

**TUAIRISC CHUIG CRUINNÍÚ NA COMHAIRLE A REÁCHTÁLADH AR AN:**  
**REPORT TO COUNCIL MEETING HELD ON:**  
**26<sup>th</sup> May 2025**

**UIMHIR NA MÍRE AR AN CHLÁR / AGENDA ITEM NO: \_\_\_\_\_**

**ACHOIMRE AR AN TUAIRISC / SUMMARY OF REPORT**

The attached Executive Architect's Report and Recommendation details and considers the submissions and observations received following the consultation process laid down in the Planning and Development Regulations 2001 (as amended) with regard to the Part VIII (local authority own development) for the proposed development in the Revival at the Courthouse Project at Justice Walsh Road/Ramelton Road, Letterkenny within the townland of Letterkenny in the Letterkenny-Milford Municipal District of County Donegal.

**CINNEADH ATÁ DE DHÍTH / DECISION REQUIRED:-**

That the Council accept the recommendation to proceed with the development in accordance with the response contained in the attached report.

*Leam Ward.*

**STIÚRTHÓIR SEIRBHÍSE**  
DIRECTOR OF SERVICE

**15<sup>th</sup> May 2025**

**DÁTA**  
DATE



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

**'REVIVAL AT THE COURTHOUSE PROJECT'  
AT JUSTICE WALSH ROAD/RAMELTON ROAD, LETTERKENNY IN THE  
TOWNLAND OF LETTERKENNY, COUNTY DONEGAL AND IN THE  
LETTERKENNY-MILFORD MUNICIPAL DISTRICT OF COUNTY  
DONEGAL**

**Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001 (as amended)**

**PART VIII – DEVELOPMENT**

**Planning Reference: Part 8 PG25.05**

**EXECUTIVE ARCHITECT'S RECOMMENDATION**

## **EXECUTIVE ARCHITECTS RECOMMENDATION**

### **Recommendation:**

Having considered the Executive Architects Report and the Planning Report Part 8 PG25.05, it is recommended that the proposed development proceeds in accordance with the plans, particulars, details and specifications of the Part 8 planning application and subject to:

- a) The 7 No. conditions set out in the Planning Report Part 8 PG25.05 (Appendix C).

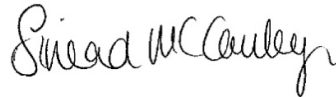
#### **Prepared & Recommended by:**



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Johnny Nelis  
Executive Architect  
Regeneration & Development Team  
Community Development &  
Planning Services  
Date: 14<sup>th</sup> May 2025

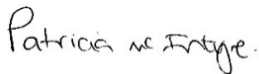
#### **Endorsed by:**



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Sinead McCauley  
A/ Senior Executive Planner  
Regeneration & Development Team  
Community Development &  
Planning Services  
Date: 14<sup>th</sup> May 2025

#### **Endorsed by:**



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Patricia McIntyre  
Town Regeneration Officer/  
Divisional Manager  
Regeneration & Development Team  
Community Development &  
Planning Services  
Date: 15<sup>th</sup> May 2025

#### **Approved and Endorsed by:**



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Liam Ward  
Director of Service  
  
Community Development &  
Planning Services  
  
Date: 15<sup>th</sup> May 2025

## 1. Introduction

The objective of the proposed Part 8 development 'Revival at the Courthouse' project is to repurpose the former Courthouse building in Letterkenny into a major visitor experience together with secondary opportunity for community type space. It is one of Donegal County Councils key priority regeneration projects under the auspices of the ambitious 'Letterkenny 2040' regeneration programme and forms part of a series of exciting actions that will collectively transform Letterkenny town centre and strengthen it as a competitive Regional Centre.

Now in the stewardship of Donegal County Council, the former Courthouse is a vacant historic building following relocation of the Courts Service in 2018. As a Protected Structure, the building is an important landmark and heritage site and has huge potential to add to the offering in the town centre.

The project has also been informed by earlier work and consultations to prepare the a 'Interpretative Plan & Business Plan' for the former Courthouse Building (prepared by EPIC Heritage Consulting & Sub-Consultants supported under URDF) and results from further research, study and local engagement on a range of ideas, actions and projects including the reuse, restoration and appropriate adaptation of the town's distinctive built and heritage fabric.

Its reuse, with a focus on tourism together with potential for a new, contemporary extension will result in the adaptive and innovative repurposing of the Protected Structure improving its connection to street level and breathing new life into this important and much-loved historic building. The development of a major tourist attraction at the former Courthouse will act as both an anchor and as a driver of growth in visitor numbers to the historic town centre, activating a currently underperforming sector of the towns economy. It will also be the centre-piece in developing a network of urban-based experiences that collectively have the potential to realise Letterkenny town centre as a credible and vibrant tourist destination in addition to it providing a good base from which to explore the wider rural area of the County and therefore contribute to further growth in visitor numbers to the County as a whole.

Once the project is completed, it will be a key offering and strategic tourism asset providing a vibrant hub of activity in the heart of the town and contributing to meeting the needs of the wider Letterkenny community.

The proposed Part 8 development in respect of phase 1 will achieve multiple benefits including:

- Reduction in vacancy and obsolete buildings
- Bringing under-utilized core town centre lands into productive use
- To strengthen the town form through architecture, planning and co-designed interventions, so as to enable the regeneration of historic assets and the town centre environment as a cohesive and high-quality area of unique history and heritage, which is attractive and safe for residents, visitors and investors and is a place where public life can thrive;
- To create a vibrant town centre which is a multi-dimensional, inclusive and inviting place providing a mix of amenities, services, facilities and experiences;



- Enabling civic and community activity alongside cultural and artistic expression within the urban environment.
- Adding to the tourism offering in the town, County, Region and Wild Atlantic Way and contributing to the strengthening of Letterkenny as a tourism destination itself.
- Supporting the local hospitality and tourism sector.
- Increasing footfall in the town centre and activating spin-offs for local businesses.
- Improving public safety
- Enhancement and upgrade to existing public realm providing improved spaces for people.
- Contributing to a more competitive and vibrant town centre.
- Establishing a high-quality benchmark for town centre regeneration.
- Integrating sustainable and efficient construction methods such as Sustainable Urban Drainage Systems, rainwater harvesting, green roof, high energy performance building to respond innovatively to the climate crisis.

The proposed Part 8 development offers strong alignment with the National, Regional and Local policy contexts including National Priorities for Compact Growth, a Strong Economy supported by Enterprise, Innovation and Skills, Sustainable Mobility, Enhanced Amenity and Heritage and Transition to a Low Carbon Society alongside driving a strong and competitive Cross Border Regional Growth Centre to the highest standards in accordance with the County Donegal Development Plan, 2024-2030 and the Letterkenny Plan and Local Transport Plan 2023-2029 . It is also aligned with the vision of the Letterkenny 2040 Regeneration Strategy.

The project is funded under a combination of the Urban Regeneration and Development Fund and the EU THRIVE programme. Reflecting the objectives of these funding programmes, the project is underpinned by the New European Bauhaus principles (NEB) ensuring that it is beautiful, sustainable and inclusive and that alignment with the NEB principles is evidenced and tracked through the process to prepare the Part 8 scheme. In accordance with the EU THRIVE programme the project aligns with the principles of sustainability and lifecycle thinking and is compatible with the six key principles of 'Do No Significant harm'.

Subject to approval of Part 8 planning the project will be developed forward as a shovel ready proposal for capital funding under the EU THRIVE programme, Strand 2 call which is currently open.

The proposed Part 8 development has been developed via the further appointment of Robin Lee Architecture and sub-consultants including Grade 1 and Grade 3 Conservation Architect input having regard to the Protected Structure status of the building in conjunction with the architectural resources of the Councils Regeneration and Development Team.

## 2. The building and it's architecture

This former Courthouse is a two storey over basement structure located at the junction of Justice Walsh Road, Main Street, Port Road and High Road. Built circa 1828-1831. It is identified as a Protected Structure (40502279) in the County Donegal Development Plan 2024-2030 for its architectural and social interest. Its scale is typical of the monumental courthouses that were generally reserved for the larger towns and cities of Ireland. Occupying a prominent site in the historic town centre, this building is a notable and imposing feature in the streetscape of the town, and an important element of the built heritage of the local area. The building provides circa 1,084sqm of floor space across lower ground floor (basement), ground floor (encompassing two former courtrooms), intermediate floor and first floor (comprising previous Courts Service administration offices).

## 3. Location of the proposed development

The location of the proposed development is the townland of LETTERKENNY specifically located in Letterkenny town centre and having frontage onto both the Ramelton Road and Justice Walsh Road. The site consists of:

- (i) The former Courthouse Building a Protected Structure, namely Letterkenny Courthouse (Ref. RPS 40502279) and its attendant lands.

Please refer to drawing no's: Dwg No's: D.000 (Site Location and Site Extent) and D.001 (Site Location Map).

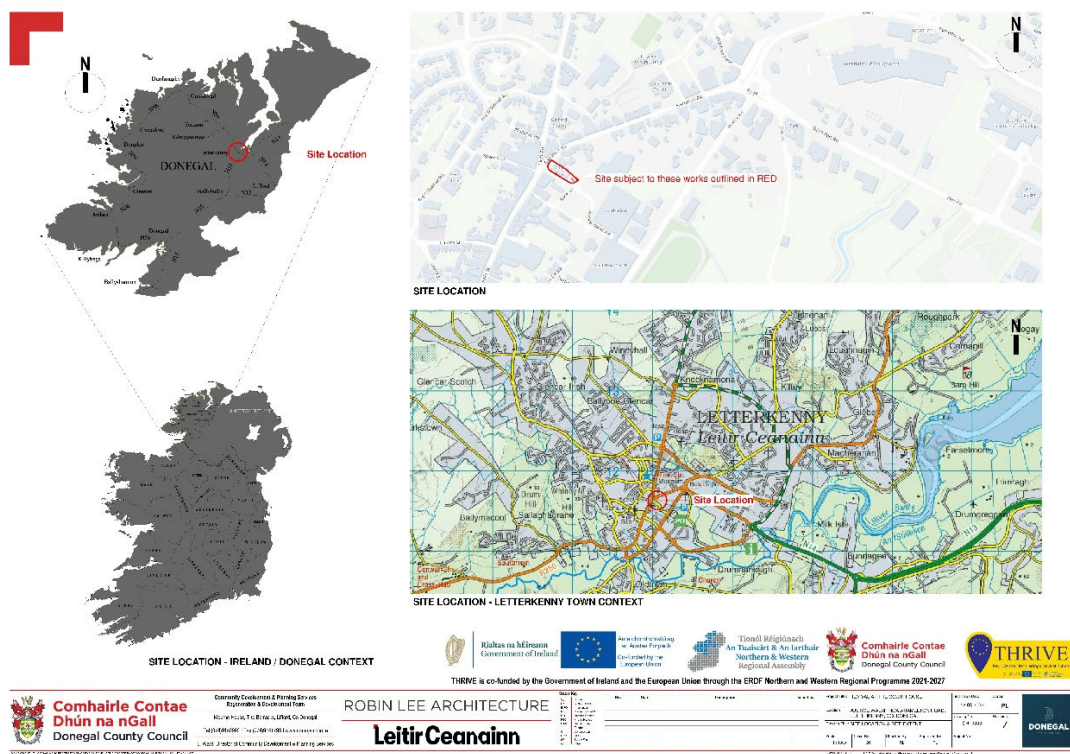


Image 1: Drawing No: D.000 (Site Location and Site Extent)

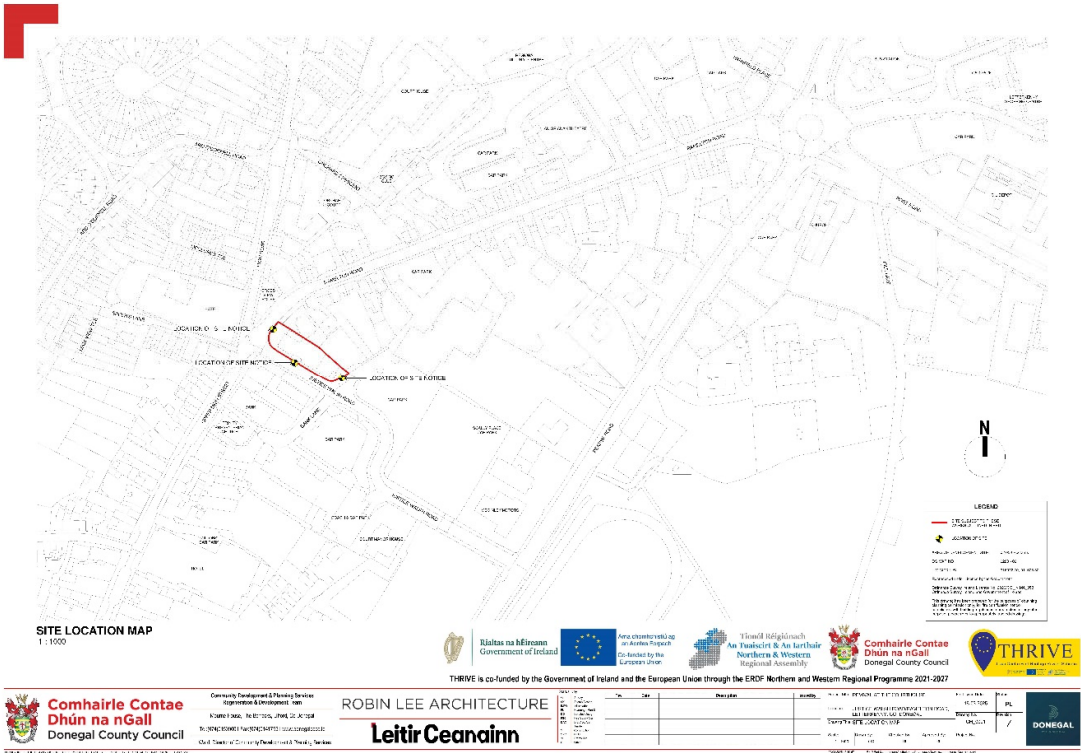


Image 2: Drawing No: D.001 (Site Location Map)



Image 3 - 5: Proposed site as viewed from Ramelton Road





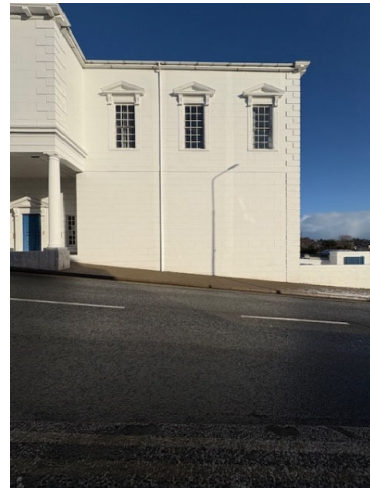
**Image 6: Proposed site as viewed from McGettigan's Hotel**



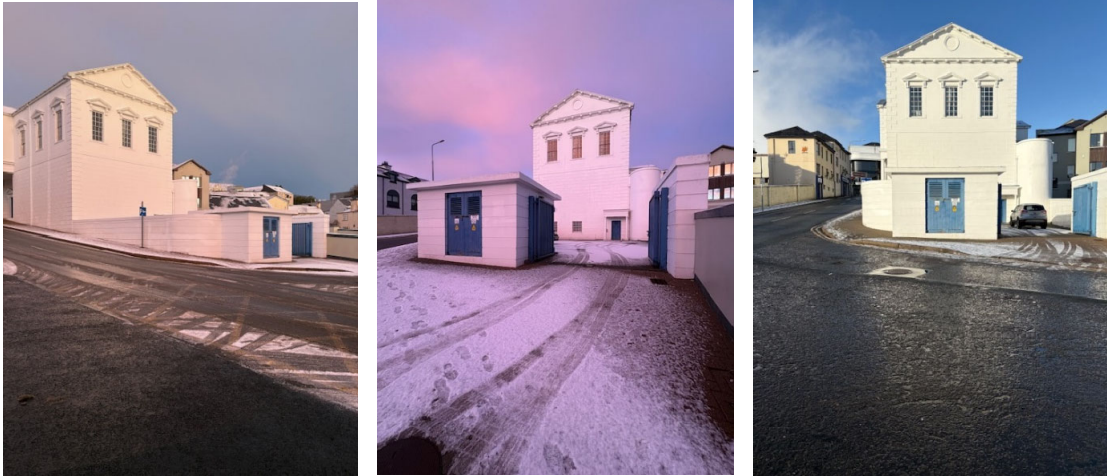
**Image 7: Proposed site as viewed from Upper Main Street**



**Image 8 - 10: Proposed site as viewed from Justice Walsh Road**



**Image 11 - 13: Proposed site as viewed from Justice Walsh Road**



**Image 14 - 16: Proposed site as viewed from Justice Walsh Road**



**Image 17 - 19: Proposed site as viewed from Justice Walsh Road Car Parks**



**Image 20 - 22: Internal view of existing Entrance Lobby**





**Image 23 - 24: Internal view of existing Ground Floor Courtroom 01**



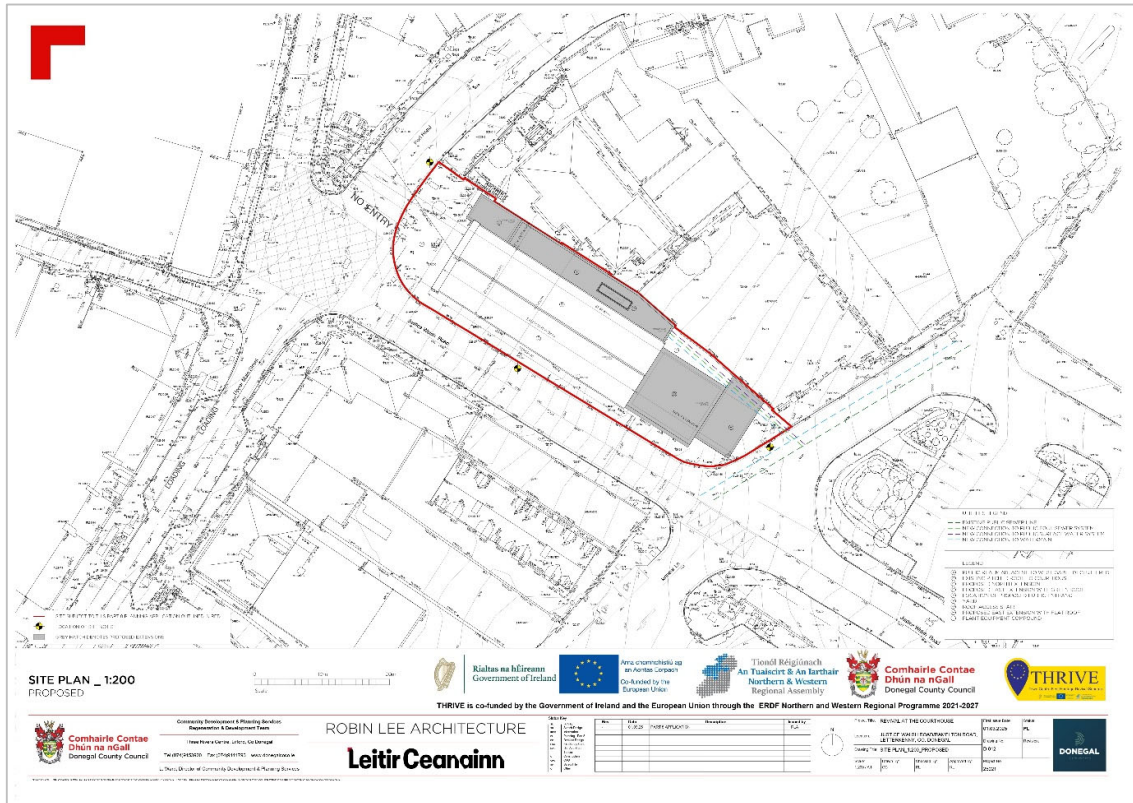
**Image 25 - 27: Internal view of existing First Floor Office Space**

#### **4. Nature of the Works**

The proposed development includes the following works:

- The change of use, extension and modification of a Protected Structure, namely Letterkenny Courthouse (Ref. RPS 40502279) and its attendant lands to provide flexible space with multi-functional capacities for: (i) a tourist/visitor attraction and integrated Tourist Information Point (ii) interpretation, exhibitions, conferences, education & learning (iii) multi-purpose civic, cultural, community use and social gatherings and events (iv) café (v) retail/gift-shop and; (vi) ancillary offices, storage and public conveniences.
- All associated ancillary works to include site drainage and utilities, connection to public water supply and other services, enhancements to existing public realm, enhancements to public lighting, landscaping, development related signage & public art, connection & discharge to the public sewerage network.

Image 28 shows the overall proposed site layout of the proposed development published 20<sup>th</sup> March 2025. See appendix B for images of all plans and drawings published for consultation on 20<sup>th</sup> March 2025.



**Image 28: Proposed Site Layout Plan (published 20<sup>th</sup> March 2025)**

The proposed development is also informed by an assessment of capacity in the existing transportation network.

