



Ref No: CPU/281

8<sup>th</sup> March 2024

To: Each of the Prescribed Authorities

**Re: Proposed Material Alterations to the Draft County Donegal Development Plan, 2024-2030 including Area Plans for Buncrana, Ballybofey/Stranorlar and Bundoran; and associated Environmental Report, Appropriate Assessment and Strategic Flood Risk Assessment.**

A Chara,

I wish to advise that in respect of the Draft County Donegal Development Plan, 2024-2030 including Area Plans for Buncrana, Ballybofey/Stranorlar and Bundoran, Donegal County Council has, by resolution, prepared the '**Proposed Material Alterations**' document for public inspection and consultation.

The Council determined ('the SEA Determination') that Strategic Environmental Assessment and that Appropriate Assessment ('the AA Determination') was required in respect of the PMAs, in accordance with S.12(7)(aa) of the Act. The published documents therefore include an Environmental Report containing information on the likely significant effects on the environment of implementing the PMAs and a Natura Impact Report containing an assessment, in view of best scientific knowledge, if the amended Plan, individually or in combination with another plan or project is likely to have significant effect on any European site.

A Strategic Flood Risk Assessment Report has also been prepared on the likely effects of implementing the PMAs.

#### Inspection/Availability of Documents

A copy of the Proposed Material Alterations written document and maps, and the aforementioned associated reports are available for **public inspection during the period Friday 8<sup>th</sup> March 2024 to 4.30pm Friday 5<sup>th</sup> April 2024** and are also available as follows:

- online at [consult.donegal.ie](http://consult.donegal.ie)
- online at [www.donegaldevplan.ie](http://www.donegaldevplan.ie)
- in local offices and libraries during the above-noted period.

### Submissions Or Observations

Submissions or observations may be made to the Planning Authority **between Friday 8<sup>th</sup> March 2024 and 4.30pm Friday 5<sup>th</sup> April 2024 (both dates inclusive)** either:

- in writing to the Planning Authority at: The Central Planning Unit, Donegal County Council, County House, Lifford, Co. Donegal, F93 Y622;
- By email to [donegaldevplan@donegalcoco.ie](mailto:donegaldevplan@donegalcoco.ie) or
- Via the Council's online public consultation portal at [consult.donegal.ie](https://consult.donegal.ie)

**The final date for the receipt of submissions is 4.30pm on Friday 5<sup>th</sup> April 2024.**

Written submissions redacted for privacy purposes shall be published on the Authority's [consult.donegal.ie](https://consult.donegal.ie) website in accordance with Section 12.(8)(aa) of the aforementioned Act.

Mise le meas,

Pául Christy,  
Senior Executive Planner,  
Central Planning Unit,  
Directorate of Community Development and Planning Services.

PC/MMcE

**Variation to the County Donegal Development Plan 2018-2024 (As Varied)  
in respect of the Deletion of Letterkenny-Specific Policy Content  
(Variation No. 3)**

**29<sup>th</sup> January, 2024**



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

**Community Development and Planning Services**

## **Explanation of the Content of the Proposed Variation**

The Variation consists of textual amendments to both Part A and B, and Part C of the County Donegal Development Plan, 2018-2024 (As Varied).

There are 4 amendments in Part A and B and these are set out in Table 1: 'Part A and B Amendments'.

There are 8 amendments in Part C and these are set out in Table 2: 'Part C Amendments'.

## **Note regarding the Text of the Variation**

The 'Variation' column (shaded in buff) in the tables below contains the text of the Variation. In this regard:

- New additional text to be inserted is shown in red.
- Existing text to be deleted is shown in ~~blue~~.
- Existing text to remain in the Development Plan is shown in black.

The first, second and third columns are for ease of reference only and do not form part of the Variation.

