Ramelton	Letterkenny M.D.	Regional	AAS
214	40819002	Rathmullan coastal Battery	Former coastal battery, built c. 1813, comprising a two-storey blockhouse or 'bombproof barrack' on five-sided plan with mildly battered walls flanked by single-storey rubble stone curtain walls to the north and south. Enclosure surrounded by dry moat with steep grass glacis to north-west.	Main Street, Rathmullan	Letterkenny M.D.	Regional	AH
215	40823112	House	Terrace of three single-bay two-storey houses, built c. 1820 and extended/rebuilt c. 1860, comprising single-bay single-storey house to the south-west, built c. 1820, and two single-bay single-storey houses to the north-east, built c. 1860. Single-bay single-storey lean-to addition to south-west gable of house to the south-west.	Back Lane, Ramelton	Letterkenny M.D.	Regional	A
216	40800409	Swilly Bottling Stores	Attached corner-sited three-bay four-storey former warehouse/store having attic level, built c. 1830, having	The Quay Ramelton	Letterkenny M.D.	Regional	AT

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			single-bay two-storey addition to the rear (east), added c. 1900, with single-bay single-storey addition to the east, added c. 1930.				
217	40800416	Guild Hall	Attached six-bay three-storey building, erected c. 1840, having two-storey return to the rear at the south-west corner. Possibly originally a store\warehouse or weaving facility. Later apparently in use as a guild hall, and section to the south-west apparently formerly in use as a courthouse.	Castle Street, Ramelton	Letterkenny M.D.	Regional	AHS



**Stranorlar Municipal District**

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
218	40800701	St. Eunan's Cathedral	Free-standing Church of Ireland cathedral with early 17 <sup>th</sup> c. nave, late 17 <sup>th</sup> c. porch, largely rebuilt between 1700-20 and tower added 1737, restored and remodelled in 1892	Raphoe Townparks, Raphoe	Stranorlar M.D..	National	AHIPDFM
219	40800702	Former Presbyterian Church	Detached Victorian neo-classical Presbyterian church built 1860 with Ionic pedimented façade and tetra-style portico in antis, last used as a badminton hall	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	ASM
220	40800704	Old Royal School	Detached seven-bay three-storey school built 1737 with projecting end-bays and single-storey extension to south-east	Raphoe Demesne, Raphoe	Stranorlar M.D..	Regional	AHS
221	40800705	Bishop's Palace	Detached five-bay three-storey over basement (four storey over basement to north) former bishop's palace, built c. 1636-37 and altered c. 1695, c. 1740 and c. 1822, having full-height salient towers (on square-plan) to each of the four corners having bartizan projections to parapets of outer corners towers to the north-east and south-east towers having corbelled cut sandstone bases	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	AAH
222	40800708	David Wilson & Co. Solicitors	End-of-terrace four-bay two-storey house built c. 1790 with attic, timber sash windows and round-headed doorcase with webbed fanlight	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	ADSM
223	40800709	Raphoe Branch Library	Mid-terrace five-bay two-storey house built c. 1750 with attic, timber sash windows, and round headed doorcase with webbed fanlight	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	AISM
224	40800710	Diamond House	End terrace two-bay two-storey property with attic accommodation. Two-storey and single-storey rear extensions and two-storey outbuilding and former coach house building to the rear.	The Diamond, Raphoe Townparks, Raphoe,	Stranorlar M.D..	Local	AH
225	40800711	The Diamond	End-of-terrace three-bay two-storey house built c. 1875 with dormer attic, stair return and split level extension to rear	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	AGSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
226	40800712	The Diamond	Mid-terrace three-bay two-storey house built c. 1875 with dormer attic stair return, single-storey extension, and split level extension to rear, with former shop-front to ground floor c. 1980	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	AGSM
227	40800713	Central Hotel	Mid –terrace five-bay three-storey hotel built c. 1750 with integral carriageway, projecting glazed entrance porch c. 1975 and single-storey extension to rear	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	AIS
228	40800714	The Volt House	End-of-terrace three-bay three-storey house built 1752 with three-storey stair return to rear	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	AHSM
229	40800716	Raphoe Presbyterian Church	Detached three-bay single-storey over basement neo-classical Presbyterian church built 1876 with recessed entrance under pediment, single-storey extension at basement level to east side	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	ASM
230	40800717	Catholic Church of St. Eunan	Freestanding Catholic church, built 1877-8, comprising five-bay nave, semi-circular apse to the north-east, single-bay single-storey gable-fronted former sacristy or porch to the east end of the south-east side of nave, and with offset round four-stage tower belfry attached to the north end of the entrance gable to the west.	Raphoe Townparks, Raphoe	Stranorlar M.D..	Regional	AIGPM
231	40800801	Church of St. Lugadius	Detached Gothic-Revival Church of Ireland church built c. 1620 with three-storey tower added to west end c. 1800, and vestry to north-east corner, with aisle extension to north built 1863 and interior remodelled	Lifford	Stranorlar M.D..	National	AHIPFM
232	40800802	Church Hall	Detached four-bay Gothic-Revival Church Hall with projecting gabled entrance porch, built 1863	Lifford	Stranorlar M.D..	Regional	AISM
233	40800806	Old Courthouse Visitors Centre	Detached eight-bay single-storey over basement former Courthouse and County Goal built 1746 with Gibbsian pedimented doorcase with carved coat-of arms over,	The Diamond, Lifford	Stranorlar M.D..	National	APSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			renovated c. 1985, now in use as a museum with internal mezzanine				
234	40800810	Garda Station	Terraced three-bay three-storey gable-fronted Tudor-revival Garda Station with two-storey gabled projection to centre, built c. 1850	Lifford	Stranorlar M.D..	Regional	ASM
235	40800812	Bridge Street House	Terraced five-bay three-storey over basement house c. 1750 with two-storey over basement extensions to side and rear, now also used as ophthalmologist's consulting rooms, originally one of a pair	Lifford	Stranorlar M.D..	Local	ASM
236	40800813	Rehab Hostel	Detached three-bay two-storey former rectory built c. 1910 with gable to front and canted corner and box bay single-storey windows and two-storey returns to rear, now in use as a residential hostel	The Diamond, Lifford	Stranorlar M.D..	Regional	AIS
237	40800814	Ballyduff house	Detached five-bay two-storey house built c. 1800 with projecting entrance porch to east, c. 1950, two-bay single-storey extension to north, dormer attic and two-storey return to rear	Lifford	Stranorlar M.D..	Regional	AGSM
238	40800901	St Mary's Church	Detached Gothic-Revival Catholic church, c.1860, with aisles, chancel with offset tower built 1897 to south-east, with additions c. 1990	Stranorlar	Stranorlar M.D..	Regional	APSM
239	40800907	Ballybofey Bridge	Road bridge over river Finn built c. 1800 of three segmental arches with Ashlar voussoirs dressed rubble stone abutments and parapets, Ashlar cutwaters and nap render decorative voussoirs and coating to vault, with two segmental arches, c. 1880, to south-west	Stranorlar	Stranorlar M.D..	Regional	ATS
240	40800911	Rockfield House	Detached five-bay two-storey Georgian house built c. 1810 with basement below and single-storey extension to rear, Tuscan columns to doorcase and webbed fanlight	Dreenan, Stranorlar	Stranorlar M.D..	Regional	AIMS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
241	40800912	Reformed Presbyterian Church	Detached four-bay single-storey gable-fronted Reformed Presbyterian church built 1877 with internal gallery and single-storey extension to rear	Stranorlar	Stranorlar M.D..	Regional	ASM
242	40800913	House	End-of –terrace five-bay three-storey house built c. 1800, formerly with shop to ground floor with projecting stair return to rear	Main Street, Stranorlar	Stranorlar M.D..	Regional	ADSM
243	40800914	House	Terraced three-bay two-storey building built c. 1900, now in use as a dwelling and shop, with single-storey extension to rear, ground floor remodelled as shop c. 1970	Main Street, Stranorlar	Stranorlar M.D..	Local	AS
244	40838001	Drumboe Martyrs Memorial	Freestanding memorial monument, erected c. 1958, comprising ashlar limestone Celtic high cross-style monument with Celtic interlacing motifs to front face (south) set on two-stage ashlar limestone plinth (on square-plan).	Drumboe Lower, Stranorlar.	Stranorlar M.D.	Regional	AHS
245	40838010	Allied Irish Bank	Attached two-bay three-storey bank building with bank manager's accommodation over, built c. 1897, having projecting box-bays to upper floors, half-dormer attic level, bank front at ground floor level, and with three-storey return and gabled stair return to the rear (south).	Main Street, Ballybofey.	Stranorlar M.D.	Regional	AAS
246	40838019	Victor's Restaurant (Former Market House)	Attached three-bay two-storey former market house, built 1862, having central shallow full-height single-bay breakfront, projecting full-height pilasters (on square-plan) to the corners of the main elevation (north), and with screen walls to either side (east and west) of the main elevation having integral round-headed carriage-arches with ashlar sandstone surrounds.	Main Street, Ballybofey.	Stranorlar M.D.	Regional	AHS
247	40838025	House	Detached three-bay two-storey house, built c. 1910, having projecting single-bay flat-roofed porch to the centre of the main elevation (south-west).	Drumboe Avenue, Stranorlar.	Stranorlar M.D.	Regional	A