The proposed development is sub-threshold for the purposes of Environmental Impact Assessment (“EIA”) as per Article 92 of the Regulations and the Council has concluded on the basis of a Preliminary Examination in accordance with Article 120 (1)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

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

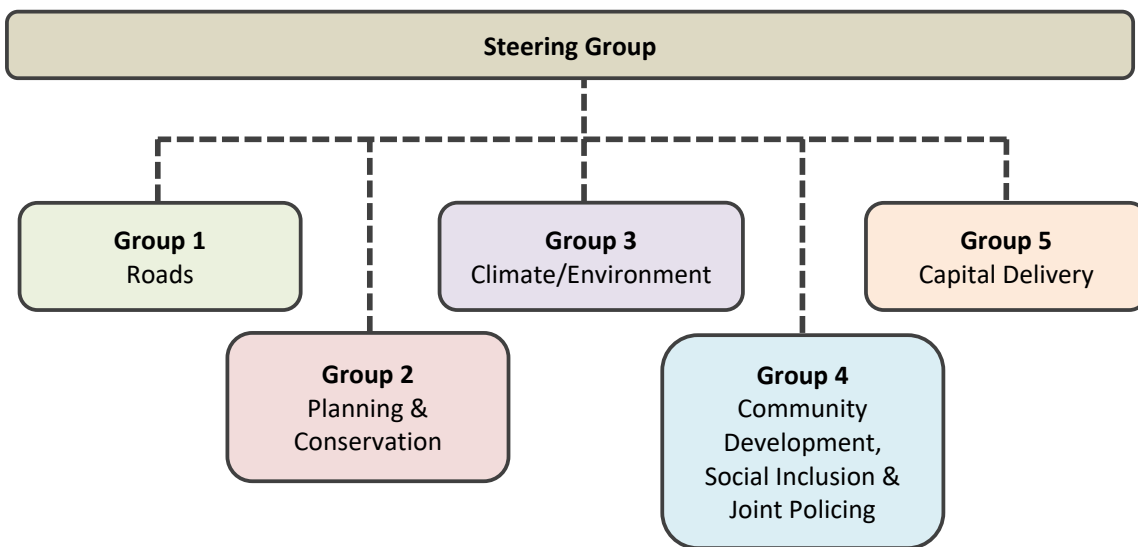
### 3. Consultation Process

#### 3.1 Consultation Process Prior to Publication of Part 8

Public consultation in respect of the Revival at the Courthouse Project, Letterkenny has been an evolving process since initial stakeholder engagement to inform the Letterkenny 2040 Regeneration Strategy through 2021 and 2022 which identified the opportunity and potential to bring the building back into productive use as a tourism-led visitor experience. On an ongoing basis, citizen and stakeholder engagement has been undertaken to ensure a series of targeted stakeholder workshops, wider community wide public open days, measures to reach out to marginal and vulnerable groups to encourage participation and thus to ensure a co-design and co-creative approach.

##### 3.1.1 Technical Steering Group

Specifically, to inform the technical development of the proposed Part 8 scheme, an internal Technical Steering Group was established and first engaged in January 2025. The structure and steering group arrangements are as set out below.



**Image 29: Steering Group arrangements**

These key groups, which were targeted in relation to their specific and relevant sectoral and technical interests, were the principal consultation vehicle for progressing the project design in the technical context. These groups have been participatory in the development of the proposed Part 8 scheme and as such the collective input of the Technical Steering Group informed the ongoing design process leading to the Part 8 proposed scheme.

In addition to the Technical Steering Group and building on previous Letterkenny 2040 consultations, a number of stakeholder and citizen engagements were held since January 2024 to feed into the further exploration of the tourism-led use of the building and to the development of the Part 8 planning scheme. These engagements were iterative in nature



resulting in a process of co-design and thus shaping the actions and decisions that led to the publication of the Part 8 proposed development. These are set out on the following pages.

### **3.1.2 Targeted Stakeholder Forum Event No. 1**

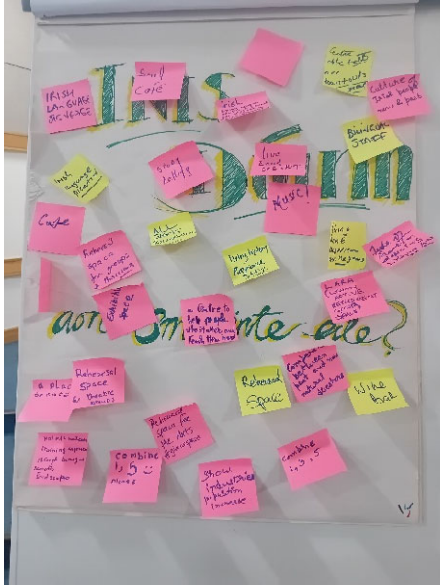
Held in Dillons Hotel on 16th January 2024, 30 targeted stakeholders across the business, community, cultural and education sectors attended an evening workshop. The workshop explored a variety of concepts for the tourism experience to be offered and how this could support the Letterkenny community and in particular have wider economic benefits for surrounding businesses.



**Images 30 & 31: Stakeholder Forum on 16th January 2024**

### **3.1.3 Public Consultation Event No.1**

The wider community were invited to call into the old Courthouse, Letterkenny on Wednesday 17<sup>th</sup> January 2024, anytime between 2pm-8pm to find out more about the ideas for the tourism-led reuse of the building, to have their say on a long-list of concepts and a short-list of concepts and to give the team any other ideas for its use and ensure a co-design approach. The process was advertised in local print media, social media and radio. This consultation was led by EPIC Heritage Consulting Ltd and the Regeneration Team of Donegal County Council and was attended by 50 members of the public. The public feedback outlined likes and dislikes across the concepts, suggested ideas for other tourism-led concepts such as a living history museum and also raised the potential for the building to respond to community need for space for community and cultural activities.



**Images 32 & 33: Public consultation event on 17<sup>th</sup> January 2024**

### 3.1.4 Targeted Stakeholder Forum Event No. 2

On the 24<sup>th</sup> October 2024, the targeted Stakeholder Forum were invited to drop into the Courthouse between 1.30pm-3pm to find out how their previous input is helping to shape the development of the use of the building. The stakeholders engaged in information and discussion about the concept uses tested in consumer testing and the resultant preferred concept for a tourism-led use of the building focused on the concept of the Discover Donegal Centre together with the integration of a Northern Lights Experience. The stakeholders also engaged in the next steps for the project to develop an Interpretation Plan and Business Plan and to progress the architectural design options for the building including assessment of capacity for community space. The feedback help to shape the preferred concept and confirmed the appropriateness and potential for the preferred concept and welcomed the next stage of the design process in testing the options for the integration of community space.

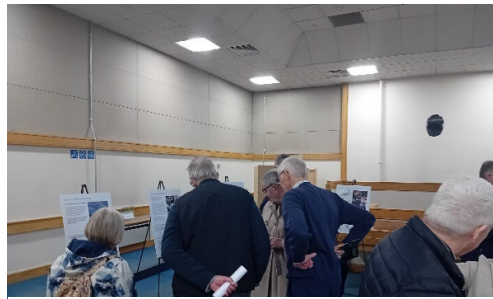


**Image 34: Stakeholders event 24<sup>th</sup> October 2024 including members of Letterkenny Chamber and Lionra Leitir Ceanainn**

### 3.1.5 Public Consultation event No. 2

Following the targeted Stakeholder Forum event number 2, the Courthouse opened to the wider public and community of Letterkenny on the 24<sup>th</sup> October 2024, from 3pm-8pm to likewise find out more about how their previous feedback is helping in the development of the project. The public engaged with information and discussed the outcome of consumer

testing and the resultant preferred concept for a tourism-led use of the building focused on the concept of the Discover Donegal Centre together with the integration of a Northern Lights Experience. Information was also available about the next steps to develop an Interpretation Plan and Business Plan and to progress the architectural design options for the building including assessment of capacity for community space. Similar to outcomes from targeted Stakeholder Forum event number 2, the feedback confirmed the appropriateness and potential for the preferred concept and welcomed the next stage of the design process in testing the options for the integration of community space.



Images 35 & 36: Public consultation event no. 2

### 3.1.6 Targeted Stakeholder Forum and Public Consultation Events no. 3

#### ‘Future plans for the Courthouse in Letterkenny’

A 3rd series of targeted stakeholder and public consultation events took place on Tuesday 18th February 2025 attended by 52 people. The Stakeholder Forum were invited to drop into the Courthouse between 1.30pm to 3pm and the building was opened to the wider public between 3pm-8pm. The process was advertised in local print media, social media and radio. Stakeholders and the public were invited to hear more detail about the Interpretation Plan for the Discover Donegal Centre and to feed into 5 no. Preliminary Architectural Design Options for the building so as to help shape the Part 8 planning scheme and co-design the project.

## ATHBHEOCHAN AG TEACH NA CÚIRTE REVIVAL AT THE COURTHOUSE

### Sé do bheatha! Hello!

*Go raibh maith agat as teacht le cdlú an tionscadal a mhíniú le Teach na Cúirte a athúsáid mar mhionad a mbeadh tóir ag cuairteoirí air agus mar shócmhainn ar dóigh do phobal Leitir Ceannainn.*

*Is é seo an 3ú comhairliúchán poiblí leis an tionscadal a fhorbairt. Tá an t-aiseolas uilig atá tugtha agat go dtí seo i ndiaidh cuidiú an cineál eispéiris cuairteora a chruthú a chuirfead ar fáil – Ionad Eolais Dhún na nGall!*

*Inniu, ba bhreá linn d'ionchur a fháil ar na pleananna ailtreacht don fhoirgneamh agus na bealaí is fearr ar féidir na spásanna a úsáid.*

*I dtús báire, amharc ar na cláracha taispeána le tuilleadh a fháil amach fíor na scéalta a inseofar in Ionad Eolais Dhún na nGall.*

Thank you for coming along to help shape the project to reuse the Courthouse as a major visitor attraction and as a great asset for the Letterkenny community.

This is the 3rd public consultation to develop the project. All the feedback you have given so far has helped to create the type of visitor experience that will be offered- the Donegal Discovery Centre!

Today, we would love to get your input into the architectural plans for the building and the ways the spaces can be used to their maximum potential.

Firstly, take a look at the display boards to find out more about the stories that will be told in the Donegal Discovery Centre.

**Go raibh maith agat!  
Thank you!**



### Ba mhaith linn cloisteáil uait! We Want to Hear from You!

*Glac páirt le do thoil inár gcomhairliúchán chun do thuairim a chur in iúl ar ár gcuid moltaí.*  
Please take part in our consultation to have your say on our proposals.



Rialtas na hÉireann  
Government of Ireland



Arna chomhcheiliú ag  
an Aontas Eorpach  
Co-funded by the  
European Union



Tionól Réigiúnach  
An Tuaisceir & An Iarthair  
Northern & Western  
Regional Assembly



Comhairle Contae  
Dhún na nGall  
Donegal County Council

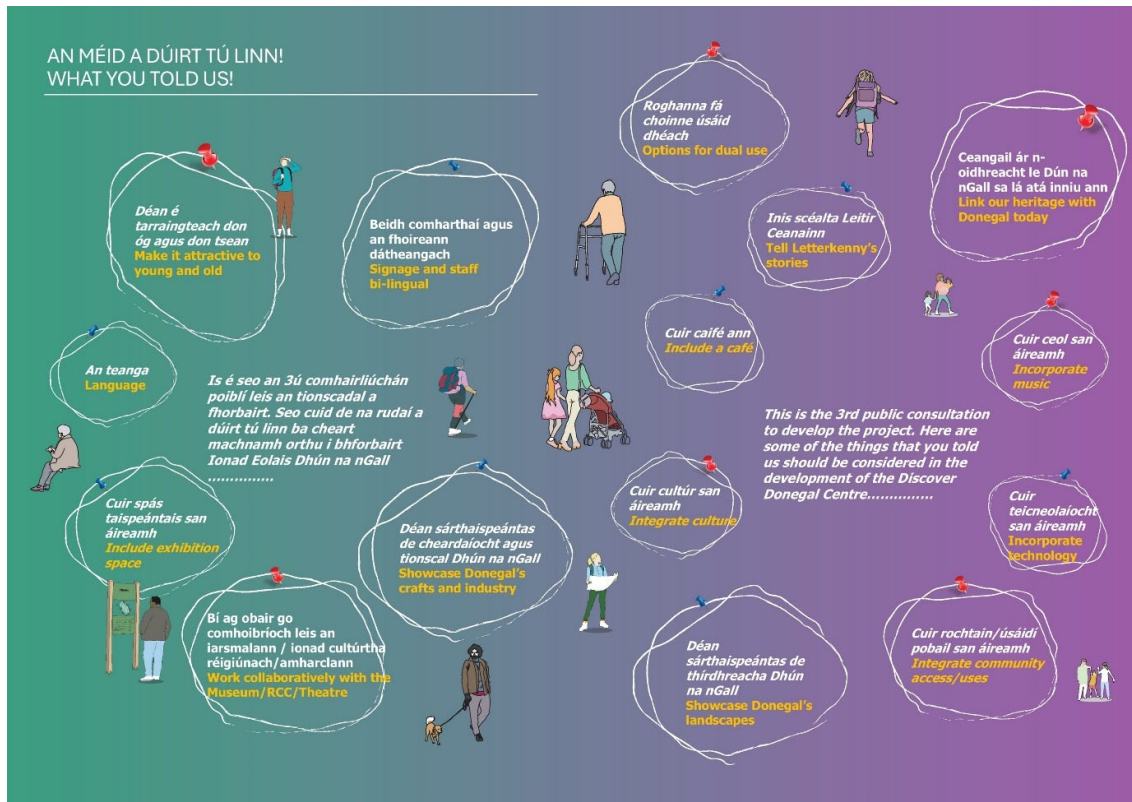
**Leitir Ceannainn**

Tá THRIVE á chomhachú ag Rialtas na hÉireann agus ag an Aontas Eorpach trí Chlár Réigiúnach Tuaisceartach agus Iartharach CFRE 2021-27  
THRIVE is co-funded by the Government of Ireland and the EU through the ERDF Northern and Western Regional Programme 2021-27

**Image 37: Info graphic showing welcome messaging to the third stage stakeholder and public consultation events in the Courthouse, Letterkenny on Tuesday 18th February 2025.**

A summation of the feedback of stakeholders and the wider public during the first and second round of consultation was presented (Image 38 refers) together with a developed vision for the Discover Donegal Centre arising from the developed Interpretation Plan including themes, narrative arc and visitor flows for the project.





**Image 38: Info-graphic extract from the 3rd Stakeholder and public Consultation event(s) showing some of the ideas for the Revival at the Courthouse Project identified in the response to the first and second stage consultation.**

5no. Preliminary Design Options for the scheme were also on display. Image 42 shows an extract of the Options presented. The 5no. Preliminary Design Options took account of the previous feedback at the 1st and 2nd consultation together with the technical input of the Steering Group so as to prioritize and assess the viability and compatibility of those ideas with a view to taking as many of them forward in the design process as possible. This feedback informed 'key design elements' in the design process.

Robin Lee Architecture Consultants & Sub-Consultants, and officials from the Regeneration & Development Team were available at the events to engage with stakeholders and the public and provide information on the project. Feedback was sought in relation to likes, dislikes and other suggestions. In particular and taking account of the feedback for the 1st and 2nd consultations, the Design Options showed possibilities within the lower ground floor for a multi-use space including temporary exhibition space and community space and the discussion during the events on 18th February 2025 explored the size, scale, nature and access arrangements to this space. Feedback was specifically invited in relation to the Preliminary Design Options.

## ROGHA 5

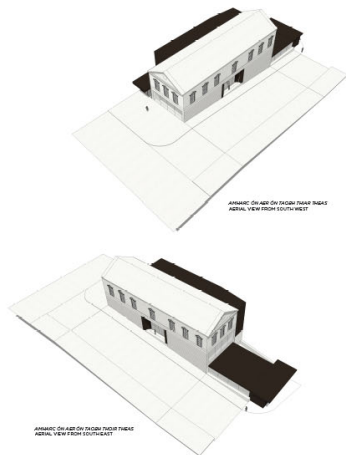
Léargas ginearálta ar na tograí:

- Gan síneadh/teigean ar an ingearchíod thuaidh thiar de Theach na Cúirte.
- Idirghabháil ag teacht le / ómósach don éadan stairiúil.
- Bealach isteach ó Bhóthar an Phoirt tríd.
- Bealach isteach ó Bhóthar an Ghúilistís Breathnach.
- Plás poiblí / spás tionóil ar bhóthar an Phoirt coinneithe.
- Póirseid bainte ar shuíl le bunfoirm/foirm stairiúil an mhoirgnimh a thabhairt ar ais.
- Caifé agus miondíol suite ar leibhéal an talaimh/bhealaigh isteach.

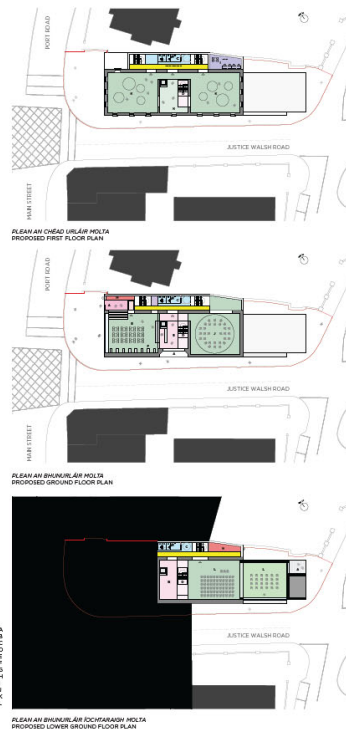
## OPTION 5

Overview of the proposals:

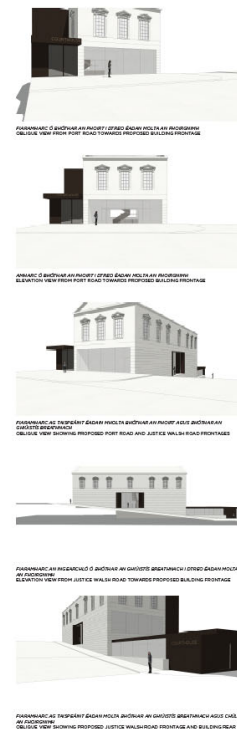
- No extension / projection to the North West elevation of the Courthouse.
- Intervention sympathetic / deferential to the historic frontage.
- Entrance from Port Road via new entrance lobby.
- Entrance from Justice Walsh Road.
- Public plaza / gathering space on Port Road retained.
- Portico removed to reinstate original / historic building form.
- Café and Retail located at ground / entrance level.
- Rear extension at lower ground floor with additional entrance at this level.



## Leagain amach an phlean Plan Layouts



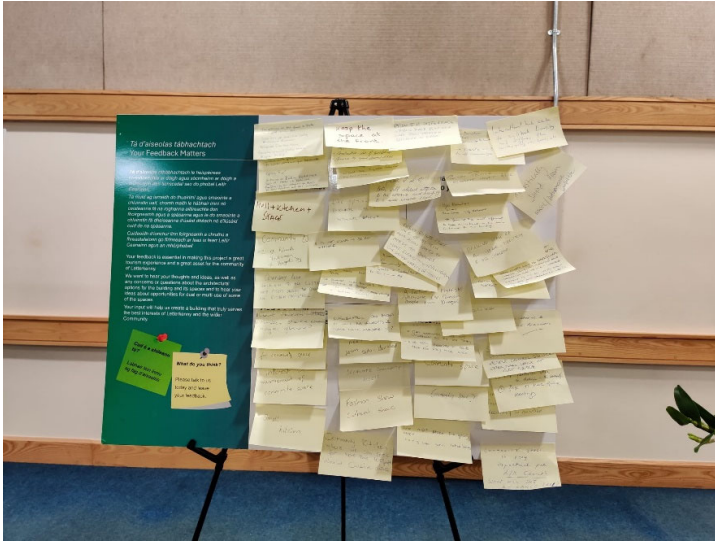
## Radhairc thrithoiseacha 3D Views



**Image 39: Extract from design options presented for the Revival at the Courthouse Project at the second consultation event.**

The third stage consultation event on 18<sup>th</sup> February 2025 was attended by a total of 52no. persons and a total of 9no. detailed comments sheets were completed and circa 100 comments collated in relation to the Preliminary Design Options for the Revival at the Courthouse Project. The overwhelming response to the Design Options presented was positive and is summarized as follows:

- Overall positive response to the Interpretation Plan
- Ideas submitted for the further refinement and development of the tourism experience
- Consensus on the need for Community Space in the town
- Community space on lower ground floor was welcomed as a positive design development together with an associated extension to maximise the opportunity for floorspace.
- Options for rear access to the community/ temporary exhibition space were welcomed to enable out of hours use.
- A need for Artist / Creative Space was referenced and other regeneration projects for a Creative Enterprise Hub elsewhere in the town were acknowledged.
- Did not like Option 1 (box extension to Port Road)
- Preference towards Option 5 (Sensitive new access from Port Road, extension to rear)
- Value of the existing public space on Port Road referenced including the importance of the existing public art.
- Building needs to be for the locals as well as the tourist
- Building should be accessible for all



**Image 40: Feedback board during the 3rd consultation events for stakeholders and the wider public**



**Images 41-42: Consultation Events No. 3 in Letterkenny Courthouse on 18th February 2025**

Taking account of the consultation outlined and undertaken at pre-publication of Part 8 stage, the proposed development presented for Part 8 consultation provides an informed scheme co-designed with Elected Members, stakeholders, the wider public and with the appropriate technical input across Council services. It builds on the collective consensus that Preliminary Design Option 5 represents the optimum framework for the proposed development and this was therefore developed forward for publication and statutory consultation.

## **3.2 Formal (Part 8) Statutory Consultation Process**

### **3.2.1 Publication of the proposed Part 8**

As required by Part VIII of the Planning and Development Regulations 2001 (as amended), notice of the proposed development was published in the 'Donegal Democrat' newspaper on Thursday 20<sup>th</sup> March 2025 (Appendix A) and site notices were erected on site on Thursday 20<sup>th</sup> March 2025. 'Donegal Democrat' is an approved newspaper by the Planning Authority.

The plans and particulars (See Appendix B) of this proposed development were available for inspection or purchase from 20th March 2025 (at a fee not exceeding the reasonable cost of making a copy) at: Online at: <https://planning.localgov.ie/> or at:

Location	Address
County House, Lifford	County House, The Diamond, Lifford, Co. Donegal, F93 Y622
Letterkenny Public Services Centre	Neil T. Blaney Road, Letterkenny, Co. Donegal, F92 TNY3

The proposed plans were available for inspection from Thursday 20<sup>th</sup> March 2025 for a period of at least four weeks, until Thursday 17<sup>th</sup> April 2025 (both dates inclusive).

The plans and particulars of the proposed development were sent to the following statutory bodies and relevant parties:

- An Taisce – The National Trust for Ireland
- Arts Council of Ireland
- The Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
- The Minister for Housing, Local Government and Heritage
- Fáilte Ireland
- The Heritage Council
- Irish Water
- Northern & Western Regional Assembly
- ESB Networks
- EIR
- Donegal County Council Roads & Transportation Service (Area Roads)
- Donegal County Council Road Design Office
- Donegal County Council Planning Service
- Donegal County Council Heritage Officer
- Donegal County Council Conservation Officer
- Donegal County Council, Cultural Services

Submissions and observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, were required to be made in writing to the Co. Secretariat, Donegal County Council, Lifford, County Donegal, before 4.30pm on Tuesday 7<sup>th</sup> March 2025.