**Table 1: Part A and Part B Amendments**

Ref	Location in Plan	Type of Change	Proposed Amendment
1.	<b>Section 1.6: 'Local Area Plan Programme'</b>	<b>Amend text</b>	<p>This CDP is the first consolidated County Development Plan for the entire of County Donegal, (including the former Town Council areas of Letterkenny, Buncrana and Bundoran). It <del>therefore</del> continues the current land use and zoning frameworks in respect of <del>Letterkenny</del>, Buncrana and Bundoran and consolidates their associated written texts. A planned programme to prepare LAP's in respect of Letterkenny, Buncrana and Bundoran which is confirmed through Core Strategy Objective CS-O-15, will provide the appropriate level of assessment and detail to review and further update the planning frameworks in respect of each including ensuring the consideration of the appropriate evidential base. <del>A new Local Area Plan for Letterkenny, 'the Letterkenny Plan and Local Transport Plan, 2023-2029' was adopted in November, 2023.</del> The programmed Local Area Plans will address the identified shortfall of 1st phase residential lands in Letterkenny as well as the extent of lands zoned 'Strategic Residential Reserve' as a long term residential land bank (SRR) in each town.</p> <p><del>The indicative timescales for the planned programme of LAPs is as follows:</del></p> <ul style="list-style-type: none"> <li><del>♣ Adoption of Local Area Plan in July 2018 in respect of An Clochán Liath, Ballybofey-Stranorlar, Ballyshannon, Carndonagh, Donegal Town, Killybegs and also Bridgend.</del></li> <li><del>♣ Preparation of a draft Local Area Plan in respect of Letterkenny (target adoption of Plan Q4, 2023 publication of Draft Plan Q1, 2019).</del></li> <li><del>♣ Preparation of draft Local Area Plans in respect of Bundoran and Buncrana (target commencement 4th quarter 2018).</del></li> </ul>
2.	<b>Section 2A.5: 'The Core Strategy Table'</b>	<b>Amend text</b>	<p>Table 2A.6 provides information on the level of land zoned in this development plan across the settlement structure for the purposes of housing including mixed use. As outlined in the footnotes that accompany the table, the identified shortfall/excess in housing units that can potentially be delivered by the land zoning set out in this Plan are to be addressed through a Local Area Plan (LAP) programme. The LAP programme will deliver appropriate land</p>

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			<p>supply consistent with the population targets and HLR of this Plan. <del>through the following sequence:</del></p> <ul style="list-style-type: none"> <li><del>(i) Adoption of a Local Area Plan in July 2018 in respect of An Clochán Liath, Ballybofey Stranorlar, Ballyshannon, Carndonagh, Donegal Town, Killybegs and also Bridgend.</del></li> <li><del>(ii) Preparation of a Draft Local Area Plan in respect of Letterkenny (target publication of Draft Plan in Q1, 2019).</del></li> <li><del>(iii) Preparation of Draft Local Area Plans in respect of Bundoran and Buncrana (target commencement Q4, 2018).</del></li> </ul>												
3.	Section 4.1.3: 'Economic Development Strategy';	Amend Text	<p><b>Availability of Land and Infrastructure</b></p> <p>As the economic driver for the County, the town of Letterkenny is an attractive location for economic development including foreign direct investment. <del>and this is provided for through the zonings and policies contained in this Development Plan. Further lands</del> <b>Lands</b> within the ownership of the Council and other bodies exist at a variety of locations throughout the County that could <del>also</del> potentially provide for employment generating opportunities. It is therefore considered that the supply of land is sufficient to meet demand in the short to medium term but, in recognising potential changing demands for enterprise space, the supply of land in Letterkenny and the Layer 2A Strategic Support Towns will be reviewed as part of the Local Area Plan process for these settlements.</p>												
4.	Section 5.1.1: 'Background'	Amend Table 5.1B	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PROJECT</th> <th style="text-align: left;">MAP REFERENCE</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;"><b>TEN-T Priority Route Improvement Project, Donegal</b></td> </tr> <tr> <td>N14 Manorcunningham to Lifford / Strabane / A5 Link</td> <td>Map 5.1.4</td> </tr> <tr> <td>N15/N13 Ballybofey / Stranorlar Urban Region</td> <td>Map 5.1.5</td> </tr> <tr> <td>N56/N13 Letterkenny to Manorcunningham</td> <td>Map 5.1.6</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>NATIONAL</b></td> </tr> </tbody> </table>	PROJECT	MAP REFERENCE	<b>TEN-T Priority Route Improvement Project, Donegal</b>		N14 Manorcunningham to Lifford / Strabane / A5 Link	Map 5.1.4	N15/N13 Ballybofey / Stranorlar Urban Region	Map 5.1.5	N56/N13 Letterkenny to Manorcunningham	Map 5.1.6	<b>NATIONAL</b>	
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Ref	Location in Plan	Type of Change	Proposed Amendment	
			N15 Lifford to Ballybofey/Stranorlar	Map 5.1.7
			N56 Mountcharles to Inver	Map 5.1.8
			N56 Inver to Killybegs	Map 5.1.10
			N56 An Clochan Liath (Dungloe) to Glenties	Map 5.1.9
			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)
			<b>OTHER</b>	
			Buncrana Inner and Outer Relief Road	Map 5.1.11
			Muff Bypass	Map 5.1.12
			Ballybofey Link Road	Map 15.2
			Burnfoot Bypass	Map 15.25
			Killybegs Outer Relief Road	Map 15.6
			<b>LETTERKENNY STRATEGIC NETWORK</b>	
			<del>Northern Strategic Relief Corridor Northern Network Project</del>	<del>Map 12.1B &amp; 12.3 (Not mapped)</del>
			<del>Western Strategic Relief Corridor Western Network Project</del>	<del>Map 12.1B &amp; 12.3 (Not mapped)</del>
			<del>Southern Strategic Relief Corridor Southern Network Project</del>	<del>Map 12.1B &amp; 12.3 (Not mapped)</del>
			<del>Eastern Strategic Relief Corridor</del>	<del>Map 12.1B &amp; 12.3</del>