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
248	40838026	House	Semi-detached two-bay two-storey house, built 1935, having gabled-fronted full-height canted bay window to the north-east end of the main elevation (south-east).	Main Street, Stranorlar.	Stranorlar M.D.	Regional	A
249	40838027	The Haven	Semi-detached two-bay two-storey house, built 1935, having gabled-fronted full-height canted bay window to the south-west end of the main elevation (south-east).	Main Street, Stranorlar.	Stranorlar M.D.	Regional	A
250	40838042	Former Stranorlar Presbyterian Manse	Detached three-bay two-storey former Presbyterian manse, built c. 1881, having single-bay canted bay windows with hipped slate roofs over to either end of the main elevation (east\south-east) with central shallow projecting porch between having cast-iron railings over, and with two-storey return to the rear (west\north-west).	Meeting House Lane, Stranorlar.	Stranorlar M.D.	Regional	AS
251	40838047	Drumboe Castle	Remains of detached multiple-bay three-storey former outbuilding and coach house associated with Drumboe Castle (now demolished, 1945), built c. 1770.	Drumboe Lower, Stranorlar.	Stranorlar M.D.	Regional	AH
252	40838048	Stranorlar Catholic Graveyard	Graveyard (on irregular-plan), originally laid out c. 1820. Formerly also the site of Stranorlar Catholic church, built c. 1820, and demolished c. 1870	Chapel Lane, Stranorlar.	Stranorlar M.D.	Regional	AS
253	40907834	House	Detached three-bay single-storey vernacular house, built c. 1780, having canted windbreak porch to the south-west end of the front elevation (south-east), bed out-shot to the rear (north-west), single-bay two-bay byre\ outbuilding attached to the north-east gable end with water trough projection, and with two single-storey outbuildings to the south-west. Section of rubble stone walling adjacent to porch.	Drumboe, Stranorlar.	Stranorlar M.D.	Regional	A
254	40907836	Graveyard	Former union workhouse graveyard on rectangular-plan, in use c. 1845 - 51 and into twentieth century, containing unmarked graves of victims of the Great Famine. Originally associated	Mullindrait, Stranorlar.	Stranorlar E.A..	Regional	HS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			with Stranorlar Union Workhouse, demolished sometime during the mid-twentieth century.				
255	40801002	Castlefinn Bridge	Five-arch road bridge over river built c. 1770 with four dry arches to north and four to south, with rubble stone. Ashlar and nap rendered, lined and ruled cutwaters to both sides and rubble stone arches and rubble stone soldier course to parapet	Castlefinn, Stranorlar	Stranorlar M.D.	Regional	ATS
256	40801003	House	End of terrace five-bay three-storey house built c.1800 with extension to right-hand side, now in use as two houses, with two- and single-storey extensions to rear. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar M.D..	Regional	AGS
257	40801004	House	Mid-terrace five-bay three-storey house built c. 1800 with two- and single-storey extension to rear and formerly with shop to ground floor. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar M.D..	Regional	AGS
258	40801005	House	Mid-terrace five-bay three-storey house built c. 1800. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar M.D..	Regional	AGS
259	40801006	House	End of terrace five-bay three-storey house built c.1800 with two-storey extension to rear and shop to ground floor. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar M.D..	Regional	AGS
260	40801007	Donaghmore Parochial Hall	Detached four-bay single-storey former school built c. 1860 with central chimney and paired projecting entrance porches to end-bays, now in use as a parochial hall	Donaghmore Glebe, Castlefinn	Stranorlar M.D..	Regional	ASM
261	40801008	St Mary's Church	Detached single-storey cruciform Catholic church built in 1822 with transepts and sacristy added	Castlefinn, Stranorlar	Stranorlar M.D..	Regional	ADSM
262	40801009	Congregational Church	Detached Congregationalist Church built c. 1870 with vestry to rear and gabled breakfront to entrance façade	Castlefinn, Stranorlar	Stranorlar M.D..	Regional	ASM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
263	40801012	Donaghmore House	Detached three-bay two-storey house with dormer attic built c.1885 with single-storey canted bay windows to both sides of projecting central bay surmounted by canted bay window	Donaghmore Glebe, Castlefinn	Stranorlar M.D..	Regional	AIOM
264	40905515	Corn Mill	Detached three-bay single-storey over basement former mill built c. 1825 with external waterwheel and single-storey extensions to south, now disused	Clashygowan, St. Johnson	Stranorlar M.D..	Regional	IO
265	40906201	Oakfield House	Detached five-bay two-storey over basement deanery built 1739 with dormer attic and single-storey extension to west, under restoration in 1997	Oakfield Demesne, Raphoe	Stranorlar M.D..	National	ASM
266	40906203	Annie Tourish	Detached three- bay two-storey thatched house built c. 1825 with six-bay single-storey outhouses to right-hand side, two-bay single- storey extension to left-hand side and extension to rear, c. 1985, now a public house	Whitecross, Drumbeg, Raphoe	Stranorlar M.D..	Regional	VM
267	40906301	St Baithin's Church	Detached Gothic Revival Roman Catholic church built 1857-60 on cruciform plan with projecting gabled entrance porch to south-east and sacristy to north-west with single-storey two- bay external renovations c.1965	St.Johnston	Stranorlar M.D..	Regional	AIP
268	40906302	St Johnston Presbyterian Church	Detached late Georgian Gothic-style Presbyterian church built 1849 with gallery internally, vestry to rear and three stage tower to east front built 1859, refurbished in 1982-4	St. Johnston	Stranorlar M.D..	Regional	AIOS
269	40906303	Chapel of Ease of St Columba	Detached Gothic-Revival Church of Ireland Church built c.1830 with three-bay single-storey house to west having dormer attic, with polygonal apsidal east end and projecting gabled entrance porch with bellcote	Chapel of Ease, Craigdoosh	Stranorlar M.D..	Regional	AIM
270	40906304	Castletown	Detached five-bay two-storey over basement house with attic built c. 1740 with single-storey over basement scullery to rear	Castletown, St. Johnstown	Stranorlar M.D..	Regional	AISM