### **3.2.2 Public Consultation Event no. 4 (during the statutory consultation period)**

During the statutory period for submissions to the published Part 8, a 4<sup>th</sup> consultation event took place on Thursday 10<sup>th</sup> April 2025 attended by 28 people. The building was opened to the public between 3pm-8pm. The process was advertised in local print media, social media and radio. The public were invited to find out more about the proposed plans for the project that were available for public consultation through the Part 8 planning consent process and the public are invited to have their say.



There was a physical model of the proposed building available and 3D visuals on display at the public consultation event to give people a real sense of what is proposed.

**Leitir Ceanainn**  
**Athbheochan Theach na Cúirte**  
**Forbairt Bheartaithe CUID 8**



Reáchtáil Foireann Athghiniúna agus Forbartha Chomhairle Contae Dhún na nGall sraith de chomhairliúcháin phoiblí (meachtaí buail isteach) i Seanteach na Cúirte, Leitir Ceanainn. Bhual siad le go leor daoine agus le grúpaí pobail chun roghanna deartha don fhoirgneamh a phlé. Táthar ag súil go mbeidh sé ina áis iontach do thurasóirí agus don phobal i Leitir Ceanainn.

Tá fáil ag an phobal anois ar na pleananna agus ar na liníochtaí atá beartaithe trí chomhairliúcháin poiblí, agus ba mhaith leis an Chomhairle cloisteáil ón phobal. Cuir isteach d'aigneacht roimh an Chéadaoin 7 Bealtaine 2025 ag 4.30in.

Is féidir súil a chaitheamh ar na pleananna agus a bheith páirteach sa phróiseas ar na dóigheanna seo a leanas:

- Súil a chaitheamh ar na pleananna agus aighneacht a dhéanamh ag <http://bit.ly/LKYCourthouse> nó trí scanadh a dhéanamh ar an chóid QR thíos.
- Buail isteach chuig Oifigi na Comhairle leis na pleananna a fheiceáil - Ionad Seirbhíse Poiblí Leitir Ceanainn nó Teach an Chontae, Leifear.
- Buail isteach chuig Teach na Cúirte ar an Déardaoin 10 Aibreán 2025, am ar bith idir 3in-8in chun bualadh leis an fhoireann agus chun tuilleadh eolais a fháil.

**THRIVE**  
An tAontas Eorpach  
European Union

Tuilleadh eolais faoin chlár  
THRIVE ar fáil ag  
[www.bit.ly/4hsCO9i](http://www.bit.ly/4hsCO9i)



**Státas na hÉireann**  
Government of Ireland

**Áras chomhairle ag an tAontas Eorpach**  
Co-Working in the European Union

**Tír na nÓg**  
An tAontas Eorpach  
Northern & Western  
Regional Assembly

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

TÁ THRIVE á chómhaoiniú ag Rialtas na hÉireann agus ag an Aontas Eorpach faoi Chlár Réigiúnach an Tuaiscirt agus an Iarthair 2021-2027 de chuid CFRE



Images 43, 44 & 45: Public consultation event no. 4



Image 46: 3D Visual presented for the Revival at the Courthouse Project at the fourth consultation event (Port Road elevation)



**Image 47: Justice Walsh Road elevation**



**Image 48: View from Port Road**



**Image 49: View from Port Road**



**Image 50: Rear elevation, Justice Walsh Road**

#### **4. Submissions Received & Responses**

Two public submissions were received during the consultation period (before 4.30pm on Tuesday 7<sup>th</sup> May 2025). and three submissions were received from public and statutory bodies/internal reports. It is noted that an acknowledgement of receipt of the Part 8 referral was received from ESB. The submissions received are listed below.

##### **Public submissions:**

1. Gerard McCormick; received 10<sup>th</sup> April 2025
2. Helen Rabbitte; received 2<sup>nd</sup> May 2025

##### **Public and statutory bodies/internal reports**

1. Uisce Eireann; received 22<sup>nd</sup> April 2025
2. DHLGH, Development Applications Unit; received 7<sup>th</sup> May 2025
3. Donegal County Council, Conservation Office; received 12<sup>th</sup> May 2025

#### **4.1 Summary of the issues raised in the submissions and Chief Executive's response**

A summary of each submission received and the response of the Chief Executive to same is provided hereunder.

#### 4.1.1 Public Submissions

##### 1. Gerard McCormick, Received 10<sup>th</sup> April 2025

###### Issue raised:

1. This submission expressed general support for the Project. It does however opine that the over-hanging roof at the back is a concern as this would attract antisocial behaviour.

###### Chief Executives Response:

1. Comments are noted. Antisocial behaviour concerns will be tested further during detailed design. This will include:
  - Design considerations around the mass, scale and form of the overhang, active frontage of the building, materials, finish, lighting to all areas of the building (including public lighting) will reduce the risk of antisocial behaviour.

##### 2. Helen Rabbitte, Received 2<sup>nd</sup> May 2025

###### Issue raised:

1. This submission expressed general support for the Project, welcoming the tourist offering been made available at the Courthouse. Great asset to the town. It does however opine the following:
  - Concerned about the over use of digital displays, as much of the information could be accessed online.
  - Suggest research to Bushmills Courthouse and Lifford Courthouse to get feedback on what works for them and what did not.
  - Suggests the inclusion of historic court cases in Letterkenny, local history and sites in the town, i.e. Rodgers Burn Mass Rock, a hidden gem in probably the most scenic spot in Letterkenny & connection to Jane Austin (Novelist).
  - Suggests that for any audio-visual displays there should be headphones etc as it can be distracting trying to read displays while listening to non-stop commentary (e.g. recent exhibition on artist in Glenveagh).

### Chief Executives Response:

1. The comments made are noted and the support therein for the project in general terms is welcome. In addition:
  - The project has been developed (The Discover Donegal Centre) on foot of a detailed Interpretation Plan/Visitor Experience Plan including exploration of themes, narrative arc, visitor flows and establishing the look and feel for the visitor experience for the project prepared by EPIC Heritage Consulting.
  - It authentically addresses the stories of Donegal in a contemporary and engaging way across multiple levels. The plan outlines an interpretive rationale for creating a new, immersive visitor experience that offers deeper insights into one of Ireland's most northern counties.
  - A Business Case was prepared for Donegal County Council by John Ruddle Consulting to examine other relevant case studies to draw lessons and inspiration. These were selected from existing successful visitor operations in Ireland based on other attractions with similar features and challenges. The Council will continue to examine other relevant case studies during detailed design and prior to construction including the examples referenced in the submission.
  - The Council will appoint a Visitor Experience and Interpretation Consultant at detailed design stage to further develop the Discover Donegal Centre Visitor Experience Development Plan and Outline Interpretation Plan, which will include:
    - Creating a balanced approach between physical and digital elements to preserve the visitor experience and authenticity and offer choice to visitors around how they wish to engage in the experience.
    - Ensure the offering does not compete with other offers in the town, i.e. the County Museum.

## 4.1.2 Statutory Body Submissions/ Internal Reports

### 1. Uisce Éireann, Received 22<sup>nd</sup> April 2025

#### Issues raised:

1. No objection subject to the following conditions:
  - The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.
  - All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.
  - Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant

shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

**Chief Executives Response:**

1. The matters raised are acceptable and appropriate and further consultation during detailed design and prior to construction with Uisce Éireann will be undertaken as a matter of standard procedure. Same to also be provided for through conditions on the approval of the Part 8.

**2. DHLGH, Development Applications Unit, Received 7<sup>th</sup> May 2025**

**Issues raised:**

**1. Archaeology**

- The Department notes that the proposed development would involve groundworks within the area of archaeological potential around Recorded Monument DG053-042---- (Historic town) which is subject to statutory protection under the terms of the National Monuments (Amendment) Act, 1994.
- The Department recommends that archaeological monitoring, as described below, should be required as a condition of planning. Archaeological monitoring shall be carried under the terms of a licence issued by this Department.
  - The applicant is required to employ a qualified archaeologist to monitor all groundworks associated with this development.
  - The archaeologist is required to notify this Department in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.
  - The report of the archaeological monitoring should include photographs of the area before, during and after monitoring has taken place, as well as detailed photographs of specific areas, as required.
  - A key plan, clearly showing the location and direction from which photographs were taken should be included in the report. (An annotated site location map will suffice for this purpose).
  - Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by this Department with regard to any necessary mitigating action (e.g. preservation *in situ*, or excavation) and should facilitate the archaeologist in recording any material found.
  - The Planning Authority and this Department shall be furnished with a report describing the results of the monitoring.



## **2. Nature Conservation**

- The Department observations are intended to assist the planning authority in meeting obligations that may arise in relation to European sites (Natura 2000 sites), protected species or wider biodiversity in the context of the proposed development.
- The Department notes, that while the proposed Letterkenny Courthouse restoration plan has been screened out for Appropriate Assessment and Environmental Impact Assessment, this is an opportunity for Donegal County Council to retain and enhance biodiversity.
  - The Department notes that large old buildings such as these often host protected species. The Department recommends the submission of an ecological report (Ecological Impact Assessment, EclA) from a qualified ecologist, on the potential ecological impacts of the proposed courthouse restoration plan.
- The report should include summer surveys of protected species using the buildings, such as swifts, swallows, house-martins, bats or any other species. The report should also examine historical records of any protected species using the buildings.
- The report should also include proposals for enhancement of the biodiversity potential of the building – for example erection of swift or bat boxes, planting of native species or other enhancements.
- Sensitive and ecologically appropriate management will ensure that the national commitment under Article 10 of the Habitats Directive<sup>i</sup> is realised. It is important that biodiversity measures that can be incorporated into the proposal are appropriate and can be sustained long term. Guidance can also be found in Chartered Institute of Ecology and Environmental Management (CIEEM) briefing paper - Biodiversity Enhancement for New Developments in Ireland<sup>ii</sup>.
  - An assessment of the impacts of any proposed outdoor lighting should also be included. Guidance can be found in EUROBATS 8 (REF), Guidelines for Consideration of Bats in Lighting Projects<sup>iii</sup>, and Dark Sky Ireland.

### **Chief Executives Response:**

#### **1. Archaeology**

- Comments noted as regards the location of proposed development within the area of archaeological potential around Recorded Monument DG053-042---- (Historic town).
- Archaeological monitoring will be undertaken during groundworks in respect of the proposed development and as provided for by Condition as set out in the Part 8 planning report (**Appendix C**).

#### **2. Nature Conservation**

- Ecological enhancement and biodiversity net gain for the proposed development shall be carried through for consideration in the detailed design stage of the project and this is reflected by means of condition as set out in the Part 8 planning report (**Appendix C**).

- The project is located within an urban environment, and it is not considered to contain any significant biodiversity areas. See the conclusion of the AA Screening Report in this regard, which confirms that the development site does not include any supporting habitat for the qualifying interests of a Natura 2000 site. However, the project does include the development of a small green roof system which will provide for the deliberate creation of a quality biodiversity garden based on native and pollinator species thus enabling net gain.
- Greentrack Environmental Consultants on behalf of the Council have carried out a Potential Roosting Feature Survey (Bats). Following inspection and survey including installation of an activity monitor, it confirms that no roosting activity has been observed or recorded. However, some of the approaches and interventions proposed for the Courthouse include bat boxes, swift boxes, green roof system & pollinator planting which is supported by the biodiversity & habitat objectives of the CDP.
- As normal practice, a lighting plan shall be prepared in accordance with the recommended guidelines. The lighting design, inclusive of standards, layout and lux levels etc will be the subject of further consideration at the detailed design stage of the project. This matter is also addressed by means of condition as set out in the Part 8 planning report (**Appendix C**).

### 3. Donegal County Council, Conservation Office, Received 12<sup>th</sup> May 2025 (Noted as received outside the statutory period for submissions)

#### Issues raised:

#### The submission outlines a number of observations and concerns as follows:

1. Agrees with the general appraisal of the existing building as set out by Grade 1 Conservation Architect and welcomes the reuse of the Courthouse in Letterkenny
2. Notes the substantial changes to the building and considerable amount of historic fabric removed over time and notes that the project provides an opportunity to accommodate the proposed visitor experience internally and to enhance the special interest and character of the protected structure.
3. Outlines the scope and extent of the Protected Structure, its NIAH appraisal, the relevant planning policy and the extent of original fabric and new fabric stating that these all form part of its special character.
4. In relation to the specific proposed interventions, sets out the following comments:
  - Scale of side entrance to Port Road should be informed by the original with minor adjustments explored.
  - Concern in relation to glazed insertion to Port Road elevation.
  - Suggests the proposed entrance from Justice Walsh Road could be incorporated behind the existing portico whilst noting the latter was added in 1980's. Notes it forms part of the protected structure in terms of how the building evolved over time.

- Concern in relation to glazing on rear elevation and suggests exploring a more sympathetic solution.
- Notes the development of the rear yard area is reasonable in principle. Notes the existing fabric at this location is relatively modern but suggest the inward-looking space characterises the former court building and bridewell. Suggest a heritage led approach excluding demolition of the modern material be explored.

#### **Chief Executives Response:**

The proposed development evidences a detailed and considered design process carried out and informed by an Architectural Heritage Impact Report (AHIA) overseen by a Grade 1 Conservation Architect. This heritage-led approach therefore offers the highest level of conservation oversight possible across the following key considerations:

- The AHIA evidences the historic context of the building providing clarity on remaining historic fabric and extent of replica architectural features introduced in circa 1992/1993. The AHIA considers the various elements of the site on a sliding scale of significance, reflecting the extent to which they contribute to the special interest of the structure. In line with the definitions given by English Heritage *Conservation Principles, Policies & Guidance 2008*, it applies levels of significance from 'outstanding' (i.e. an attribute which is of national and international significance) to 'detrimental' (i.e. an attribute that detracts from the value of the site/building and removal may well be encouraged).
- In this regard and of note, the AHIA identifies the original site, the legibility of the imposing 2 storey volume and the Port Road gable and two storey flank returns as of 'highest' significance. It identifies the elements of 'neutral significance, neither contributing to nor detracting' as interior fit out, exterior render applied to historic and new build elevations with coursing indents and; projecting extensions entirely constructed in late 20<sup>th</sup>/ early 21<sup>st</sup> century.
- As a result, the heritage-led strategy implemented provides for:
  - The retention and enhancement of the primary form through selective removal of extensions and additions built around 1992.
  - To activate the Port Road frontage, formation of new extension on northern site of the building to provide new public entrance and universal access.
  - To activate eastern (rear) frontage, forming of new extension to enable new public entrance and universal access together with new window opening at ground floor with shutter on interior side.
  - Some loss of historic fabric on Port Road gable mitigated through retention of existing stone and reuse in paved areas combined with scheme recording. On balance, the public value in enhancing accessibility via visual permeability and physical connections represents a balanced and proportionate response.
  - New extensions, additions and installations are contemporary in manner so as to distinguish from the existing building and are secondary in nature and subservient in scale such as not to dominate the legibility of the significant volume of the existing building.
  - Minimal internal subdivision in order to retain two large courtrooms.



Having regard to the foregoing, including the endorsement via the Planners Report (Appendix C) and oversight of the project by Grade 1 Conservation Architect, the proposed development represents a proportionate, evidence-based, heritage-led response to the sustainable and sensitive re-use of the former Courthouse which will ensure its sustainable long-term use and survival and enable improved and enhanced public access, civic pride and engagement with the Protected Structure.

## **5. Planning Report: Donegal County Council, Planning Department (Appendix C)**

The Planning Department, Donegal County Council has reviewed the details and particulars of the proposed development. The Planning Department is satisfied that the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates and has no objection to the proposed development, subject to 7 no. conditions as set out in Appendix C.

## **6. Recommendation & Conclusion**

Following review of submissions/observations received and the Planning Report Part 8 PG25.05, it is recommended that the proposed development proceed in accordance with the plans, particulars, details and specifications of the Part 8 planning application, subject to:

- a) The 7 No. conditions set out in the Planning Report Part 8 PG 25.05 (Appendix C).



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Johnny Nelis,  
Executive Architect,  
Regeneration & Development Team,  
Donegal County Council  
14<sup>th</sup> May 2025

## APPENDIX A Newspaper Advertisement

Thursday, March 20, 2025

NEWS 11

# Ballyshannon photographer captures early-morning lunar eclipse

Ballyshannon-based photographer Karen Skelly was early to rise to capture the partial lunar eclipse before dawn on Friday.

Karen took the photograph over the Erne Estuary of the 'blood moon' which happens when the moon moves into Earth's shadow, gradually darkening before turning red.

In a partial lunar eclipse, the sun, Earth and moon are almost, rather than fully, aligned. This means a dark section appears on the moon.

The moon had already set below the horizon by the time of the full lunar eclipse at 6.58am, so only a partial lunar eclipse was visible and part, rather than all, of the moon appeared red.



Karen Skelly is a photographer based in Ballyshannon



www.donegal.ie

DONEGAL DEMOCRAT



Comhairle Contae  
Dhún na nGall  
Donegal County Council

### PLANNING AND DEVELOPMENT ACT 2000 - SECTION 179 PLANNING AND DEVELOPMENT REGULATIONS 2001 - ARTICLE 81 NOTICE PURSUANT TO ARTICLE 81 OF PART 8 OF THE ABOVE REGULATIONS ("the Regulations"), RELATING TO A PROPOSED DEVELOPMENT BY DONEGAL COUNTY COUNCIL

**Project Name: Revival At The Courthouse Project, Letterkenny**

**TAKE NOTICE** that Donegal County Council ("the Council") proposes to carry out the development specified in paragraph (b) below and in relation thereto:-

(a) The location of the development is on a site shown on a site location map included in the plans and particulars referred to at paragraph (e) below, which site is on lands located at Justice Walsh Road/Ramelton Road, Letterkenny, Co. Donegal in the townland of Letterkenny in the Letterkenny & Milford Municipal District.

(b) The nature and extent of the proposed development is as follows:-

- The change of use, extension and modification of a Protected Structure, namely Letterkenny Courthouse (Ref. RPS 40502279) and its attendant lands to provide flexible space with multi-functional capacities for: (i) a tourist/visitor attraction and integrated Tourist Information Point (ii) interpretation, exhibitions, conferences, education & learning (iii) multi-purpose civic, cultural, community use and social gatherings and events (iv) café (v) retail/gift-shop and; (vi) ancillary offices, storage and public conveniences.
- All associated ancillary works to include site drainage and utilities, connection to public water supply and other services, enhancements to existing public realm, enhancements to public lighting, landscaping, development related signage & public art, connection & discharge to the public sewerage network.

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

(c) The proposed development is sub-threshold for the purposes of Environmental Impact Assessment ("EIA") per Article 92 of the Regulations and the Council has concluded on the basis of a Preliminary Examination of the nature, location and size of the proposed development in accordance with Article 120 (1)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that Environmental Impact Assessment ("EIA") is not required. A copy of this Preliminary Examination and conclusion will be available for inspection or purchase along with the documents referred to at paragraph (e) below.

Where however any person considers that the proposed development to be carried out by the Council would be likely to have significant effects on the environment, he or she may at any time before the expiration of 4 weeks beginning of the date of publication of this notice apply under Article 120(3)(b) of the Regulations to An Bord Pleanála (64 Marlborough Street, Rotunda, Dublin 1, D01 V902) for a screening determination as to whether the development would be likely to have such effects.

(d) In order to ascertain whether the proposed development required Appropriate Assessment ("AA") the Council carried out a screening of same in accordance with Article 250(1) of the Regulations and made a determination in view of best scientific knowledge that the development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site in view of the site's conservation objectives and that AA was not required. A copy of this determination including the main reasons and considerations on which the determination was based will be available for inspection or purchase along with the documents referred to at paragraph (e) below.

Where however any person considers that the proposed development to be carried out by the Council would be likely to have a significant effect on a European Site, he or she may apply under Article 250(3)(b) of the Regulations to An Bord Pleanála (64 Marlborough Street, Rotunda, Dublin 1, D01 V902) for a determination as to whether the development would be likely to have such significant effect and the Board will make a determination on the matter as soon as possible. Any application for such determination in order to be considered by the Board must state the reasons for the forming of the view that the development would be likely to have a significant effect on a European Site.

(e) Plans and particulars of the proposed development will be available for inspection or purchase (at a fee not exceeding the reasonable cost of making a copy) at: **Online at: <https://planning.local.gov.ie/>** or at:

Location	Address
County House, Lifford	County House, The Diamond, Lifford, Co. Donegal, F93 Y622
Letterkenny Public Services Centre	Neil T. Blaney Road, Letterkenny, Co. Donegal, F92 TNY3

During opening hours 9:00am - 12:30pm and 1.00pm - 4.30pm from Monday to Friday.  
Telephone 074 91 53900.

The said plans and particulars will be available for inspection as above from Thursday 20th March 2025 until Thursday 17th April 2025 (both dates inclusive).

(f) Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated may be made in writing to: **Online at: <https://planning.local.gov.ie/>** or to: **Planning Services, Donegal County Council, County House, The Diamond, Lifford, Co. Donegal, F93 Y622** before 4.30pm Wednesday 7th May 2025. **Please mark the front of the envelope with the project name as per the above schedule.**

Liam Ward,  
Director of Service Community Development & Planning Services,  
Donegal County Council, County House, Lifford.

Date: Thursday 20th March 2025.