**Table 2: Part C Amendments**

<b>Delete all Letterkenny-specific content contained in Part C as set out below:</b>			
<b>1.</b>	<b>Standalone page immediately inside front cover of Part C</b>	<b>Amend</b> <i>'Important Note'</i>	<p><b>Important Notes</b></p> <p><b>Note # 1</b></p> <p><b>County Donegal Development Plan 2018-2024 (As Varied)</b></p> <p>The County Donegal Development Plan 2018-2024 (as Varied) incorporates the Variation to the County Donegal Development Plan 2018-2024 in respect of the TEN-T Priority Route Improvement Project, Donegal (Variation No. 1) made by the Elected Members of Donegal County Council on the 31st of May 2021. Textual insertions made by said variation are shown in blue whilst textual deletions made by said variation are show in red strikethrough.</p> <p>In addition the following maps form part of the abovementioned variation and are contained within Part C of the Development Plan: <a href="#">Map 12.1B</a>, <a href="#">Map 12.3</a>, Map 15.2, and Map 15.17. These maps are, in effect, amended versions of the original maps published as part of the original County Development Plan in June 2018. In the interests of clarity any amendments to said maps as result of said Variation are not labelled on said maps. However the original versions of the abovementioned maps are available to view on the Council's website at: <a href="https://www.donegalcoco.ie/services/planning/planningpolicy">https://www.donegalcoco.ie/services/planning/planningpolicy</a></p>
<b>2.</b>	<b>Table of Contents, page i.</b>	<b>Delete section of Table</b>	Delete all refs. to 'Chapter 12 Letterkenny' from '12.1: Introduction' to '12.11.2: Childcare Strategy Policy Specific To Letterkenny'.
<b>3.</b>	<b>List of Figures, p.iii.</b>	<b>Delete ref. to Letterkenny</b>	Delete row referring to Figure 12.1: 'The Areas In Letterkenny Designated Areas for Significant Development'



4.	<b>List of Table, p.iv.</b>	<b>Delete refs. to Letterkenny</b>	Delete rows referring to: ~ Table 12.1: The Core Strategy Table In Relation to Letterkenny; and ~ Table 12.2: Zoning objectives in relation to Letterkenny
5.	<b>'Introduction', p.1</b>	<b>Amend text</b>	In turn this section of the Plan (Part C) also aims to give effect to the strategic plan in Part A by:  (1) Setting out <b>detailed policy frameworks and associated land use zoning maps for the towns of Letterkenny, Buncrana and Bundoran</b> in Chapters <del>12</del> , 13 and 14 respectively. These towns were previously subject to their own individual Development Plans, and it is envisaged that these policy frameworks and land use zoning maps will in turn be superseded in due course by Local Area Plans.
6.	<b>'Chapter 12 Letterkenny', pages 2- 43, + Maps 12.1A, 12.1B, 12.2 and 12.3</b>	<b>Delete text and maps</b>	Delete entire Chapter.
7.	<b>'Chapter 15 Settlement Frameworks, Introduction', p.93</b>	<b>Amend text</b>	The Settlement Frameworks are not designed to be exhaustive in the presentation of all the relevant matters that may be considered in the determining of a planning application, as further issues may evolve over time or may be pertinent in certain site specific cases. Policy frameworks and land zoning maps for the towns of Letterkenny, Buncrana and Bundoran (which supersede the Development Plans for these towns) have been set out in Chapters <del>12</del> , 13 and 14 of this part of the Plan.
8.	<b>'Chapter 15 Settlement Frameworks, Land Use Zoning</b>	<b>Amend text</b>	The zoning objectives set out in Table 15.2 relate to land zoned in the settlement frameworks and should be read in conjunction with the wider policies contained in Part B of this Development Plan. Relevant land use zoning objectives in respect of Letterkenny, Buncrana and Bundoran are contained in the relevant chapters of this part of the Plan. On zoned lands within the Settlement Frameworks, applications may be granted where the Planning Authority considers that the proposed use or development would comply with the

	<b>Objectives', p.95</b>		zoning objective of the area and would otherwise comply with the policies of the Plan and would be in accordance with the proper planning and sustainable development of the area.
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