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
271	40906305	Old Castletown	Detached four-bay single-storey thatched farmhouse c. 1840 with attic and single-bay addition to west and enclosed porch to north rear	Old Castletown, Castletown, St. Johnstown	Stranorlar M.D..	Regional	IVDM
272	40906801	Cloghan Lodge	Detached five-bay two-storey Tudor-Revival house built c. 1925 with gabled projecting end-bays and central recessed Doric loggia with projecting central bay with dormer attic, and various extensions to rear	Cloghan Lodge, Cloghan	Stranorlar M.D..	Regional	AIMS
273	40906901	Convoy Reformed Presbyterian Church	Detached six-bay single-storey Presbyterian church built 1805 with single-storey boiler and vestry lean-to extension to south-east	Convoy	Stranorlar M.D..	Regional	AIS
274	40906904	Convoy House	Detached nine-bay two-storey over basement house with three-bay full-height bowed windows to both ends of front elevation, built 1806, damaged by fire in 1971, re-roofed c. 1990.	Convoy	Stranorlar M.D..	Regional	AGSM
275	40906905	Convoy House, Gates & Lodge	Gothic-style castellated entrance gateway and gate lodge to Convoy House, dated 1878	Convoy	Stranorlar M.D..	Regional	AGSM
276	40906906	Convoy Enterprise Centre	Detached eight-bay three-storey former woollen mills built 1883 with five-storey brick tower with boiler house to side, ten-bay extension to north, eight-bay extension to west, twelve-bay extension to north-west and frontage building to east	Convoy	Stranorlar M.D..	Regional	AD
277	40906908	Mullaghagarry Tower	Detached observation tower built c. 1810 with stone stair on circular plan in square rubble stone tower	Mullaghagarry, Killygordon	Stranorlar M.D..	Regional	AGS
278	40906915	Farm House	Detached three-bay two-storey cottage with projecting porch built in c. 1920.	Magheracorn, Convoy	Stranorlar M.D..	Local	AH
279	40907019	Drumineney House	Detached three- bay two-storey Georgian country house with two storey to west and single- storey extension to	Drumineney House, Raphoe	Stranorlar M.D..	Regional	AIS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			south, c. 1800, with three-bay two-storey Victorian addition to front built c. 1865 with two-storey canted bay windows				
280	40907020	St. Patrick's Church	Detached Catholic Church on cruciform plan built 1963 with detached bell-tower and covered walkway to west, two-storey accommodation to south, bell-tower of previous church c. 1820 is retained on the site	Murlough, Ballindrait	Stranorlar M.D..	Regional	AIPS
281	40907022	Green Hills	Detached five-bay two-storey over basement house built c. 1750, renovated c.1850	Maghreahee, Castlefinn	Stranorlar M.D..	Regional	AIDSM
282	40907023	Carnone Presbyterian house	Detached three-bay four-storey gable-fronted neo-classical Presbyterian Church built 1868 with vestry to rear	Carnowen, Raphoe, Lifford	Stranorlar M.D..	Regional	AGSM
283	40907025	Ardvarnock House	Detached three-bay two-storey late Georgian house on L-shaped plan built c. 1820 with two-storey extension to rear c. 1980	Ardvarnock House, Convoy	Stranorlar M.D..	Regional	AIGSM
284	40907026	Cavanacor House	Detached five-bay two-storey mid-Georgian House, c. 1750 possibly containing fabric of earlier house c. 1610, porch added c. 1850, reusing doorcase of c. 1820	Cavancor, Ballindrait	Stranorlar M.D..	National	AHIGPSM
285	40907113	Port Hall	Detached five-bay two-storey over basement mid-Georgian house built in 1746 with dormer attic with Diocletian windows to gables to entrance and rear facades	Port Hall, Lifford	Stranorlar M.D..	National	AIGPS
286	40907120	Lodge, Clonleigh House	Detached three-bay single-storey Gothic –Revival former gate lodge built c. 1860 on T-shaped plan with projecting gabled entrance porch and box bay window to south-east end	Clonleigh House, Clonleigh, Lifford	Stranorlar M.D..	Regional	ASM
287	40907702	St. John's Church	Detached Gothic-Revival Church of Ireland church built 1877-79 with single-bay chancel, vestry and extension to east end and offset tower with broach spire to south-west	Glenmore, Ballybofey	Stranorlar M.D..	Regional	ASM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
288	40907703	Donaldson Memorial Hall	Detached four-bay single-storey parish hall built 1901, with projecting gabled porch, gabled central window to east side, single-storey extension to west, c. 1980	Glenmore, Ballybofey	Stranorlar M.D..	Local	AIM
289	40907813	Edenmore House	Detached three-bay two-storey house built c. 1780 with full-height canted entrance bay, screen walls to both sides linking to single-bay pavilions with canted frontages, with attic storey and three-storey split level return to rear	Edenore House, Killygordan	Stranorlar M.D..	Regional	ASM
290	40907816	Stranorlar Church	Free-standing Georgian Gothic Church of Ireland church built c. 1730 with chancel and transepts added 1863 with tower to west end, porch to west of north transept and vestry over basement to east	Stranorlar	Stranorlar M.D..	Regional	APM
291	40907818	Killygordan Bridge	Seven-arch road bridge over river built in 1782 with rubble stone voussoirs vaults, abutments, cutwaters, with refuges and parapets, concrete casings to base of piers	Killygordan	Stranorlar M.D..	Regional	ATS
292	40907819	Killygordan House	Detached five-bay two-storey house built c. 1780 with full height canted central projection bay to frontage and two-storey extensions and adjoining single-storey sheds to rear	Killygordan	Stranorlar M.D..	Regional	AIGFM
293	40907821	St Patrick's Church	Detached Gothic-Revival Catholic Church c. 1893-5, with aisles to both sides of nave, gabled projecting sacristy to south and steeples to north-west corner, and internal choir gallery with projecting cylindrical stair tower to west as access	St. Patrick's Church, Crossroads, Killygordan	Stranorlar M.D..	Regional	AIPDSM
294	40907832	Stranorlar County House	Detached three-bay two-storey 'L'-shaped house built late c. 1820.	Letterkenny Road, Stranorlar	Stranorlar M.D..	Regional	A
295	40907914	Clady Bridge	Nine-arch road bridge over river built c.1775, partly reconstructed in 1832 with rubble stone voussoirs vaults, cutwaters, abutments and parapet and with refuges over cutwaters and concrete casings to cutwater bases	Castlefinn, Lifford	Stranorlar M.D..	Regional	ATS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
296	40907915	St Columba's Church	Detached Gothic-Revival Catholic Church built in 1867 on cruciform plan with apsidal chancel, gabled side chapels to both sides, lean-to sacristy to east corner and steeple with octagonal spire to south built in 1891, with gabled porch to south end of nave	Donnyloop, Castlefinn	Stranorlar M.D..	Regional	AIPSM
297	40907916	Alt Presbyterian Church	Detached four-bay single-storey Presbyterian Church built in 1834, Doric pedimented portico with projecting vestry to south	Alt Presbyterian Church, Castlefinn	Stranorlar M.D..	Regional	AGSM
298	40907919	Liscooley Bridge	Seven-arch humpbacked bridge carrying road over the River Finn, built c. 1801, having five arches over river and two dry arches to the south end.	Liscooley, Killygordan	Stranorlar M.D..	Regional	ATS
299	40907921	Magherycallaghan House	Detached two-storey three-bay over-basement property set on spacious plot. Various extensions to the rear and side. Part of large farmstead connected to the property survives in close proximity.	Magherycallaghan, Castlefin, Lifford.	Stranorlar M.D..	Regional	AH
300	40832013	Mannie's Bar	Detached corner-sited six-bay single-storey public house and dwelling with attic level, built c. 1860, having three-bay public house to the east end and three-bay dwelling to the west end. Various modern single- and two-storey extensions to the rear (south) and to the south-east.	Main Street, Convoy	Stranorlar M.D..	Regional	AST

**Donegal Municipal District**

<b>No.</b>	<b>RPS Ref. Number</b>	<b>Name</b>	<b>Description</b>	<b>Address</b>	<b>Municipal District</b>	<b>Rating</b>	<b>Importance Value</b>
301	40801102	Methodist Church	Detached four-bay single-storey over basement Methodist church with neo-Norman façade surmounted by bell cote	Donegal	Donegal M.D..	Regional	ADSM
302	40801105	Eske Bridge	Three arch road bridge over river Eske built C, 1840 with Ashlar voussoirs to segmental arches, cutwaters, piers, vaults and parapets, with footpath extension downstream to west having concrete beam spans and concrete block supports, c. 1975.	Donegal	Donegal M.D	Regional	ATS
303	40801107	Presbyterian Church	Detached three-bay single-storey T-plan Presbyterian church with bellcote to entrance gable built 1866	Donegal	Donegal M.D	Regional	ASM
304	40801108	Court House	Detached four-bay single-storey courthouse, built c. 1835 with two-storey over basement offices and former cells to rear and projecting bay to north street, with split-level two-storey extension and single-storey porch c. 1890, now also used as a Chamber of Commerce	Tyrconall St. Donegal	Donegal M.D	Regional	AISM
305	40801109	Donegal Parish Church	Detached late-Georgian Gothic-style Church Of Ireland church with tower to south-west built 1825-8; with chancel added to north-east c. 1890, with internal gallery and transept to north side	Tyrconnell Street, Donegal	Donegal M.D	Regional	AIPSM
306	40801110	AIB Bank	Terraced five-bay two-storey bank built c.1860 with Ashlar balcony over central entrance door	The Diamond, Donegal	Donegal M.D	Regional	ASM
307	40801202	Templecarne Parish Church	Detached Neo-Norman style Church of Ireland church built 1838 with chancel to south and gabled porches and vestibule to north with bellcote cover	Pettigo, Donegal	Donegal M.D	Regional	AGSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
308	40801203	Former Market House	Detached four-bay two-storey gable fronted former Market House and dispensary built c. 1835 with external stairs to left-hand side	Pettigo, Donegal	Donegal M.D	Regional	AHSM
309	40801205	Bank House	End of terrace pair of single-bay three-storey houses built c. 1820, with two-storey split-level extension to rear and bank formerly to ground floors, retaining timber sash windows and early glass	Pettigo, Donegal	Donegal M.D	Regional	AIGDSM
310	40801206	Former semi-detached house	Formerly semi-detached, now in mid-terrace, two-bay three-storey house built c. 1820, with two-storey split-level extension and wing to rear with integral carriageway	Pettigo, Donegal	Donegal M.D	Regional	AIGDSM
311	40801207	Former semi-detached house	Formerly semi-detached, now in terraced two-bay three-storey house built c. 1820, with single-bay two-storey extension to right-hand side and two-storey split-level extension to rear	Pettigo, Donegal	Donegal M.D	Regional	AIGSM
312	40801208	Memorial	Carved limestone and pink granite World War 1 Memorial mounted on boundary wall	Pettigo, Donegal	Donegal M.D	Regional	AS
313	40850001	Pettigo Corn and Saw Mill	Complex of former corn and saw mill buildings, built c. 1820 and extended in 1851, comprising main eight-bay two- and storey building to building to the north and three-bay three-storey building to the south. Later also in use as a power generation station c. 1930 - 1962.	Ardnaglass, Pettigoe	Donegal M.D.	Regional	AHT
314	40801401	Assaroe Bridge	Road bridge over river in two irregular segmental arches, rubble stone voussoirs and abutments and cutwater upstream to central pier and rubble stone vaults, built c. 1650	Abbey Island, Ballyshannon	Donegal M.D	Regional	ATS
315	40801404	Former Corn Mill	Detached three-storey over-basement corn mill built c.1860 with two-storey lean-to extensions to south-east	Abbey Island, Ballyshannon	Donegal M.D	Regional	TGOS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			and north-west and two-bay single-storey addition beyond to north-west at first floor level				
316	40801410	Dorrian's Thatched Pub	Terraced three-bay three-storey public house with thatched roof c. 1850 as house, with three-bay single-storey extension on L-shaped plan to right-hand side	Bishop Street, Townparks, Ballyshannon	Donegal M.D	Regional	VSM
317	40801501	Erne Carpets & Furniture	Detached six-bay two-storey over basement former barracks built 1700 with projecting ground floor shop to right-hand side four-bay wing to rear and lantern rooflight, now in use as shops, pub, offices and dwelling	Townparks, Ballyshannon	Donegal M.D	National	AHIPSM
318	40801502	End-of-terrace house	End-of-terrace five-bay three-storey over basement Georgian house built c.1780 with Gibbsian doorcase with ground floor partly remodelled as shop	Ballyshannon	Donegal M.D	Regional	AGS
319	40801503	J Mulligan & Sons Ltd	Detached six-bay four-storey warehouse built c. 1860 on T-shaped plan with single-storey covered area to north built c. 1970	The Mall, Townparks, Ballyshannon	Donegal M.D	Regional	AS
320	40801504	Veterinary Clinic	Detached gable-fronted Gothic-Revival two-bay former Methodist meetinghouse built with single-bay single-storey porch to right-hand side	The Mall, Ballyshannon	Donegal M.D	Regional	AGPS
321	40801505	Lia Fall	Detached three-bay two-storey house with attic built c. 1815 with two-storey extension to rear	The Mall, Ballyshannon	Donegal M.D	Regional	AIDSM
322	40801506	Courthouse	Detached three-bay gable-fronted courthouse built 1880 with single-storey recessed wings to both sides	The Mall, Townparks, Ballyshannon	Donegal M.D	Regional	ASM
323	40801507	Ballyshannon Presbyterian Church	Detached Presbyterian Church built c. 1840 with single-bay gabled Gothic-Revival extension to east with projecting gabled entrance porch and entire building re-roofed c. 1885	The Mall, Ballyshannon	Donegal M.D	Regional	AGSM