Rialtas na hÉireann  
Government of Ireland



an tAontas Eorpach  
European Union



Tionól Rialtais  
an Tuaiscirt & an Iarthair  
Northern & Western  
Regional Assembly



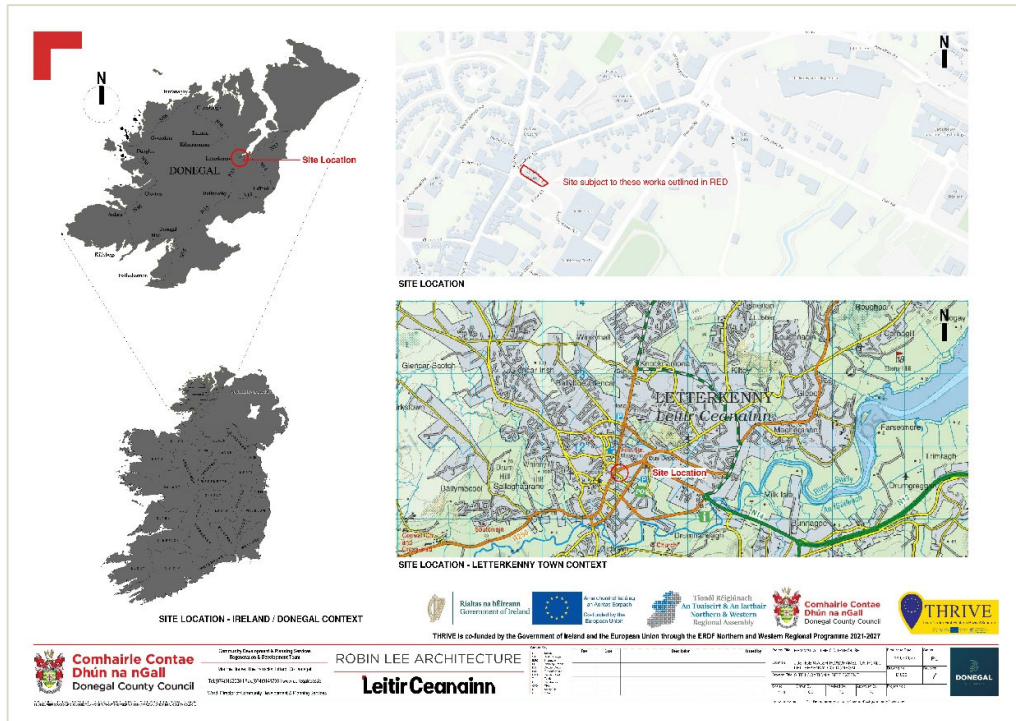
Comhairle Contae  
Dhún na nGall  
Donegal County Council



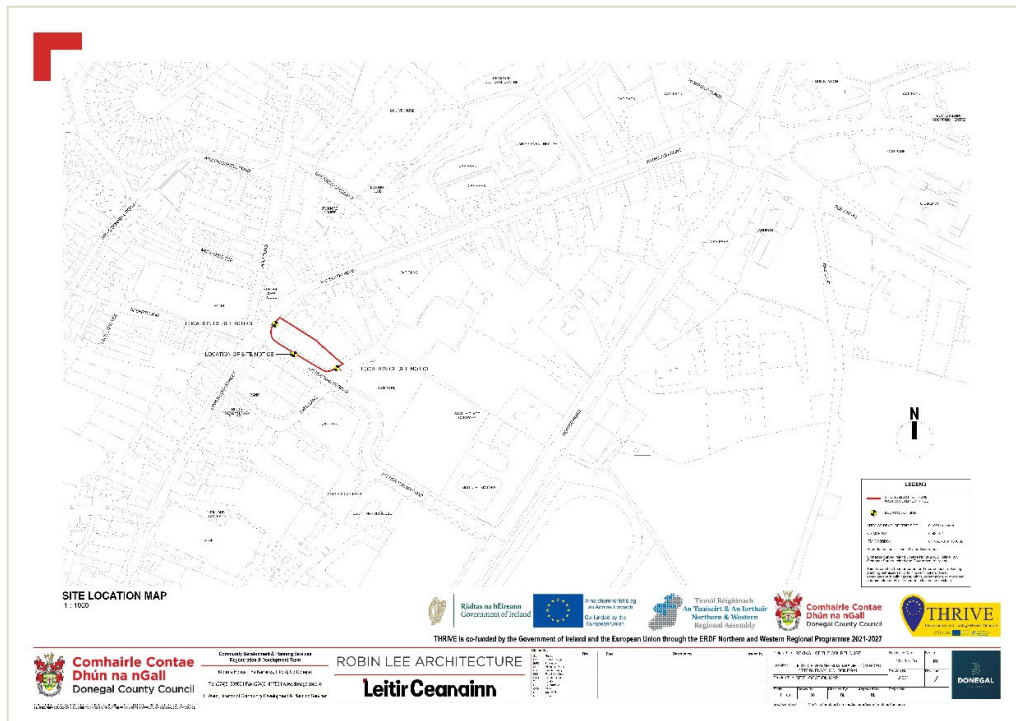
## APPENDIX B

### Plans & Particulars published on 20<sup>th</sup> March 2025

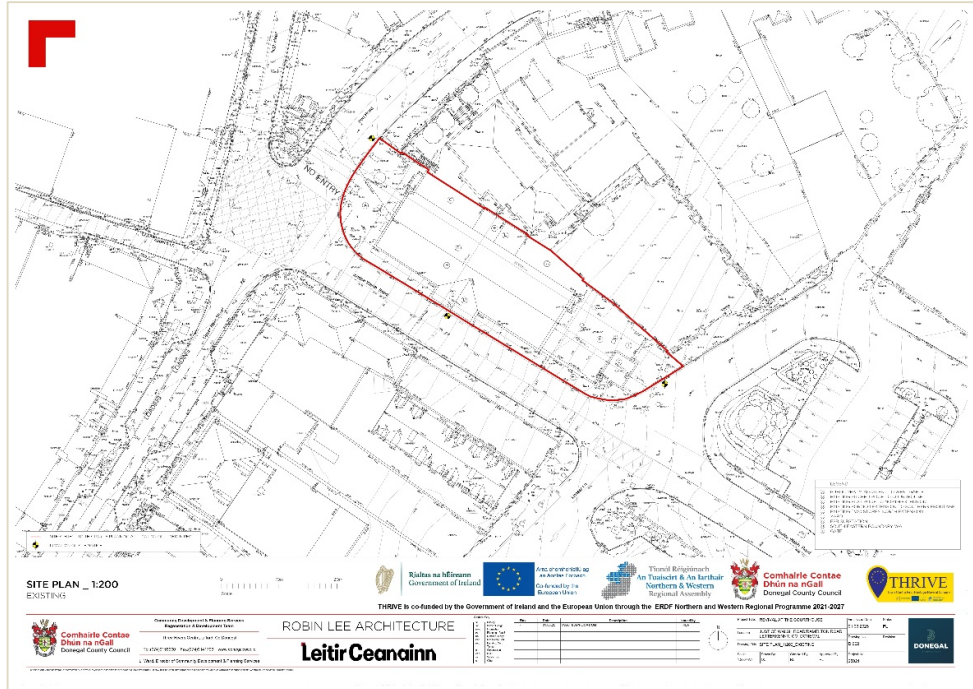
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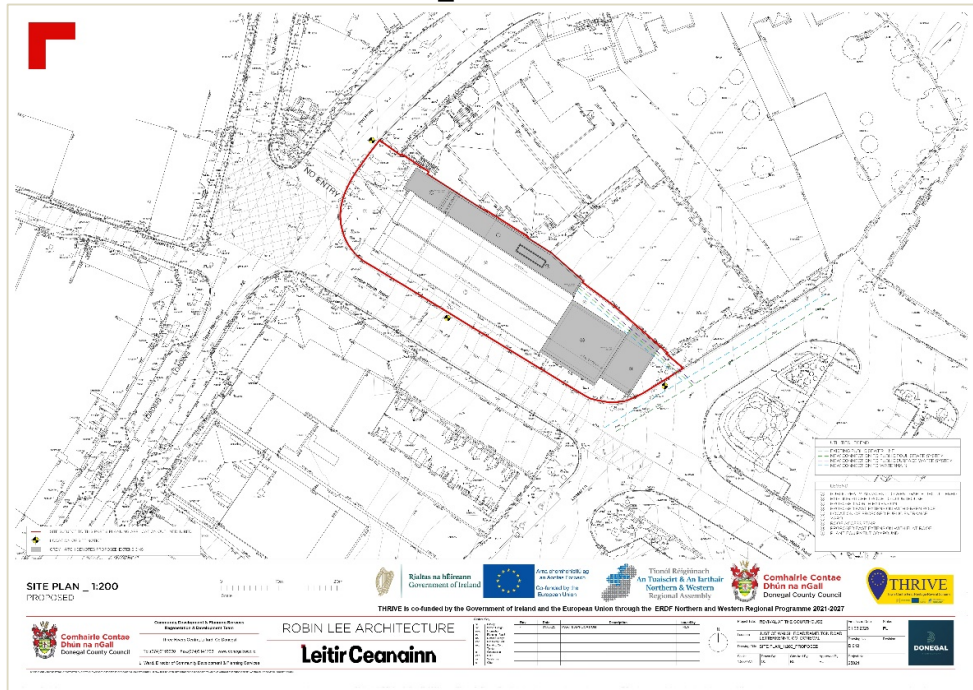
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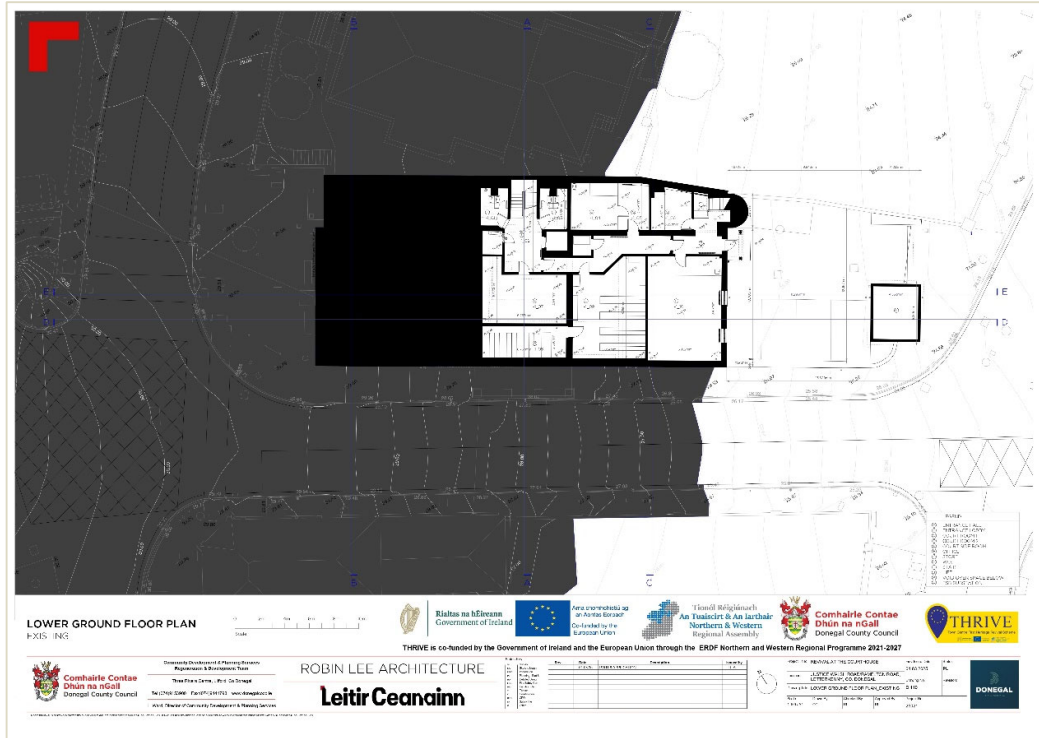
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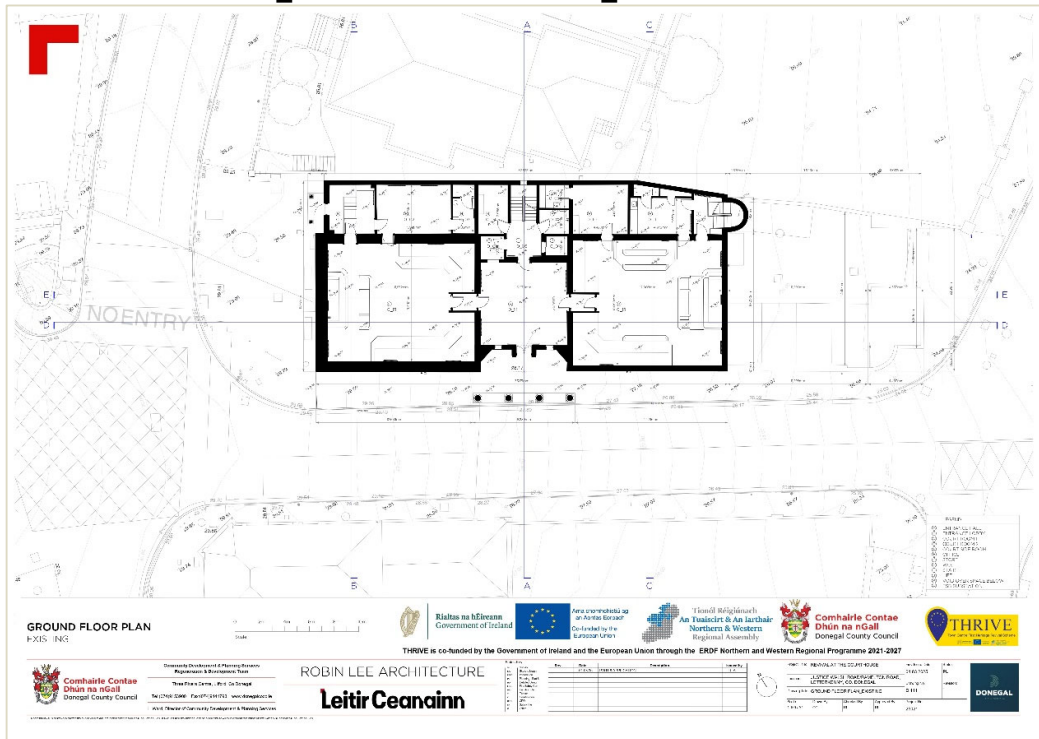
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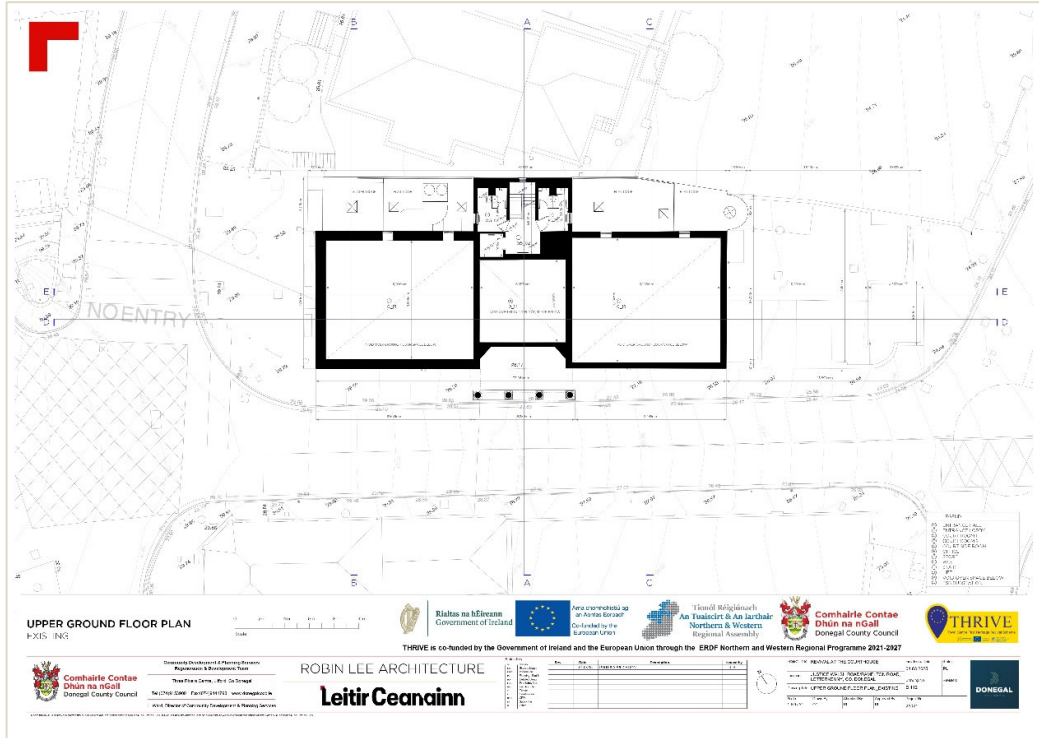


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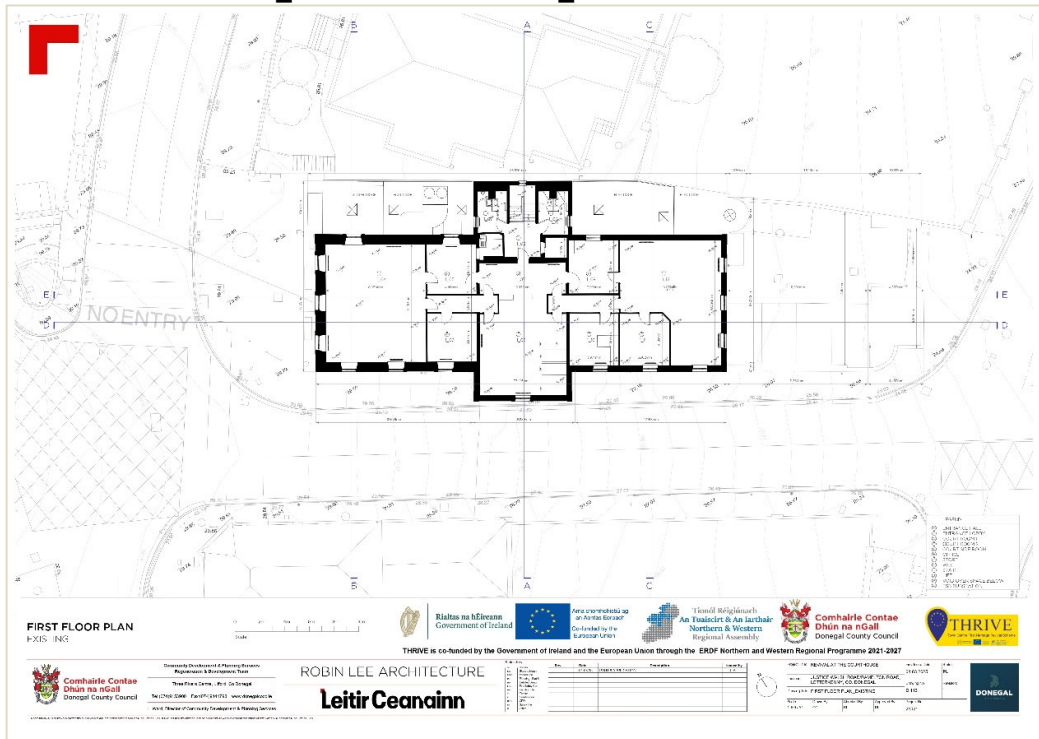




