



## **DESCRIPTION OF THE DEVELOPMENT**

### **Part 8 Submission**

#### **Project Name: Ballyhasky, Newtowncunningham, Co. Donegal**

**Construction of 4no. 1-bed apartments, 16no. 2-bed apartments, 11no. 2-bed houses, 7no. 3-bed houses, 1no. 4-bed house and 1 no. 5-bed house (Total 40no.units), new vehicular entrance onto the L-2051-1, connection to existing services and all associated site development works at Ballyhasky, Newtowncunningham, Co. Donegal.**

#### **PLANNING AND DEVELOPMENT ACT 2000 – SECTION 179**

#### **PLANNING AND DEVELOPMENT REGULATIONS 2001 – ARTICLE 81**

The Ballyhasky site is a brownfield site with existing footings from a previous incomplete development. The site is owned by Donegal County Council and it is approximately 1.45 hectares in size. The ITM co-ordinates of the site are as follows: X:631801 Y:916722. It is located between 2 no. existing housing estates. It is within the 50kph speed limit on the Local Road 2051-1. The proposed finished floor levels are shown, however this may vary to +/- 500mm depending on unforeseen ground conditions. All services infrastructure i.e. surface, foul, mains water supply, EIR and ESB networks are available to the site.

The housing development will fully comply with the following:

- The County Donegal Development Plan 2024-2030
- Department of Environment & Local Government publications
- Recommendations for Site Development Works for Housing Areas in Donegal
- Social Housing Guidelines -Design Guidelines
- Social Housing Guidelines –Site Selection
- Building Regulations – Current Technical Guidance documents
- Home Bond Building Manual and good building practice

#### **Proper Planning and development:**

In accordance with Article 81 of the Planning & Development Regulations 2001 and dealing with proper planning and development of the area the following procedure will be conducted:

- A site notice will be placed on the site on **20<sup>th</sup> February 2025** to notify the public of the Council's intention to use this land for a social housing development.
- A specific planning ad will appear in the Derry People Donegal News on 20<sup>th</sup> February 2025
- The plans and particulars of the development are on public display at the council offices , County House, Donegal County Council, Lifford, Co. Donegal, F93 Y622 & Carndonagh Public Services Centre, Malin Road, Carndonagh, Co. Donegal, F93 YV1N and on the Council's public consultation portal <https://consult.donegal.ie> from 20<sup>th</sup> February 2025 to 20<sup>th</sup> March 2024 with submissions or observations being accepted until **4<sup>th</sup> April 2025**.
- A Chief Executive's Report will be circulated to the Elected Members after expiration of the period for submissions or observations. This report will include the Planning Report and an assessment of submissions or observations by third parties.