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
324	40801508	House	Terrace of three two-storey Victorian houses built c. 1890, consisting of two two-bay houses and one three-bay house incorporating an arched carriageway	Upper Main Street, Ballyshannon	Donegal M.D	Regional	AGDSM
325	40801510	House	End-of terrace three-bay two-storey house built c. 1820 with projecting entrance bay and tripartite stone doorcase, with attic and stair return to rear. Refurbished c, 1990	The Mall, Ballyshannon	Donegal M.D	Regional	AS
326	40801511	Toner's Pharmacy	Terraced three-bay three-storey former house built c. 1860 with two-storey single-bay gabled stair return to rear with ground floor remodelled as shopfront c. 1920	Townparks, Ballyshannon	Donegal M.D	Regional	ADSM
327	40801512	The Condon Property	Detached five-bay two-storey over basement with attic late-Georgian house built c. 1810 with Doric doorcase, now semi-derelict and disused	Townparks, Ballyshannon	Donegal M.D	Regional	AIGDSM
328	40801513	Dunravenan Promontory Fort	Site of Dunraven Promontory Fort, C.?, with defensive ditch to north-east and cavities containing possible entrances to cave or souterrain on both sides of promontory	Dunravenan Townparks, Ballyshannon	Donegal M.D	National	F
329	40801514	St Joseph's Church	Detached church with tower to east built 1886 and old and new projecting sacristies to south, with choir gallery within	Carrickboy, Ballyshannon	Donegal M.D	Regional	AIPSM
330	40801515	Inis Samer	Detached three-bay two-storey house built c.1885 with projecting entrance porch to south, veranda and oriel window to east, two- and single-storey extensions to rear	Ballyshannon	Donegal M.D	Regional	AISM
331	40801517	Rock Home	Detached seventeen-bay two-storey Tudor-Revival workhouse built 1842 on H-shaped plan with two-bay three-storey gabled projecting pavilions to both ends and four-storey towers, with various subsequent	Carrickboy, Ballyshannon	Donegal M.D	Regional	AHIGPM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			additions and alterations, now in use as a retirement home				
332	40801518	Work House/Masters House	Detached five-bay two-storey Tudor-Revival Workhouse Infirmary built on L-shaped plan with gabled end-bays and gablets over central bays, now in use as County Council and Urban District Council Offices	The Rock, Ballyshannon	Donegal M.D	Regional	AHGPM
333	40801521	Gallogley's Jewellers	Detached two-bay four-storey Scottish Baronial style former bank built 1878 with basement below, tall two-storey clock and bell tower rising from crow-stepped gables to projection to street, with single-storey projection to rear, now in use as a shop	Main Street, Townparks, Ballyshannon	Donegal M.D	Regional	ASM
334	40801523	AIB Bank	Terraced two-bay single-storey neo-classical bank cash office with pedimented composite doorcase in symmetrical composition to façade, with arch to right-hand side to car park to rear built c. 1885, with single-storey extension to rear	Townparks, Ballyshannon	Donegal M.D	Regional	AIPSM
335	40801524	House	End –of-terrace three-bay two-storey former Georgian house with basement and attic built c. 1783, with two-bay two-storey return to rear and outhouses, now in use as offices	Upper Main Street, Ballyshannon	Donegal M.D	Regional	ASM
336	40801526	Castle Hardware & DIY	Mid-terrace five-bay three-storey former house built c. 1170 with Doric pedimented doorcase, incorporating arched carriageway, ground floor partly remodelled with shopfront, c. 1890, façade enriched c. 1925	Castle Street, Townparks, Ballyshannon	Donegal M.D	Regional	AIDSM
337	40801527	St Patrick's Church	Detached Romanesque-Revival Catholic church built in 1842, with steeple to north and two-storey over basement sacristy to south built with chancel apse to	Townparks, Ballyshannon	Donegal M.D	Regional	AIPM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			east and entrance porch to west added c. 1860, with single-storey crying chapel extension to south				
338	40801529	St. Catherine's Convent	Detached nine-bay three storey convent, c. 1880 with projecting gabled end-bays, recessed entrance, projecting accommodation sanitary and stair wings to south	Townparks, Ballyshannon	Donegal M.D	Regional	AIPSM
339	40801531	Portnason House	Detached three-bay two-storey over basement late-Georgian house built c. 1820 with two-bay two-storey over basement extension on square plan to rear built c. 1860, with projecting composite order entrance porch, added c. 1860, remodelled to rear c. 1990	Portnason, Ballyshannon	Donegal M.D	Regional	AIGSM
340	40852003	House	Semi-detached three-bay single-storey house, built c. 1920, having single-bay gabled projections to the west-end bay and veranda to entrance front (north).	Abbeylands, Ballyshannon	Donegal M.D.	Regional	A
341	40852004	Catsby Cave	Former mass rock, in use from c. 1695 to c. 1750, comprising a flat projecting area of rock c. 2 metres x c. 0.5 metres traditional known as an 'altar'. Set in natural cave in a depression surrounded on three sides by natural rock walls (former quarry?) on the north bank of the Abbey River.	Abbey Island, Ballyshannon	Donegal M.D.	Regional	AS
342	40852008	House (Thatched Cottage)	Detached three-bay single-storey vernacular house, built c. 1800, having single-storey lean-to extension/outbuilding attached to the north-west gable end.	Bishop Street, Rossnowlagh Road, Ballyshannon	Donegal M.D.	Regional	AT

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
343	40852016	St. Anne's Church of Ireland Church	Freestanding five-bay Church of Ireland church, built 1735 or 1745 and extensively rebuilt 1839 - 42, having shallow single-bay chancel to the east adjoined to the south side by single-bay vestry, 1839 - 42, and three-stage tower built (on square-plan) to the west gable (slightly offset to the south side of centre), built c. 1735 or 1745 and altered c. 1903, having Irish-style crenellations over to the parapet corners. 'Repairs' carried out in 1899.	Townparks, Ballyshannon	Donegal M.D.	Regional	AAAHS
344	40852017	House	Attached end-of-terrace five-bay three-storey over basement house, built c. 1785, having single-storey extension attached to the north gable, c. 1920 and returns to the rear (west).	Main Street, Church Lane, Ballyshannon	Donegal M.D.	Regional	A
345	40852018	House	Attached two-bay three-bay house, built c. 1860. Formerly in use as a customs office/post c. 1900, and later as a retail outlet from c. 1930 to c. 1970.	Upper Main Street, Ballyshannon	Donegal M.D.	Regional	AS
346	40852020	House	Terraced four-bay three-storey house, built c. 1820, having former shopfront, c. 1920, to the south end of the main elevation (east).	Market Street, Ballyshannon	Donegal M.D.	Regional	A
347	40852021	The Market House	Attached three-bay two-storey public house, built c. 1860, altered c. 1980.	Market Street, Ballyshannon	Donegal M.D.	Regional	A
348	40852023	Kelly's Pharmacy	Mid-terraced attached two-bay three-storey house and retail outlet, built c. 1850, having shopfront to ground floor, c. 1950.	Main Street, Ballyshannon	Donegal M.D.	Regional	A
349	40852024	Dorrian's Pharmacy	Corner-sited multiple-bay three-storey commercial building with accommodation over. , built c. 1910. having canted corner and façade that follows line of Castle Street.	Main Street/ Castle Street, Ballyshannon	Donegal M.D.	Regional	A