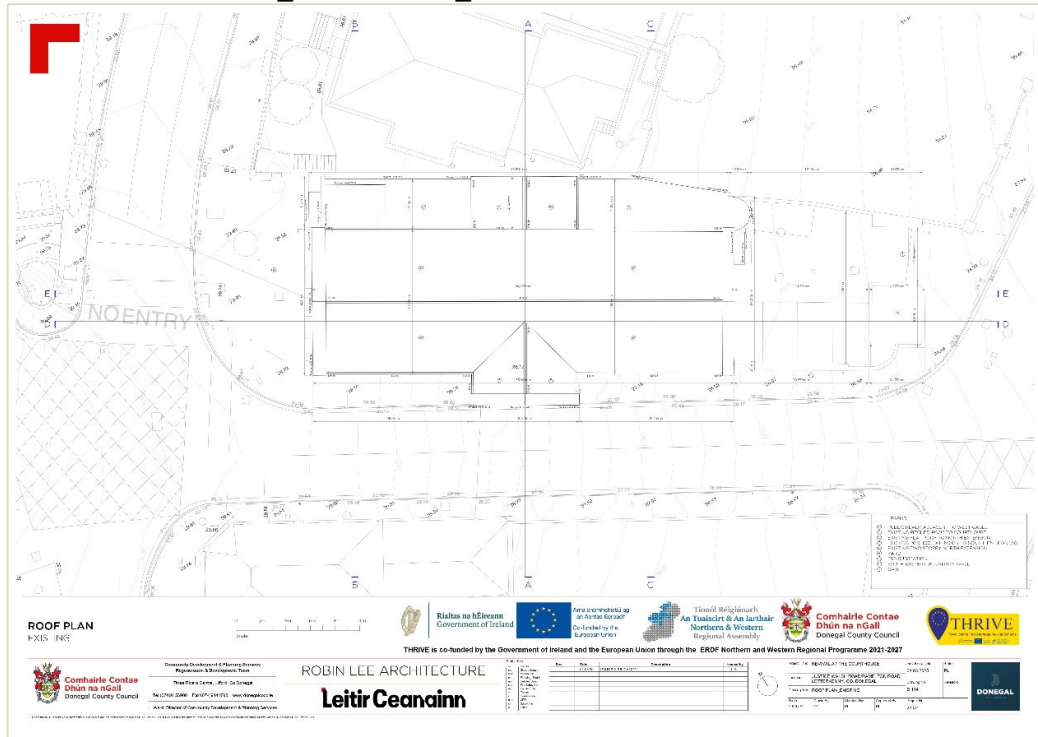
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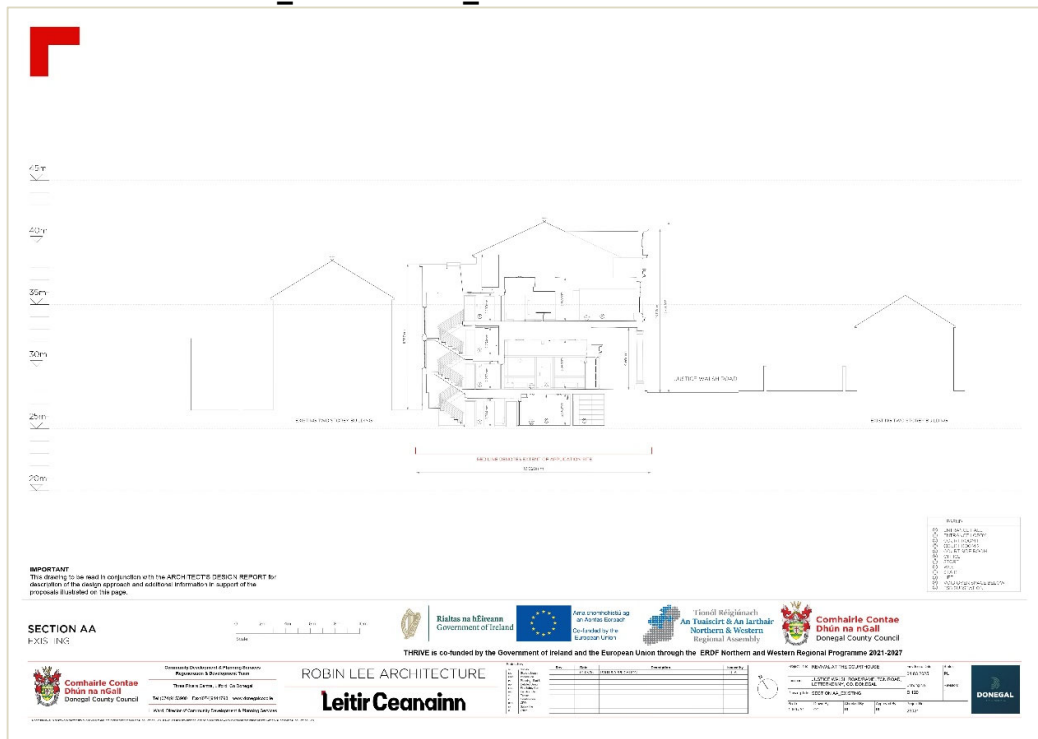
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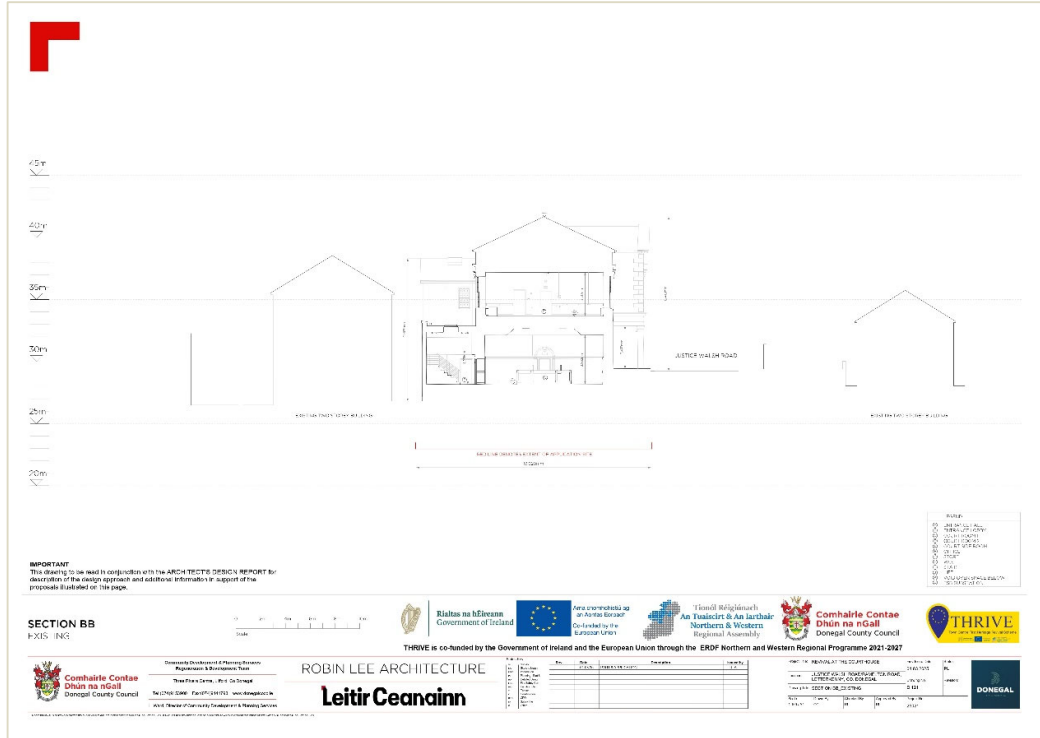
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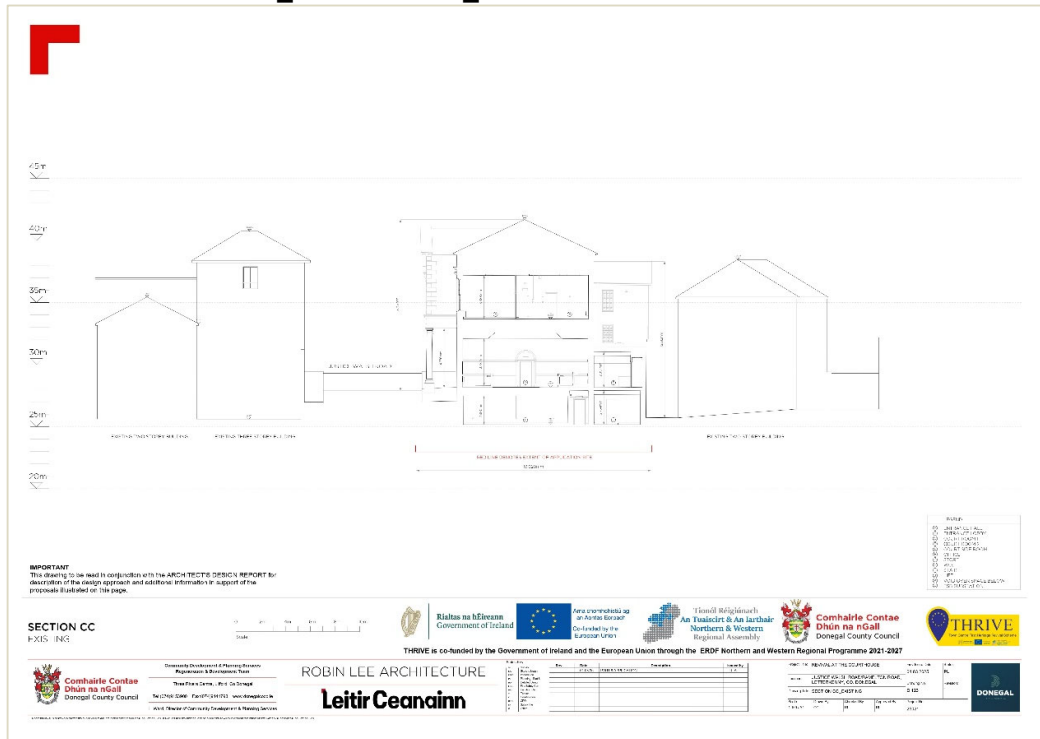
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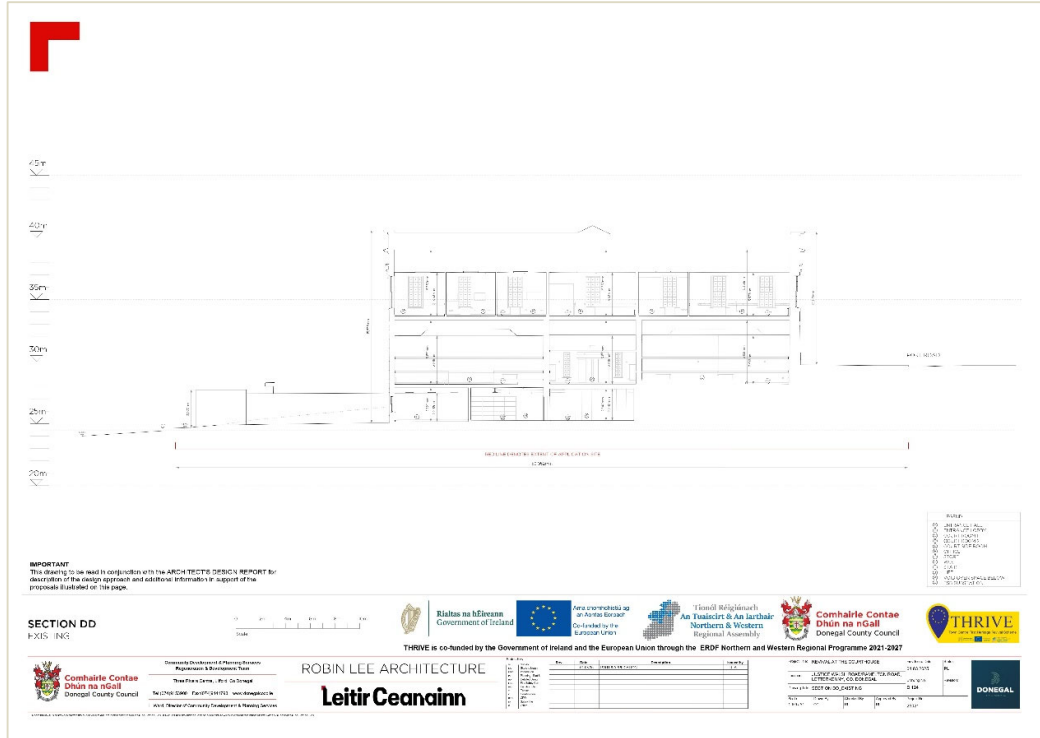


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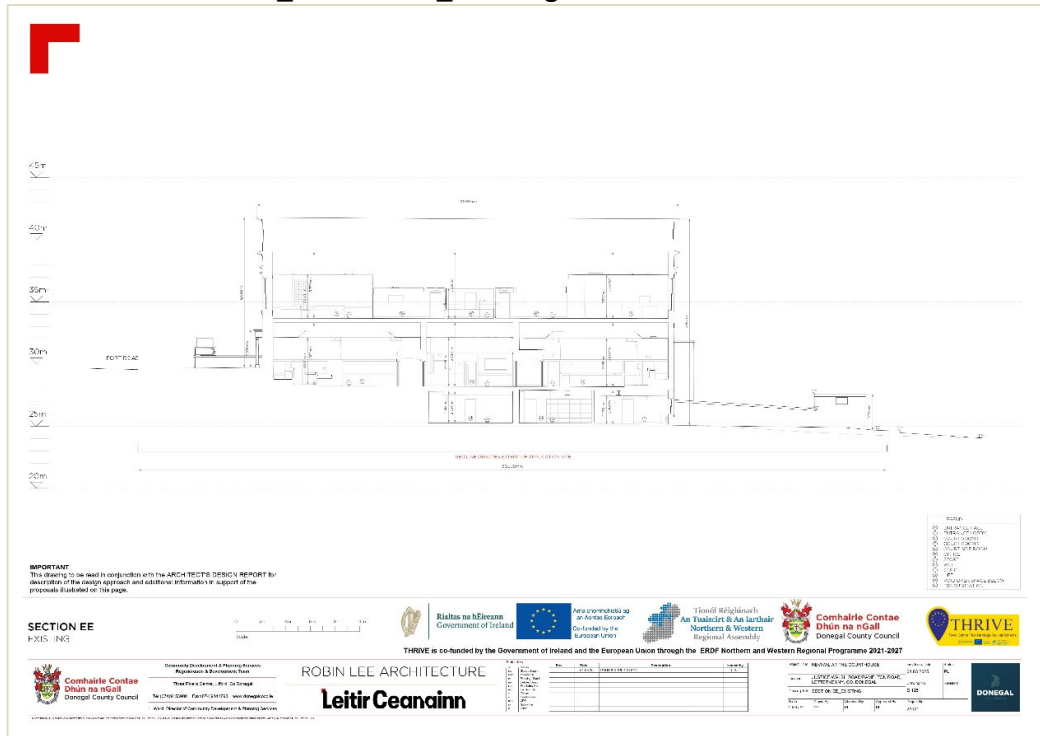




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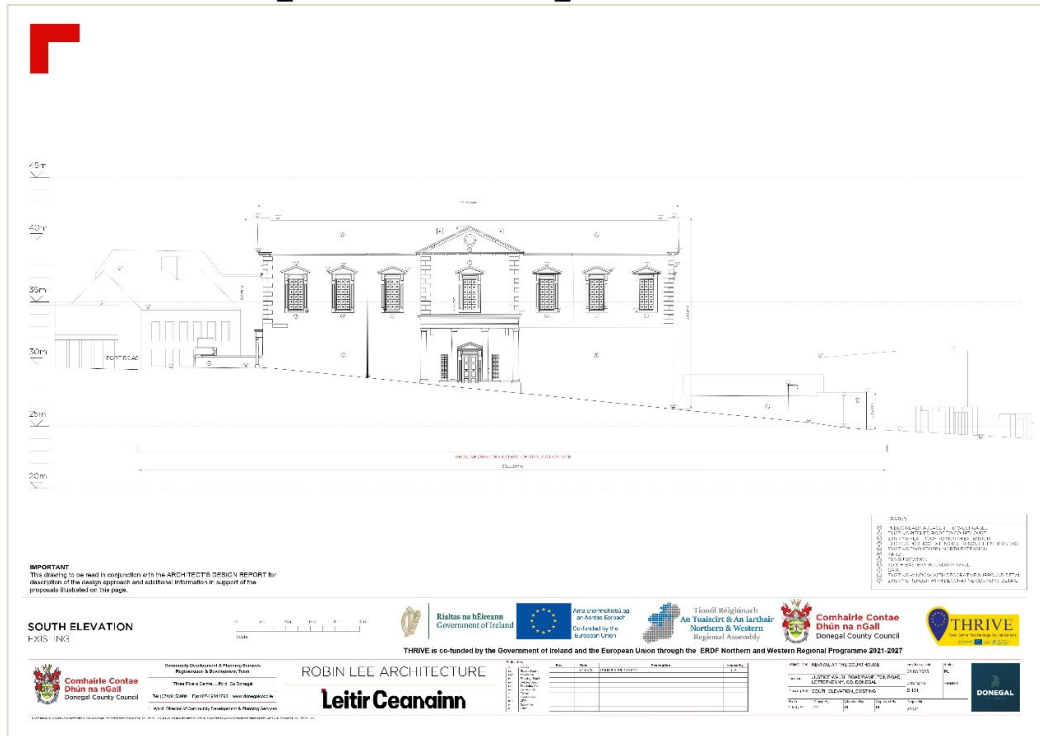
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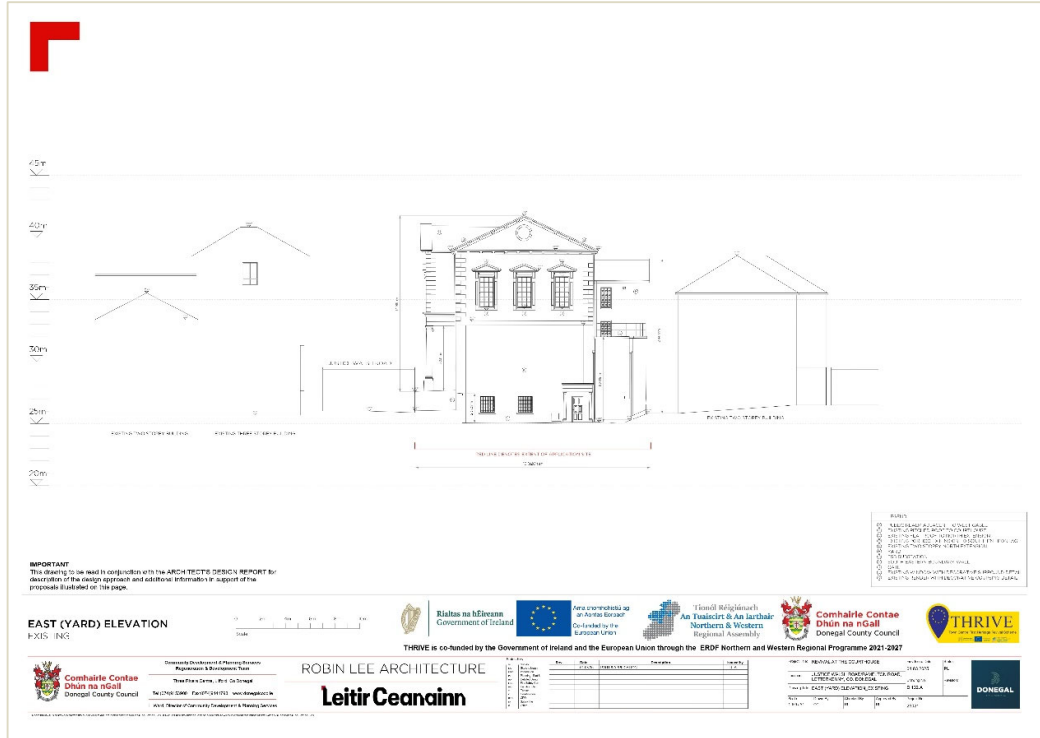
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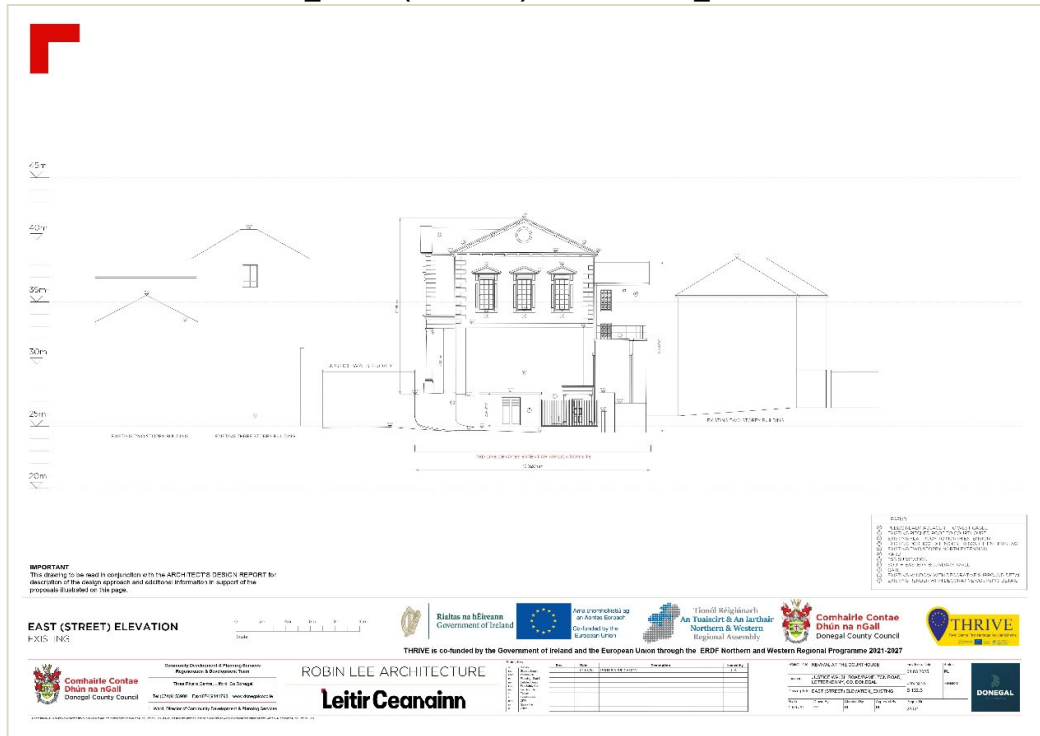
## DRAWING NO. D.131\_ SOUTH ELEVATION\_EXISTING



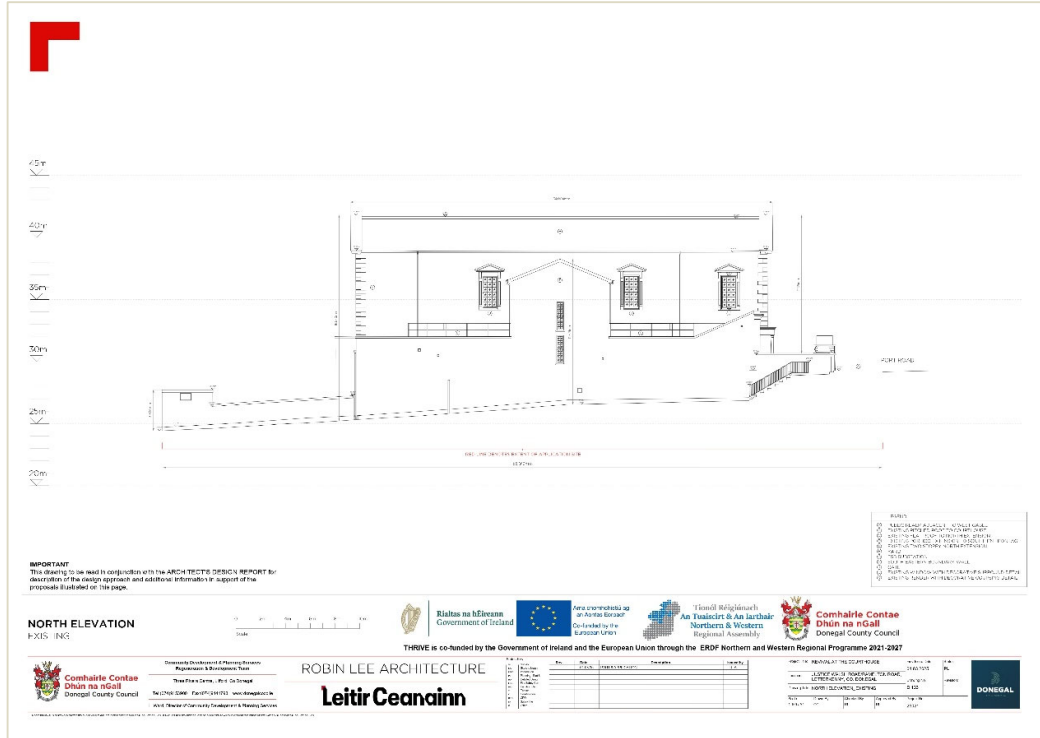
## DRAWING NO. D.132.A \_EAST (YARD) ELEVATION\_EXISTING