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			Shopfront to the canted corner and to west and south elevations adjacent.				
350	40852026	McIntyre's Saloon Bar	Terraced three-bay two-storey public house, built c. 1875, having dormer attic level and with shopfront to ground floor.	The Mall, Ballyshannon	Donegal M.D.	Regional	A
351	40852028	House	Attached end-of-terrace four-bay three-storey house, built c. 1860, having modern extension and conservatory to rear (south).	The Mall, Ballyshannon	Donegal M.D.	Regional	A
352	40852029	House	Terraced two-bay two-storey house, built c. 1810. Two-storey return to the rear (south). One of a terrace of three along with neighbours to the west.	The Mall, Townparks, Ballyshannon	Donegal M.D.	Regional	A
353	40852030	House	Terraced two-bay two-storey house, built c. 1810. One of a terrace of three along with neighbours to either side.	The Mall, Ballyshannon	Donegal M.D.	Regional	A
354	40852031	House	Terraced two-bay two-storey house, built c. 1810. Having two-storey return to the rear (south). One of a terrace of three along with neighbours to the east.	The Mall, Ballyshannon	Donegal M.D.	Regional	ACS
355	40852039	Epworth	Detached three-bay two-storey former Methodist manse, built c. 1900, having projecting central entrance bay surmounted by canted bow at first floor level.	The Mall, Townparks, Ballyshannon	Donegal M.D.	Regional	AH
356	40852043	The Mall Quay	Pier and quay on roughly rectangular-plan, built c. 1775 and altered c. 1835 and 1880. Possibly containing pre-1700 fabric.	Townparks, Ballyshannon	Donegal M.D.	Regional	HST

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
357	40852047	St Patrick's Catholic Presbytery	Detached three-bay two-storey presbytery or parochial house, built c. 1900, having gable-fronted bay to the west end of the front elevation (south) with two-storey canted bay window, shallow projecting flat-roofed porch to the central bay of the main elevation, single-storey canted bay to the east end of the main elevation, and having two-storey return to the rear (north). Extended to rear, c. 2000, with two-storey extension to north end of return; single-bay entrance porches to the east gable end of original building and to east elevation of extension.	College Street, Ballyshannon	Donegal M.D.	Regional	AS
358	40852048	House	End-of-terrace two-bay two-storey house with attic level, built c. 1885. One of a group of three houses along with its neighbours to the east.	18 College Street, Ballyshannon	Donegal M.D.	Regional	AA
359	40852049	House	Mid-terrace two-bay two-storey house with attic level, built c. 1885, possibly with basement level to rear (south). One of a group of three houses along with its neighbours to the west and the east.	College Street, Ballyshannon	Donegal M.D.	Regional	AA
360	40852050	House	End-of-terrace attached three-bay two-storey house with attic level, built c. 1885. One of a group of three houses along with its neighbours to the west (see 40852048 and 40852049).	College Street, Ballyshannon	Donegal M.D.	Regional	AA
361	40852053	House	Terrace of three two-bay three-storey houses with half-dormer attic levels, built c. 1885, having various modern extensions to the rear (north).	College Street, Ballyshannon	Donegal M.D.	Regional	A
362	40852055	House (Former school)	Detached three-bay two-storey house or former national school, built c. 1870, having single-bay lean-to extension attached to the west gable end.	College Road, Ballyshannon	Donegal M.D.	Regional	AS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
363	40852057	Sheil Hospital	Detached eleven-bay two-storey over basement hospital with attic storey, dated 1894, having central single-bay three-storey gable-fronted breakfront to the main elevation (north), projecting three-bay three-storey gable-fronted breakfronts to the penultimate bay to either end (east and west) of entrance elevation (north) and rear elevation (south), and with canted two-storey projection to the centre of the rear elevation (south). Altered in 1932.	College Road, Ballyshannon	Donegal M.D.	Regional	AS
364	40852064	Ballyshannon Bridge	Single-span road bridge carrying road over River Erne/tailrace of Cathleen's Falls Hydroelectric Power Station (40852084), built 1946-7. Possibly incorporating some fabric of earlier bridge to the south end (arches now infilled), built c. 1680.	Ballyshannon	Donegal M.D.	Regional	AT
365	40852069	Erne Mills	Detached multiple-bay four-story over two-storey basement level to north former mill and distillery, built c. 1825 and extended c. 1840, having two-storey building attached to the east of building, possibly reduced in height. Site slopes away to the north creating six-bay elevation to north (River Erne) elevation).	West Port, Ballyshannon	Donegal M.D.	Regional	AH
366	40852077	The Rock Barracks	Sections of boundary wall on irregular-plan surrounding site of former Rock Barracks, erected c. 1798. Barracks now demolished, formerly on D-shaped plan extending to the south of the present sites.	West Rock, Ballyshannon	Donegal M.D.	Regional	AH
367	40852078	Ordnance stone/marker	Cut stone post on square-plan having pyramidal-head, erected c. 1835, having Ordnance Survey benchmark and incised letter.	West Rock, Ballyshannon	Donegal M.D.	Regional	HST
368	40852080	Post box	Wall-mounted cast-iron post box, erected c. 1935, having 'Post Office' in raised lettering over letter flap and 'Carron Company Stirlingshire' foundry mark to the base. Set into modern pier at crossroad site immediately to the south of	Carrickboy, Ballyshannon	Donegal M.D.	Regional	ST



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			Ballyshannon Bridge, and to the south of the town centre. Moved to its present location from another site, c. 2000.				
369	40852087	Post box	Wall-mounted cast-iron post box, c. 1915, with ' G.R.' royal cipher and raised crown motif. Raised 'Post Office' lettering to letter flap and foundry name to the base (not read). Set into rubble stone wall to the south-east of Ballyshannon town centre	East Port, Ballyshannon	Donegal M.D.	Regional	HST
370	40852089	Post box	Wall-mounted cast-iron post box, c. 1905, with ' ER VII.' royal cipher and raised crown motif. Raised 'Post Office' lettering to letter flap and foundry name to the base (not read). Set into rubble stone wall to the south-west of Ballyshannon town centre, at main entrance to the former distillery and industrial complex.	West Port, Ballyshannon	Donegal M.D.	Regional	HST
371	40852090	Paupers Graveyard	Former union workhouse graveyard on irregular-plan, used between c. 1830 and c. 1855, containing unmarked graves of victims of the Great Famine.	Church Lane, Ballyshannon	Donegal M.D.	Regional	HS
372	40852092	Allingham Memorial	Carved stone memorial commemorating the poet William Allingham to centre of east parapet of Ballyshannon Bridge, erected c. 1895, comprising rectangular marble plaque with inscribed text to centre flanked to either side (south and north) by carved stone inverted console brackets, and having carved stone pediment over with Irish harp and shamrock motifs in bas-relief to tympanum.	Ballyshannon Bridge, Ballyshannon	Donegal M.D.	Regional	AH
373	40910752	House	Detached three-bay single-storey vernacular house, built c. 1860, having projecting porch to centre bay, single-bay single-storey extension to the west elevation, c. 1900, and lean-to single-storey extension to east gable c. 1950.	Abbeylands, Ballyshannon	Donegal M.D.	Regional	AT

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
374	40908001	Glen Tower	Detached two-storey coastguard tower built c. 1810 with machiolations to both corners and to centre of west elevation		Donegal M.D	Regional	AHGS
375	40908004	The Dwellings	Terrace of four-bay two-storey houses built c. 1910 with projecting single-storey porches, having large tanks on each porch roof, with single-bay single-storey extension to west and projecting glazed gabled rear porches	Glencolumbkille	Donegal M.D	Local	AGSM
376	40908901	Malin Beg Tower	Detached three-storey coastguard watchtower built c. 1810 with machiolations to both eastern corners and to centre of western seaward elevation	Malinbeg, Glencolmcille	Donegal M.D	Regional	AHGSM
377	40909001	Carrick Lodge Gate Lodge	Detached three-bay two-storey former gate lodge built c.1865 with single-storey wings to south-east projecting entrance porch to north-west and rusticated crow-stepped gables and quoins	Carrick Lower, Carrick, Glencolmkille	Donegal M.D	Regional	AGSM
378	40909003	St Columba's Church	Detached Gothic- Revival Catholic church built c. 1850 with tower to west, chancel to east, projecting gabled entrance porch to south and sacristy to north; tower completed c. 1910	Carrick Upper, Glencolumbkille	Donegal M.D	Regional	AIPDSM
379	40909201	Corn Mill	Detached two-bay three-storey corn mill built c. 1870 with single-bay two-storey extension to west, with external waterwheel to north	Milltown, Newmills	Donegal M.D	Regional	HOS
380	40909204	Inver National School	Detached three-bay two-storey school building with Arts & Craft design set within it's own grounds	Drumbeg, Inver	Donegal M.D	Regional	
381	40909205	Thatched Cottage	Detached single-storey four-bay whitewashed thatched cottage.	Tievedooly, Inver.	Donegal M.D	Regional	AHS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
382	40909206	Creamery Managers House	Detached three-storey two-bay former creamery Managers House built c. 1916 with hipped roof.	Drumduff, Inver.	Donegal M.D	Local	AHCS
383	40909303	St Mary's Church	Detached Gothic-style Catholic Church built in 1858 with tower added c. 1890, sacristy with galleries internally and central altar	Haugh, Donegal	Donegal M.D	Regional	ASM
384	40909304	Killymard Church	Detached three-bay Church of Ireland c. 1830 with chancel and vestry to north, c.1860 gabled porch and bell cote to south with toilet extension and boiler room to south-west corner	Ballydevitt, Co. Donegal	Donegal M.D	Regional	APSM
385	40909305	Killymard house	Detached five-bay two-storey over basement former rectory built in 1817, with projecting half-hipped entrance porch, with two-bay two-storey over basement extension to right-hand side, c.1860, with stair return, two- and single-storey over basement extensions	Eddrim Glebe, Mountcharles	Donegal M.D	Regional	ADSM
386	40909306	Eddrim Bridge	Double arched rubble railway bridge spanning road and river built c. 1850.	Dromore, Mountcharles	Donegal M.D	Local	AHC
387	40909401	Lough Eske Castle	Detached multiple-bay two- and three-storey over basement castellated country house/castle on complex irregular plan, built between 1859 - 61 and extended in 1914. Castle destroyed by fire in 1939 and unoccupied and derelict until c. 2007. Now rebuilt (2007) and in use as a hotel with multiple modern extensions to the rear (north-west) and to the south-west elevation.	Lough Easke Demesne, Barnesmore, Donegal	Donegal M.D	Regional	AGPDSFM
388	40909402	Christ Church	Detached Georgian-Gothic style Church of Ireland church built c. 1840 with chancel and vestry, tower to south, c.1870 and internal gallery	Lougheask Demesne, Barnesmore	Donegal M.D	Regional	AIGSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
389	40909403	Mill	Detached three-bay two-storey saw mill built c. 1870 with extensions uphill, turbine to north gable wall replacing mill wheel with lean-to housing, formerly with single-storey shed to east. Now demolished	Lough Easke Demesne, Barnesmore, Donegal	Donegal M.D	Local	O
390	40909405	Donegal District Hospital	Formerly detached five-bay two-storey Tudor-style workhouse infirmary built c. 1842 with projecting gabled end-bays and gablets to central bays, now annexed to hospital built c. 1970	Donegal District Hospital, Donegal	Donegal M.D	Regional	APM
391	40843006	Donegal Town Masonic Lodge	Detached corner-sited gable-fronted three-bay two-storey Masonic lodge, built c. 1880 and altered c. 1911, having single-storey lean-to addition attached to the rear (north).	1 Waterloo Place, New Row, Donegal Town	Donegal M.D.	Regional	AHS
392	40843012	The Scots Man's Bar	Terraced three-bay two-storey with dormer attic public house, built c. 1860, having integral carriage-arch to the south-east end of the main elevation (north-east) and two-storey return to rear (south-west).	Bridge Street, Donegal Town	Donegal M.D.	Regional	AS
393	40843014	Hamiltons Yard	Attached nine-bay five-storey former warehouse/store, built c. 1830, having projecting single-bay gable-fronted block attached to the rear elevation (west) at the north end, and with full-height series of vertically-aligned loading bays/doors to the centre of the front elevation (east) having projecting gable-fronted canopy over formerly housing winch/hoist mechanism.	The Diamond, Donegal Town	Donegal M.D.	Regional	A
394	40843015	Shop/ retail outlet	Attached three-bay three-storey house, built c. 1830 with modern shopfront to the ground floor and integral segmental-headed/basket-arched carriage-arch to the north end of the front elevation (east).	The Diamond, Donegal Town	Donegal M.D.	Regional	A
395	40843016	Four Masters Memorial	Freestanding four-sided obelisk/memorial, erected 1938, having cruciform-plan capping/finials to top with gabled/triangular projection to the centre of each face.	The Diamond, Donegal Town	Donegal M.D.	Regional	AA

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			Constructed of ashlar sandstone and set on ashlar sandstone plinth with chamfered ashlar sandstone coping over.				
396	40843018	Simple Simon's	Attached two-bay three-storey house, built c. 1840, having retail outlet with modern shopfront to ground floor. One of a pair with the building adjacent to the east	The Diamond, Donegal Town	Donegal M.D.	Regional	A
397	40843019	The Shoe Box	Attached end-of-terrace two-bay three-storey house, built c. 1840, having retail outlet with modern shopfront to ground floor. One of a pair with the building adjacent to the west	The Diamond, Donegal Town	Donegal M.D.	Regional	A
398	40843028	Post Box	Wall-mounted cast-iron post box, erected between 1924 - 46, having 'P&T' monogram in Gaelic script to head and with 'Jessop Davis', Enniscorthy, foundry mark to base.	Upper Main Street, Donegal Town	Donegal M.D.	Regional	ST
399	40843029	Church of the Four Masters	Freestanding Catholic church on complex-plan, built between 1930/1 - 35, having gable-fronted entrance elevation, side aisles (gable-fronted to the south of the entrance gable), double gable-fronted transepts to the side elevations (north and south), projecting gable-fronted porch projections to the north and south side elevations (between transepts), three-bay single-storey sacristy to the north-east corner having stepped parapet hiding flat roof, and with offset slightly battered/tapered five-stage 'round tower' belfry with feathered conical stone roof attached to the north-west corner.	Upper Main Street, Donegal Town	Donegal M.D.	Regional	AAS
400	40843030	Milestone	Freestanding granite milestone on rectangular-plan, erected c. 1780, having pyramidal head. Inscriptions to the east and west faces now illegible.	Upper Main Street, Donegal Town	Donegal M.D.	Regional	HS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
401	40843034	Bridge	Single-arch bridge carrying small access road over the Drummeeny River, built c. 1800. Roughly dressed sandstone voussoirs to arch; squared rubble sandstone masonry to arch barrel. Random rubble stone construction to spandrels and to parapet. Tarmacadam to carriageway.	Ardeskin, Donegal Town	Donegal M.D.	Regional	AT
402	40843035	Gates/railings	Gateway serving house (not in survey), erected c. 1880, comprising three cast-iron gate posts (on square-plan) having projecting plinth blocks to base and moulded capping with pyramidal finials over supporting decorative wrought-iron vehicular and pedestrian gates having decorative scrollwork to heads and cast-iron rosette motif to centres.	Glebe, Donegal Town	Donegal M.D.	Regional	AT
403	40843039	House	Attached terraced two-bay two-storey house, built c. 1910, having modern gable-fronted dormer opening at attic level. One of a group of three along with the buildings to either side	3 Eske Terrace, Castle Street, Donegal Town	Donegal M.D.	Regional	A
404	40843040	House	Attached terraced two-bay two-storey house, built c. 1910, having modern gable-fronted dormer opening at attic level. One of a group of three along with the buildings adjoining to the east side.	3 Eske Terrace, Castle Street, Donegal Town	Donegal M.D.	Regional	A
405	40843043	House	Terraced (mid-terrace) four-bay two-storey with half-dormer attic house, built c. 1910. Two gabled half-dormers to attic. One of a terrace of four buildings along with its neighbours to either side.	Tirchonaiill Street, Milltown, Donegal Town	Donegal M.D.	Regional	A
406	40843047	House	Terraced two-bay three-storey house, built c. 1910, having two gablets over second floor window openings at roof level and flat-roofed single-storey canted window to the south-west end of the main elevation (south-east).	Tirchonaiill Street, Mullans, Donegal Town	Donegal M.D.	Regional	A

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
407	40843048	House	Terraced two-bay three-storey house, built c. 1910, having two gablets over second floor window openings at roof level and flat-roofed single-storey canted window to the south-west end of the main elevation (south-east). Two-storey return and modern flat-roofed extension to the rear (north-west). One of a terrace of six.	Tirchonaiill Street, Donegal Town	Donegal M.D.	Regional	A
408	40843049	House	Terraced two-bay three-storey house, built c. 1910, having two gablets over second floor window openings at roof level and flat-roofed single-storey canted window to the south-west end of the main elevation (south-east). Two-storey return to the rear (north-west). One of a terrace of six.	Tirchonaiill Street, Donegal Town	Donegal M.D.	Regional	A
409	40909317	House	Detached three-bay single-storey house with dormer attic former house, built c. 1890, having single gable-fronted dormer window opening to the centre of the main elevation (north).	Drumark Hill, Drumstevlin, Donegal Town	Donegal M.D.	Regional	A
410	40909946	Magherabeg House	Detached four-bay two-storey house on complex-plan, built c. 1870 and altered c. 1910, having advanced single-bay gable-fronted breakfront to the south-west end of the main elevation (south-west), later advanced single-bay gable-fronted breakfront to the north-east end of the main elevation (south-west), open canopy porch to the centre bays between gabled projections, and with multiple-bay two-storey return to the rear (north-west),	Lurganboy, Donegal Town	Donegal M.D.	Regional	A
411	40909602	Old Church	Ruins of former Church of Ireland Church built c. 1640	Kilcar, Donegal	Donegal M.D.	Regional	F
412	40909603	Cottage	Detached four-bay single-storey thatched cottage built 1898 with extension to rear	Kilcar, Donegal	Donegal M.D.	Regional	VM