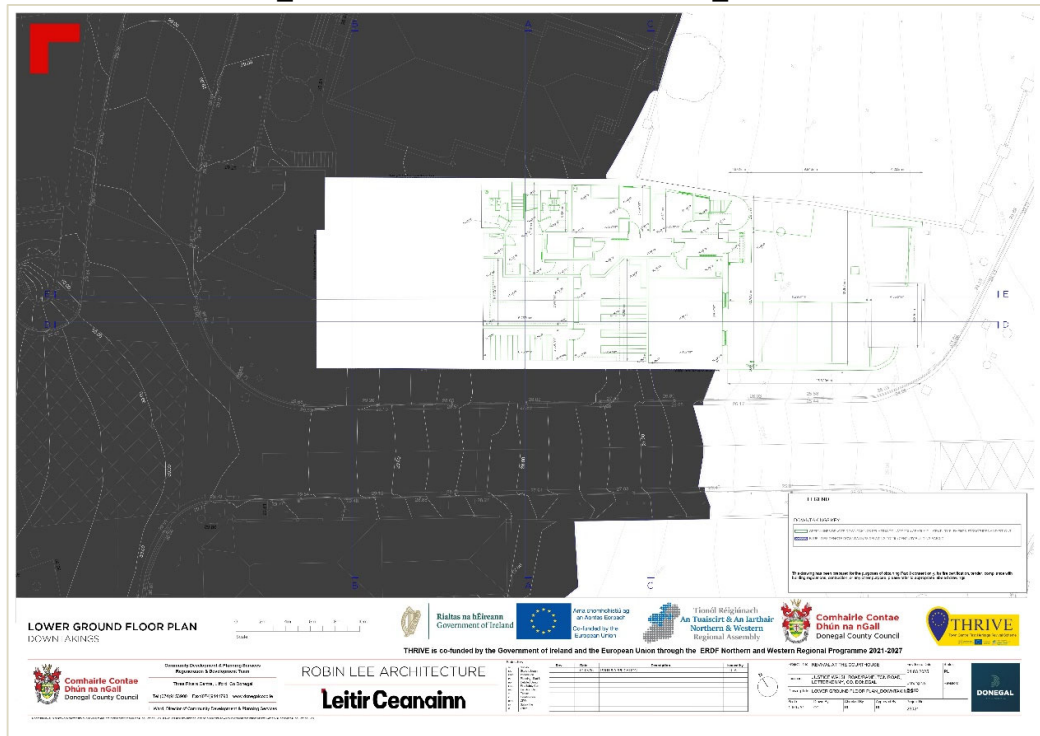
## DRAWING NO. D.132.B \_EAST (STREET) ELEVATION\_EXISTING



## DRAWING NO. D.133\_NORTH ELEVATION\_EXISTING



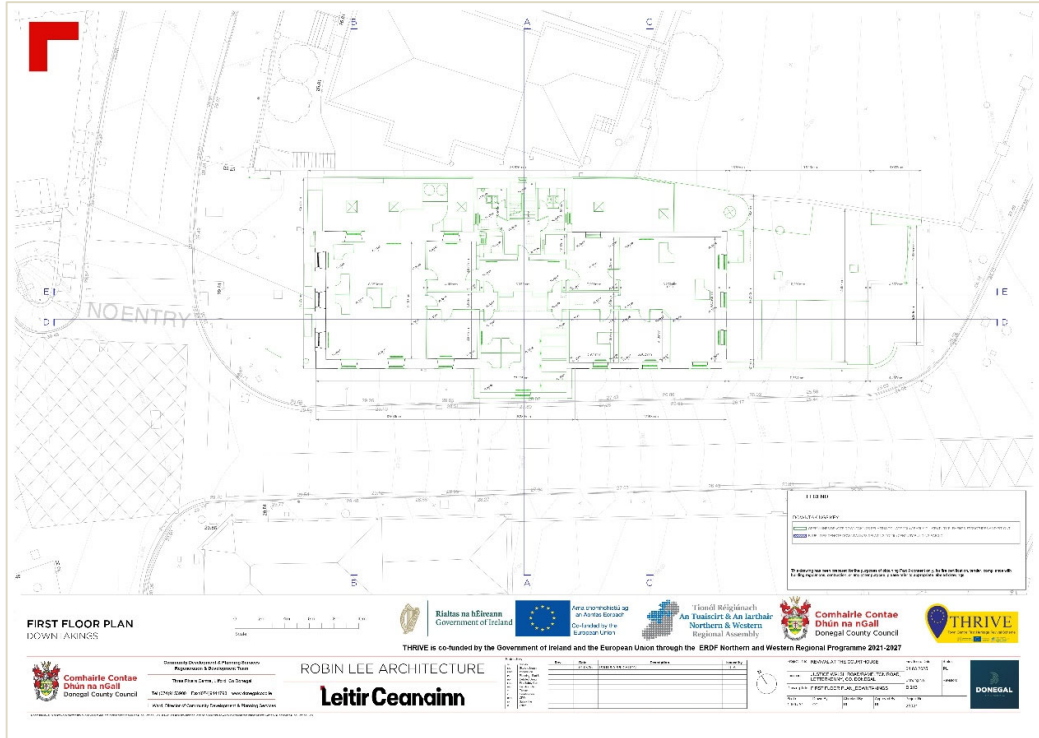
## DRAWING NO. D.210\_LOWER GROUND FLOOR PLAN\_DOWNTAKINGS



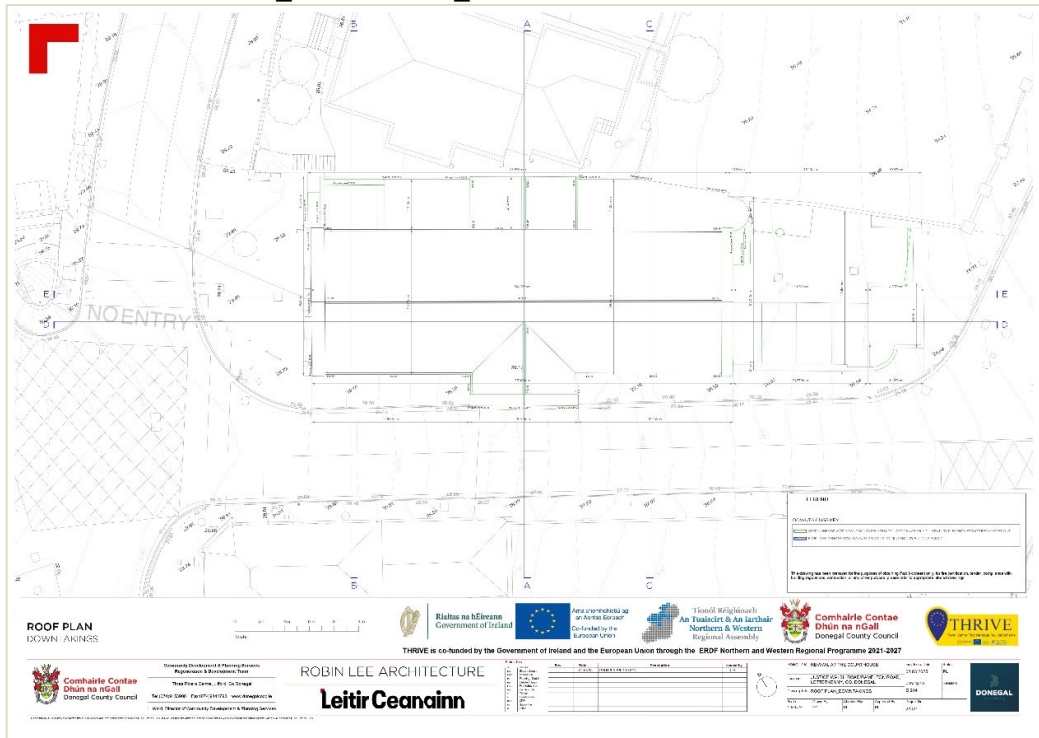




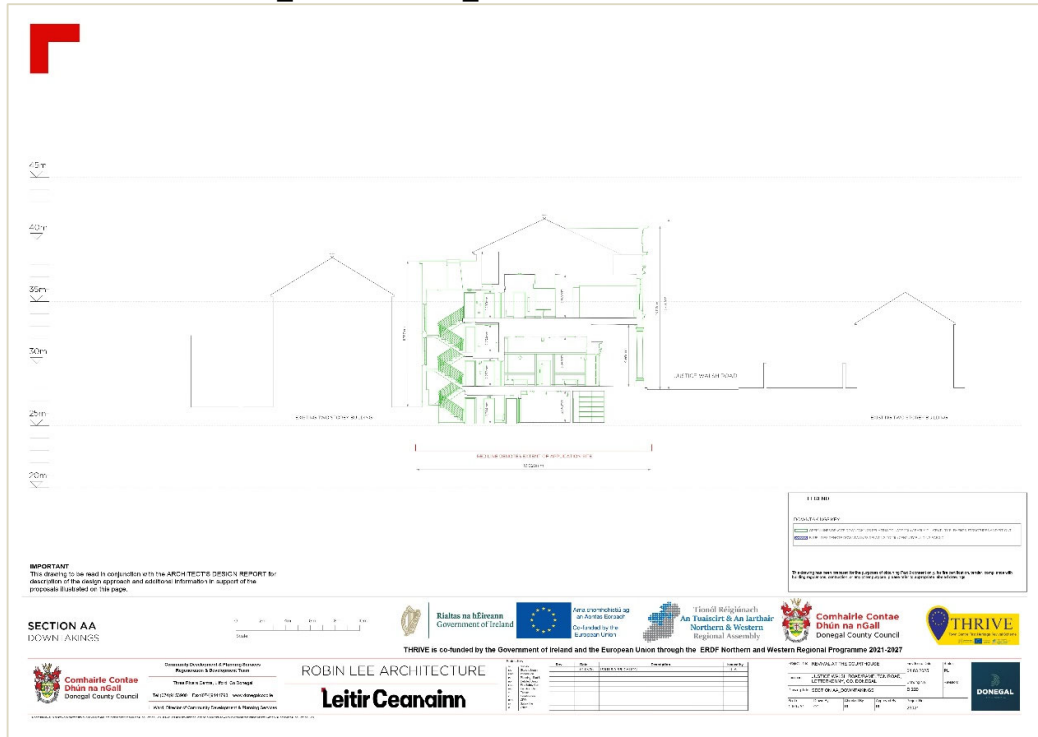
## DRAWING NO. D.213\_FIRST FLOOR PLAN\_DOWNTAKINGS



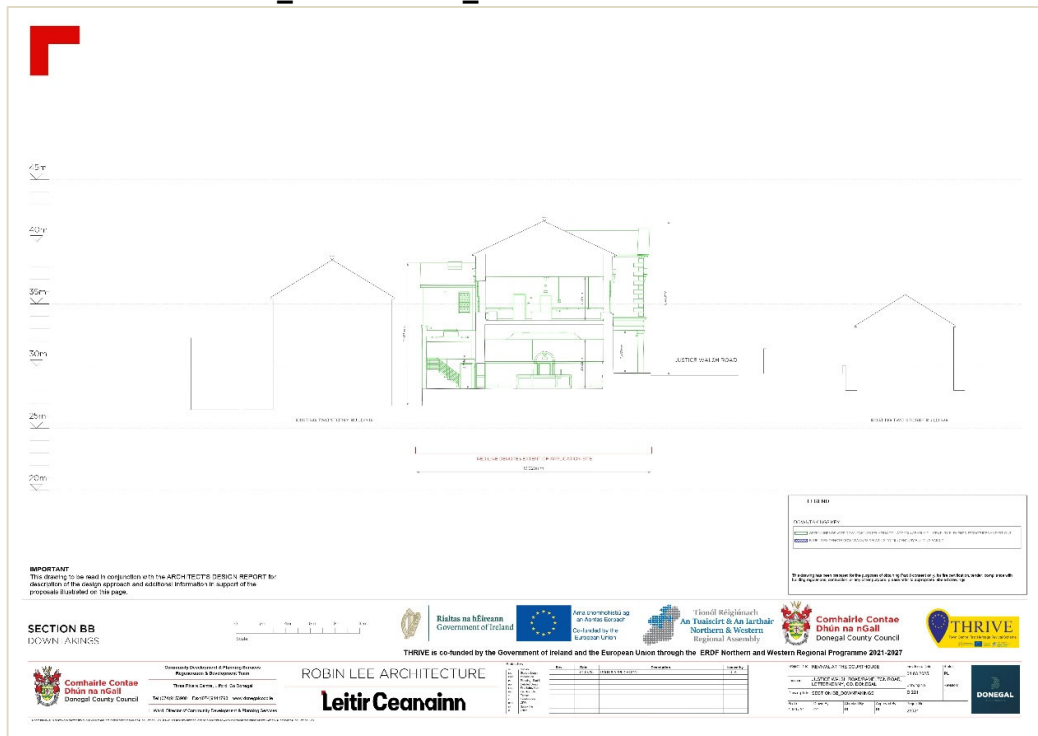
## DRAWING NO. D.214\_ROOF PLAN\_DOWNTAKINGS



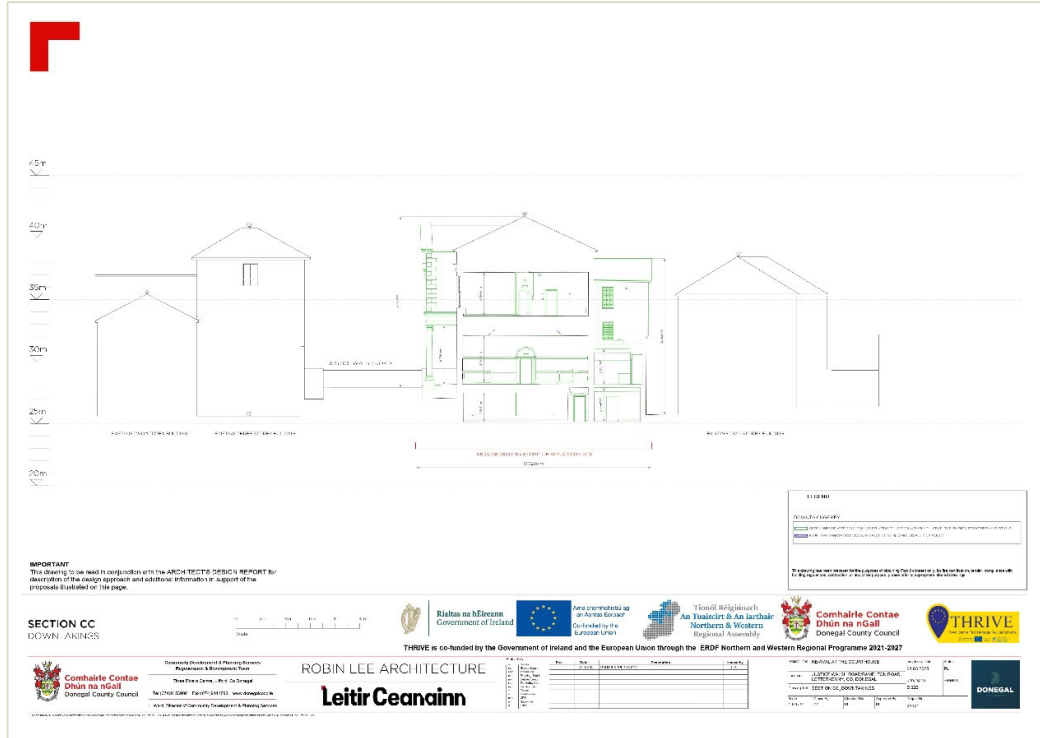
**DRAWING NO. D.220\_SECTION AA\_DOWNTAKINGS**



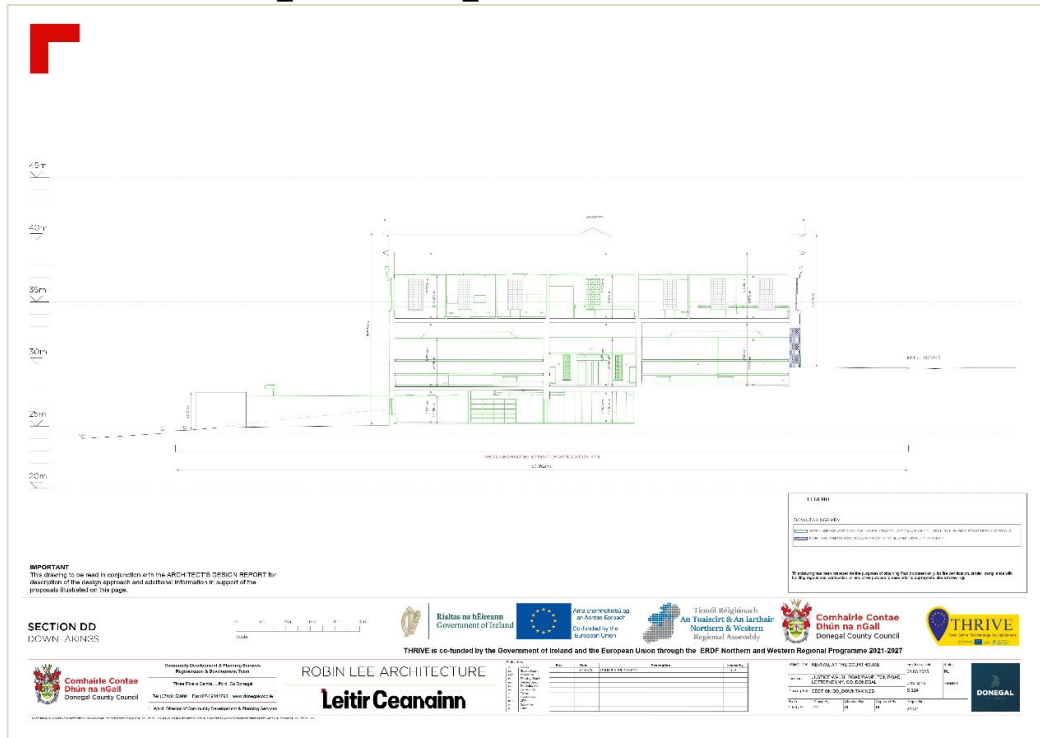
**DRAWING NO. D.221\_SECTION BB\_DOWNTAKINGS**



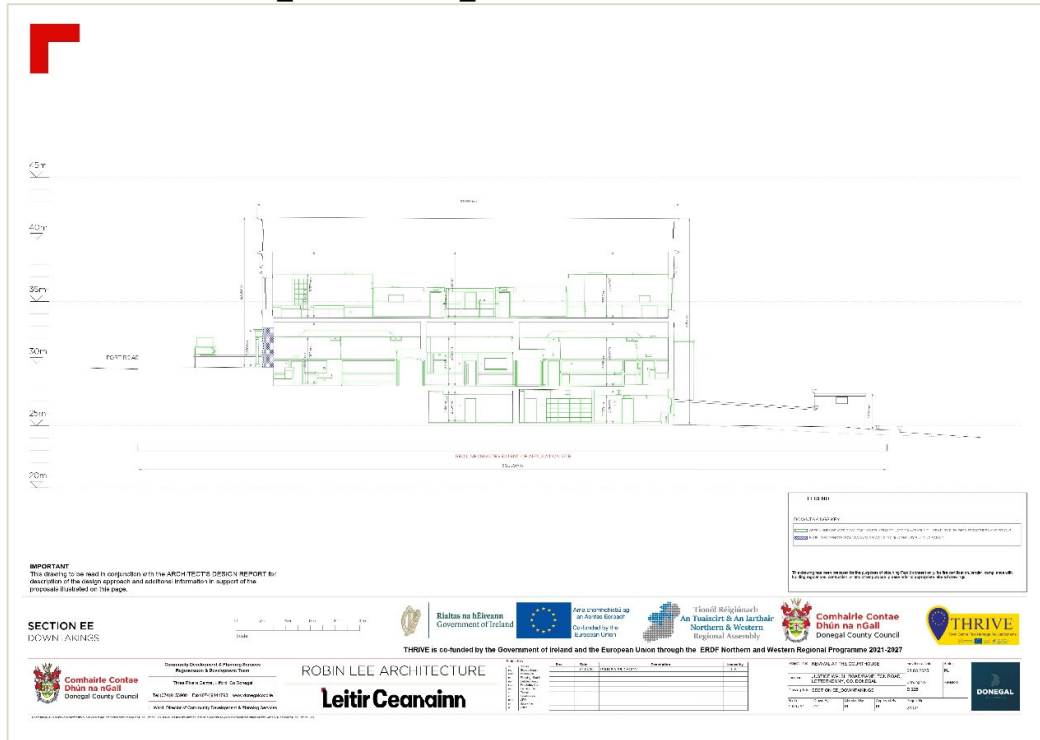
## DRAWING NO. D.223\_SECTION CC\_DWNTAKINGS



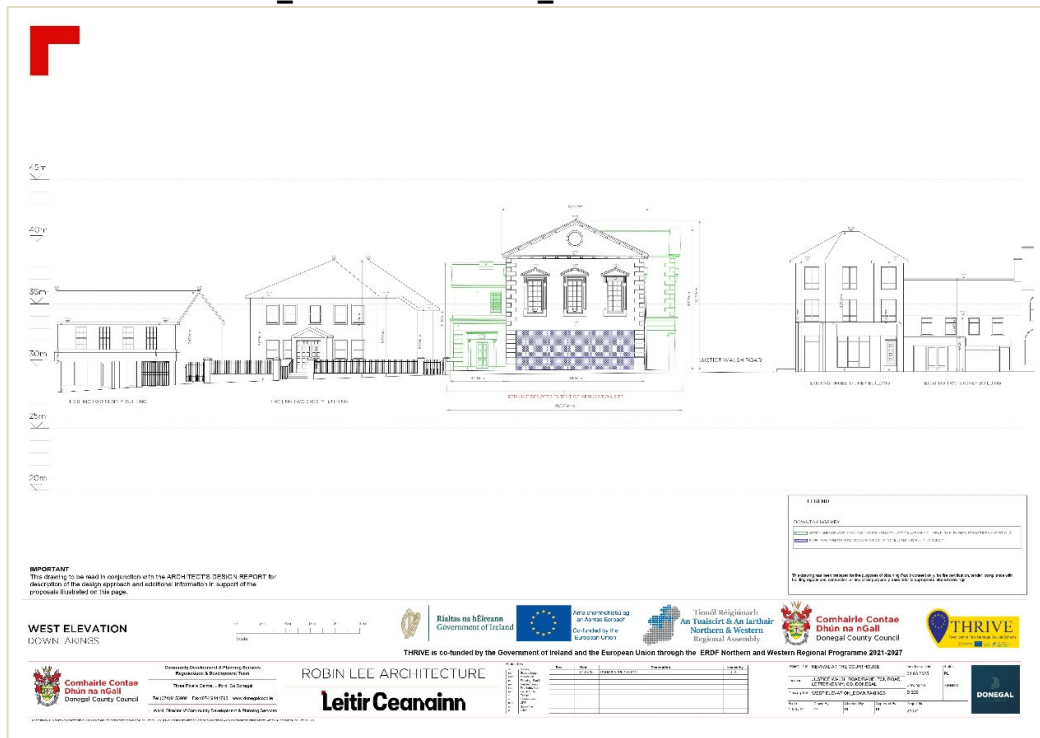
## DRAWING NO. D.224\_SECTION DD\_DWNTAKINGS



## DRAWING NO. D.225\_SECTION EE\_DWNTAKINGS



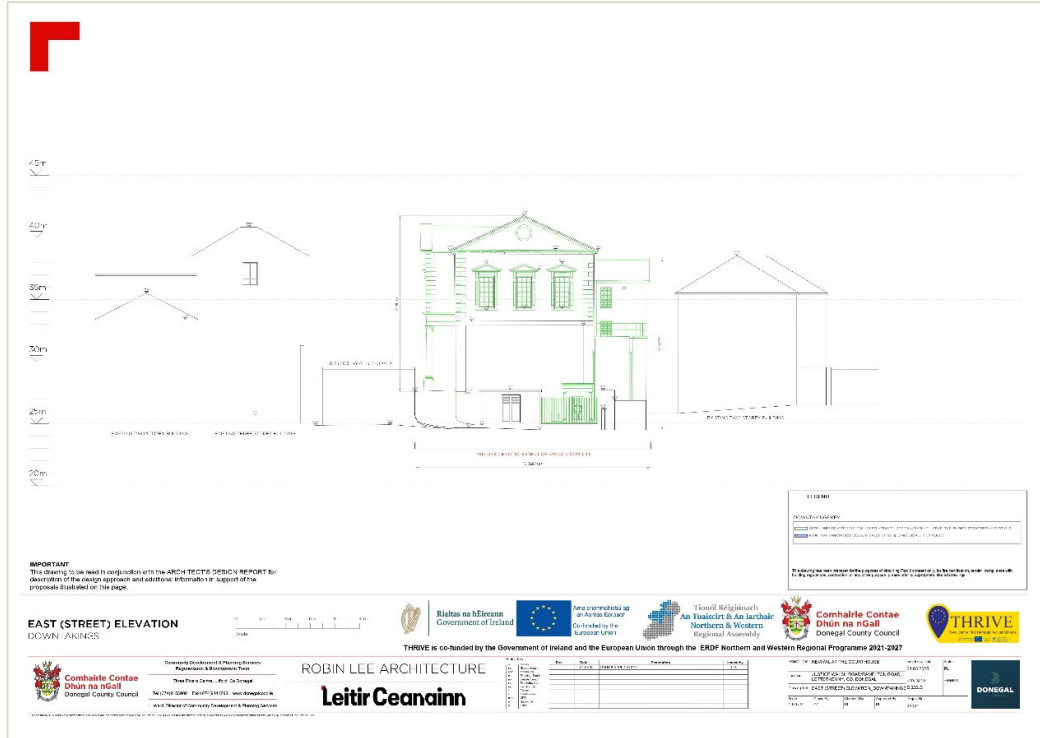
## DRAWING NO. D.230\_WEST ELEVATION\_DWNTAKINGS



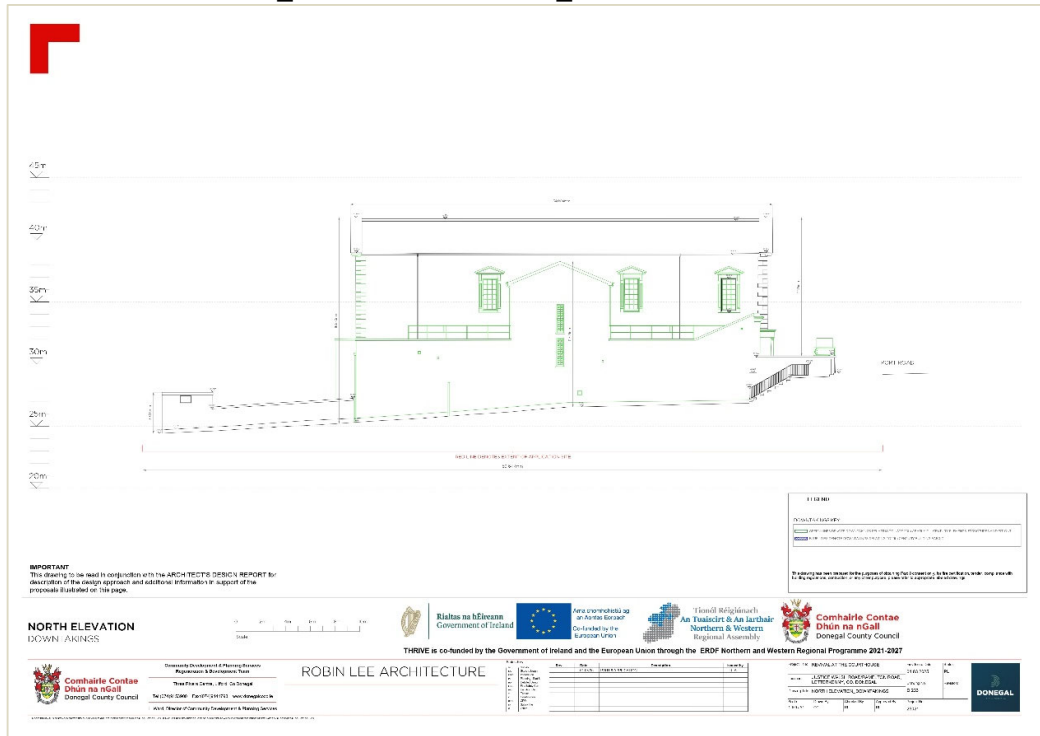




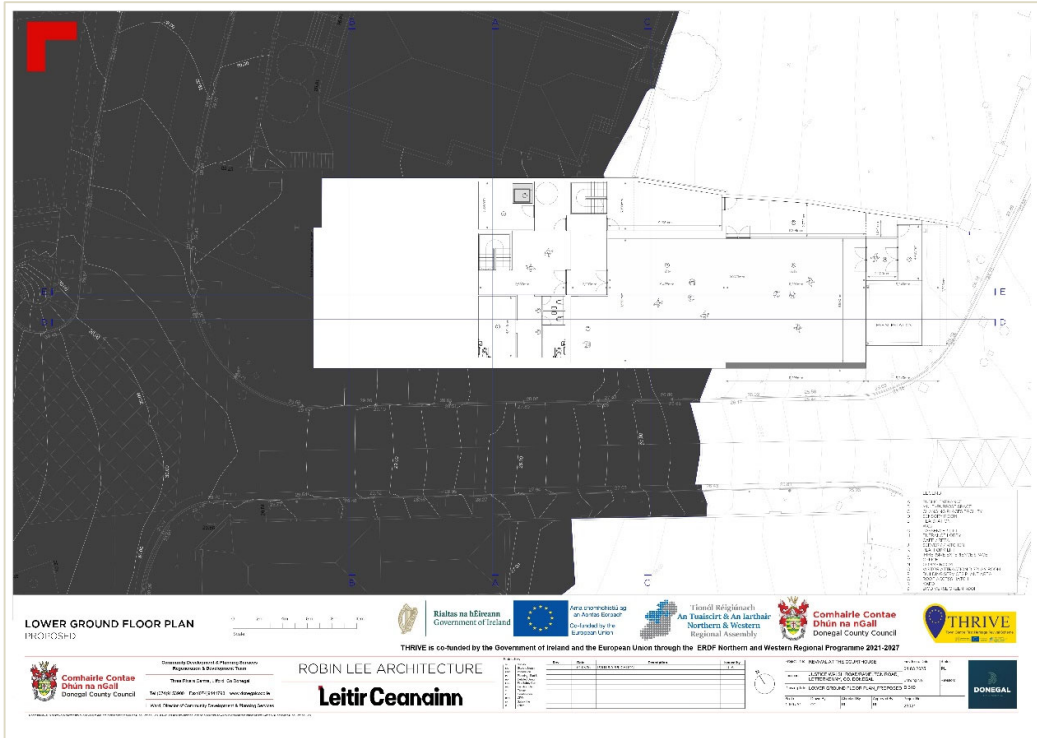
## DRAWING NO. D.232.B \_EAST (STREET) ELEVATION\_ DOWNTAKINGS



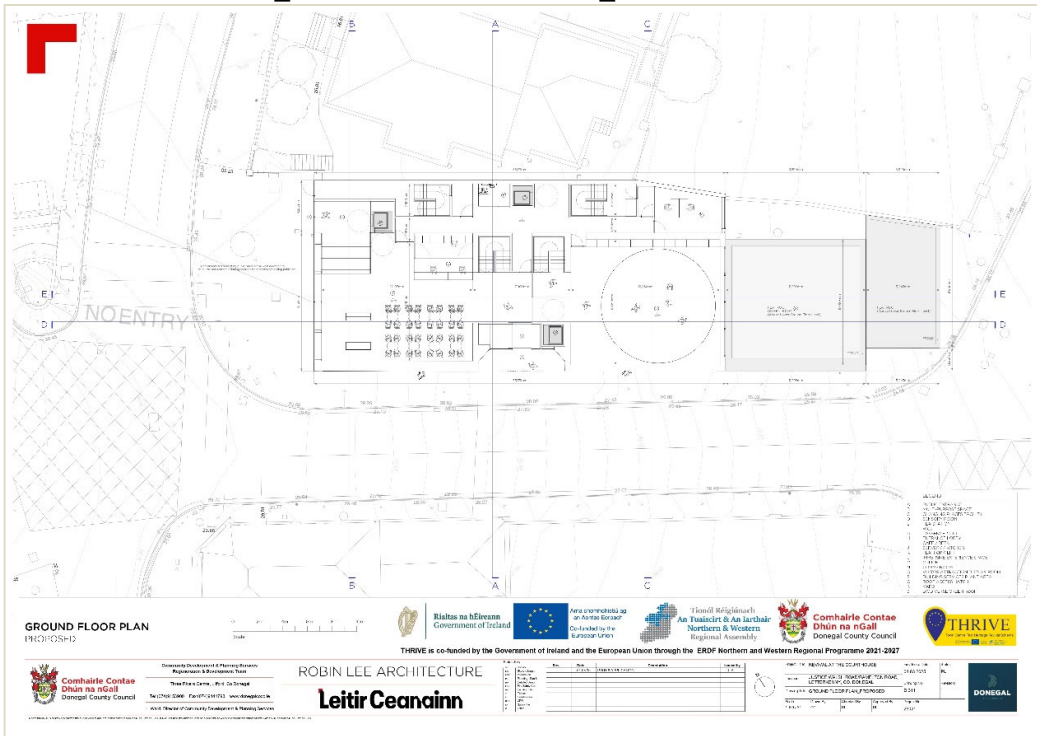
## DRAWING NO. D.233 \_NORTH ELEVATION\_ DOWNTAKINGS



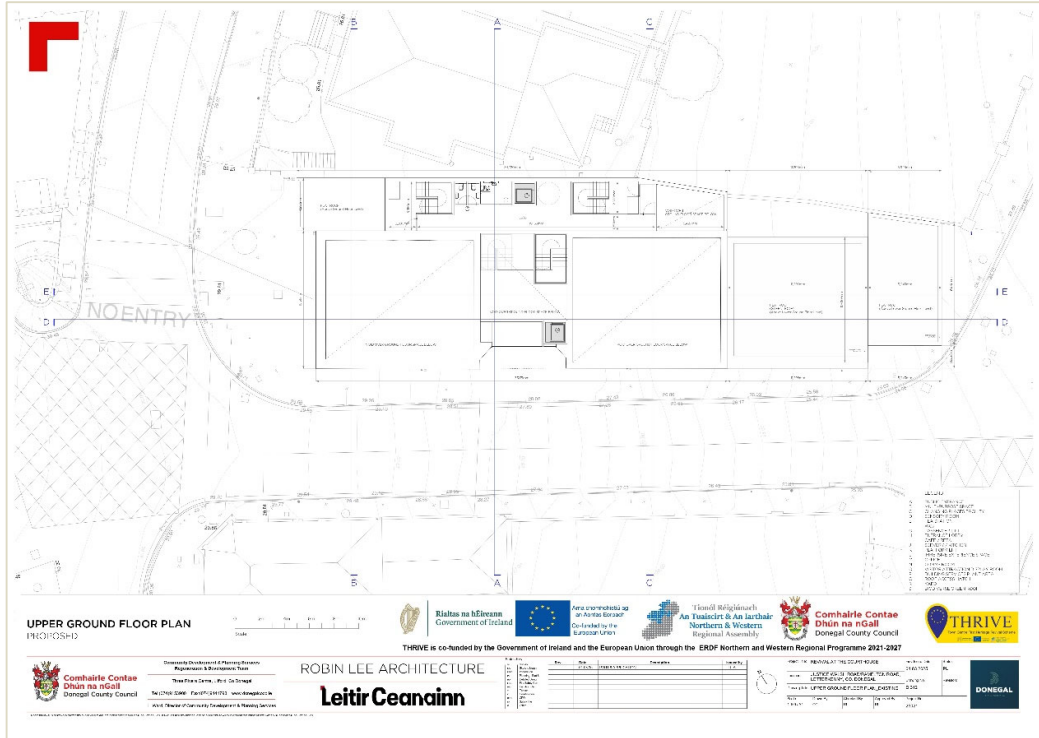
## DRAWING NO. D.310\_LOWER GROUND FLOOR PLAN\_PROPOSED



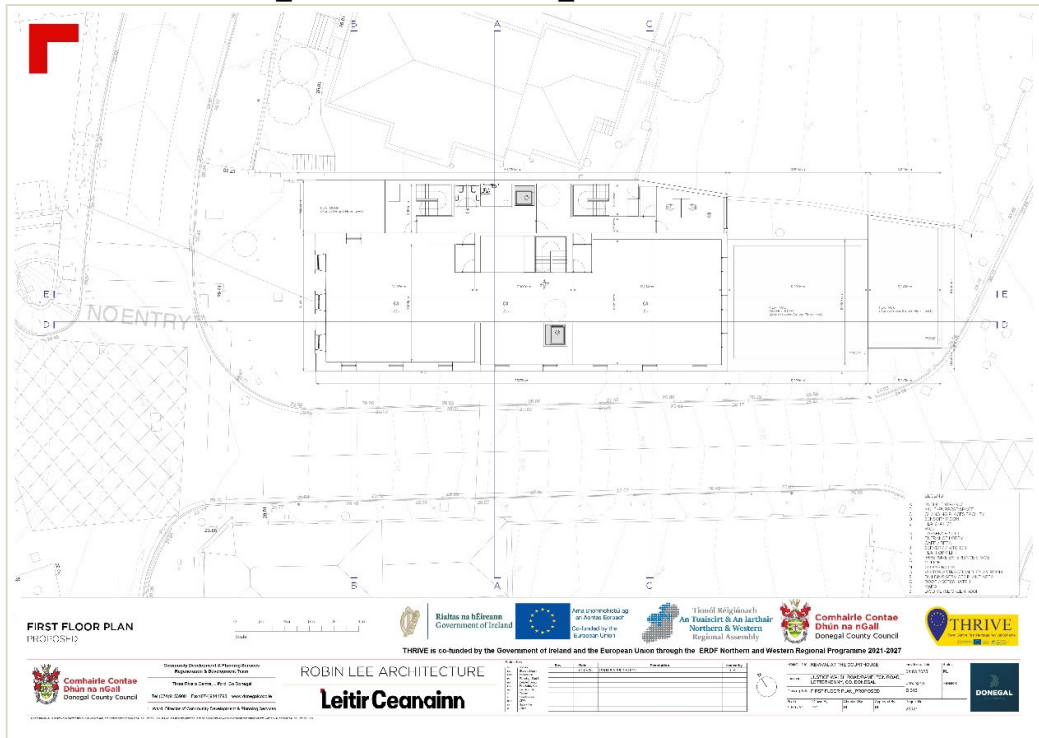
## DRAWING NO. D.311\_GROUND FLOOR PLAN\_PROPOSED



## DRAWING NO. D.312\_UPPER GROUND FLOOR\_PROPOSED

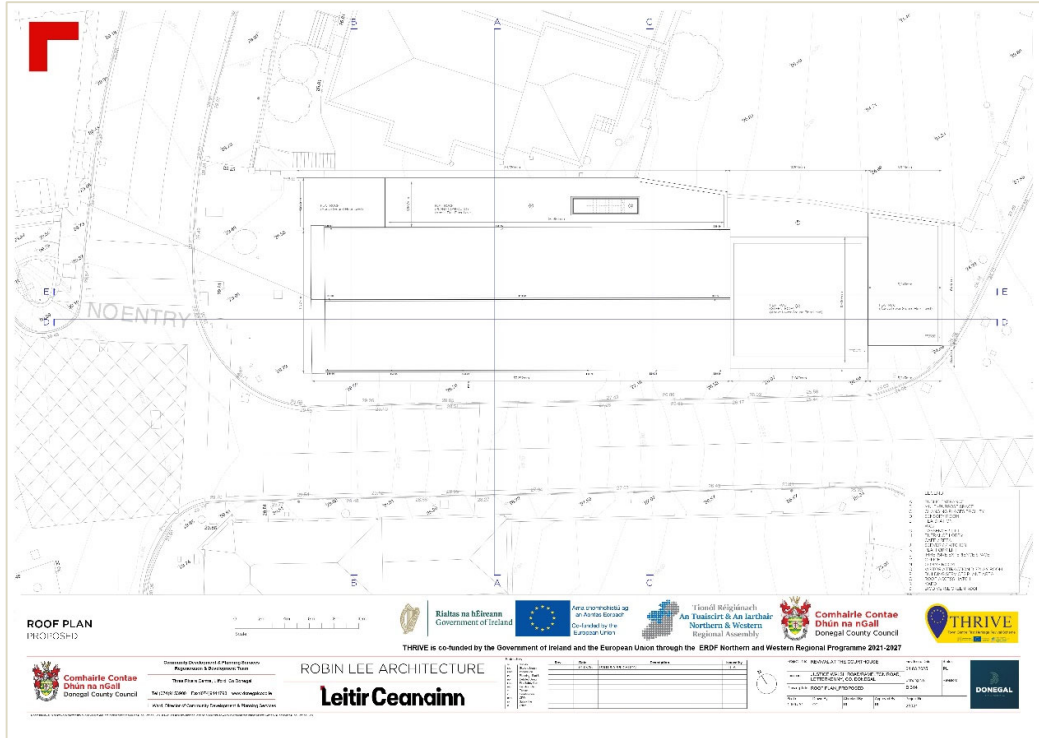


## DRAWING NO. D.313\_FIRST FLOOR PLAN\_PROPOSED

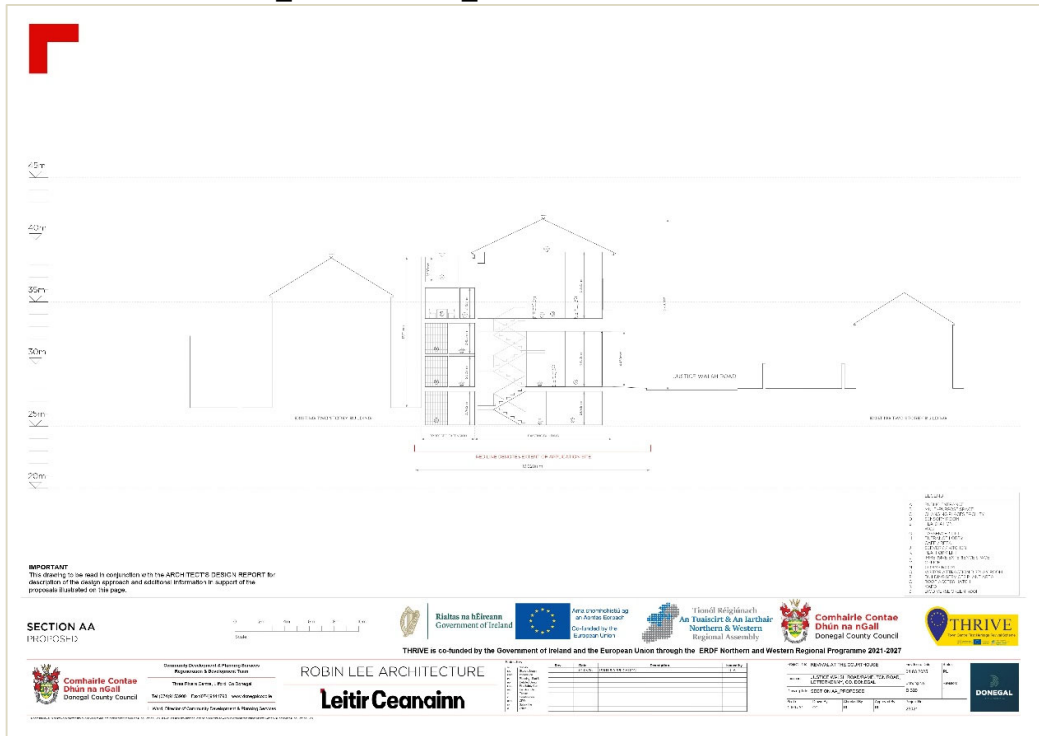




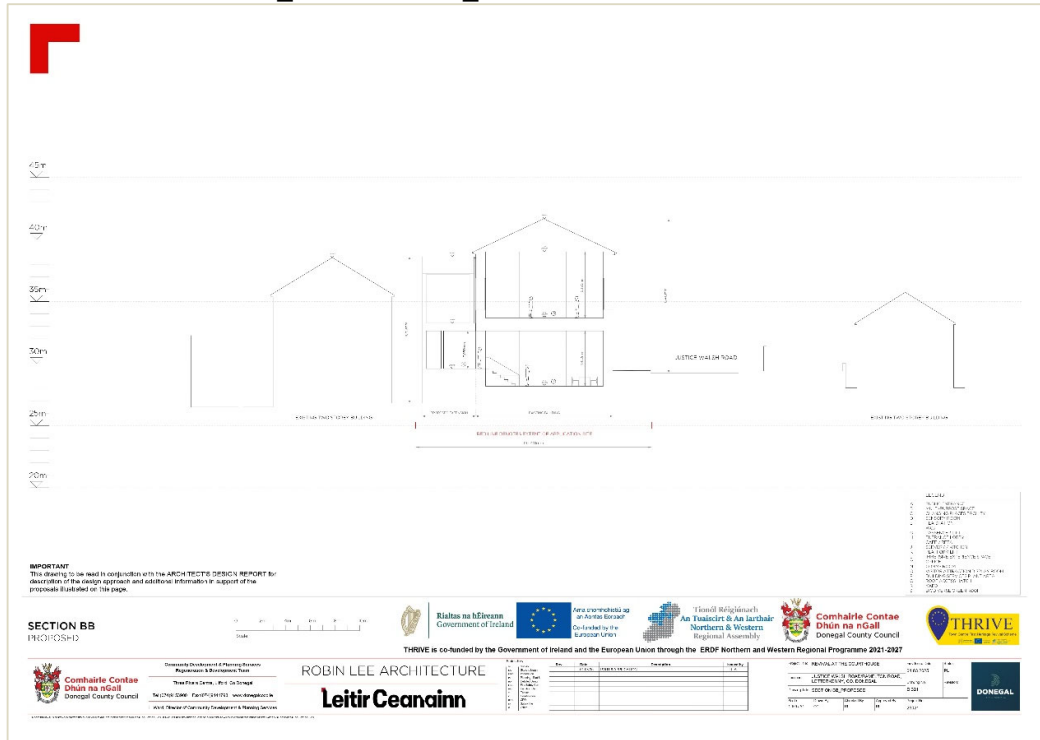
## DRAWING NO. D.314\_ROOF PLAN\_PROPOSED