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
413	40909604	St Cartha's Church	Detached Romanesque-style Catholic church built 1903/4 with aisles to both sides and sacristy to north-west	Keenaghan, Kilcar	Donegal M.D	Regional	AIPDSM
414	40909605	Corn Mill	Detached four-bay two-storey corn mill built c. 1825 with external waterwheel and perpendicular addition c. 1860	Leiter, Kilcar	Donegal M.D	Regional	AHIGOS
415	40909606	St. Matthew's Church of Ireland.	Detached single storey two-bay church hall with 2 tiers remaining on the west tower built c. 1828.	New Town Glebe, Kilcar.	Donegal M.D	Local	HCS
416	40909701	St John's Church	Detached Church of Ireland Church built in 1829 with polygonal chancel added to the south and steeple completed 1856-62; projecting gabled vestry to east	St. John's Church, Killybegs	Donegal M.D	Regional	AIPSM
417	40909702	St Mary of the Visitation	Detached Gothic-Revival Catholic Church c. 1840 with gabled three-bay transepts, sacristy to north and tower to south west and crying chapel extension to eastern corner	St. Mary of the Visitation, Killybegs	Donegal M.D	Regional	AIPFSM
418	40909703	Coastguards Station	Detached six-bay two-storey former coastguard station built in 1866 with single-bay three-storey tower to south-west with oriel machiolated windows to three sides and projecting single-storey entrance porches to rear, still in use as housing	Coastguards Station, Killybegs	Donegal M.D	Regional	AGPSM
419	40909704	The Old Rectory	Detached three-bay two-storey former Glebe House built c. 1830 with two-storey return to rear, conservatory to south and single-storey porch to frontage, c. 1910, bow windows to south east	Killybegs	Donegal M.D	Regional	AISM
420	40909705	National School	Detached nine-bay single- storey former national school built 1850 with two-storey gabled two- storey projecting end-bays with canted bay windows, gabled projecting	Corporation, Killybegs	Donegal M.D	Regional	AISM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			central entrance bay with bellcote over and gabled entrance porches facing each other				
421	40909707	Fintragh House Stables	Detached nine-bay single-storey former stables with courtyards to rear with two-storey grooms and hands accommodation, built 1896 with three-storey clock tower to centre of frontage with large covered eaves cornice, all now in ruins	Fintra House Stables, Killybegs	Donegal M.D	Regional	AGDM
422	40909715	Lighthouse	Detached five-bay single-storey lighthouse-keepers house built c.1837-8	Rotten Island, Carntullagh, Bruckless	Donegal M.D	Regional	APS
423	40909717	Lighthouse & Cottages	Detached cylindrical two-storey lighthouse built c.1830 with corbelled walkway and granite base to metal-framed light room, single-storey offices and dwelling forming courtyard to north-east	St. John's Point	Donegal M.D	Regional	AIGPSM
424	40909719	Robinson School	Detached 2-storey three-bay former school providing teachers accommodation below built c. 1838.	St. Catherine's Road, Killybegs.	Donegal M.D	Local	HCS
425	40845002	Killybegs Maritime and Heritage Centre	Detached former carpet factory, dated 1900, comprising single-storey with attic level and two-storey former factory with three-bay two-storey office/administration block to the north-west corner. Various multi-period and modern extensions (including apartments) to the rear (south).	Fintra Road, Killybegs	Donegal M.D.	Regional	AH
426	40845003	Water Pump	Freestanding cast-iron water hydrant, erected c. 1910, comprising fluted shaft on moulded base surmounted by fluted domed capping, and having lion's head motif to spout. Cast-iron bucket pedestal to base. Foundry mark 'Glenfield & Kennedy Ltd, Kilmarnock' to shaft.	New Row, Killybegs	Donegal M.D.	Regional	ST
427	40845005	Water Pump	Freestanding cast-iron water hydrant, erected c. 1910, comprising fluted shaft on moulded base surmounted by fluted domed capping with acorn finial over, and having	Stoney Batter, Killybegs	Donegal M.D.	Regional	ST

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			moulded spout. Foundry mark 'Glenfield & Kennedy Ltd, Kilmarnock' to shaft, and 'Glenfield' to base.				
428	40845006	Post Box	Wall-mounted cast-iron post box, erected c. 1925, having 'Post Office' in raised lettering over projecting letter flap and 'Carron Company Stirlingshire' foundry mark to the base.	Main St., Conlin Road, Killybegs	Donegal M.D.	Regional	ST
429	40845008	Bank of Ireland	Attached four-bay two-storey bank with dormer attic, built c. 1870, having single-storey extension, c. 1920, attached to the north-east (see record 40845009). Possibly originally in use as a house/hotel and converted to new use c. 1920. Single- and two-storey extensions to the rear (north-west).	Main St., Killybegs	Donegal M.D.	Regional	AS
430	40845009	Bank of Ireland	Attached three-bay single-storey extension to bank (see 40845008), built c. 1921, having slightly advanced bay to the north-east end of the main elevation (south-east). Roof hidden behind raised sandstone parapet with sandstone coping over, and pronounced sandstone cornice at eaves level.	Main St., Killybegs	Donegal M.D.	Regional	AS
431	40845011	House	End-of-terrace three-bay single-storey house, built c.1820. One of a group of four. Pitched natural slate roof with felt covering in places having raised render verge to the north gable end, smooth rendered chimneystacks to either end (chimneystack to the south shared with building to the south), cast-iron rooflights, and with some surviving sections of cast-iron rainwater goods.	Bridge St., Killybegs	Donegal M.D.	Regional	A
432	40845013	Water Pump	Freestanding cast-iron water hydrant, erected c. 1900, comprising fluted shaft on moulded base surmounted by fluted domed capping with acorn finial over, and having lion's head motif to spout. Cast-iron bucket pedestal to base. Foundry mark 'Glenfield & Kennedy Ltd, Kilmarnock' to shaft.	The Hill, Killybegs	Donegal M.D.	Regional	ST

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
433	40845015	Ulster Bank	Detached four-bay three-storey bank, built c. 1900, having single-bay single-storey extension to west (c. 1925), and modern two-storey (split-level) and single-storey extensions to rear (north).	Main St., Killybegs	Donegal M.D.	Regional	AS
434	40909801	Church of St Joseph & Conall	Detached Romanesque-style Catholic Church built 1913 with two-bay transepts and free-standing round tower belfry	Bruckless, Dunkineely, Donegal	Donegal M.D	Regional	AIPSM
435	40909802	Bruckless House	Detached three-bay two-storey house c. 1760 with two-storey extension to rear projecting enclosed porch to south and two-storey extension to rear, single-storey porch to rear of return	Bruckless, Dunkineely, Donegal	Donegal M.D	Regional	AIGSM
436	40909809	Drumbeg Retirement Home	Detached three-bay two-storey over basement former house built c.1800 with projecting enclosed entrance porch, four-bay three- storey over basement bedroom extension to south c. 1910 and single- and two-storey extensions to east and three-storey over basement	Drumbeg Retirement Home, Inver	Donegal M.D	Regional	AIM
437	40909905	Church of the Sacred Heart	Detached Gothic-revival Catholic church built c. 1870, with polygonal chancel and gabled entrance porch, five-bay nave and sacristy to north-west	Mountcharles	Donegal M.D	Regional	AISM
438	40909906	Christ Church	Detached Gothic-Revival Church of Ireland church built c. 1861 with three-bay nave gabled entrance porch to south-east chancel and vestry extension to north-east	Mountcharles	Donegal M.D	Regional	AISM
439	40909907	The Hall	Detached five-bay three-storey over basement mid-Georgian house built c. 1750with projecting open glazed wrought iron porch to north-west added c. 1810 and having limewashed rubble stone farm buildings to rear	The Hall, Mountcharles	Donegal M.D	Regional	AIGDSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
440	40909909	Salt Hill House	Detached five-bay two-storey over basement house with projecting gabled central bay with arched attic window built c. 1780 with return to rear and five-bay single-storey sheds to north-east and two-bay single-storey sheds to south-west	Salt Hill House, Mountcharles	Donegal M.D	Regional	AGSM
441	40909912	Paddy Kelly's Cottage	Detached two-bay single-storey thatched cottage built c. 1850 with bed outshot to rear, restored 1992	Mountcharles	Donegal M.D	Regional	UV
442	40909913	Coxtown	Detached five-bay two-storey late-Regency house built c.1840 with pedimented breakfront central entrance bay and two-storey return on L-shaped plan to rear built c. 1800, plastic windows recently inserted, outbuildings and coach house to rear	Bridgetown, Ballintra	Donegal M.D	Regional	AIGSM
443	40909915	Corn Mill	Detached six-bay four-storey ruined mill built c. 1860 with external waterwheel with downstream shed over tailings and grain-bagging store to south	Killgole, Bridgetown, Ballintra	Donegal M.D	Local	AGOS
444	40909917	Pedestrian Bridge	Single-span pedestrian bridge over millrace built c. 1850 with dressed rubble stone voussoirs and rubble stone haunching and parapet	Bridgetown	Donegal M.D	Regional	ATS
445	40909919	St. Ernan's	Detached five-bay two-storey house built c. 1829 with attic with c. 1826 house to rear, three-storey over basement extension to rear right-hand side, c. 1880, with two-storey extension to rear left-hand side c. 1990, with single-storey over basement	St. Ernan's Island, Donegal	Donegal M.D	Regional	AISFM
446	40910002	Laghey Bridge	Arched road bridge over river built c.1800, with dressed rubble stone voussoirs to segmental arches, rubble stone haunching and low parapets, thin Ashlar cutwaters and piers	Laghey, Donegal	Donegal M.D	Regional	ATS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
447	40910003	Laghey Parish Church	Detached late Georgian Gothic-style Church of Ireland church built c. 1837 with vestry to south with chancel to east, transept to north and porch to west, façade renovated 1911-9 with bell cote	Laghey, Donegal	Donegal M.D	Regional	AISM
448	40910004	Rathneeny Presbyterian Church	Detached three-bay single-storey Presbyterian church built c. 1800 with porch 353ingle353y to west	Laghey, Donegal	Donegal M.D	Regional	AISM
449	40910101	St. Patrick's Basilica	Detached Romanesque-Revival octagonal basilica with transepts, chancel and projecting entrance porch with internal galleries, with arcaded open porches outside doors, built c. 1925	Station Island, Lough Derg, Pettigo	Donegal M.D	Regional	APSM
450	40910102	St. Mary's Church	Detached six-bay single-storey Catholic church built c. 1870 with confessional outshoots and gabled projecting porch	Station Island, Lough Derg, Pettigo	Donegal M.D	Regional	ADSM
451	40910201	Church of Ireland Church	Detached three-bay single-storey Church of Ireland chapel of ease built c. 1810 with gabled enclosed entrance porch and bell cote to south-west gable, re-roofed c. 1985; retaining original sash windows with switch track glazing bars	Cashelenny, Lettercran, Tievemore	Donegal M.D	Regional	ASM
452	40910303	St. John's Church	Detached late-Georgian Gothic Church of Ireland church built c. 1830 with bell cote to west, projecting gabled and buttressed entrance porch and vestry to rear and shallow chancel recess, refurbished c.1990	Rossnowlagh	Donegal M.D	Regional	AGSM
453	40910304	St Bridget's Church	Detached late-Georgian Gothic-style Catholic church with tower to west, built 1845, with five-bay single-storey former dwelling with attic accommodation to north	Ballintra	Donegal M.D	Regional	AIPSM

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
454	40910306	Glebe House	Detached three-bay single-storey over basement former Glebe house built 1792 with dormer attic and two-storey split-level return to rear, projecting open porch added c.1900, having recessed octagonal panels to door and webbed fanlight	Glebe House, Ballintra	Donegal M.D	Regional	AGSM
455	40910401	Old Brown Hall	Detached eight-bay two-storey house built c. 1700, with wide-gabled return and two-storey adjacent outhouses to rear forming courtyard	Ballintra, Donegal	Donegal M.D	National	AIGPFM
456	40910402	Brown Hall	Detached four-bay three-storey Georgian house built c. 1780, with three-bay projecting porch to central entrance added c. 1810	Ballintra, Donegal	Donegal M.D	Regional	AIGPSM
457	40910404	Cottage	Detached single-storey three-bay cottage with two groups of outbuildings in close proximity.	Ballynakillew Mountain, Ballintra.	Donegal M.D	Regional	RHS
458	40901509	Hunting Lodge	Detached two-storey two-bay cottage with walled courtyard and two-storey outbuilding to rear built c. 1890.	Longhultan, Pettigo.	Donegal M.D	Local	AHS
459	40910621	Thatched Cottage	Terraced four-bay single-storey thatched cottage with bed outshoot to rear built c. 1820, now in use as outhouse and semi-derelict.	Kildoney Glebe, Ballyshannon	Donegal M.D	Regional	VSM
460	40910707	Wardstown House	Detached five-bay three-storey over basement house with attic storey built c. 1740, with bowed bays to centre and both ends and to centre of rear elevation, now a ruin	Ballymacaward, Ballyshannon	Donegal M.D	Regional	AIGSM
461	40910708	Wardstown House Outbuildings	Detached four-bay two-storey outbuilding built c. 1780, formerly on L-shaped plan with northern part demolished	Ballymacaward, Ballyshannon	Donegal M.D	Regional	AGS



No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
462	40910746	Cavangarden Farmyard	Detached single-bay two-storey former farm office built c. 1825 with Georgian-Gothic façade surmounted by bellcote	Cavengarden, Donegal	Donegal M.D	Regional	AGSM
463	40910748	Gates of Camlin house	Castellated tower gate-lodge and entrance screen to Camlin House, c. 1840; house now demolished but some outbuildings survive	Camlin, Ballyshannon	Donegal M.D	Regional	AGP
464	40910748	Camlin House	Castellated tower gate-lodge and entrance screen to Camlin House, c. 1840; house now demolished but some outbuildings survive	Camlin, Ballyshannon	Donegal M.D	Regional	AGP
465	40910749	Sminver Bridge	GNR railway bridge c 1866	Carrickboy, Ballyshannon	Donegal M.D	Local	AH
466	40851034	Sisters of Mercy/ Villa Nova	Two storey Georgian detached house with 2 storey hipped roof and rear projection.	Bundoran	Donegal M.D.	Local	S
467	40851035	Sisters of Mercy	Single storey Georigan gate lodge with hipped roof	Bundoran	Donegal M.D.	Local	S
468	40801308	Presbyterian Church	Detached over gable fronted disused Presbyterian Church with spire to facade built 1865, with ruins of vestry to rear.	Bundoran	Donegal M.D.	Regional	GS
469	40851027	Ulster Tourist House	Two storey 6 bay house with attractive fanlight	Bundoran	Donegal M.D.	Regional	A
470	40801310	Bayview Terrace	Row of nine 2 bay 3 storey Victorian house C. 1890 with 2 storey canted bay window and cantilevered balcony and gables to front and 2 storey returns to rear.	Bundoran	Donegal M.D.	Regional	AGSM
471	40851028	Church of Ireland Episcopal Church	Detached church of Ireland Episcopal Church.	Bundoran	Donegal M.D.	Regional	AS
472	40801306	St. Louise's Convent	Detached 7 bay, 2 storey Gothic revival convent on L-shaped plan with gabled single storey entrance porch with bell cote to gabled projecting central bay behind, built c.	Bundoran	Donegal M.D.	Local	AIGPS

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			1890, with 2 storey split level and single storey split level and single storey extensions to rear.				
473	40801312	M. Phillips, The Bookies (Shell House)	Terraced 3 bay, 2 storey house built c. 1870, with frontage clad with shells and crockery mosaic c. 1930 with 2 storey return and single storey extension to rear.	Bundoran	Donegal M.D.	Local	V
474	40801302	Kitchen Bake Cake and Coffee Shop	Detached 5 bay single storey former Methodist Chapel with entrance porch to east built 1888 with extensions to NE and mezzanine inserted c. 1980 on conversion to coffee shop, with glazed porch to street.	Bundoran	Donegal M.D.	Regional	APSM
475	40801305	AIB Bank	Formerly mid-terrace 3 bay, 3 storey Italianate bank built c. 1875 with 2 storey return and single storey over basement extension to rear.	Bundoran	Donegal M.D.	Local	ASM
476	40801311	Thatched House	Terraced 3 bay storey, thatched cottage built c. 1830	Bundoran	Donegal M.D.	Local	V
477	40801314	Railway Bar	End of Terrace corner 3 bay, 2 storey former house built c.1875 with 2 storey return and single storey over basement extension to rear.	Bundoran	Donegal M.D.	Regional	A
478	40852041	House	Detached three-bay two-storey house, built c. 1910, having full-height canted projections to the outer bays of the main elevation (west) and with two-storey return to rear (east).	The Mall, Ballyshannon	Donegal M.D.	Regional	A
479	40909108	Lough Head Bridge	Single-arch road bridge over Bungostee River, built c. 1860. Round-headed arch having dressed stone voussoirs; squared coursed rubble stone construction to arch barrel with projecting cut stone stringcourses at arch springing point.	Killybegs	Donegal M.D.	Regional	AT
480	40909101	Lough Head Bridge	Single-arch road bridge over Bungostee River, built c. 1770. Now out of use and overgrown with vegetation.	Killybegs	Donegal M.D.	Regional	AT

No.	RPS Ref. Number	Name	Description	Address	Municipal District	Rating	Importance Value
			Round-headed arch having roughly squared rubble stone voussoirs; rubble stone construction to arch barrel				