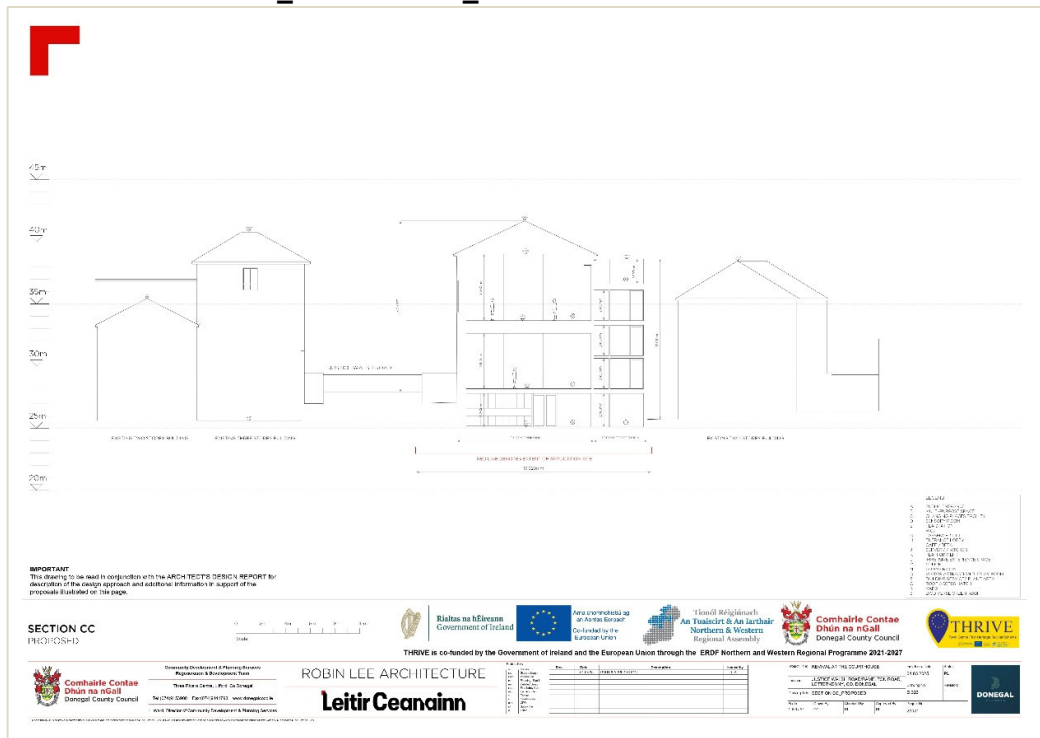
## DRAWING NO. D.320\_SECTION AA\_PROPOSED



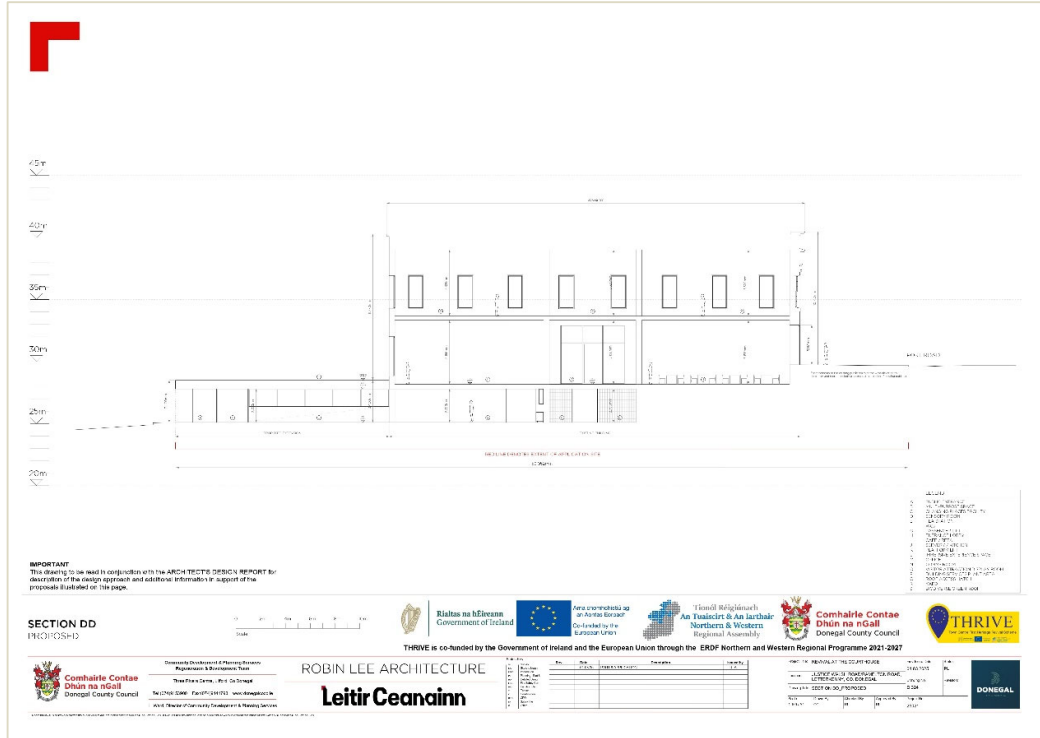
## DRAWING NO. D.321\_SECTION BB\_PROPOSED



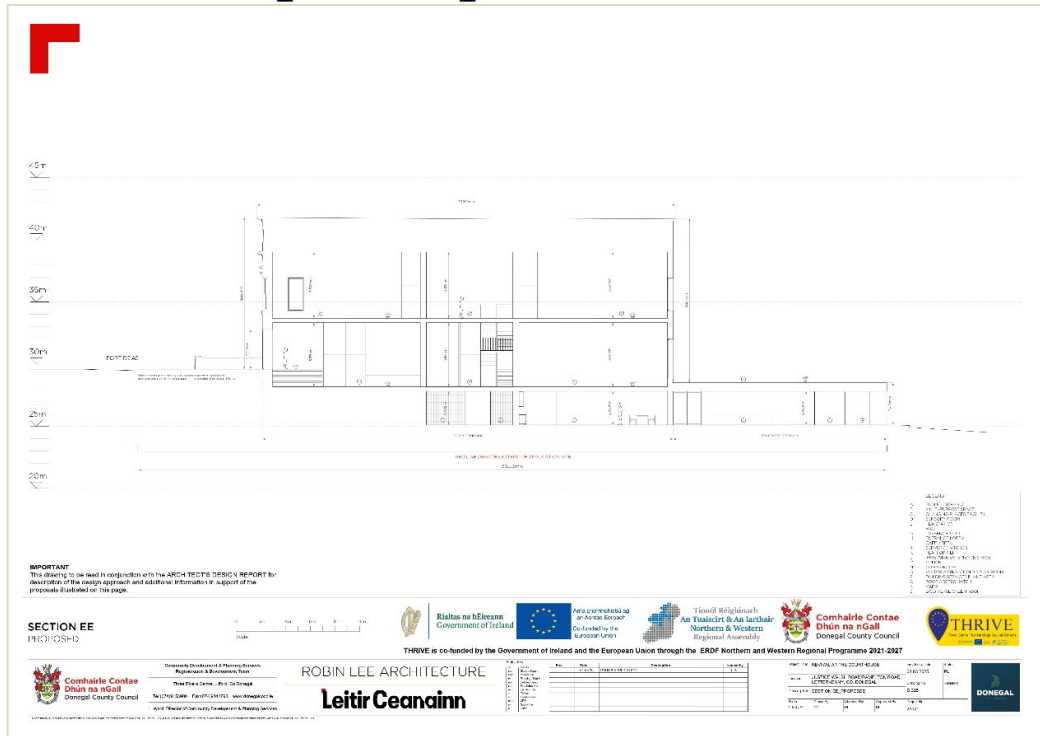
## DRAWING NO. D.323\_SECTION CC\_PROPOSED



## DRAWING NO. D.324\_SECTION DD\_PROPOSED



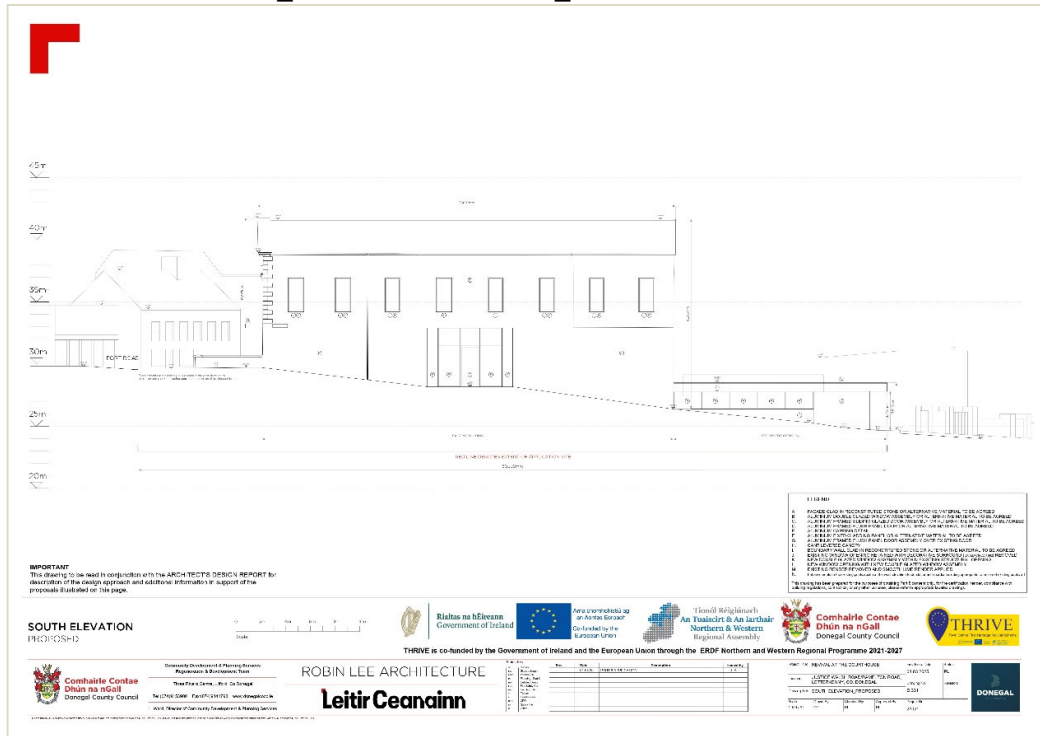
## DRAWING NO. D.325\_SECTION EE\_PROPOSED



## DRAWING NO. D.330\_ WEST ELEVATION\_PROPOSED

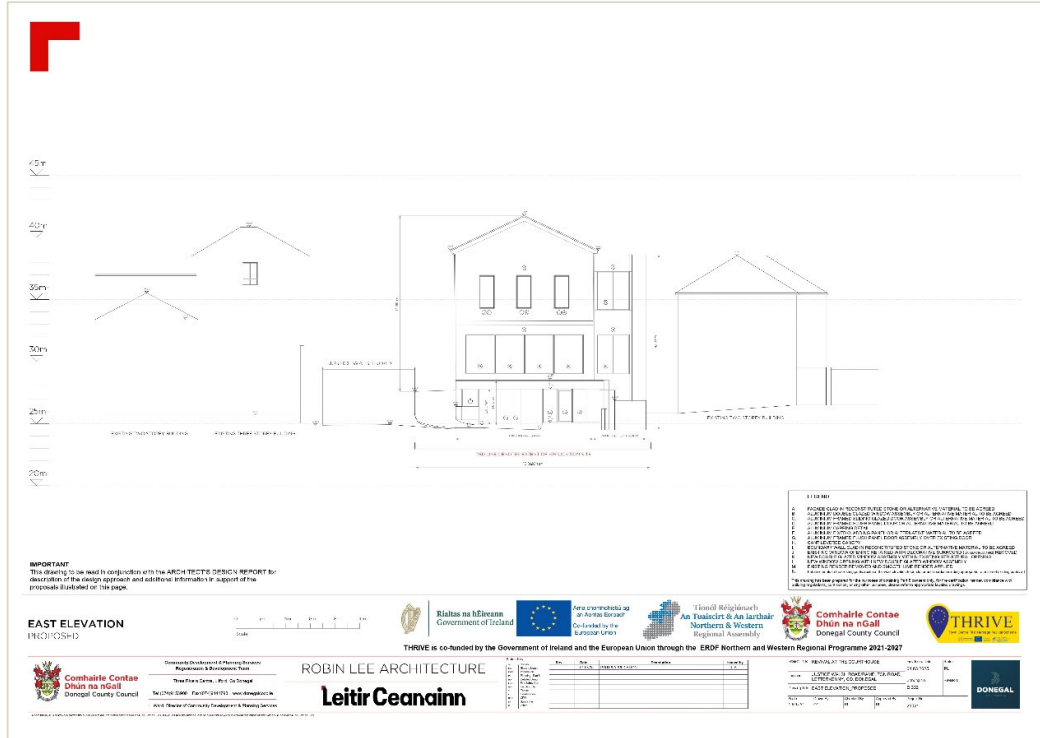


## DRAWING NO. D.331\_ SOUTH ELEVATION\_PROPOSED

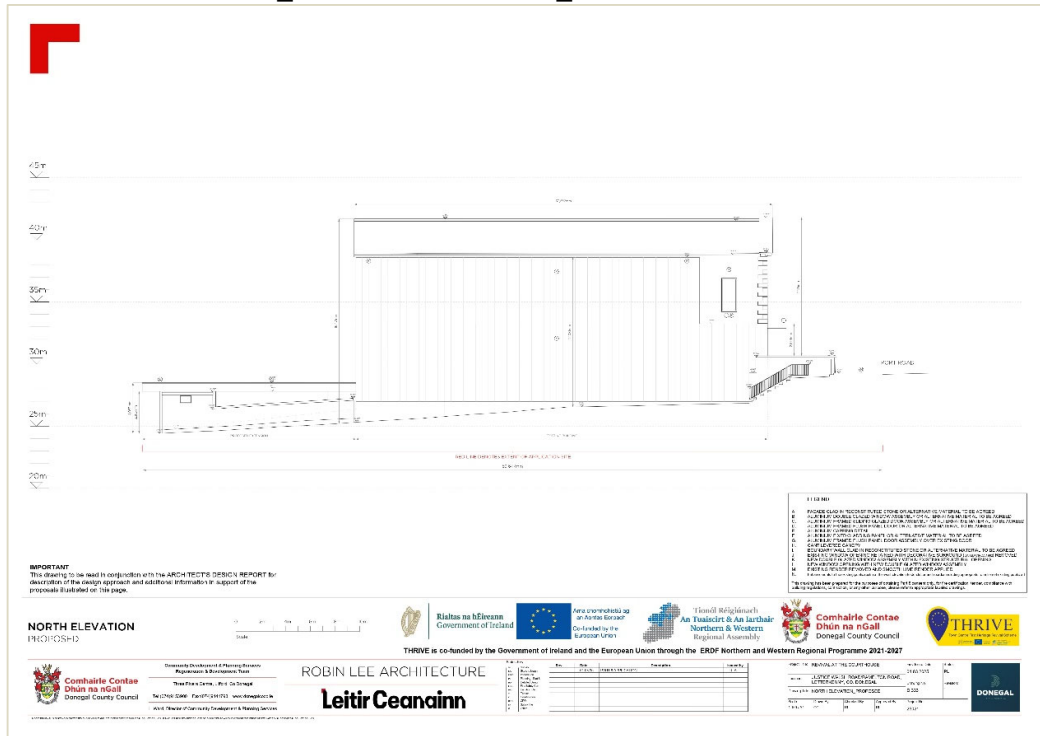




## DRAWING NO. D.332\_EAST ELEVATION\_PROPOSED



## DRAWING NO. D.333\_NORTH ELEVATION\_PROPOSED



## **APPENDIX C**

### **Planning Report Part 8 PG 25.05**



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

Áras an Chontae,  
Leifear,  
Contae Dhún na nGall, F93 Y622

County House,  
Lifford,  
County Donegal, F93 Y622

**T:** 074 91 53900  
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**W:** [www.ccdhunnangall.ie](http://www.ccdhunnangall.ie)

**Planning Services**  
**E:** [planning@donegalcoco.ie](mailto:planning@donegalcoco.ie)

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## Part 8 – PG 25/05

14<sup>th</sup> May 2025

Johnny Nelis  
Regeneration & Development Team  
Mourne House  
The Barracks  
Lifford  
Co. Donegal

**Re: The change of use, extension and modification of a Protected Structure, namely Letterkenny Courthouse (Ref. RPS 40502279) and its attendant lands to provide flexible space with multi-functional capacities for: (i) a tourist/visitor attraction and integrated Tourist Information Point (ii) interpretation, exhibitions, conferences, education & learning (iii) multi-purpose civic, cultural, community use and social gatherings and events (iv) café (v) retail/gift-shop and; (vi) ancillary offices, storage and public conveniences and all associated ancillary works to include site drainage and utilities, connection to public water supply and other services, enhancements to existing public realm, enhancements to public lighting, landscaping, development related signage & public art, connection & discharge to the public sewerage network.**

**At: The Courthouse, Justice Walsh Road/Ramelton Road, Letterkenny, Co. Donegal, F92 TH33**

**For: Donegal County Council**

I wish to confirm that there is no objection to the proposed development from a planning point of view subject to the following 7 no. conditions: -

1. Development shall be carried out strictly in accordance with lodged plans and details received by the Planning Authority on 14/03/2025, except as may otherwise be required in order to comply with the following recommendations. Where such recommendations require details to be agreed with the planning authority, the applicant shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars, save as hereinunder otherwise required.

**Reason: To define the permission.**

2.
  - (a) The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.
  - (b) All development shall be carried out in full compliance with Uisce Éireann's Standard Details and Codes of Practice.
  - (c) No part of the development shall be constructed over existing Uisce Éireann infrastructure. Where diversion of existing water or wastewater services is proposed, written Confirmation of Feasibility (COF) shall be obtained from Uisce Éireann prior to commencement of any works.
  - (d) Revised plans showing compliance with Uisce Éireann standards (including separation distances and depths) shall be submitted for written agreement of the Planning Authority prior to commencement of development.

**Reason: In the interest of orderly development.**

3. No surface water from site shall be permitted to discharge to public road and applicant shall take steps to ensure that no public road water discharges onto site.

**Reason: To prevent flooding.**

4. All waste associated with the development shall be disposed of in an environmentally friendly manner and off site at an authorised/licensed facility.

**Reason: In the interest of orderly development.**

5. Prior to commencement of any site preparation or groundworks, the applicant shall appoint a qualified archaeologist to carry out archaeological monitoring of all excavation and ground disturbance works associated with the development. The archaeologist shall notify the Department of Housing, Local Government and Heritage in writing at least four weeks prior to commencement of such works in order to obtain a licence to carry out archaeological monitoring. The archaeologist shall prepare a report of the monitoring work and submit same to the Planning Authority and the Department upon completion. Should archaeological material be encountered, works may be halted pending direction from the Department regarding preservation or excavation.

**Reason: To ensure the preservation (in situ or by record) of archaeological remains in accordance with national heritage policy.**

6. Prior to the commencement of development, the applicant shall submit to the Planning Authority for written agreement:
  - (a) An Ecological Impact Assessment (EclA), including summer surveys of the site for protected species (e.g. bats, swifts, swallows, house martins) and historic records review, shall be prepared by a suitably qualified ecologist and submitted to the Planning Authority for written agreement prior to the commencement of development.
  - (b) The EclA shall also assess the potential ecological impacts of proposed outdoor lighting and include measures to minimise light spill, particularly



**Condition No.6 Contd.**

with reference to EUROBATS 8 guidelines and Dark Sky Ireland recommendations.

- (c) Biodiversity enhancements such as swift or bat boxes and native planting shall be incorporated into the final scheme.

**Reason: To comply with Article 10 of the EU Habitats Directive and protect biodiversity.**

- 7. (a) Public lighting shall consist of low energy LED lights. Luminaries shall comply with I.S. EN 60598-2-3.
- (b) Lighting shall be hooded and aligned so as to prevent spillage of light onto adjoining third party property/adjoining habitat.

**Reason: To cater for orderly development and in the interests of public safety.**



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**For Senior Planner  
Planning Services**

/RMcC